

**SUMMARY OF PUBLIC COMMENTS RECEIVED**

<b>Comment Received</b>	<b>Staff Response</b>
The proposed development will result in traffic impacts.	Transportation Planning determined that a Transportation Impact Study is not required. Minimal vehicle traffic will be generated by the proposed development and is unlikely to have a perceptible impact on the area road network.
The proposed development will adversely impact drainage and infrastructure.	Development Engineering supports the Zoning By-law Amendment. The proponent has demonstrated through the Preliminary Servicing Report prepared by Urbex Engineering Limited dated July 2022 and Stormwater Management Report prepared by Lamarre Consulting Group Inc. dated July 2022, submitted in support of the development, that the proposed development can be serviced without adverse impacts to the existing City infrastructure. A detailed review of the Site Servicing, Grading Plans, site access and Stormwater Management strategy will be conducted at the Building Permit application stage to confirm compliance with City standards and by-laws prior to issuance of the water and sewer permit.
Townhouse dwellings are not appropriate for the neighbourhood.	The proposed development has been revised from 12 townhouse dwellings to six single detached dwellings. Staff analysis found that the proposed development is integrated with the surrounding community. The predominant built form along Fiddler’s Green Road consists of single detached dwellings. The height and massing of the proposed development is compatible with these surroundings. An internal driveway provides automobile access to the proposed dwellings.
Fiddler’s Green Road does not have full pedestrian access.	Existing sidewalks are available on the west side of Fiddler’s Green Road from Wilson Street West to Enmore Avenue. Limited sidewalks are available along the east side of Fiddler’s Green Road. Sidewalks are included with the urbanization of Fiddler’s Green Road.
Concern with collection of recycling and waste materials.	Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. The applicants have indicated that they intend to implement private waste collection. A shared waste collection area is proposed at the rear of the property.

<b>Comment Received</b>	<b>Staff Response</b>
<p>The proposed development will impact trees on the property.</p>	<p>A Vegetation Management Plan, prepared by Adesso Design Inc. dated December 8, 2023, was submitted in support of the development. A total of 57 trees have been inventoried, including 16 within a hedgerow, and 25 trees, including 16 within a hedgerow, are proposed to be removed. The Vegetation Management Plan has been approved.</p> <p>To ensure existing tree cover is maintained, a ratio of one to one compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. A Landscape Plan will be required to confirm compensation tree plantings and cash-in-lieu requirements. This has been addressed through Condition No. 11 of Appendix “D” attached to Report PED24154.</p>
<p>Lighting from the parking area will impact the enjoyment of adjacent properties.</p>	<p>A Concept Plan, prepared by Urbex Engineering Limited dated November 3, 2023, was submitted in support of the proposed development. The Concept Plan does not indicate any lighting in the parking area.</p>
<p>The proposed development will result in a reduction of privacy.</p>	<p>The proposed development of six single detached dwellings will not result in a reduction in privacy. The proposed development is similar to the surrounding development and the proposed Zoning By-law Amendment does not include any modifications to the standard height or yard requirements.</p>
<p>The proposed development will generate noise.</p>	<p>The objective of the Urban Hamilton Official Plan is to protect residents from unacceptable levels of noise, vibration, and other emissions and to protect the operations of transportation facilities, commercial, and industrial uses. The proposed residential use is not anticipated to generate more noise than any other surrounding residential uses.</p>

**COPY OF PUBLIC COMMENTS RECEIVED**

From: Michael Corrado [REDACTED]  
Sent: Thursday, February 11, 2016 11:52 AM  
To: Macdonald, Greg  
Cc: Paul Parente; Robert Conciatori  
Subject: FW: 285 and 293 Fiddlers Green Rd, Ancaster - Zoning Application for 12 Townhouses

Good Morning Greg:

Please see our Letter of Support for the above noted Zoning Application.

Thank You.

Regards,

Michael J. Corrado

Dear Mr. Macdonald:

Fiddler's Green Properties Ltd. is the owner of 286 Fiddler's Green Road, directly across the road from the above noted lands, and we fully support their Application, for the following reasons:

- Fiddler's Green Road is a major arterial road and the single most important North-South Corridor in Ancaster. Good Planning Policy dictates that Multi-Res Housing Developments should be developed along major arterial roads / corridors exactly like Fiddler's Green Rd in Ancaster.
- there are three existing townhouse developments within very close proximity to this site, i.e. One across the road, owned by The City of Hamilton (Major Ralph Wilcox); one on the East side of Fiddler's Green less than half a kilometre North of this site; and one on the West side of Fiddler's Green less than half a kilometre North of this site
- there is a Retirement Home only a few houses South of this site which recently received Council Approval to expand substantially in size and number of beds.
- The Province of Ontario has mandated Municipalities to intensify developments within existing Urban Boundaries and this Application exemplifies this Provincial mandate.

Thank You for the opportunity to weigh in on this Application, Mr. MacDonald, please don't hesitate to contact us if you have any questions or concerns.

Best Regards,

Fiddler's Green Properties Ltd:  
Per: Michael J. Corrado . President

RECEIVED

February 8, 2016

Mr. Greg Macdonald  
City of Hamilton  
Planning and Economic Dept.  
Development Planning  
71 Main St. West, 5th Floor  
ON, L8P4Y5

Jane & Ian Couper

Re: Zac-16006/25T-201602

Dear Sir:

We are opposed to a zoning By-Law Amendment regarding the lands at 285 and 293 Fiddler's Green Road, We feel the By-Law in place protects and is appropriate for the existing character of Fiddler's Green Road, Ancaster.

Our concerns regarding a development from the existing two single detached dwellings to twelve townhouses include an adverse effect on traffic flow on Fiddlers' Green Road and decreased safety due to more vehicles entering and leaving and disruptions due to garbage/recycling trucks servicing not two but twelve homes.

Furthermore we believe the above location to be the top of the watershed leading to the east and almost covering it completely will lead to drainage and infrastructure problems.

Yours truly,

Ian M Couper



B. Jane Couper



February 10, 2016

Mr. Greg Macdonald, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design-Rural Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5

RE: Proposal ZAC-16-006/25T-201602 - 285 and 293 Fiddler's Green Rd.

Dear Mr. Macdonald: My husband and I have lived on Mapledene Dr. for 28 years and are aware of a number of applications by developers requesting intensification of lots meant for single family homes on Fiddler's Green Road. Our concern is the stress this places on the present infrastructure, only one of which concerns surface draining due to lack of storm sewers.

On July 27/2009 the City and the OMB turned down the application at 293 Fiddler's Green Rd. which involved a request for 2 homes on one lot. Therefore we can't imagine why 12 town houses on the 2 adjoining lots (293 & 285), would be appropriate.

Thank you for considering our concerns.

Dave and Wendy Fallis

February 10, 2016

City of Hamilton  
Planning & Economic Development Department  
71 Main Street West  
Hamilton, ON, L8P 4Y5

Att: Mr. Greg MacDonald

RE: Application for Rezoning and Draft Plan of Subdivision for 285 and 293 Fiddler's Green Road by 1146663 Ontario Limited (File ZAC-16-006/25T-201602)

Dear Mr. Macdonald,

We reside at \_\_\_\_\_, Ancaster, and have lived in the neighbourhood since 1994. Our property is adjacent to the subject lands on the north east corner of 285 Fiddler's Green Road. We are not in support of the requested rezoning or the draft plan of subdivision.

The proposed development does not fit with the existing neighbourhood fabric and as a result would have a number of negative impacts on the extended neighbourhood, in addition to adjacent properties. The area consists primarily of single family dwellings, with well treed lots.

This level of intensification has not been contemplated for Fiddler's Green Road in the City's planning documents, including the Urban Hamilton Official Plan and the Transportation Master Plan. As a result, infrastructure is not in place to support the size of the proposed development. Most of the properties, including the subject lands, are not connected to storm sewers. Fiddler's Green Road is a rural cross-section road and does not have full pedestrian access.

Several requests for intensification have previously been denied, including:

- a) 292 Fiddler's Green Road proposed lot severance (OMB Decision)
- b) 121 Fiddler's Green Road. proposed multi-family development (OMB Decision)
- c) 30 Ravina Crescent, proposed lot severance (Committee of Adjustment)

- d) 286 Fiddler's Green Road, proposed lot severance (Committee of Adjustment)

We have a number of concerns with the significant scale of the draft plan of subdivision including:

1. Impact on local traffic and capacity of Fiddler's Green Road
2. Access to the plan of subdivision by emergency vehicles
3. Impact on surface drainage in the area and adjacent properties including our home
4. Handling of recycling of waste materials from the proposed townhouses and access to curbside collection. Without appropriate access to the properties to serve the units directly, the result will be either onsite bins or a communal pad on Fiddler's Green Road.
5. Impact on large mature trees on the property boundaries of the subject lands, as a result of the development.
6. Visual impact on adjacent properties. Currently the large mature trees provide a significant buffer and transition between properties, which would be eliminated with the proposed plan of subdivision. (see attached photos from our back yard). We have been concerned with the continual removal of trees that have occurred on the subject lands over the last few years, since the properties were acquired by developers. Attached is an aerial photo from 2010 showing the tree coverage on the lots at that time.
7. Impact of the lighting from the proposed parking area on our property, particularly the use and enjoyment of our back yard

We are strongly oppose the proposed rezoning and draft plan of subdivision for 285 and 293 Fiddler's Green Road (ZAC-16-006/25T-201602) and request the City of Hamilton not to support it.

We would like to be notified of any decisions as outlined in the January 22, 2016 letter from the City of Hamilton and are asking that you forward our request to the appropriate staff: .

- Request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ont., L8P 4Y5, **regarding Zoning By-Law Amendment ZAC-16-006**, to notify us regarding the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning by-law.

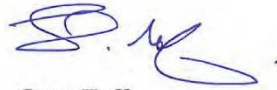


- Request to the Director of Growth Planning, Growth Management Division, Planning and Economic Development Department, 71 Main Street West, 6th Floor, Hamilton, Ont., L8P 4Y5, **regarding Subdivision Application 25T-201602**, to notify us regarding the decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision

Thank you for the opportunity to provide input on the application. We can be reached at the contact information below.



Beth Goodger



Gary Tuff

Attachments:

Photographs

Arial Photograph of subject lands from 2010.

facing subject lands

## Our Neighbourhood



View south from rear yard



View southwest from rear yard



View southwest from rear yard



View southwest from rear yard



80 m

Produced by Guest 20:10 1/1/2012

1/1/2012

Traci Lopes

February 10, 2016

Greg MacDonald  
City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design-Rural Team  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Sir,

Re: ZAC-16-006/25T-201602 concerning 285 and 293 Fiddlers Green re- zoning proposal.

I live in the house beside the impending development, and I oppose the new zoning changes from single dwelling property to 12 townhouses. My concerns are:

1. Increased traffic
2. Increased noise
3. Loss of privacy
4. Scale of development
5. Drainage issues
6. Loss of aesthetic community

Once again, I wish to express my strong opposition to RE:ZAC-16-006/25T-201602 concerning 285 and 293 Fiddlers Green Road.

I also expressly indicating that we do not want our personal information shared on the city website or any of our personal information be shared in any capacity.

Thank You



Traci Lopes

Murray and Sheila Smith

February 10, 2016

Greg MacDonald  
City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Rural Team  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Sir:

Re:ZAC-16-006/25T-201602 concerning 285 and 293 Fiddler's Green Road

Sheila and I have been the owners [REDACTED] since 1980. We are directly adjacent on the south side of the proposed development and are opposed to this development for a multitude of reasons.

First, this development represents unreasonable intensification of the property. Currently 60 feet of frontage is required for each single detached dwelling thus three dwellings would be permitted on the two properties not twelve as proposed.

This magnitude of intensification is not compatible with the character of this rural residential neighbourhood. This development will minimize our privacy and enjoyment of our property.

There have already been three recent applications that have been turned down similar to this type of proposed development namely

1. 293 Fiddler's Green where an attempt was made to make a flag type lot behind the original dwelling at 293. (see OMB decision dated July 27, 2009)
2. 121 Fiddler's Green where two multi-plex dwellings having twelve units each were turned down for one existing lot. (see OMB decision dated November 7, 2012)
3. 286 Fiddler's Green where within the last year a proposed severance was turned down

293 and 121 Fiddlers Green Road went before the OMB where the proposed developments were turned down upholding the City's ruling. In addition at 286, the severance was turned down by the City for among other reasons, a drainage moratorium which would indicate that the City does have a concern with the over intensification in this area.

Our other concerns relate to:

1. increased traffic
2. stress on the already outdated infrastructure
3. the proliferation of garbage left at the curb on Fiddler's Green Road given that the proposed development would be serviced by a private road of 6 metres in width
4. Noise from the additional units in close proximity to our property
5. Aesthetic continuity
6. Scale of development



7. Access for emergency vehicles
8. Development would interfere with well-established existing drainage ditch (natural watercourse) running along the north side of 285 Fiddler's Green Road causing drainage issues for neighbouring properties
9. After reviewing By-Law 87-57, we have a concern that the developer is not meeting the requirements of RM2.

Once again, we wish to express our strong opposition to Re:ZAC-16-006/25T-201602 concerning 285 and 293 Fiddler's Green Road.

We spoke to Yvette Rybensky on January 29, 2016 by telephone. She advised that we could make the following requests to you and that you could pass these requests along to the appropriate personnel:

**Request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ont., L8P 4Y5:**

Regarding Zoning By-Law Amendment ZAC-16-006, we wish to be notified of the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning by-law.

**Request to the Director of Growth Planning, Growth Management Division, Planning and Economic Development Department, 71 Main Street West, 6<sup>th</sup> Floor, Hamilton, Ont., L8P 4Y5:**

Regarding Subdivision Application 25T-201602, we wish to be notified of the decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision .

We would like to offer the opportunity for a site visit to our home as part of your study of this application. We are best contacted by e-mail at [REDACTED]. Please confirm that you have received this letter and also that the appropriate personnel have been notified.

Thank you,

Murray and Sheila Smith

Aaron Stewart & Melissa Reid

February 10, 2016

Greg MacDonald  
City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design-Rural Team  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Sir,

Re: ZAC-16-006/25T-201602 concerning 285 and 293 Fiddlers Green re zoning proposal.

Melissa and I are strongly opposed to the proposed re zoning of 285 and 293 Fiddlers Green Road in Ancaster from a single dwelling property to a 12 townhouse, private road and road widening proposal. We live directly behind 293 Fiddlers Green Road and would be directly affected by this proposal should it be approved.

First of all 60 feet is the minimum frontage required for a single dwelling home and therefore a maximum of 3 dwellings would be permitted as per the current zoning laws. These laws and guidelines are in place for a reason. The drainage and sewer system in our area are considered "high risk" for sewer back up and as such we currently pay a higher insurance premium associated with this increased risk. Fiddlers Green is already experiencing high volume in morning and afternoon rush hour traffic and is designed to allow traffic from the current residential neighbourhoods to filter to the 403.

The properties in our neighbourhood and the surrounding neighbourhoods are all single dwelling properties along Fiddlers Green, Ravina, Calvin and Mapledene. This proposal would only detract from the attractiveness and culture of the current neighbourhood.

We would lose all of our current privacy as the owner of 293 has already cut down tall trees that were on our property line. The plan to bring the townhouses to within 6 metres of the back of our property would remove all of the privacy that made this property so attractive in the first place. We purchased the property on [REDACTED] because it was private and consisted of a nicely landscaped backyard that can be enjoyed by all our friends and family. The lights that would be surrounding the parking lot would shine right into our property. As our bedroom is at the back of the house this would be very distracting when trying to sleep. It is so important not to lose the neighbourhood culture, heritage and privacy.

The proposal also seems to lack any attention to detail or recognition of the impact it would have on the citizens that it would affect. There is no mention of how it would deal with the noise created by 12 new family dwellings where 2 currently exist. It fails to address any of the drainage, garbage, sewage or privacy issues that are sure to be a result of this planned expansion. Would they be putting up a fence behind 293 and 285? Would they be planting any trees behind the concrete jungle to

at least pretend like they value what Ancaster represents, which is mature lots, with single dwelling homes.

In addition 3 recent proposals have also been turned down by the City and the OMB.

1. 293 Fiddler's Green, where an attempt was made to sever the lot.
2. 121 Fiddler's Green where two multi-plex dwellings were proposed.
3. 286 Fiddler's Green where a proposed severance was turned down.

293 and 121 went before the OMB and the proposed developments were turned down upholding the City's ruling. 286 was turned down by the City amongst other reasons for the previously mentioned drainage moratorium.

We are making the following requests to you and ask that you pass them along to the appropriate personnel:

**Request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main St. West, 1<sup>st</sup> floor, Hamilton, Ont. L8P 4Y5.**

Regarding Zoning By-Law Amendment ZAC-16-006, we wish to be notified of the adoption of the proposed Zoning By-Law Amendment, or of the refusal of a request to amend the Zoning By-Law.

**Request to the Director of Growth and Planning , Growth Management Division, Planning and Economic Development Department, 71 Main Street West, 6<sup>th</sup> Floor, Hamilton, ON L8P 4Y5**

Regarding Subdivision Application 24T-201602, we wish to be notified of the decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision.

**We are also expressly indicating that we do not want our personal information shared on the city website or that any of our personal information be shared in any capacity.**

You can contact us by email at [REDACTED]. If you could please confirm that you have received this letter and that the proper personnel have been notified.

Thank You

Aaron Stewart & Melissa Reid