



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

September 6, 2024

# PED24154 – (ZAC-16-006)

Applications for a Zoning By-law Amendment and Draft Plan of Condominium (Vacant Land) for Lands Located at 285 and 293 Fiddler's Green Road, Ancaster.

Presented by: Mark Michniak

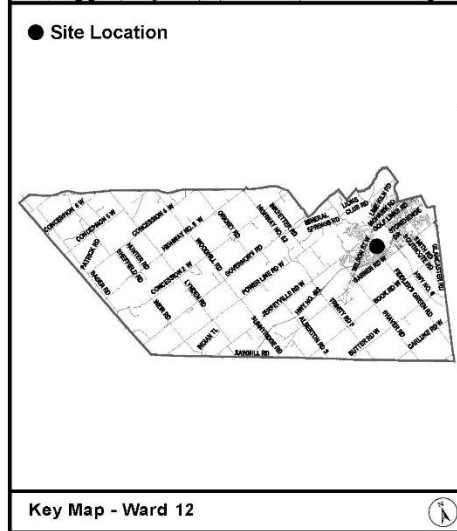
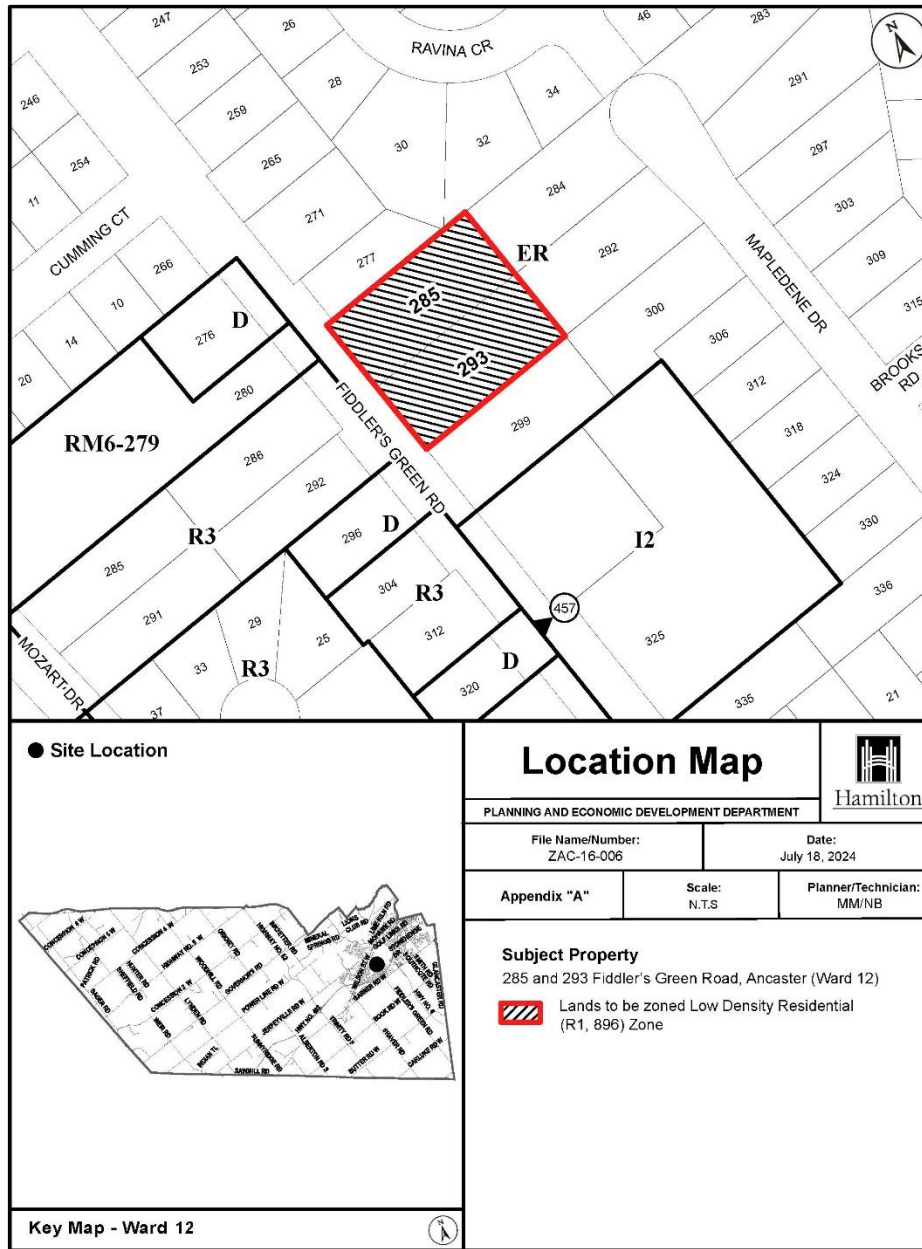




SUBJECT PROPERTY

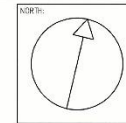
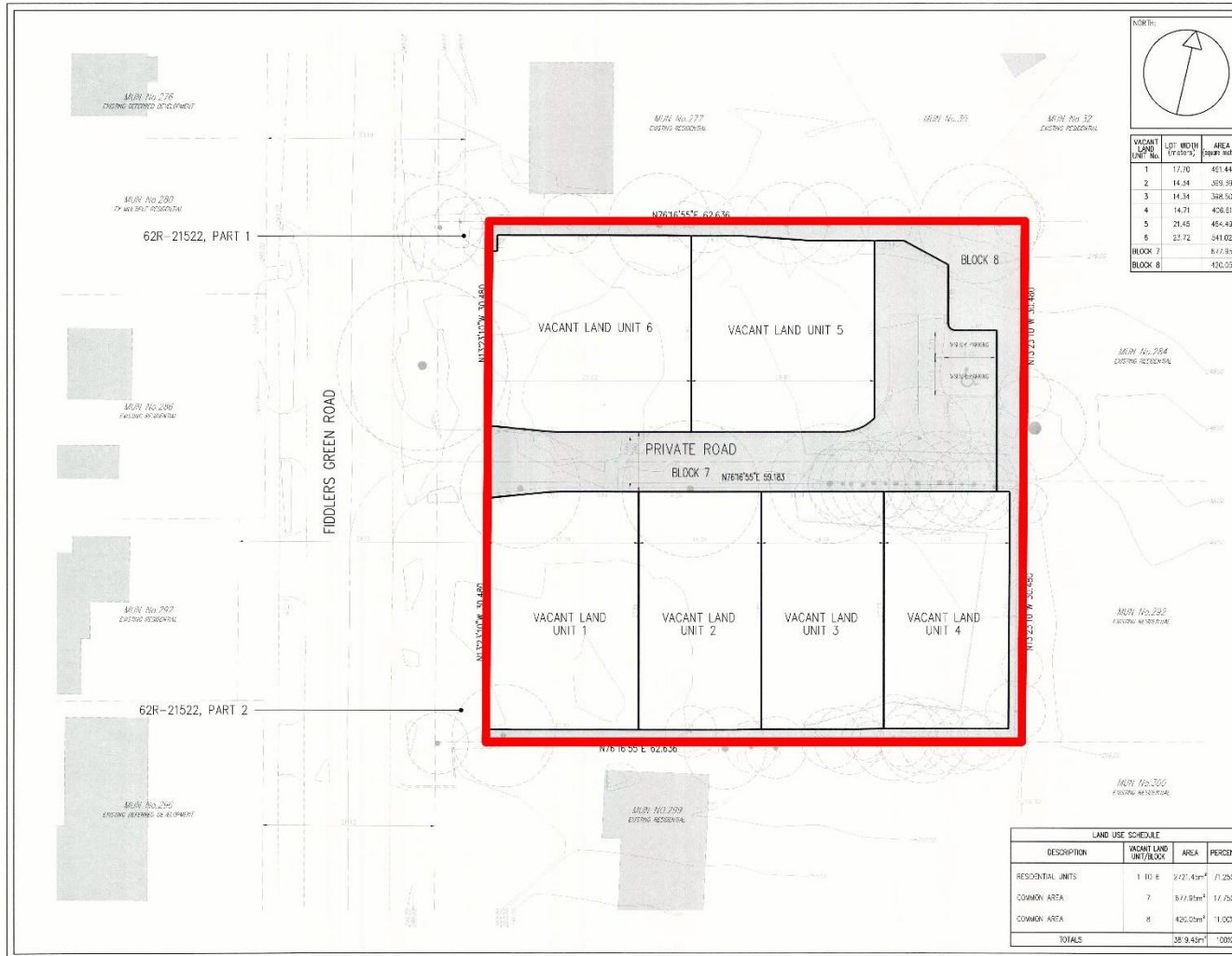


285 & 293 Fiddler's Green Road, Ancaster





<b>Location Map</b>		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-16-006	Date: July 18, 2024	
Appendix "A"	Scale: N.T.S	Planner/Technician: MM/NB
<p><b>Subject Property</b> 285 and 293 Fiddler's Green Road, Ancaster (Ward 12)</p> <p> Lands to be zoned Low Density Residential (R1, 896) Zone</p>		



VACANT LAND UNIT No.	LOT WIDTH (FEET)	AREA (SQUARE FEET)
1	17.70	421.44
2	14.44	328.50
3	14.34	318.52
4	14.71	430.01
5	21.45	454.43
6	23.72	541.02
BLOCK 7	877.85	
BLOCK 8	420.03	

DESCRIPTION	VACANT LAND UNIT/BLOCK	AREA	PERCENT
RESIDENTIAL UNITS	1 TO 8	2,921.43m <sup>2</sup>	11.25%
COMMON AREA	7	8,171.81m <sup>2</sup>	17.75%
COMMON AREA	8	420.03m <sup>2</sup>	1.00%
TOTALS		28,945m <sup>2</sup>	100%

DRAFT PLAN OF  
VACANT LAND CONDOMINIUM  
**THE SINGLES  
ON FIDDLER'S  
GREEN**  
ANCASIER, ON ARIO

LOTS 1 & 7  
REGISTERED PLAN BY  
NOW IN THE  
CITY OF HAMILTON  
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF  
THE PLANNING ACT:

(A) SITE PLAN (C) SEE PLAN  
(B) SEE PLAN (D) MUNICIPAL WATER  
(E) SEE PLAN (F) SEE SAND/SWAMP  
(G) SEE LAND USE (H) SEE PLAN  
(I) SCHEDULE (J) MUNICIPAL WATER &  
(K) SEE PLAN (L) SANITARY SERVICES  
(M) SEE PLAN (N) SEE PLAN  
(O) N/A



No.	DATE	BY	REVISION
5			ADDITIONAL BLOCKS CREATED
4			REMOVED PARKING STALL REMOVED
3			REVISED
2			RESUBMISSION
1			1st SUBMISSION

NOTE: THIS IS A PRELIMINARY PLAN ONLY AND IS SUBJECT TO REVISION AND APPROVAL.

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONSIDERED TO BE 3% EXCESSIVE BY DESIGN.

OWNER'S DECLARATION: I HEREBY AUTHORIZE THESE DOCUMENTS TO BE PREPARED AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

OWNER: *[Signature]* DATE: Dec 7/23

OWNER: *[Signature]* DATE: Dec 8/23

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN.

SURVEYOR: *[Signature]* DATE: Dec 7, 2023

CONCRETE LAYOUT

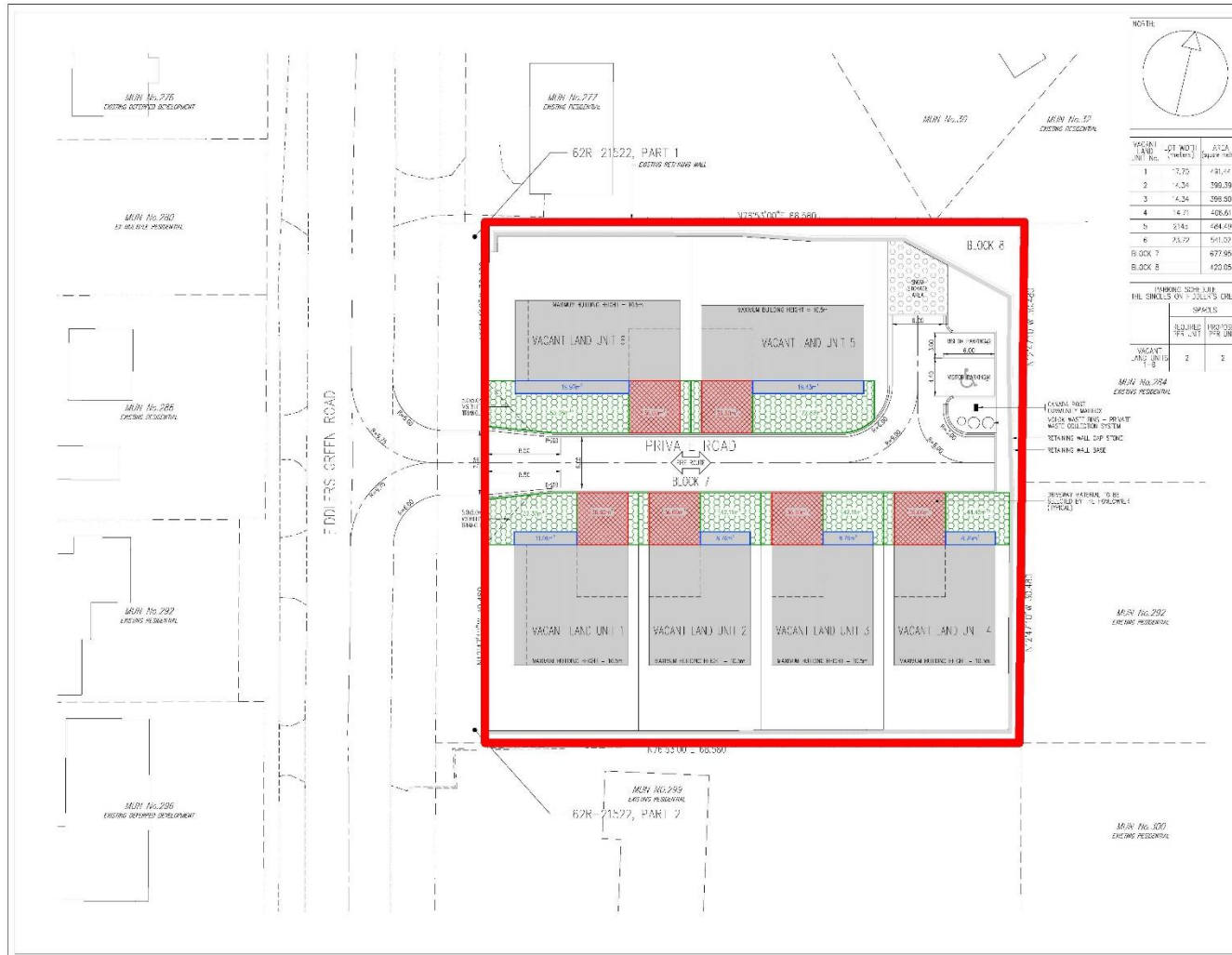
**URBEX** (2) PROFESSIONAL ENGINEER  
1000 COLLEGE AVE. SUITE 100  
HAMILTON, ONTARIO L8N 4K1  
TEL: 905-571-2222 FAX: 905-571-2222

DATE: AUG 2023	DTM FILE: 2304-202001
LAST SAVED DATE: 10/19/23 11:17 PM	FILE NAME: A3-FSRGREEN(Combo).dwg
LAST SAVED BY: CHRIS COORS	SCALE: 1:200
LAST PLOT DATE: 10/19/23 2:28 PM	SHEET No: A3

D0119-P00-11 (THE SINGLES ON FIDDLER'S GREEN)

# PED24154

## Appendix F



NOTE: [North Arrow]

VACANT LAND UNIT No.	LOT NO.	AREA (Square Metres)
1	1-20	431.67
2	1-21	306.38
3	1-22	599.50
4	1-23	428.61
5	2143	644.24
6	2132	911.07
BLOCK 7		873.95
BLOCK 8		420.05

THE SINGLES ON FIDLER'S GREEN

FOR APPROVALS

No.	DATE	BY	REVISION
7	NOVEMBER 02, 2003	CC	ADDITIONAL BLOCKS CREATED
6	OCTOBER 10, 2003	CC	REVISED PARKING STALL REQUIRED
5	JUNE 04, 2003	CC	REVIEWER
4	MAY 2002	CC	ORIGINAL / ZONING CHECK
3	SEPTEMBER 2002	CC	FUNCTIONAL SKETCH / SIGN / SIGNAGE
2			
1	DATE	BY	REVISION

RECOMMENDATIONS:

TO: [City Engineer/Planning]

FROM: ERN EXBURN ENGINEERING LIMITED

PROJECT: THE SINGLES ON FIDLER'S GREEN

DATE: [Date]

SCALE: 1:200

SHEET NO.: A1





Subject site





Adjacent residential uses to the west



Adjacent residential uses to the west



Fiddler's Green Road looking north



Fiddler's Green Road looking south



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE