CITY OF HAMILTON
MOTION

Committee Date: February 18, 2014

MOVED BY COUNCILLOR L. FERGUSON

SECONDED BY COUNCILLOR

8.6 Motion to Amend Report PED13183 Proposed Zoning By-law Amendment for 307 and 325 Fiddler’s Green Road (Ancaster)

That the recommendations contained in Report PED13183, Proposed Zoning By-law Amendment for 307 and 325 Fiddler’s Green Road (Ancaster), be amended to:

(a) Include wording that will limit the expansion of the retirement home to a maximum of 80 residents overall with an addition which is not to exceed 2 storeys in height;

(b) Recommend that a modified Draft By-law be provided as Revised Appendix “C” to address the issues of maximum number of residents and maximum building height;

(c) Include a special provision to require a visual barrier in the northerly side yard, consisting of landscaping materials only such as trees, shrubs and hedges without the further requirement for fencing.

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To read as follows:

“That approval be given to Amended Zoning Application ZAC-12-021, by Highgate Holdings, Owner, for a change in zoning from the Community Institutional “I2” Zone, and the Existing Residential “ER” Zone to the Community Institutional (I2, 457) Zone, to permit the expansion of an existing Retirement Home, on lands known as 307 and 325 Fiddler’s Green Road, in the former
Town of Ancaster, shown as Blocks 1 and 2 on Appendix "A" to Report PED13183, to be limited to a maximum of 80 residents within an addition which is not to exceed 2 storeys on the following basis:

(a) That the modified Draft By-law, attached as Revised Appendix "C" to Report PED13183, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;

(b) That the amending By-law be added to Map 1 to Schedule "B" of Zoning By-law No. 87-57;

(c) That the proposed changes in zoning conform to the Places to Grow Growth Plan, and is consistent with the Provincial Policy Statement (PPS);

(d) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan; and,

(e) That a visual barrier be provided along the northerly side property line which shall consist of landscaping materials only such as trees, shrubs and hedges without the further provision of fencing."