SUBJECT: Applications to Amend the Ancaster Official Plan and Zoning By-law No. 87-57, 134 Wilson Street East (Ancaster) (PED05126) (Ward 12)

(a) That approval be given to **Official Plan Application OPA-05-07, by Dr. Michael Mogavero, owner**, to add a site-specific policy to the Ancaster Official Plan to permit an animal hospital with no outside runs and a dwelling unit within the existing building, for lands located at 134 Wilson Street East (former Town of Ancaster), as shown on Appendix “A” to Report PED05126.

(b) That approval be given to **Zoning Application ZAC-05-52, by Dr. Michael Mogavero, owner**, for a modification to the “ER” (Existing Residential) Zone to permit an animal hospital with no outside runs and a dwelling unit within the existing building, for lands located at 134 Wilson Street East (former Town of Ancaster), as shown on Appendix “A” to Report PED05126, on the following basis:

(i) That the subject lands be rezoned from the Existing Residential “ER” Zone to the Existing Residential “ER-536” Zone.

(ii) That the Draft By-law, attached as Appendix “B” to Report PED05126, which has been prepared in a form satisfactory to Corporate Counsel, not be forwarded to City Council for enactment until such time as the applicant has received approval of a site plan control application, to the satisfaction of the Manager, Development Planning.
EXECUTIVE SUMMARY:

The applicant has requested amendments to the Official Plan (former Town of Ancaster) and Zoning By-law No. 87-57, to permit an animal hospital with no outside runs and a dwelling unit within the existing building, for the lands located at 134 Wilson Street East, as shown on Appendix “A”.

The proposed amendments are consistent with the Provincial Policy Statement (PPS) and conform to the policies of the Hamilton–Wentworth Official Plan. The proposal would allow for the adaptive reuse of an existing building and would be compatible with the surrounding land uses in the immediate area along Wilson Street East.

BACKGROUND:

Proposal

The proposed modification to the existing “ER” Zone includes requirements for reduced planting strips along the front and easterly side lot lines. A future road allowance, dedication to the City of 3.75 metres, is required across the entire frontage of the subject lands and a 6.0 metre wide manoeuvring aisle width for the parking area is required. As a result, the proposed modification includes a reduction in the width of the planting strip along the front lot line from 3 metres to 1.25 metres minimum. In addition, the modification includes a reduction in the width of the planting strip required along the easterly side lot line from 3 metres to 1.5 metres minimum. A 1.5 metre wide planting strip (and solid wood fence) currently exists along this lot line and would need to be maintained to accommodate the proposed parking area.

A concept plan has been submitted in support of the applications (see Appendix “C”).
Details of Submitted Application:

Owner: Dr. Michael Mogavero
Applicant: Andrew Lakatos, A. J. Lakatos Planning and Design
Agent: Christopher B. Sherk, Jaskula Sherk, Barrister and Solicitors

Location: On the south side of Wilson Street East, to the east of Cameron Drive (see Appendix ‘A’), known as Part of Lot 44 Concessions 2 and 3, 134 Wilson Street East

Description: Frontage: 19.72m.
Depth: 74.56m.
Area: 1,240.58 sq.m.

EXISTING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Subject Lands:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single-detached</td>
<td>“ER” (Existing Residential) Zone</td>
</tr>
<tr>
<td></td>
<td>dwelling</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Lands:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-detached</td>
<td>“ER” (Existing Residential) Zone</td>
</tr>
<tr>
<td></td>
<td>dwelling</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Single-detached</td>
<td>“ER” (Existing Residential) Zone</td>
</tr>
<tr>
<td></td>
<td>dwelling</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Single-detached</td>
<td>“ER” (Existing Residential) Zone</td>
</tr>
<tr>
<td></td>
<td>dwelling</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Day Care Centre</td>
<td>“ER-225” (Existing Residential) Zone, Modified</td>
</tr>
</tbody>
</table>

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: N/A.
Staffing: N/A.
Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for an Official Plan Amendment and a change in Zoning.

POLICIES AFFECTING PROPOSAL:

Provincial Policy Statement

The application is consistent with the principles and policies of the Provincial Policy Statement (PPS).

Hamilton-Wentworth Official Plan

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy 3.1 states that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas.

As the nature of the applications are for a modification to the existing Official Plan and Zoning By-law to facilitate the use of the site for residential and commercial purposes (animal hospital), the proposals comply with the policies of the Hamilton-Wentworth Official Plan.

Town of Ancaster Official Plan

The subject land is designated “Residential” on Schedule “B” - Land Use – Urban Area of the Ancaster Official Plan. The following policies of the Ancaster Official Plan, among others, are applicable to the proposed development:

“4.4.2 Types of residential development permitted in the Residential designation shall be single detached dwellings, semi-detached dwellings, townhousing, low-rise apartments and innovative forms of attached housing.

4.5.10 The design of all Commercial areas shall be in keeping with the character of the surrounding area and shall assist, particularly in the Village Core area, in the enhancement of the village character. The following design policies shall apply to all Commercial development:

(i) Landscaping shall form an integral part of all Commercial development and screening and/or buffering shall be provided
between commercial and other adjacent uses, more particularly residential uses. In this regard, all high intensity outdoor lighting shall be oriented away from residential areas.

(ii) Open storage of goods and materials shall not be permitted, except in special cases, subject to Council's approval and regulations.

(iii) Loading and unloading areas shall be located at the rear of all buildings and screened from view.

(iv) Adequate off-street parking facilities shall be provided for all permitted uses and access points to such shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.

(v) Site plans, elevation and cross-section drawings shall be subject to the review of Council.

3.1.5 Commercial facilities and institutional uses offering goods, services and facilities to the local residents shall be integral components of the Urban Area and the Rural Settlement Area.”

As the Residential policies of the Ancaster Official Plan do not permit the proposed animal hospital, a site-specific policy must be added to the Official Plan to allow this use.

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

Agencies/Departments Having No Comment or Objections

- Forestry Section, Public Works Department.
- Budget and Fiscal Policy Services, Corporate Services Department.
- Revenues Division, Corporate Services Department.
- Hamilton Hydro Inc.
- Union Gas Company.
- Bell Canada.
Traffic Engineering and Operations Section, Public Works Department

The Traffic Engineering and Operations Section noted the following:

- Minimum 3 metre by 3 metre visibility triangles are required between the access limits and the ultimate road allowance limits of Wilson Street East in which the maximum height of any objects or mature vegetation cannot exceed a height of 0.70 metres above the corresponding perpendicular centreline elevation of the adjacent streets.

- The scale on the preliminary site plan is imperial and, therefore, Traffic staff cannot apply the turning templates to the plan to determine if a cube van (design vehicle SU9) can manoeuvre on site in order to exit in a forward manner.

- Any change in access will require an access permit issued by the Traffic Engineering and Operation Section.

PUBLIC CONSULTATION

In accordance with the Public Participation Policy, approved by Council on May 29, 2003, notice of this application and Public Meeting was circulated to all property owners within 120 metres of the subject lands, and a sign was posted on the subject lands. In total, 44 notices were sent out and five written replies were received. In addition, an Open House/Information Meeting was held on the subject lands by the applicant and his agent, with the Ward Councillor and staff, on August 18, 2005. The issues raised in the letters and at the Open House/Information meeting are addressed in the Comments Section of this report.

CITY STRATEGIC COMMITMENT:

The proposed Official Plan and Zoning amendments are consistent with the objectives of sustainable development, in that they allow for the adaptive reuse/redevelopment of an existing building within the urban area. The proposed use would achieve the City’s Strategic Goals through the implementation of Vision 2020, as it makes efficient and economical use of existing infrastructure and services.
COMMENTS

1. The proposal has merit and can be supported for the following reasons:
   (i) The proposed Official Plan Amendment to the Ancaster Official Plan and modification in zoning are consistent with the Provincial Policy Statement and conform to the Hamilton-Wentworth Official Plan. The proposed Official Plan Amendment satisfies the design criteria (Policy 4.5.10) in the Ancaster Official Plan for the proposed commercial use.
   (ii) The proposed use is compatible with existing development in the neighbourhood.
   (iii) The amendments support an efficient use of land and infrastructure.
   (iv) The proposal allows for the adaptive reuse of an existing building.

2. Proposed Official Plan Amendment

The proposed Official Plan Amendment would permit the lands to be used for an animal hospital with no outside runs and a dwelling unit within the existing building. The proposed amendment is considered appropriate for the same reasons noted below for the proposed zoning.

3. Proposed Zoning

The purpose of the rezoning is to modify the current zoning of these lands to a site-specific “ER” (Existing Residential) Zone, Modified, to permit an animal hospital with no outside runs and a dwelling unit within an existing building, and to reduce the planting strip requirements.

The Parking and Loading General Provisions of the By-law require a permanently maintained planting strip of a minimum width of 3 metres along the easterly side lot line, which must include fencing to provide a solid and effective barrier, because the proposed parking area will contain more than four vehicles and abuts a dwelling unit. Currently, there is a 1.5 metre wide planting strip along the easterly side lot line and there is an existing solid wood fence which effectively screens the existing parking area of the subject lands from the property to the east (see Appendix “C”). As such, staff recommends that the planting strip width be reduced to a minimum 1.5 metres. However, additional vegetation should be planted along the existing planting strip, setback from the front lot line (to
maintain sight lines) to the rear of the existing detached garage. This additional planting can be addressed at the site plan stage.

A permanently maintained planting strip of a minimum width of 3 metres is required to be provided along the street line with the exception of aisles or driveways. Staff notes that a future road allowance widening to the City of 3.75 metres is required across the entire frontage of the subject lands. As a result, staff recommends a reduction in the width of the planting strip to a minimum of 1.25 metres, in order to allow a 6.0 metre wide manoeuvring aisle width for the required parking area on the subject lands. This would alleviate the concerns of adjoining property owners respecting no rear yard parking.

A total of six parking spaces are required for the proposed use (4 spaces for the animal hospital and 2 spaces for the residential unit). According to the revised Preliminary Site Plan (Appendix “C”), a total of six parking spaces are to be provided on site (1 space in the existing garage and 5 spaces in the front of the existing building). A special zoning regulation has also been included which prohibits parking in any part of the rear yard, thus preserving this area as open space/amenity area.

4. **Compatibility**

The proposed use for the subject lands would be compatible with existing uses in the immediate area, including a commercial use immediately to the west of the subject lands at 126 Wilson Street East, which has a site-specific zoning to permit a day care centre. In addition, there are other commercial properties to the west of the subject lands, such as the property at the southwest corner of Wilson Street East and Cameron Drive (municipally known as 2-4 Cameron Drive) which has a site-specific zoning to permit a range of commercial uses, such as a bank, medical centre, office, personal service shop, restaurant, retail store, and accessory residential use. Furthermore, the property known as 116 Wilson Street East, which is located two properties to the west of the subject lands, is zoned as “C4” (Urban Commercial) Zone; this Zone permits an animal hospital without outside runs.

Also, the proposed use is to function within the existing building, which will ensure that the residential character of the building remains in tact. In staff’s opinion, the proposal is compatible with the remainder of the streetscape.
The applicant’s agent has indicated that the hours of operation for the proposed animal hospital will be from 9:00 a.m. until 5:00 p.m., Monday to Friday, and Saturdays from 9:00 a.m. until Noon. As a result, there will be no early morning, evening or Sunday activity associated with the animal hospital, and traffic will primarily be restricted to normal working hours. In addition, the applicant noted that the proposed use would serve approximately five to six patients per day and, therefore, would not generate a large volume of traffic.

As no new development is proposed which would require a site plan application staff recommends that the zoning amendment not be enacted until site plan approval is received. This will allow staff to further examine additional buffering for the parking area and the location and screening of the garbage storage area.

5. **Adaptive Reuse/Redevelopment**

The proposal represents an adaptive reuse of an existing building. In addition, it is an efficient use of land and infrastructure which supports the Provincial Policy Statement and the Ancaster Official Plan, while maintaining compatibility.

6. **Road Widening and Engineering Requirements**

Staff notes that a future road allowance widening dedication to the City of 3.75 metres is required across the entire frontage of the subject lands in order to establish the Wilson Street East road allowance at the required 30.48 metres. This road widening dedication is to be taken at the Site Plan Application stage. In addition, staff notes that an urbanization payment, a storm water management report and a grading plan will also be required at the Site Plan stage.

7. **Watermain Easement**

Staff notes that there is an existing 3.05 metre wide watermain easement at the rear of the subject lands, which is to be preserved.

8. **Public Comments**

The application was circulated to all property owners within 120 metres of the subject lands. Five written responses were received from the public in regard to this application (refer to Appendix “D”). Several concerns were raised in the letters, including the following: traffic issues; parking; noise; residential character of neighbourhood; and negative impact on property values. In addition, an Open House/Information meeting was held on the subject lands by the applicant and
his agent, with the Ward Councillor and staff, on August 18, 2005, at which four residents attended. Several issues were raised at this meeting. The issues raised in the letters and at the Open House/Information meeting are addressed as follows:

**Traffic**

Neighbouring property owners (residents) noted that the proposed use will generate additional traffic in the neighbourhood, and that this immediate section of Wilson Street East is already experiencing high traffic volumes.

The City’s Traffic Engineering and Operations Section has noted that the proposed use will not have a significant impact on traffic volumes in the immediate area.

**Parking**

Residents have noted that there is insufficient parking on the subject lands for the proposed use.

Staff notes that the proposed use requires a total of six spaces (4 spaces for the veterinary clinic and 2 spaces for the residential unit), which have been provided on the Preliminary Site Plan (see Appendix “C”). The applicant will be required to demonstrate that a cube van (design vehicle SU9) can manoeuvre on site in order to exit the site in a forward manner. The proposed hammerhead located along the westerly side lot line should enable vehicles to manoeuvre and turn around on site and this will be examined at the site plan stage.

Discussions at the Open House identified the need for the surface of the parking lot to be covered with a high quality material (i.e. textured concrete) to complement the surrounding properties and the streetscape. Staff notes that the material used for the parking surface can be dealt with at the site plan stage, and the owner is agreeable to this.

**Noise**

Residents are concerned that the proposed use will generate additional noise (i.e. barking dogs) in the neighbourhood.

The applicant’s agent has indicated that the proposed animal hospital is to be conducted entirely within the existing building and that there would be no outside
runs or activity. As a result, noise from animals will be minimized. The proposed amendments prohibit outside runs.

Residential Character of the Neighbourhood

Residents are concerned that the introduction of the proposed use will have a negative impact on the residential character of the neighbourhood, which has experienced other commercial uses being introduced into this area (i.e. day care centre directly west of the subject lands).

The proposed amendments require the proposed animal hospital to be conducted entirely within the existing building and no additions to the building would be allowed. In addition, an existing residential unit will remain in the building. As a result, the residential character of the building will be maintained. As noted previously, there are numerous commercial establishments that exist along Wilson Street East, many of which have retained the residential character of the buildings and maintained the integrity of the neighbourhood.

Signage

Residents have expressed concerns with regard to signage for the proposed use. Staff notes that any signs for the proposed use will have to comply with the regulations of the Ancaster Sign By-law (By-Law No. 95-50).

The applicant’s agent has noted that there is to be one ground sign for the proposed use with a sign area of approximately 2.23 sq.m. (1.2m in height and 1.8m in length). The sign is to be located within the landscape strip along the frontage of the property and will be illuminated by lights within the landscape area directed at the sign. The proposed sign is intended to maintain the streetscape and character of the surrounding area.

Impact on Property Values and Taxes

One resident noted that they are concerned that the proposed development may have a negative impact on their property value and increase taxes.

Staff has no information to indicate that the proposal would have an adverse impact on surrounding property values and taxes.

Odour

One resident noted that proposed location of the garbage enclosure could create an odour problem for the property directly to the east at 138 Wilson Street East.
Staff notes that the garbage enclosure should be located on-site in order to minimize any potential odour problems for the property at 138 Wilson Street East. According to the revised site plan (Appendix “C”), the applicant is proposing an extension to the existing garage for a roofed over enclosed garbage and recycling area. The design and placement of the garbage enclosure would be addressed at the site plan stage.

Tree Preservation
Residents expressed concern with regard to any impacts on the existing mature trees on the subject lands.

According to the Preliminary Site Plan, the majority of existing mature trees on site, particularly those in the rear yard, will be preserved, and new landscaping is proposed along the front and side yards of the subject property (see Appendix “C”). This would be addressed further at the site plan stage.

Privacy Fence
One resident noted that the existing privacy fence along the easterly lot line, adjacent to 138 Wilson Street East, should be extended closer to the road to provide additional privacy for this property.

Staff notes that an extension of the existing privacy fence along the easterly lot line could be addressed at the site plan stage; however, adequate sight lines for ingress and egress must be maintained. As noted above, staff also supports additional vegetation being provided within the existing planting strip. The preliminary site plan illustrates an extension of this fence towards the road.

CONCLUSION:
Based on the foregoing, the applications can be supported.

:OQ
Attachs. (4)
Subject Property
134 Wilson Street East (Ancaster)

Official Plan Amendment to establish a Specific Policy Area and a Modification to the existing "ER" (Existing Residential) Zone.
CITY OF HAMILTON

BY-LAW NO. __________

To Amend Zoning By-law No. 87-57 (Ancaster), as amended, Respecting Lands Located at 134 Wilson Street East (Ancaster)

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the Town of Ancaster” and is the successor to the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd day of June 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Section ______ of Report of the Planning and Economic Development Committee at its meeting held on the ___ day of __, 2005, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster), approved by the Minister under the Planning Act on July 6, 1984, as amended by Official Plan Amendment No. ___ proposed by the Corporation of the City of Hamilton as By-law No. 05-___, but not yet approved in accordance with the provisions of the Planning Act.
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Schedule “B”, Map No. 1 of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning from the Existing Residential “ER” Zone to the Existing Residential “ER-536” Zone, on those lands the extent and boundaries of which are more particularly shown on Schedule “A” annexed hereto and forming part of this by-law.

2. Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsection:

   “ER-536
   Notwithstanding any provisions to the contrary of Subsections 7.14 (a)(xv) and (a)(xvi) of Section 7: General Provisions, and of Subsection 10.1 – Permitted Uses of Section 10: Existing Residential “ER” Zone, of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "ER-536":

   Additional Permitted Uses
   An animal hospital with no outside runs and one dwelling unit shall be permitted only within the building existing at the date of the passing of this By-law.

   Parking:

   (1) Where a parking area which is required to provide for more than four vehicles on a lot abuts a lot containing a dwelling compromising one or two dwelling units, a permanently maintained planting strip of a minimum width of 1.5 metres shall be provided, and shall include fencing to provide a solid and effective screen; and,

   (2) Where a parking area which is required to provide for more than four vehicles on a lot abuts a street, a permanently maintained planting strip of a minimum width of 1.25 metres shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area."

   (3) No parking shall be permitted in any part of the rear yard.

3. That the amending By-law be added to Map No. 1, Schedule ‘B’ of Ancaster Zoning By-law No. 87-57.

4. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.
PASSED and ENACTED this day of , 2005.

MAYOR

CLERK

OPA-05-07 & ZAC-05-52
Appendix “B” to Report PED05126 (Page 4 of 4)

Change in zoning from the Existing Residential “ER” Zone to the Existing Residential “ER-536” Zone

Schedule "A"

Map Forming Part of By-Law No. 05-__
to Amend By-Law No. 87-57

Subject Property
134 Wilson Street East (Ancaster)
Modification to the existing "ER" (Existing Residential) Zone.

Change in zoning from the Existing Residential “ER” Zone to the Existing Residential “ER-536” Zone

Not to Scale

Date: June, 2005
Planner/Technician: OQ/LMM

T&C File Name:
Renate D. McKeon

138 Wilson Street E.
Ancaster, Ontario
L9G 2B7

July 5, 2005

Mr. Owen Quinn
Development Planner II
City of Hamilton
Planning and Economic Development Department
City Hall, 71 Main Street W.
Hamilton, Ontario
L8P 4Y5

Dear Sir;

Re: Files OPA-05-07 and ZAC-05-52
134 Wilson Street E., Ancaster

I have reviewed your letter of June 29, 2005, regarding the above application. I am strongly opposed to the introduction of this type of commercial use for this property, and would specifically set out the following objections:

1. Although there is a commercial use to the West of the subject property, the property there, being 126 Wilson Street E., is a day care centre, which was established over 15 years ago. It is a relatively quiet use most of the time but it does generate substantial traffic and when parents drop children off or pick children up, there are severe problems with access and egress. The introduction of an animal hospital would expand on these traffic problems on a very busy street.

2. There would be an expansion of parking, especially if parking is allowed in the rear yard, which would impact negatively on the use and enjoyment of my property as a single family dwelling.

3. There would be a negative impact from the proposed use, including some noise and smells and other problems related to the proposed use.

4. There would be some signage involved, if not now then at some time in the future, which would take away from the attractive, residential character of the area. Already on Wilson Street, there are numerous signs which conflict with the by-laws and this would just add to the problem.
5. The introduction of this type of a commercial use would change the nature of the adjacent properties and probably result in a higher level of taxation.

6. A drastic change from the existing residential use, to the proposed commercial use would change the whole character of the area and lead to other objectionable uses at some future time.

7. The introduction of the proposed use would have a negative financial impact on the value of my property.

I would appreciate receiving a copy of the staff report and adequate notice of any public meeting involving the property.

Yours very truly;

[Signature]
Sent: Tuesday, July 12, 2005  
Subject: Zoning amendment ZAC-05-52, 132 Wilson Street East (Ancaster)

To Whom It May Concern:

I live on the property that backs on to the above mentioned property. I strongly oppose this amendment. This residential area is quickly becoming overrun with commercial buildings. I do not believe the property is suited for a veterinary hospital, there is not nearly enough parking on the front and I don’t trust that the garage will not at some point be torn down to allow access to the large rear yard for a parking lot. We bought this property for the back yard and it would greatly lessen our enjoyment if we backed onto a commercial property. Also, trying to turn around and pull out on Wilson Street, especially if going west necessitating cutting across traffic, is perilous at the best of times. Just look next door at the day care during rush hour and try to convince me that another commercial enterprise directly beside it wouldn’t cause even more traffic headaches. Please keep me informed of all upcoming meetings and hearings as we will continue to fight this change to the end. It is truly an unacceptable situation to all those living around the property.

Sincerely,

Sue and Paul Graci
RECEIVED
JUL 13, 2005
02.

Geraldine de Vries
125 Wilson Street East
Ancaster, Ontario
L9G 2B6.

July 11, 2005.

Mr. Owen Quinn
Planning and Economic Development
City of Hamilton
71 Main Street West
Hamilton, Ontario
L8P 4Y5.

Dear Mr. Quinn:

I am very concerned to hear that a veterinary clinic is being proposed at 137 Wilson St. East, in Ancaster (Files OPP-05-07 and ZAC-05-52). My husband and I have lived directly opposite the property in question and have been residents here for 27 years. In that time we have seen the commercialization of large sections of Ancaster's Main Street and we cannot feel that those uses always respect the historical significance and residential character of Wilson Street. In recent years the traffic past our house has increased in volume to such an extent that it can be difficult to enter or exit our own driveway. Fender benders and rear misses are
already a nuisance outside our door and we cannot imagine that more cars turning in and out of a successful veterinary clinic will do anything but exacerbate an already irritating traffic situation. Further, we are concerned that after years of living among our neighbor's gardens we will be forced to sleep in the glare of illuminated signs and walk up each morning to a still more parking lot. If there is much more pressure exerted on the residential uses of the land around us we cannot imagine how these properties will remain viable places to live and it seems inevitable that the value and character of our historic property will be further degraded.

Ancaster has grown substantially in the last few years and there are many retail-specific areas which would be better able to handle the traffic, parking and noise associated with a veterinary practice. Please help us to preserve this residential section of Wilson Street and to keep our historic community from becoming just another business strip on which the last historic houses stand as lonely outposts until they are forced to convert to commercial uses because the development all around them has made them unattractive places to live.
I earnestly hope you will consider carefully the serious implications of allowing 134 Wilson Street East to become a commercial venue and I look forward to receiving notice of the exact date and time of the public meeting at which this proposal is to be discussed. Thank you for your attention to this matter.

Yours sincerely,

[Signature]
Dear Mr. Owen Quinn

This email is in regards to 134 Wilson St. East in Ancaster, File Nos. OPA-05-07 and ZAC-05-52.

We reside at 154 Wilson St. East, Ancaster and understand that 134 Wilson has requested to amend the Ancaster Official Plan and Zoning By-law to permit an animal hospital and maintain an existing residential unit within the same building.

We do not oppose this provided there are no outside runs, as stated in your letter of June 29, 2005. Our only opposition to amending the Plan and Zoning By-law would be if there were to be outside runs. We would strongly oppose due to the noise and loss of use of our own property due to barking dogs, being kept in outside runs.

We would appreciate a copy of the staff report prior to the public meeting.

Thank you for your time and consideration.

Dr. Robert McHarg & Mrs Shirley McHarg
154 Wilson St. East,
Ancaster, Ontario
L9G 2B7

905-648-2741
Dear Mr. Quinn:

I have been out of the country until this week, therefore I missed the requested response date for the above mentioned file. I would like to request that you take my comments into consideration in the preparation of the staff report concerning 134 Wilson St. E., Ancaster.

I oppose the the plan to turn the above mentioned property into an animal hospital for the following reasons. Firstly, my main concern is that properties along Wilson St. are gradually being consumed by commercial activities which are encroaching upon the residential character of the Village core. Before we know it, most of the properties will be converted to commercial zoning because of "non conforming use".

Secondly, there is a huge vehicular traffic problem along Wilson St. already due to the lack of stop lights and the existing comercial businesses in the adjacent area next to the application property. It is very difficult to exit my driveway even at the best of times. There are parking, signage, and noise issues to be considered.

Let's keep residential zoning residential, and new commercial zoning to the developing areas of Ancaster so they can have continuity in their geographic area.

Thank you for your time and consideration to read this e-mail.

Yours truly,

Brent Tyrell
Landscape Architect
160 Wilson St. E.
Ancaster, Ont.
L9G 2B7
(905) 648-9021