



Hamilton

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Planning and Economic Development Department
Development Planning
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

January 18, 2023

File(s): ZAC-23-010
Folder: 2023 100576 00 PLAN (1162989)

Dear Sir / Madam:

Re: Notice of Complete Application and Preliminary Circulation for Zoning By-law Amendment Application by Wellings Planning Consultants Inc. C/O Glenn Wellings for for Lands Located at 299, 307, and 325 Fiddler's Green Road, Ancaster (Ward 12)

In accordance with the provisions of the *Planning Act*, this letter is to advise that a complete applications has been received by Hamilton's Planning and Economic Development Department for Application List for Lands Located at 299, 307, and 325 Fiddler's Green Road, Ancaster (please see attached Concept Plan).

Purpose and Effect of Application

The purpose of this application is to permit the development of a three storey retirement home with 56 units and 71 parking spaces. Access to the site will be from Fiddler's Green Road.

Zoning By-law Amendment (File No. ZAC-23-010)

The purpose of this application is to rezone the lands located at 299 Fiddler's Green Road from the Existing Residential "ER" Zone in Town of Ancaster Zoning By-law No. 87-57 and lands at 307 and 325 Fiddler's Green Road from the Community Institutional (I2, 457) Zone in City of Hamilton Zoning By-law No. 05-200 to a modified Community Institutional (I2) Zone in City of Hamilton Zoning By-law No. 05-200.

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

Collection of Information

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting.

If you wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment, you must make a written request to the Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

Appeals

Zoning By-law Amendment Application ZAC-23-010

- i If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Hamilton to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to February 8, 2023, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information**. Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting ZAC-23-010 to:

Mark Michniak, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Mark.Michniak@hamilton.ca

Should you have any questions, please contact Mark Michniak at 905.546.2424 ext. 1224 or by email at Mark.Michniak@hamilton.ca, or myself at ext. 5277.

**Re: Notice of Complete Application by Wellings Planning
Consultants Inc. C/O Glenn Wellings for Zoning By-law
Amendment for Lands Located at 299, 307, and 325
Fiddler's Green Road, Ancaster (Ward 12)**

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Yours truly,



Tim Vrooman
Senior Project Manager
Development Planning - Suburban Team

TV:mm

Attachment(s)

cc: Councillor Craig Cassar, Ward 12
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Director, Development Planning