

Notice of Complete Application and Public Meeting Date

Seeking Comments for Official Plan and Zoning By-law Amendment Applications - Urban Boundary Expansion

The City of Hamilton's Planning and Economic Development Department has received applications for an Official Plan Amendment and Zoning By-law Amendment for:

159 and 163 Sulphur Spring Road - Ancaster (Ward 12) Refer to Location Map Below

Purpose and Effect of Applications

Urban Official Plan Amendment/ Rural Official Plan Amendment Application (File No. UHOPA-25-010/ RHOPA-25-009)

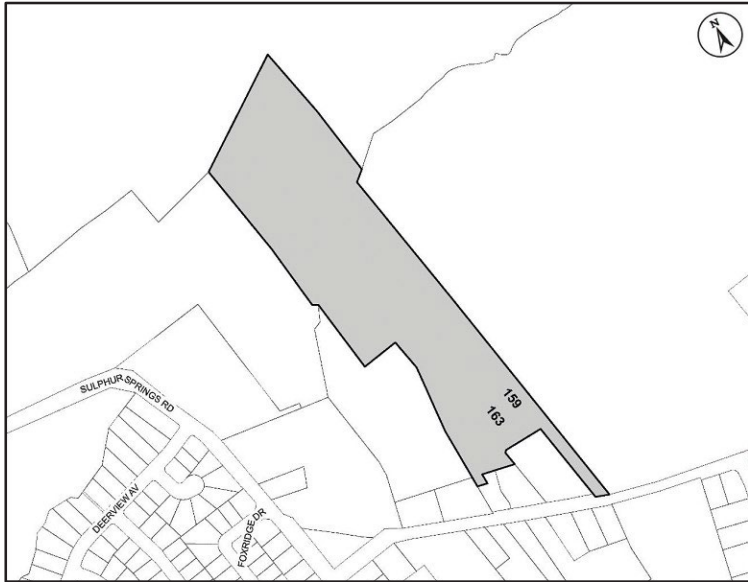
The proposed Official Plan Amendment seeks to add the subject lands to Hamilton's urban boundary by changing the designation from Rural and Open Space in Schedule "D" of the Rural Hamilton Official Plan to Neighbourhoods and Open Space in the Urban Hamilton Official Plan to facilitate the development of 75 dwellings on a condominium road. The subject lands are approximately 10 hectares in size and located within the Niagara Escarpment Plan area, designated Escarpment Natural Area and Escarpment Protection Area. The Niagara Escarpment Plan forms part of the Greenbelt Area under the *Greenbelt Act, 2005*.

Zoning By-law Amendment Application (File No. ZAC-25-020)

The proposed Zoning By-law Amendment seeks to change the zoning designation from Conservation/Hazard Land Rural (P6) Zone under City of Hamilton Zoning By-law No. 05-200 and Agriculture (A) Zone under Ancaster Zoning By-law No. 87-57 to Open Space (P4) Zone, Conservation/Hazard (P6) one, modified Low Density Residential (R1) zone and modified Low Density Residential – Small Lot (R1a) Zone under City of Hamilton Zoning By-law No. 05-200. The majority of the subject lands are within the Niagara Escarpment Commissions Development Control Area.

The subject lands are shown on the location map below.

The applications were complete effective May 26, 2025 through order of the Ontario Land Tribunal (Case No OLT-25-000201).

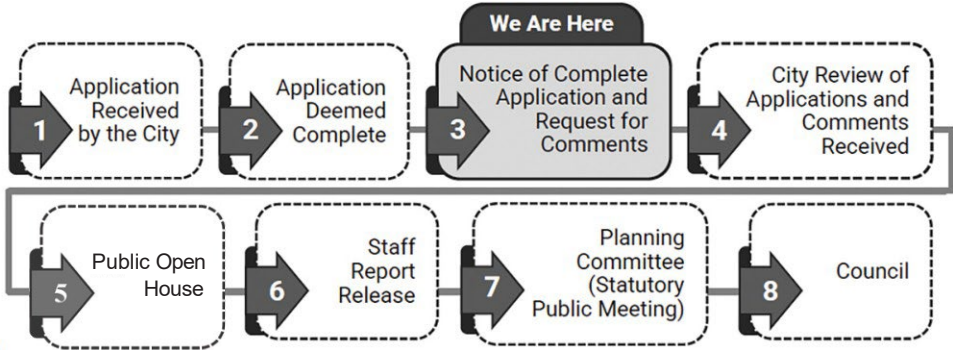


Location Map

Application Details

Application File Number(s):	UHOPA-25-010/ RHOPA-25-009
Application Type(s):	Urban Hamilton Official Plan Amendment/ Rural Hamilton Official Plan Amendment Zoning By-law Amendment
Owner:	2691715 Ontario Limited
Applicant:	Mizrahi Developments c/o Sam Mizrahi
Agent:	The Biglieri Group Inc. c/o Rachelle Larocque
Deemed Complete Date:	May 26, 2025
Public Open House:	Virtual Meeting - July 10 7pm to 9pm Future notification to be sent out
Statutory Public Meeting Date:	September 9, 2025

Process



This notice is the first step in the process and this is an opportunity for you to provide any comments you may have early in the process.

Public Input

The proposed Official Plan Amendment including supporting information, are available at www.Hamilton.ca/UBE/ or by contacting **Dave Heyworth, A/Director and Senior Advisor – Strategic Growth**, at the contact information below, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, with reference to the address or file numbers.

In addition to the Statutory Public Meeting at Planning Committee, the City will be scheduled one Virtual Open House to provide the public with opportunities to learn about this application and ask questions of City staff and provide input.

Future notification will be provided as to the location and time of the open house as well as information on how to register.

Before a staff report is completed for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to **July 18, 2025**, will be published as part of the staff report. Please forward your comments to:

Dave Heyworth, A/Director and Senior Advisor – Strategic Growth
City of Hamilton
Planning and Economic Development Department
71 Main Street West, 7th Floor, Hamilton, ON, L8P 4Y5
E-Mail: urbanboundary@hamilton.ca

Additional Information

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment you make a written request to the Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5, or by email to clerk@hamilton.ca.

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.