# 159 & 163 Sulphur Springs Road – Urban Boundary Expansion Application

Applicant Submission Summaries

*These summaries represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

| Report Name | Author | Published Date |
|---|---|---|
| Draft Hamilton Official Plan Amendment | N/A | N/A |
| Planning Rationale Report | The Biglieri Group Ltd. | December 2024 |
| Agricultural Impact Assessment | The Biglieri Group Ltd. | March 2025 |
| Arborist Report and Tree Preservation Plan | SLR Consulting (Canada) Ltd. | December 18, 2024 |
| Functional Servicing and Preliminary Stormwater Management Report | C.F. Crozier & Associates Inc. | November 2024 |
| Hydrogeological Investigation | SLR Consulting (Canada) Ltd. | December 6, 2024 |
| Scoped Environmental Impact Study | SLR Consulting (Canada) Ltd. | December 18, 2024 |
| Stage 1 & 2 Archaeological Assessment | Archaeological Consultants Canada | December 3, 2024 |
| Transportation Impact Study | C.F. Crozier & Associates Inc. | November 2024 |
| Cultural Heritage Impact Assessment | The Biglieri Group Ltd. | May 2025 |

# Draft Hamilton Official Plan Amendment

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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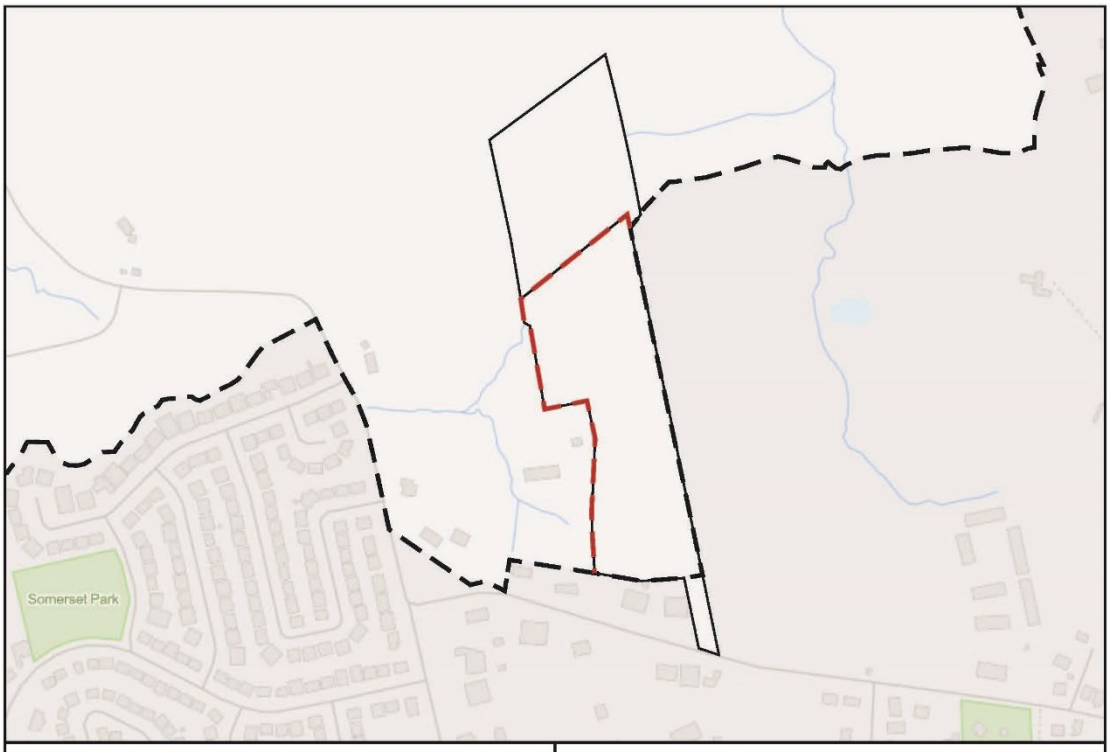
| **Purpose and Effect** | • "To amend the City of Hamilton Rural Official Plan by revising designation a portion of 159 and 163 Sulphur Springs Road and redesignating a portion of the Subject Site from "Open Space" and "Rural" to "Neighbourhoods – Low Density Residential", and "Open Space" to permit the development of 14 single-detached dwellings and 61 block townhouse dwellings." |
| **Basis** | According to the Official Plan Amendment, which was drafted by the Biglieri Group Ltd.:<br>• The proposed development supports the policies of the Urban Hamilton Official Plan and Rural Hamilton Official Plan, as it contributes to a range of housing forms, the efficient use of land, and environmental stewardship and protection.<br>• The proposed development implements the Residential Intensification policies of the Urban and Rural Hamilton Official Plan and represents good planning by providing housing while respecting the natural environment.<br>• The Amendment is consistent with the Provincial Planning Statement, 2024 and conforms to the Niagara Escarpment Plan, 2017. |
| **Changes** | • Amends relevant Schedules to the Urban and Rural Hamilton Official Plans to remove the subject lands from the mapping of the Rural Area and add it to the mapping of the Urban Area.<br>• Redesignates a portion of the subject lands from "Open Space" to "Neighbourhoods".<br>• Redesignates a portion of the subject lands from "Rural" to "Neighbourhoods". |

# Appendix A




This is Schedule "X" to the Urban Hamilton Official Plan

Passed on the _____ day of _____ 2023

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Mayor

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Clerk

## Schedule "X"

Map forming part of the Urban Boundary

| Scale: N.T.S | File Name/Number | Hamilton |
|---|---|---|
| Date: | Planner/Technician | |

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Subject Property

159 and163 Sulphur Springs Road, Ancaster (Ward 12)

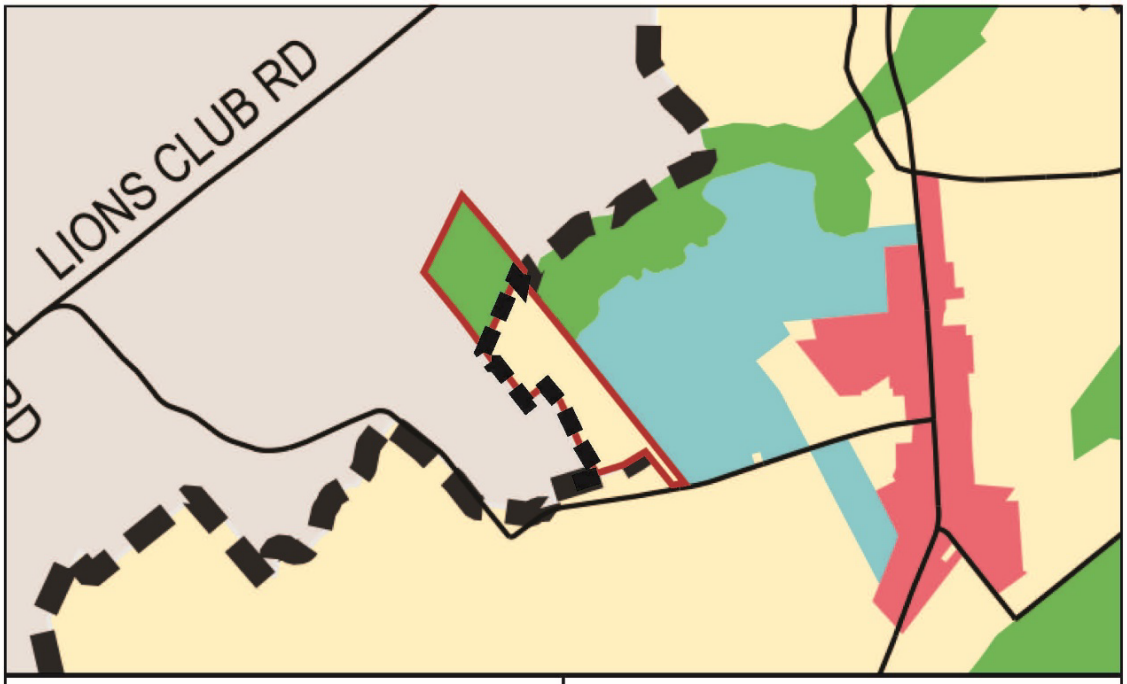
Subject Site

Existing Urban Boundary

New Urban Boundary Expansion

**Figure 1:** Appendix A to the Draft Hamilton Official Plan Amendment, as submitted by the applicant, showing the existing and proposed urban boundary

# Appendix B




This is Schedule "D" to the Urban Official Plan

Passed on the _____ day of _____ 2025

Mayor

Clerk

## Schedule "D"

Map forming part of the Urban Hamilton Official Plan to Amend Schedule D

Subject Property

159 and163 Sulphur Springs Road, Ancaster (Ward 12)

Lands to be added as Neighbourhoods (Low-Density Residential

Lands to be added as Open Space

| Scale: N.T.S | File Name/Number | Hamilton |
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| Date: | Planner/Technician | |

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**Figure 2:** Appendix B to the Draft Hamilton Official Plan Amendment, as submitted by the applicant, showing lands to be added as "Neighbourhoods" and as "Open Space"

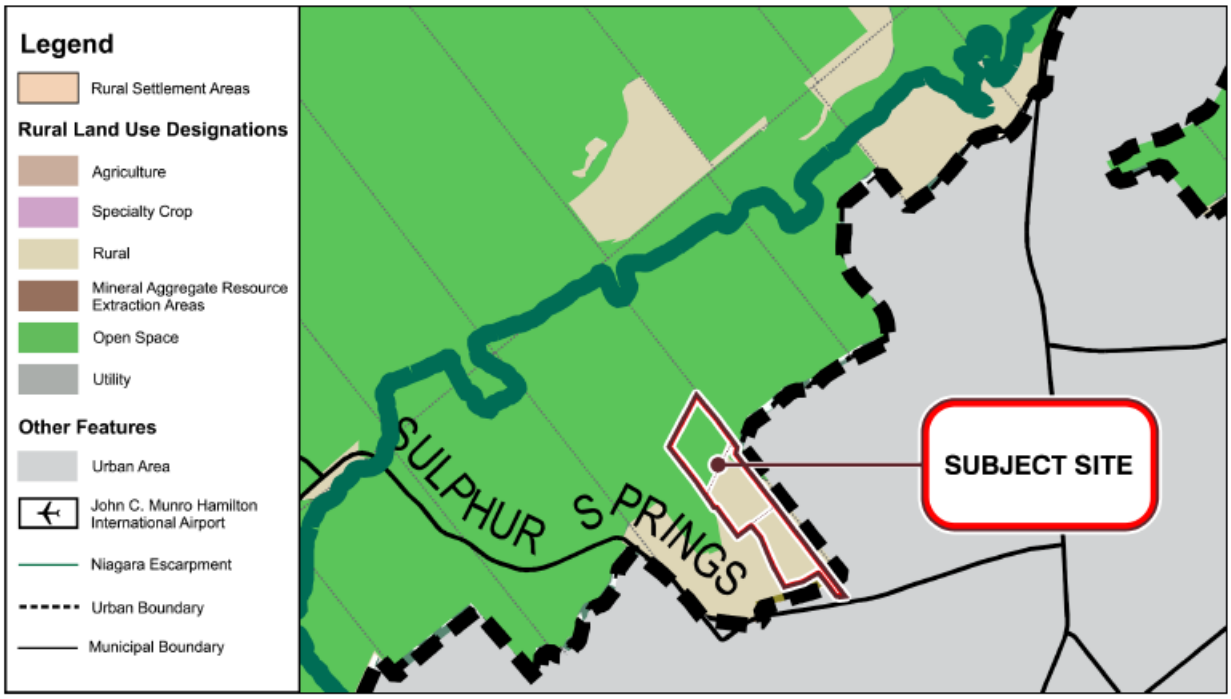


**Figure 3:** Rural Hamilton Official Plan, Schedule D: Rural Land Use Designations (Current)

# Planning Rationale Report

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | The Biglieri Group Ltd. |
| **Date** | December 2024 |
| **Purpose** | To evaluate the merits of the development proposal in the context of all applicable Provincial and City policies and regulations. |
| **Key Considerations/ Findings** | According to the Biglieri Group Ltd., the following describes the proposed development and its merits:<br><br>**Existing Site Description**<br>• **Size:** approximately 10.03 hectares.<br>• **Location:** The site is located on the north side of Sulphur Springs Road, between Wilson Road to the east, and Lovers Lane to the west and has a frontage of approximately 20.75 metres.<br>• **Use:** there are currently two (2) detached dwellings on the property, a large man-made pond at the north, a smaller manmade pond at the south, and a private trail network throughout the northern portion of the site.<br>• **Access:** Vehicular access to the site is located along Sulphur Springs Road.<br>• **Current Official Plan Designation** (i.e., general land use permissions): Within the City of Hamilton Rural Official Plan (2013), the subject site is designated “Rural” and “Open Space”.<br>• **Current Zoning** (i.e., specific land use permissions)**:** The site is currently primarily zoned “Conservation / Hazard Land – Rural Zone (P6)” within the City of Hamilton Zoning By-law 05-200, with a small portion zoned as Agricultural (A) under |

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| | Zoning By-law 87-57. The front portion of the property is within the City's Urban Boundary.<br>• **Servicing:** Existing municipal servicing is available along Sulphur Springs Road and is proposed to be extended into the site to service the proposed redevelopment.<br><br>**Proposal**<br>• The Official Plan Amendment applications seek to bring approximately 10 hectares of land into the urban boundary. The intent of the applications is to introduce 75 residential units featuring a mix of townhouses and single-detached dwellings. In addition, the development will include community amenities to foster social interaction, recreation, and well-being. These will include private open space, landscaped areas, and a trail surrounding the retained natural heritage features of the site.<br>• The area proposed for redevelopment is approximately 6.3 hectares (15 acres) in size which includes the proposed residential blocks, parks and open spaces, service areas, and roads/sidewalks/parking areas.<br>• There are no changes proposed to the zoning or designation for the block of lands at the north end of the site, which are intended to accommodate and enhance the existing natural trail system as well as the stormwater management system.<br><br>**Required Approvals**<br>• To permit the proposed development, applications for Official Plan Amendments (OPA) and Zoning By-law Amendments (ZBA) are required. The OPAs are required to redesignate portions of the Open Space and Rural Lands to Residential, while retaining parts of the existing protection areas that will be used as private open space and common element areas.<br>• The ZBA is required to rezone portions of the site from "Conservation / Hazard Land" to "Low Density Residential" and "Low Density Residential – Small Lot" which allows for single-detached and townhouse dwellings.<br>• A Draft Plan of Condominium and application for Site Plan Control are also required to permit the proposal and will be considered at a later date if the Official Plan Amendments are |

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| | approved. Additionally, a permit from the Niagara Escarpment Commission (NEC) is required to permit the subdivision of land.<br><br>**Surrounding Area**<br>• **North:** Dundas Valley Conservation Area, including a system of recreational trails and other natural features.<br>• **East:** Natural heritage areas, condominium townhouse development and downtown Old Ancaster. These are primarily forested lands.<br>• **South:** Low density residential lots with forested areas.<br>• **West:** Residential estate lots with forested areas.<br><br>**Conclusion**<br>• According to the Biglieri Group Ltd., “The application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Condominium are consistent with and conform to the policy framework articulated in the Provincial Planning Statement (2024), Niagara Escarpment Plan (2017), and City of Hamilton Urban Official Plan (2013) and Rural Official Plan (2012). For all the foregoing reasons, as well as other reasons outlined in this report, it is our professional opinion that the proposed development is appropriate and desirable, represents good planning, and warrants the support of the City of Hamilton.” |

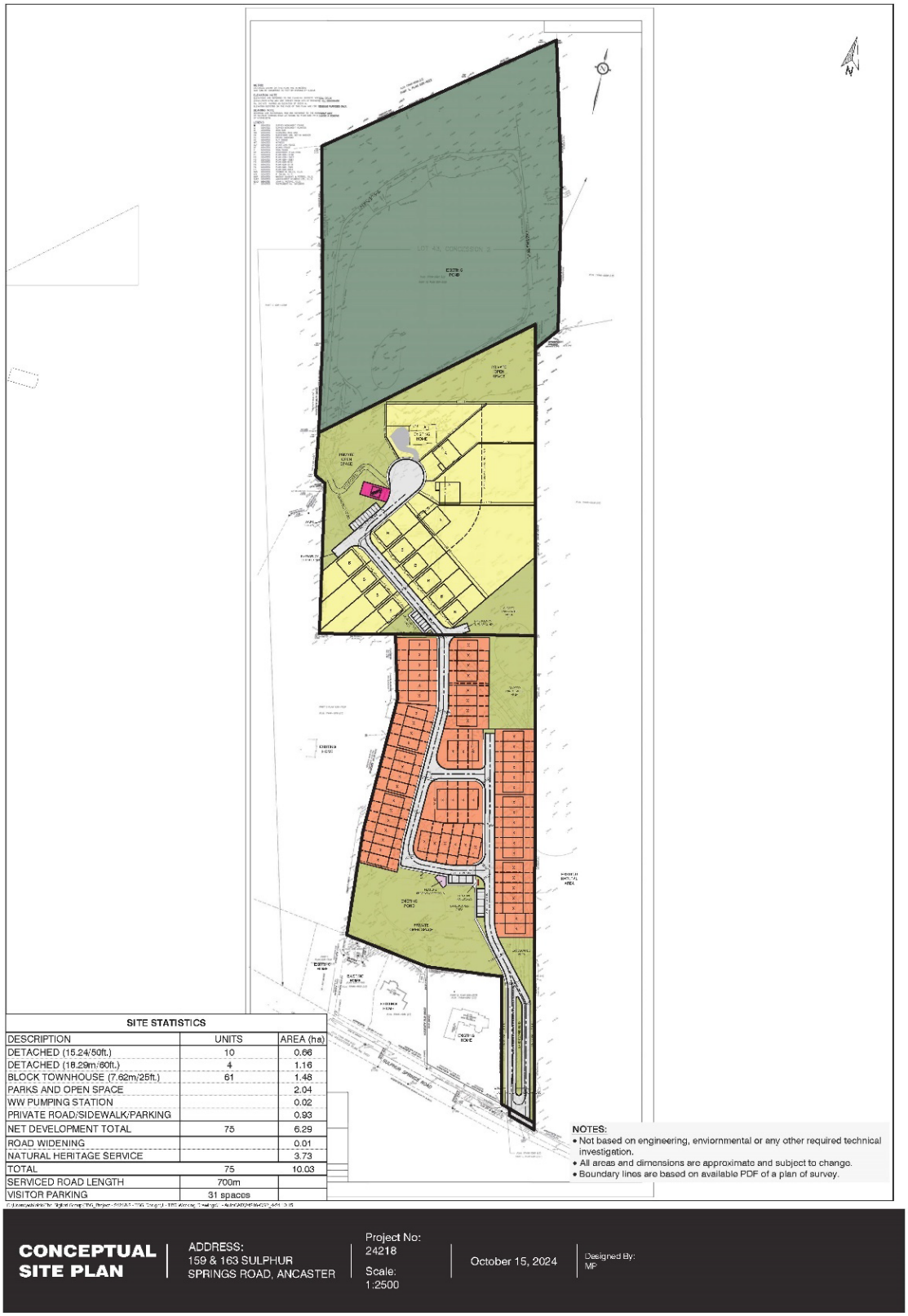


**Figure 4:** Concept Plan for the subject lands, as submitted by applicant in the Planning Rationale Report.

# Agricultural Impact Assessment

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | The Biglieri Group Ltd. |
| **Date** | March 2025 |
| **Key Findings and Conclusions of the Study** | According to the Biglieri Group Ltd.:<br><br>**Agricultural Designations**<br>• The Subject Site does not constitute Prime Agricultural Lands and is not located within a Specialty Crop Area.<br>• The Subject Site is partially within the Urban Boundary of the City of Hamilton, with the remainder located outside; and the lands within the Urban Boundary are currently zoned Agricultural 'A' in Zoning By-law 87-57.<br><br>**Soil Capability**<br>• Based on Ministry of Agriculture, Food and Agribusinesses, the Subject Site and surrounding lands have the following Canada Land Institute Agricultural Capability:<br>  ○ Ancaster Silt Loam, 5T – soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, but improvement practices are feasible;<br>  ○ Colwood Silt Loam, 2W – soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices and have excessive soil moisture;<br>  ○ Ancaster Silt Loam, 6T – soils in this class are capable of producing perennial crops only, and improvement practices are not feasible. Additionally, they have adverse relief because of steepness or pattern of slopes.<br>• The Biglieri Group Ltd. states that, based on the information above, the soil capability of the Subject Site and the |

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| | surrounding lands are considered limited for agricultural cultivation.<br><br>**Agricultural Potential**<br>• OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas encourages a minimum lot size of 40 hectares for new farm parcels in good general agricultural areas, which is greater than the Subject Site, which is approximately 10 hectares.<br>• While greenhouse operations can operate successfully on smaller agricultural parcels, they require flat sites to accommodate the greenhouse structures, and the rolling topography of the Subject Site does not support this.<br>• The potential of the Subject Lands to accommodate livestock operations would be restricted by the Minimum Distance Separation (MDS) calculation requirement, as the City of Hamilton's Urban Boundary is immediately adjacent to the area, and the calculation would eliminate all potential for livestock uses within the Subject Area.<br>• Based on the above review, it is the Biglieri Group Ltd.'s opinion that the proposed application will have no impact on the agricultural potential of the subject property, nor those in the immediate area. |

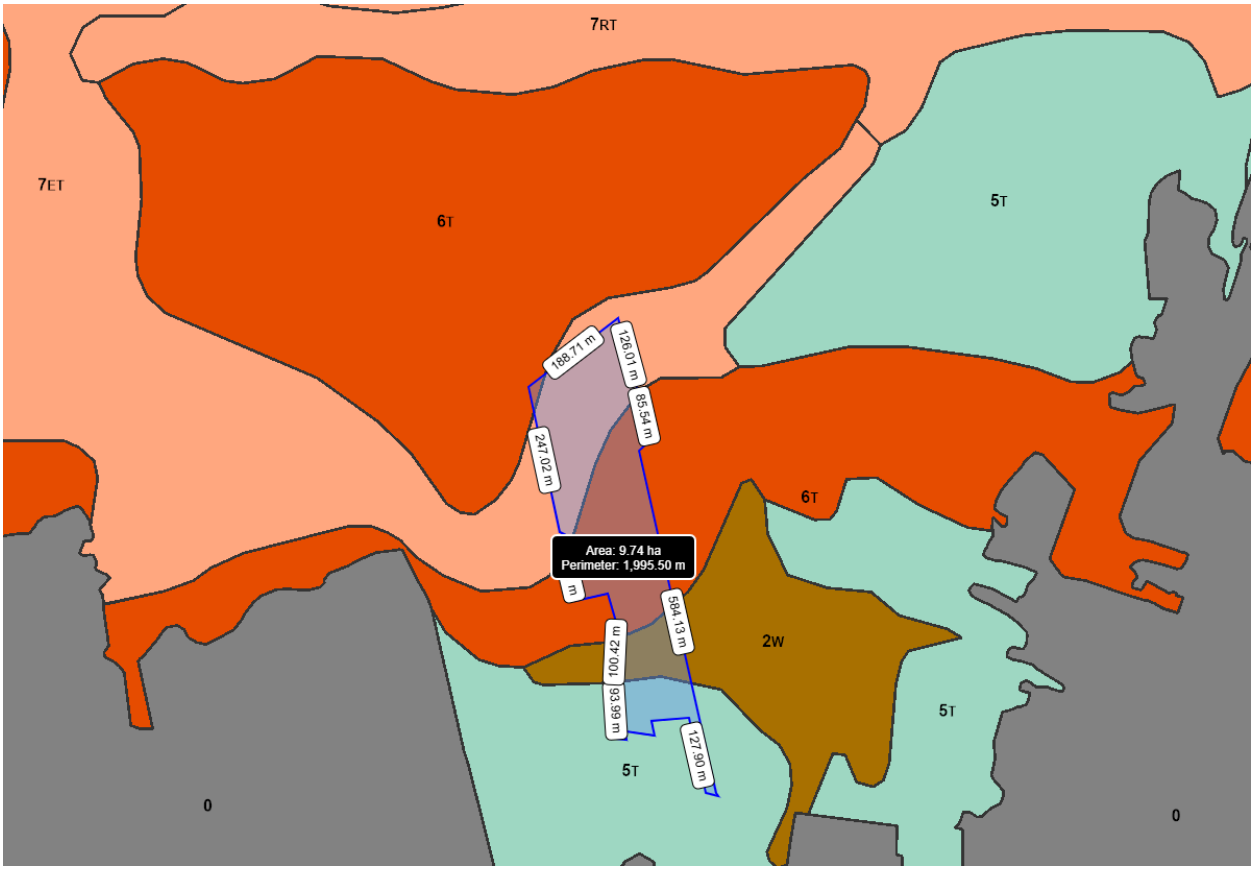


**Figure 5:** Soil Capability for Agriculture for the Subject Lands (Retrieved from Ontario Ministry of Agriculture, Food, and Agribusiness AgMaps)

# Arborist Report and Tree Preservation Plan

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | SLR Consulting (Canada) Ltd. |
| **Date** | December 18, 2024 |
| **Key Findings and Conclusions of the Study** | According to SLR Consulting Ltd.:<br><br>**General Information**<br>• The Arborist Report was completed by an International Society of Arboriculture (ISA) Certified Arborist.<br>• A tree inventory was completed on October 16, 18, and 22, 2024 for all trees with a Diameter at Breast Height (DBH) of 10cm or greater within the Subject Property.<br>• For individual trees, information collected during the inventory included mapped geo-location, the identification of species, native vs. non-native status, size (DBH), canopy width, and a general assessment of health and condition.<br><br>**Tree Inventory**<br>• The tree inventory included 203 individually inventoried trees, 13 tree groups (approximately 265 trees total) and four tree plots (approximately 153 trees total). The entire Subject Property was inventoried with exception to the northern pond area where no development is proposed.<br>• The most common individually inventoried species was Black Walnut. In terms of native-species, there were also many White Pine, White Spruce, and Silver Maple. Various non-native species, such as Norway Maple and Blue Spruce were also found as landscape trees within the anthropogenic portions of the property. Most trees were in good to fair condition.<br>• Two Species at Risk (SAR) were observed – one Cucumber Tree, and approximately five young Kentucky Coffee-trees. These SAR trees are believed to have been planted. As |

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| | plantings, these individuals would have originated from cultivated stock, and Exemption 12 of the Endangered Species Act (2007) would apply.<br><br>**Tree Removal/Injury**<br>• Approximately 500 trees will require removal to accommodate the proposed development.<br>• A total of 15 trees may potentially be injured during the proposed works, which are all in good to fair condition.<br><br>**Tree Protection Plan**<br>• The specifications for tree protection are detailed on the Tree Protection Plan images, which are included in the report, including the locations of required tree protection fencing. The Tree Protection Plan is intended to act in concert with the Arborist Report.<br>• The trees proposed to be retained will be primarily protected by tree protection barriers/fencing, which is to be placed at minimum one metre beyond their dripline and/or Tree Protection Zone.<br>• Areas within the tree protection zone shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building/construction material, structures, or equipment. No re-grading, including filling or excavation, is to take place within the protected area. All underbrush that is to be removed from within the protective barriers must be cleared by hand.<br>• Trees to be removed will be felled by an ISA certified arborist using good arboricultural practices to limit potential damage to the trees being retained, including practices associated with felling and grinding, woodland edge management, pruning, root pruning, and root sensitive exploration.<br>• Should tree removal during bird nesting season be unavoidable, the developer is required to conduct a nesting survey. In addition, the developer is also required to provide on-site monitoring by a registered professional biologist to ensure nests will not be damaged.<br>• If tree removals are necessary within the active period for Species at Risk bats, further acoustic surveys could be |

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| | completed, focusing on identified snag trees, to ensure that there are no active SAR bats.<br>• The certified arborist is required to conduct and prepare inspection reports, such as a Post-Grading Tree Maintenance Report (identifying problems, progression, successes, etc.), for submission to the City of Hamilton Planning Department. General requirements include:<br>  ○ tree removals;<br>  ○ inadvertent damage to trees to remain;<br>  ○ maintenance measures; and<br>  ○ grading adjacent to protective areas.<br>• Should the root system or above ground components of any tree designated to be retained sustain minor damage, as determined by an ISA certified arborist, remediation of the damage will be the responsibility of the contractor and at the advice of the arborist.<br>• If irreparable damage has occurred, the tree becomes unsafe or liability is questionable, the contractor will be required to remove the tree(s) and re-establish the tree(s) to the satisfaction of the ISA certified arborist and the City. |

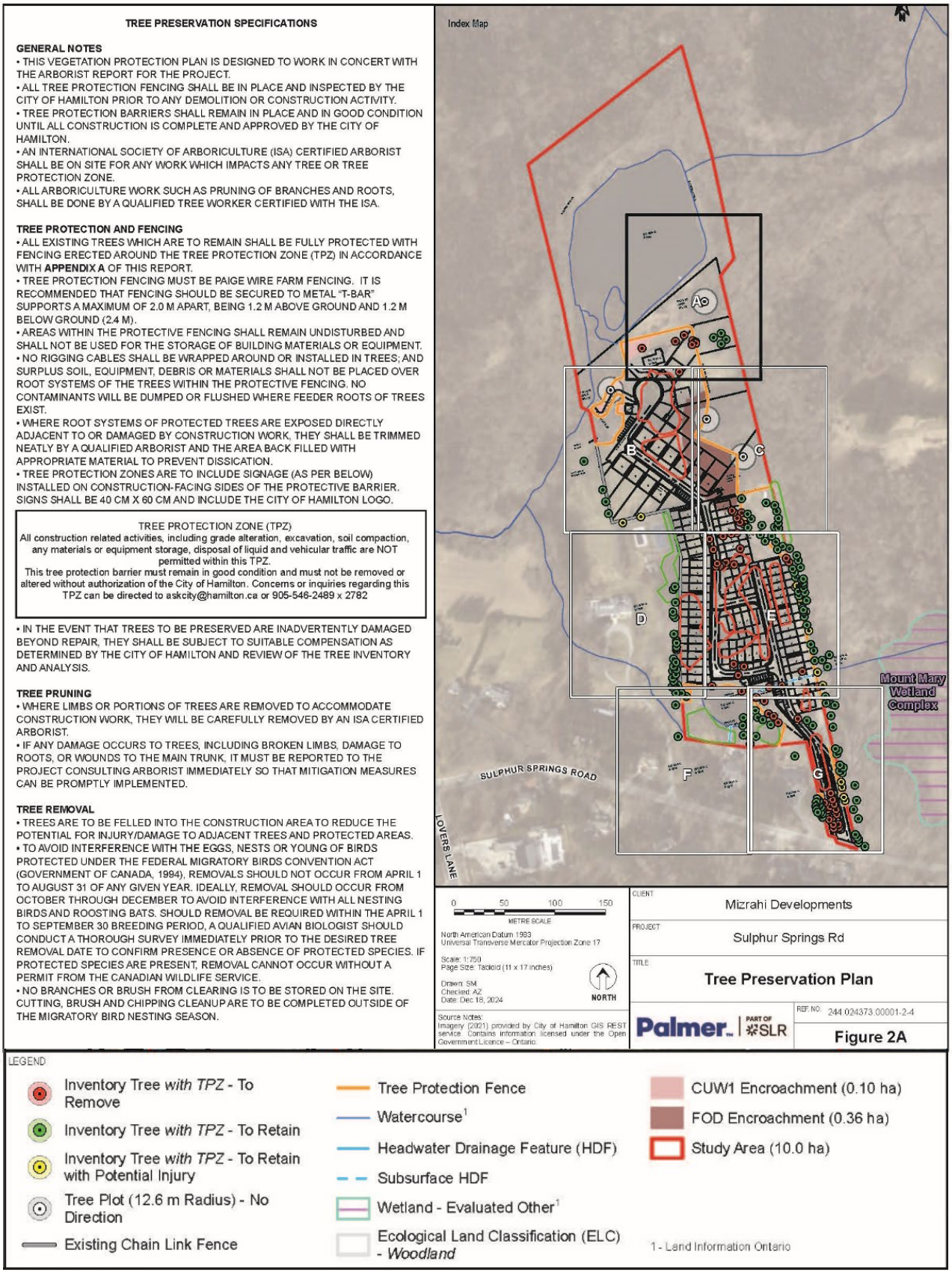


**Figure 6:** Overview of Tree Preservation Plan

# Functional Servicing and Preliminary Stormwater Management Report

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | C.F. Crozier & Associates Inc. |
| **Date** | November 2024 |
| **Key Findings and Conclusions of the Study** | According to C.F. Crozier & Associates:<br><br>**Roads**<br>• Access to the Subject Development will be provided by one split connection to Sulphur Springs Road to allow for secondary emergency vehicle access with minimum 6 m width lanes.<br>• Within the development, the road network will consist of private condominium roadways with varying widths suitable to accommodate internal traffic, all underground services, and utilities as well as boulevard features. Typical right-of-way width is 20.5 m from building face to building face, with pavement widths varying from 6 m to 7.5 m coupled with 1.5 m sidewalks on one side.<br><br>**Site Grading**<br>• There is an approximate 35 m elevation difference across the site, generally sloping from south to north.<br>• The road network will have slopes at or greater than 0.5% and generally less than 5%, except for at the access to the site and along the northern part of the road network in order to follow existing topography to the extent feasible and limit the amount of required fill. In these areas, the road slopes vary from 6.0% to 8.8%.<br>• Future technical submissions will investigate the feasibility of additional fill in the north section of the development to flatten the road network should it be deemed necessary. Grading of roadways will be completed to ensure no flooding of private |

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| | property, nor will flow depths greater than 0.30 m occur during the 100-year storm event.<br><br>**Sanitary Servicing**<br>• The existing houses on the property are on private services (septic), as the site borders the Ancaster Wastewater System. There is City wastewater infrastructure located adjacent to and around the Subject Development. A concrete 375 mm diameter sanitary sewer fronts the site on Sulphur Springs Road, conveying flows from west to east.<br>• The functional servicing analysis evaluated alternatives to service wastewater flows from the Subject Development, including:<br>o **Alternative 1 (Recommended Alternative):** service by an internal network of gravity sewers, using a private sewage pumping station (SPS) at the north end of the developed portion of the site. The SPS and associated forcemain will be privately owned (by the Condominium Corporation) and operated by a third-party contractor (e.g. Ontario Clean Water Agency). The additional flow from the Subject Development is relatively small (Total Peak Daily Flow is estimated at 7.1 L/s) and it is expected the sewage pumping station will be able to accept the additional flow. Confirmation of the station's capacity and a downstream analysis of the external sanitary sewer network will be undertaken as part of subsequent engineering submissions to confirm the capacity of the receiving sewer(s).<br>o **Alternative 2:** have the single detached units at the north on low-pressure grinder systems and pumping wastewater flows to the highpoint in the middle of the site, where the gravity system would drain internal to the site south to a proposed lift station at the south property limits prior to discharging into the existing City sanitary system. This alternative would be designed under future technical submissions should it be deemed desirable by the City.<br>o **Alternative 3:** Should the downstream capacity analyses under the other alternatives determine the existing |

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| | sewage pumping station cannot currently service the Subject Development and/or upgrades are not feasible, the Alternative 3 sanitary servicing strategy that would be recommended is on-site treatment through a Newterra system (or approved equivalent).<br><br>**Water Servicing**<br>• It is understood that two private wells on the Subject Lands currently provide drinking water to the existing dwellings.<br>• The Subject Lands are situated within Pressure District 18 in the City's distribution system. The water pumping station for this Pressure District is located northwest of the site on Sulphur Springs Road.<br>• A private watermain internal to the Subject Development is proposed. The connection to the existing City watermain system requires further discussion and consultation with the City. To this end, C.F. Crozier & Associates recommended upgrades to the existing watermain system to facilitate the connection of the proposed internal watermain on the subject site to the dead-end watermain that is adjacent to the site.<br>• It was determined based on City Standards that the required fire flow for the Subject Development is 100 litres per second and the required storage is 720 m3. Hydrant flow testing is recommended to confirm that the required fire flow maintains minimum pressures and volume throughout the existing watermain network.<br>• It is recommended that a full Watermain Hydraulic Analysis Report be completed per City of Hamilton standards as part of future technical submissions. Hydrant flow testing results should also be included to update and calibrate the City's model.<br><br>**Stormwater Management**<br>• A portion of the Subject Development currently drains to the larger pond at the north end of the site which outlets to Sulphur Springs Creek. The remainder of the development feeds the existing wetland to the east.<br>• The Subject Development will be constructed to a fully urbanized system complete with curb and gutter, and storm sewers. The drainage system will consist of storm sewers and |

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| | catch basins sized to convey the 100-year design storm event, and overland flow routes within the road allowance are designed to safely convey the regional storm event, Hurricane Hazel.<br>• A stormwater management strategy and accompanying recommendations are provided in the full Report.<br><br>**Preliminary Low Impact Development Strategy**<br>• Detailed design of Low Impact Development (LID) strategies will be completed during future technical submissions, however, a preliminary analysis of LID strategies that can be considered for the Subject Development are (but not limited to) bioretention swales, enhanced grass swales, infiltration trenches/soakaway pits, downspout disconnection, and open-bottom stormwater management tanks.<br>• The preliminary LID approach for the Subject Development will aim to maximize infiltration of clean water from rooftops and lawns using LID strategies located within open spaces near residential buildings, private Storm Water Management facilities, and adjacent to but located outside of the Natural System.<br><br>**Utilities**<br>• The Subject Development will be serviced with natural gas, telephone, cable TV, and hydro. The design of such utilities will be coordinated with the local utility companies servicing the City. Utilities are proposed to follow the alignment of the internal road network, with individual service connections to each lot.<br><br>**Erosion and Sediment Controls**<br>• Sediment and erosion controls (ESC) will be installed prior to the commencement of any earthworks and maintained throughout until the site is stabilized, or as directed by the Engineer, Hamilton Conservation Authority, and/or City.<br>• Proposed ESC measures include heavy duty silt fence around the perimeter of the development limit, interceptor swales and ditches, flow check dams, dust suppression, temporary silt traps, and topsoil stripping/protection. |

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| | **Conclusion**<br>• C.F. Crozier & Associates concludes that the proposed development can be adequately serviced. |

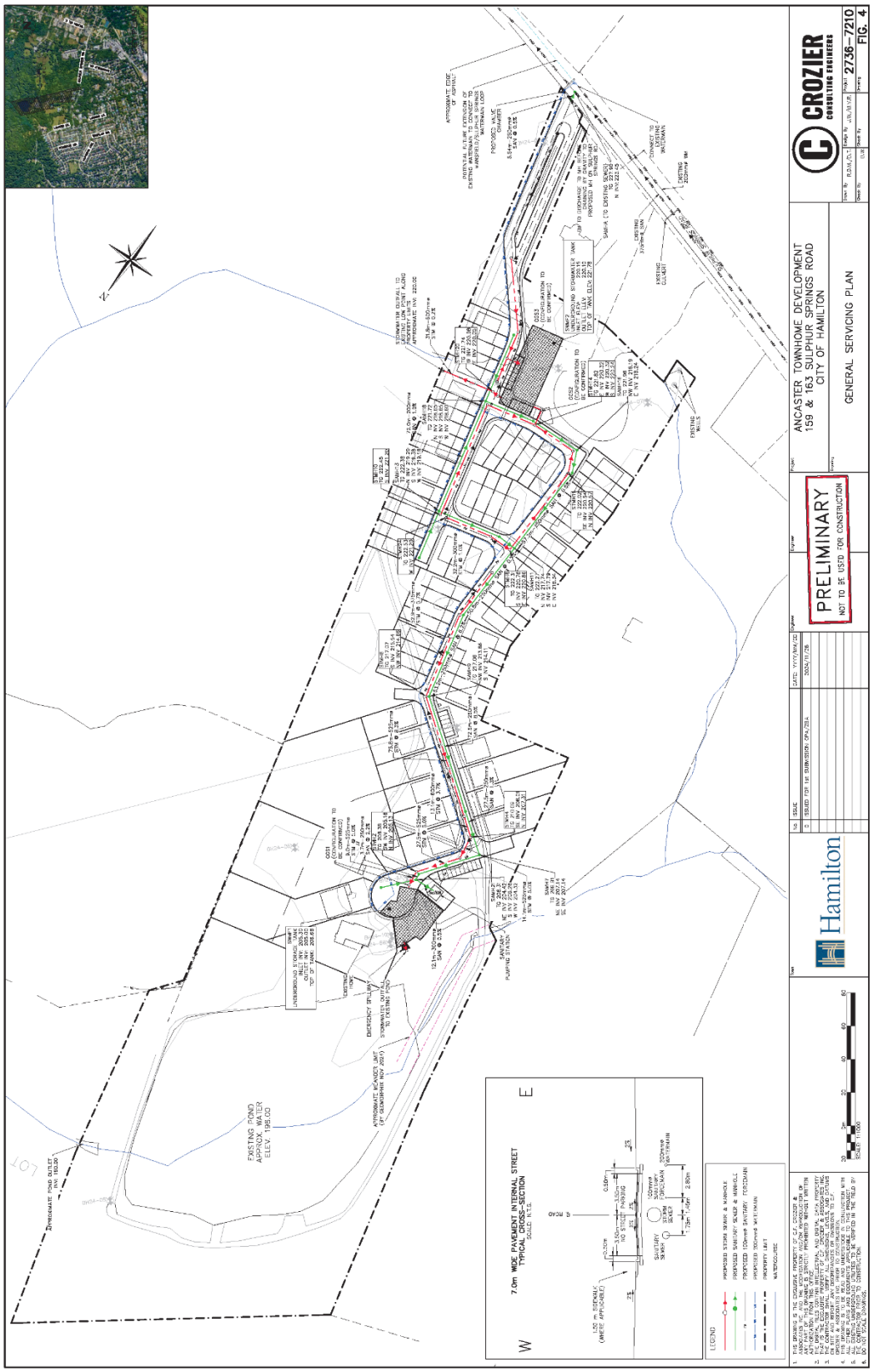


**Figure 7:** General Servicing Plan, as submitted by the applicant

# Hydrogeological Investigation

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | SLR Consulting (Canada) Ltd. |
| **Date** | December 6, 2024 |
| **Key Findings and Conclusions of the Study** | According to SLR Consulting (Canada) Ltd.:<br><br>**Overview of Site**<br>• The Site is located within the Spencer Creek Watershed, within the Sulphur Creek subwatershed.<br>• The Sulphur Creek subwatershed is approximately 17 km2 that originates on the border of the Dundas Valley where it drains east ultimately discharging into Hamilton Harbor.<br>• Sulphur Creek is located approximately 1km north of the Site boundary.<br>• The Site shows a topographic peak near the southern boundary of the Site, and slopes downwards towards the northern boundary. Two ponds are located within the Site boundary. A small pond located near the southern boundary of the Site, and a large pond located at the northern Site boundary. Both ponds show outlets that flow east out of the Site boundary, which eventually flow north towards Sulphur Creek.<br><br>**Physiography and Geology**<br>• The Site is located primarily within the Norfolk Sand Plain physiographic region, which is described as a plain of silts and sands that extends southwest towards Lake Erie. The sands of this plain are usually well drained and discharge into nearby streams and creeks.<br>• A small portion of the northern part of the Site, including the northern pond, is with the Niagara Escarpment physiographic region. |

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| | • The surficial geology of the area represents coarse-textured glaciolacustrine deposits including gravels, sands, silts, and minor clays. Based on the borehole drilling program, the Site was found to be predominantly underlain by silts.<br>**Source Water Protection**<br>• The Site is in the Hamilton Region Source Protection Area, within a Highly Vulnerable Aquifer and a Significant Groundwater Recharge Area with a vulnerability score of "N/A". Based on the proposed development, SLR Consulting (Canada) Ltd. is of the opinion that these designations will not pose constraints on the development plan.<br>• Maintenance of the pre-development infiltration rates at post development is expected to be required through the use of Low Impact Development (LID) measures.<br>• Because the site is in a Highly Vulnerable Aquifer, the proposed development may require a salt management plan to mitigate any potential impacts to the groundwater quality should road salting be considered for the development.<br><br>**Groundwater Levels and Flow**<br>• Groundwater flow was found to move northwest towards the northern pond, then northeast towards Hamilton Harbour.<br>• Groundwater levels ranged from -0.02 to 4.32 metres below ground surface and groundwater elevation ranged from about 192 to 223 meters above sea level. Groundwater levels at the site were found to be shallow, with most groundwater levels close to surface, and negative groundwater levels observed in one location.<br>• Based on these high groundwater levels, residential units would need to be built as slab on grade without basements. Should basements be considered for the Project, it is expected that the grade will have to be raised in several locations to accommodate underground structures and allow for sufficient separation from the groundwater table (at least 0.5 m).<br>• Additional groundwater level monitoring is recommended to confirm the seasonal high groundwater table at the Site. |

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| | **Groundwater Chemistry**<br>• Groundwater quality was generally good and typical for the area, with exceedances in the Aesthetic Ontario Drinking Water Standards noted for colour, hardness, total dissolved solids, turbidity, aluminum, iron, and manganese. The metals exceedances are not considered to be a concern for the Site.<br>• Exceedances were also noted for total coliforms and sodium. The presence of coliforms is typical in raw groundwater. The elevated sodium may be related to road salting.<br>• Twelve wells are present within a 500 m radius of the Site, with four being used for domestic water supply. Three of these wells are deep drilled wells that obtain potable water from the deep bedrock and not the unconfined overburden aquifer. These wells are unlikely to be negatively impacted by the development.<br>• The final well is a bored well with a depth of 7.9 metres and obtains potable water from the unconfined silt and sand aquifer approximately 100 metres west of the southwest corner of the site. As infiltration is intended to be maintained post-development, and this well is located upgradient to cross gradient from the Site, no negative impacts to this well would be expected.<br><br>**Pre- and Post-Development Water Balance**<br>• Based on a Site area of 10.03 ha, it is estimated that 19,822 m3/yr of precipitation infiltrates and 16,764 m3/yr runs off.<br>• Based on the concept plan provided, the impervious area is estimated to increase by 2.41 ha. In the post-development conditions, it is estimated that 14,675 m3/yr of precipitation infiltrates and 33,563 m3/yr runs off. This represents a decrease in infiltration by 5,148 m3/yr (-26%), and an increase in runoff by 16,799 m3/yr (+100%).<br>• The use of Low Impact Development (LID) strategies may be used to meet pre-development infiltration targets to the best practical extent. Based on groundwater levels at the Site, surface-based LID measures such as grassed swales or shallow infiltration trenches may be utilized. Based on the Site plan, directing rooftop runoff to rear-yard swales may also be considered to increase infiltration post-development. |

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| | • Two ponds exist within the current Site boundary and are intended to be maintained post-development. As infiltration will likely be able to be maintained post-development through the deployment of LIDs, no impacts to these ponds is anticipated. |

**Figure 8:** Map of groundwater flow, as submitted by the applicant.

# Scoped Environmental Impact Study

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | SLR Consulting (Canada) Ltd. |
| **Date** | December 18, 2024 |
| **Key Findings and Conclusions of the Study** | According to SLR Consulting (Canada) Ltd.:<br><br>**General Site Information**<br>• An updated Environmental Impact Study (EIS) will be prepared following completion of additional surveys in 2025, including a range of ecological surveys, as SLR Consulting (Canada) Ltd. recognizes that further field surveys and assessment of significance will be needed to fully characterize the natural heritage features within the Subject Property.<br>• Natural features within the property include woodlands and an Area of Natural and Scientific Interest (ANSI) – Life Science (Provincially Significant).<br>• The southern portion of the Subject Property is located approximately 30 m west of a non-provincially significant wetland.<br><br>**Key Applicable Policy Areas**<br>• The Subject Property is within the Greenbelt Plan and the Niagara Escarpment Plan Areas. Most of the Subject Property is located within lands designated under the Niagara Escarpment Plan as Escarpment Protection Area, where the policies aim to protect and enhance natural and hydrologic features and the open landscape character of the Escarpment and lands in its vicinity. The wooded northern portion of the Subject Property is designated as Escarpment Natural Areas, which includes the most sensitive natural and scenic resources of the Escarpment.<br>• The Subject Property is located within Ecoregion 7E |

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| | • The majority of the Subject Property is designated as Key Natural Heritage Feature Significant Woodlands within the Rural Hamilton Official Plan.<br><br>**Vegetation Communities and Flora/Species at Risk**<br>• Field investigations and background review identified nine vegetation communities within the Subject Property. Twenty-one of the 67 (31%) species identified were non-native to Ontario.<br>• Two Species at Risk, the Cucumber Tree and Kentucky-tree were observed on site. The trees are proposed to be removed; however, they are believed to have been planted and are thus not expected to be protected under the Endangered Species Act. Consultation with the Ministry of the Environment, Conservation and Parks will confirm the required direction to be taken regarding the planted trees.<br>• A full Species at Risk screening and assessment, including targeted surveys, will be completed in 2025.<br>• A plant species list will be provided as part of the updated EIS Addendum.<br><br>**Incidental Wildlife**<br>• Wildlife observations on the Subject Property and surrounding landscape during field investigations included species such as Black-capped Chickadee, White-breasted, Eastern Grey Squirrel and White-tailed Deer.<br>• The proposed development has the potential to impact more common wildlife (e.g., primarily birds and common mammals) due to tree and vegetation removals. Impacts to wildlife associated with wetlands will require further assessment as part of the updated EIS.<br><br>**Aquatic Environment**<br>• The Subject Property is situated within the headwaters of the Sulphur Creek watershed. This watershed arises from the Copetown Bog, the only kettle bog identified in the City of Hamilton, and eventually empties into Spencer Creek, approximately 7 km downstream of the Subject Property. From Spencer Creek, flow reaches Lake Ontario through the Cootes |

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| | Paradise Marsh and Hamilton Harbour, to the east of Dundas, Ontario.<br>• A man-made pond exists in the northern half of the property.<br>• A cold-water stream, which is a tributary of Sulphur Creek, transverses the Subject Property to the northern pond.<br>• During SLR Consulting (Canada) Ltd.'s October 2024 site visit, several Largemouth Bass, a species more commonly associated with warmwater conditions, were observed along the pond's northwestern quadrant within shallower waters.<br>• Three, small Headwater Drainage Features are located in the southern half of the property, along with a small man-made pond.<br><br>**Woodland and Buffers**<br>• The wooded portions of the Subject Property are designated as Key Natural Heritage Feature Significant Woodlands in the Rural Hamilton OP and generally require a 30 m vegetation protection zone from the dripline edge.<br>• Due to the historically altered nature of the majority of the Subject Property (i.e., ornamental, and manicured landscaping), there may be woodland boundaries where certain Vegetative Protection Zone's width could be reduced, and strategic plantings and restoration may be implemented elsewhere within the property to help enhance other, more mature woodland boundaries.<br>• Based on the site plan, a small amount of woodland edge encroachment (0.48ha) of the northwestern and eastern cultural woodland is proposed where the proposed grading and development limits overlap with the woodlands. The removal of these areas of woodland edge habitat is not expected to negatively impact the overall woodland ecological functions with the implementation of compensation and off-setting plantings. Further field surveys in 2025 will be completed to better understand all potential impacts.<br>• The current site plan and grading plan limits overlap with 2.0 ha of significant woodland Vegetative Protective Zone (VPZ) area. To offset any potential impacts to the woodland and woodland VPZ encroachments, restoration plantings are proposed within Private Open Space and Landscape areas, which are proposed |

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| | adjacent to these existing woodlands. Potential refinement of the development plan subject to the 2025 field surveys and further assessment of ecological functions may result in the incorporation of further buffer areas.<br>• Planting and restoration efforts will aim to restore the natural areas within a site level context where disturbances have occurred as a result of the proposed development and construction works.<br><br>**Wetlands**<br>• No wetlands were identified within the Subject Property. Vegetative protection zones associated with the wetland on an adjacent property do not overlap with the Subject Property's limits. It is, thus, not anticipated that this wetland will be impacted by the proposed development provided that the hydrological conditions supporting the wetland are maintained. Thus, no compensation or mitigation beyond Erosion Sediment Control measures will be required.<br><br>**Aquatic Habitat and Fish Habitat**<br>• In the City's Rural OP, a 30 m Vegetative Protection Zone is generally required from permanent and intermittent streams and fish habitat. This setback will apply to Sulphur Creek in the northern portion of the Subject Property. This 30 m setback has also been applied to the watercourse corridor which extends towards the western property limit.<br>• Direct encroachment into the northwest Sulphur Creek tributary is not planned as part of the proposed development. Potential impacts to the general area surrounding the southeast Sulphur Creek tributary will be assessed as part of the detailed design to avoid and/or mitigate potential direct or indirect negative effects from the development.<br>• During the construction phase of the development there is potential for erosion and off-site transport of sediment to be directed to the watercourse. Therefore, to avoid potential impacts to the northeast Sulphur Creek tributary, the project will implement Best Management Practices (BMPs) related to Erosion Sediment Control (ESC) measures, including a comprehensive ESC plan. |

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| | • The northern pond is protected within the natural heritage setbacks associated with the adjacent woodlands and no development is proposed within the northern pond area.<br>• The southern man-made pond provides minimal aquatic habitat or riparian habitat function. No fish were observed within the pond itself and no development is proposed within or adjacent to the southern pond to the knowledge of SLR Consulting (Canada) Ltd.<br>• The Headwater Drainage Features (HDF) within the southern half of the property provided minimal flow or were not flowing during October 2024. These features will need to be further evaluated in spring 2025 to fully characterize their hydrologic function. Outside of hydrologic functions, it is likely that all HDFs within the Subject Property provide minimal riparian, and terrestrial habitat function due to their placement within a manicured, urbanized landscape (i.e., lawn). |

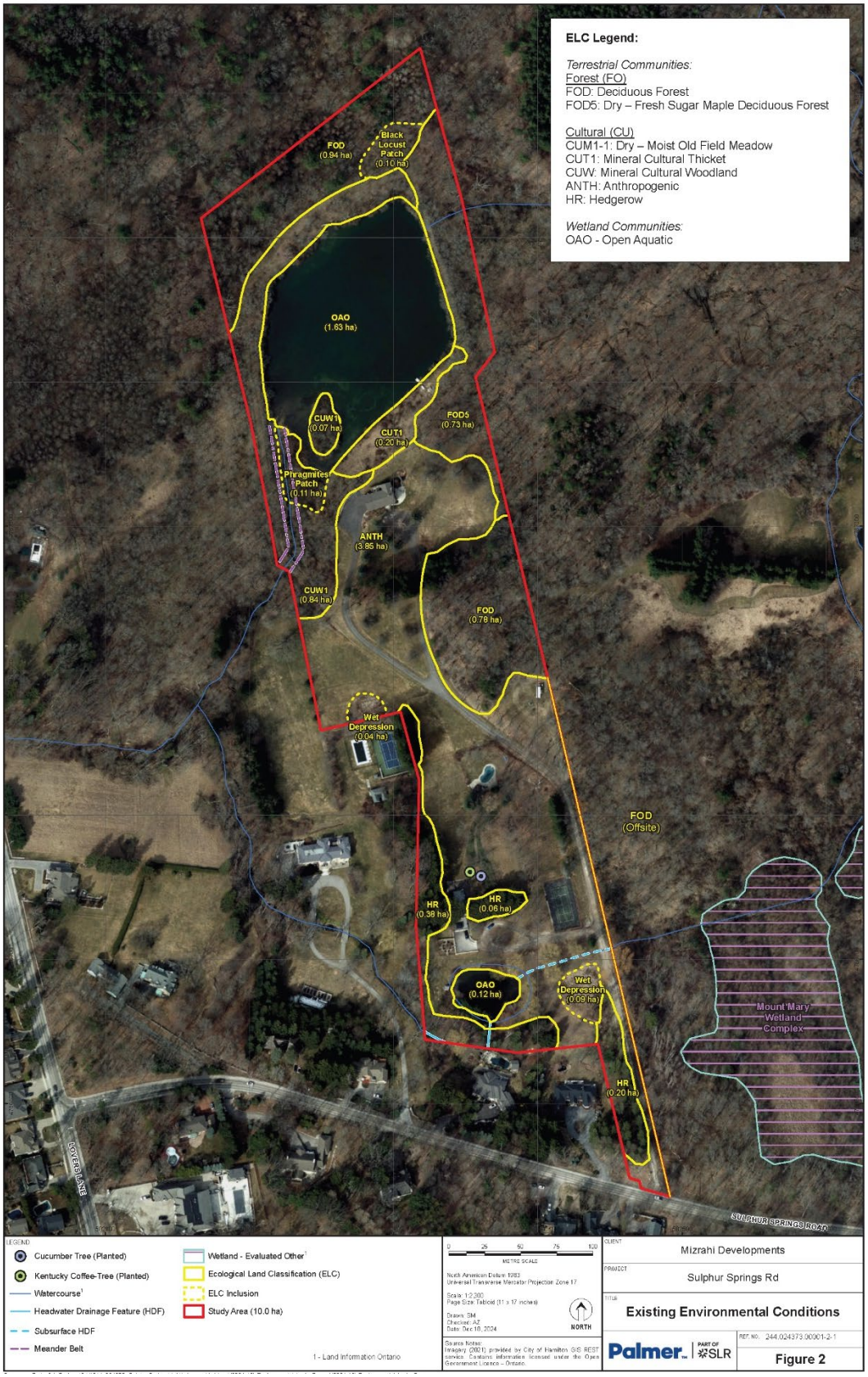


**Figure 9:** Map of existing environmental conditions, as submitted by the applicant

# Stage 1 & 2 Archaeological Assessment

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | Archaeological Consultants Canada |
| **Date** | December 3, 2024 |
| **Key Findings and Conclusions of the Study** | According to Archaeological Consultants Canada:<br><br>**Overview of Assessment Types**<br>• A Stage 1 Archaeological Assessment evaluates the subject property's archaeological potential to recommend appropriate strategies for the Stage 2 survey.<br>• The objective of a Stage 2 Archaeological Assessment is to document all archaeological resources present on the property and to make a determination about whether these resources, if present, have cultural heritage value or interest, and whether a Stage 3 survey is required for further assessment of the identified sites.<br><br>**Stage 1 Archaeological Assessment**<br>• According to the Ontario Archaeological Sites Database (OASD), no archaeological sites have been registered within the subject property; however, twenty sites have been registered within 1 km of the subject property.<br>  ○ Five of the sites are located within 300 km of the subject property.<br>  ○ Eleven are Euro-Canadian or have a Euro-Canadian component.<br>  ○ One has an Afro-Canadian component.<br>  ○ Twelve are Indigenous or have an Indigenous component.<br>• Sites include homesteads, dumps, wagon shops, scatters, middens, camps, and villages. |

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| | • A Stage 1 visual inspection was conducted on November 15, 2024. The entirety of the subject property was accessible and was inspected.<br>• A visual property inspection determined that 1.32 ha of the subject property has been previously disturbed by modern construction activities and has low to no archaeological potential. 1.74 ha of the subject property consists of ponds and watercourses.<br>• Therefore, Stage 1 background research indicated that 6.76 ha of the subject property retained archaeological potential and was recommended for Stage 2 assessment due to the following factors:<br>  ○ The subject property is largely comprised of well-drained land that is suitable for human habitation and agriculture.<br>  ○ The subject property is adjacent to Sulphur Springs Road an early historical transportation route.<br>  ○ Two tributaries of Sulphur Spring are located within the subject property.<br>  ○ Twenty archaeological sites have been registered within 1 km of the subject property.<br><br>**Stage 2 Archaeological Assessment**<br>• A Stage 2 property assessment was conducted on December 2, 2024.<br>• The Stage 2 Assessment implemented test pit survey at 5 m intervals. No artifacts or other archaeological resources were identified.<br><br>**Conclusion**<br>• Archaeological Consultants Canada (ACC) state that no artifacts or other archaeological resources were identified during the stage 1 & 2 archaeological assessment and that the subject property has now been fully assessed according to the Ontario Ministry of Citizenship and Multiculturalism's 2011 *Standards and Guidelines for Consultant Archaeologists.* ACC recommends that no further archaeological assessment of the property is required. |


**Figure 10:** Aerial imagery showing the results of the Stage 1 & 2 Archaeological Assessment of the Subject Property, with image locations and directions (images are available in Archaeological Consultants Canada's Stage 1 & 2 Archaeological Assessment for 159 & 163 Sulphur Springs Road)

# Transportation Impact Study

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | C.F. Crozier & Associates Inc. |
| **Date** | November 2024 |
| **Key Findings and Conclusions of the Study** | According to C.F. Crozier & Associates Inc.:<br><br>**Existing Conditions**<br>• The Transportation Impact Study considers the following study intersections:<br>  ○ Lovers Lane and Sulphur Springs Road<br>  ○ Wilson Street East and Sulphur Springs Road/Church Street<br>  ○ Existing Site Access and Sulphur Springs Road<br>• In the 2024 existing conditions, all intersections are operating efficiently with reserve capacity to accommodate future traffic volumes.<br>• Hamilton Street Railway (HSR) operates the “16 Ancaster” bus route near the subject lands, with the closest stop being the “Wilson Street East at Sulphur Springs Road” stop (650 metres or 9-minute walk from subject lands).<br><br>**Future Background Conditions**<br>• The study analyzes anticipated road conditions to 2035, through consideration of details related to anticipated growth rates, future transportation network improvements, and anticipated developments near the subject lands that could impact road conditions.<br>• A growth rate of 2% was applied to all traffic to forecast future traffic growth at the study intersections, as per industry standards.<br>• The analysis demonstrated that the intersection of Wilson Street East and Sulphur Springs Road/Church Street would reach above capacity conditions by 2035, particularly at the eastbound |

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| | approach along Sulphur Springs Road; however, it is noted that a 2% growth rate is a conservative estimate as the roadway is not expected to experience growth of this magnitude.<br>• All other intersections are anticipated to operate efficiently with reserve capacity to accommodate future traffic volumes to 2035, according to the analysis.<br>• Similarly, no queuing exceedances of the auxiliary turn storage lanes were recorded in this assessment. Therefore, queuing on the study road network is not expected to result in notable operational impacts. (i.e., traffic in the area is not expected to have any major problems because of vehicles waiting to turn).<br><br>**Site Generated Traffic**<br>• The full buildout of the proposed development is expected to generate a total of 38 and 49 two-way trips during the weekday a.m. and p.m. peak hours, respectively.<br>• In the 2035 future total scenario, which considers future background conditions (see above) in addition to site-generated traffic, the intersection of Wilson Street East and Sulphur Springs Road/Church Street is anticipated to have a level of service of “C” during AM traffic and “D” during PM traffic.<br>• These results indicate only a slight increase in the future total scenario conditions compared to the 2035 future background scenario (i.e., a scenario which considers the impacts of factors beyond the proposed development). Consequently, the site-generated trips are not expected to notably impact traffic operations at the intersection of Wilson Street East and Sulphur Springs Road/Church Street.<br>• All other intersections are expected to operate efficiently with reserve capacity to accommodate future traffic volumes.<br><br>**Left-Turn Land Warrant Analysis**<br>• The analysis did not warrant a left-turn lane in relation to the existing site access under the 2035 future total scenario.<br><br>**Site Access**<br>• Case B1 (Left Turn from the Minor Road) and Case B2/B3 (Right Turn / Crossing Maneuver from the Minor Road) were used to evaluate sight line adequacy for the site access. |

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| | • The available sight distance for the site access along Sulphur Springs Road meets the minimum sight distance requirements for Case B1 (Left Turn from the Minor Road).<br>• For Case B2/B3 (Right Turn / Crossing Maneuver from the Minor Road), the minimum sight distance requirement is not met. However, the existing trees along Sulphur Springs Road can be adjusted and removed to ensure proper sightline requirements are met. Furthermore, providing a daylighting triangle according to the Rural Hamilton Official Plan (Chapter C – City Wide Systems and Designations) would help ensure that the minimum sight distance is provided.<br>• The proposed site access meets the access spacing (i.e., the distance between existing and future driveways), intersection spacing, clear throat length, and access width requirements.<br><br>**Parking Review**<br>• The City of Hamilton's Zoning By-Law requires the development to provide a minimum parking supply of 75 parking spaces. The site plan proposes 181 parking spaces, resulting in a parking surplus of 106 parking spaces. Therefore, the proposed parking supply for the development proposal is sufficient when compared with the parking requirements outlined in the City of Hamilton's Zoning By-Law 24-052.<br>• According to Section 5.7.5 of the City of Hamilton's Zoning By-Law 24-052, there are no bicycle parking requirements for single-detached dwellings and townhouse dwellings. It is expected that residents and visitors will be parking bicycles within the individual garage spaces.<br><br>**Recommendations**<br>• As the signalized intersection of Wilson Street East and Sulphur Springs Road/Church Street reaches above capacity conditions in both the a.m. and p.m. peak hours of the 2035 future background scenario, it is recommended to optimize the signal timings at the intersection in both the 2035 future background and 2035 future total scenarios.<br>• To help support fire route access, during the construction, a mountable curb with a paved shoulder may be implemented to support emergency vehicle maneuvers. |

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| | • The existing trees along Sulphur Springs Road should be adjusted and removed to ensure proper sightline requirements are met. Furthermore, providing a daylighting triangle according to the Rural Hamilton Official Plan (Chapter C – City Wide Systems and Designations) would help ensure that the minimum sight distance is provided.<br><br>**Conclusion**<br>• According to C.F. Crozier & Associates Inc., the proposed development can be supported from a transportation operations perspective. |

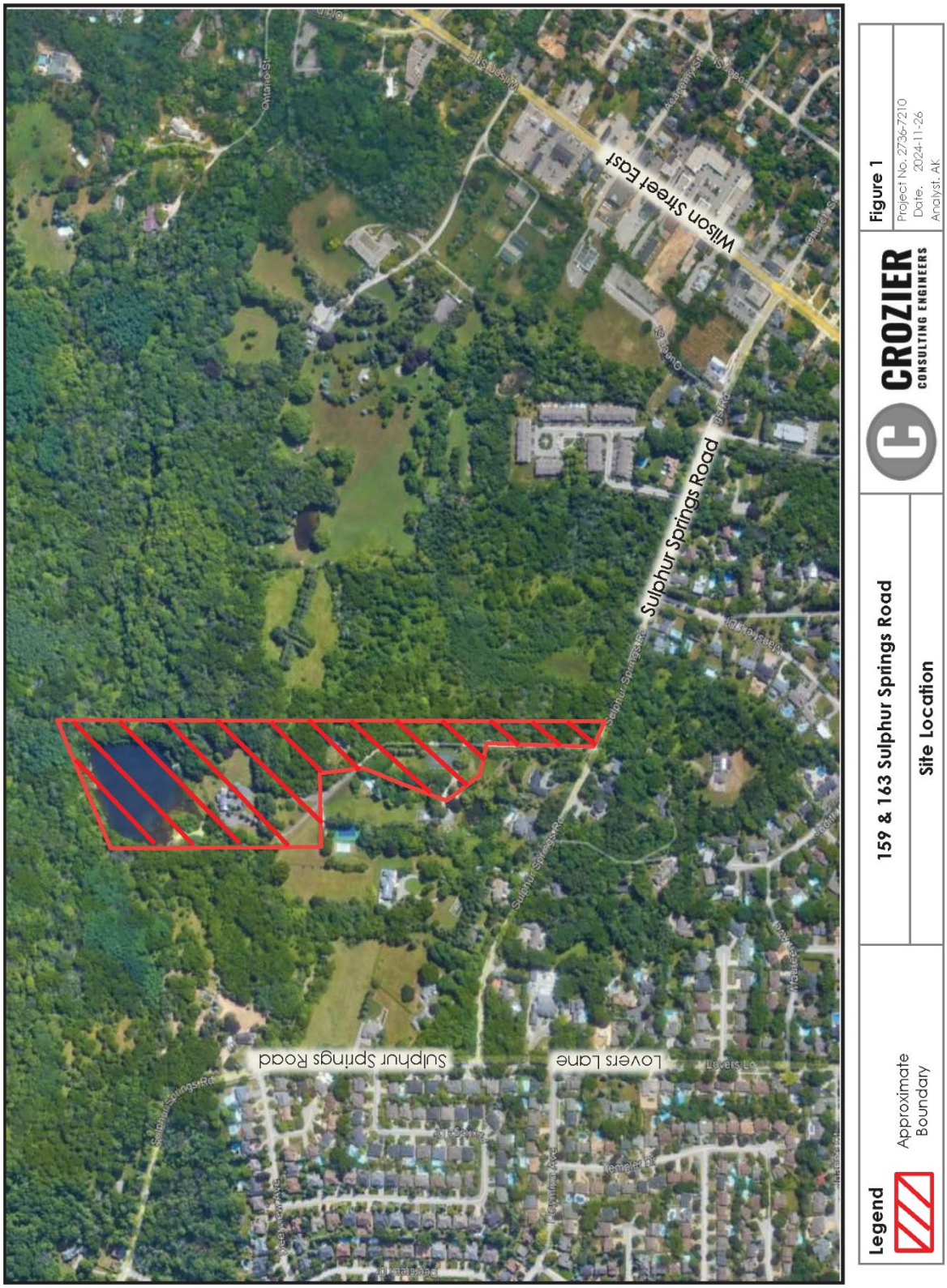


**Figure 11:** Map of site location and surrounding roads, as submitted by the applicant

# Cultural Heritage Impact Assessment

*This summary represents the comments/opinions of the applicant's consultant and are not the opinions of City staff who are reviewing the application*

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| **Prepared by** | The Biglieri Group Ltd. |
| **Date** | May 2025 |
| **Key Findings and Conclusions of the Study** | According to the Biglieri Group Ltd.:<br><br>**Property Status and Heritage Context**<br>• The property at 163 Sulphur Springs Road in Ancaster is identified by the City of Hamilton as an inventoried property with potential cultural heritage value or interest. However, it is not listed or designated under the City's Municipal Heritage Register.<br>• The site was added to the inventory in 2017 as part of a pre-Confederation building survey to celebrate Canada's 150th anniversary. Inclusion was based solely on MPAC data indicating a construction date of 1850, rather than on a comprehensive evaluation of cultural heritage value.<br>• The property is not located within:<br>  • A Heritage Conservation District,<br>  • A designated Cultural Heritage Landscape (CHL),<br>  • A heritage view corridor.<br>• However, it is adjacent to:<br>  • A listed, non-designated property at 437 Wilson Street East, identified as a "Candidate for Designation."<br>  • A segment of Sulphur Springs Road, which is included in the City's inventory of Cultural Heritage Landscapes.<br><br>**Development Proposal and Implications**<br>• The proposed redevelopment of the site would require full demolition of the existing dwelling and associated structures.<br>• While the original structure may date to the early 1850s, it has undergone numerous modifications over time: |

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| | • A first addition likely constructed around the 1860s.<br>• Major renovations in 1986, including:<br>  ○ A rear addition and sunroom,<br>  ○ A partial below-grade three-car garage,<br>  ○ A front patio,<br>  ○ A mansard roof that likely altered the original roofline and possibly the building's height.<br>• These modifications have introduced stylistic elements from different architectural periods, making the structure difficult to classify and significantly impacting its architectural coherence.<br><br>**Heritage Integrity Assessment**<br>• The Ontario Heritage Toolkit notes that buildings which have been irreversibly altered, especially without regard for design integrity, may no longer be worthy of long-term protection.<br>• A comparison with a known worker's cottage from the Hermitage site revealed that:<br>  • Original elements such as the roof, doors, windows, and stone foundation have been significantly altered or removed.<br>  • The three-car garage disrupted the original foundation.<br>  • Later additions introduced pseudo-historic elements that are inconsistent with conservation principles.<br>• Although some sections of the original walls (south, east, and west) may remain, they have been so heavily modified that restoration would rely on conjecture, which is not in keeping with best practices in heritage conservation.<br>• The dwelling has lost the ability to express its original massing, form, and materiality, and thus no longer retains sufficient heritage integrity.<br><br>**Evaluation Against Provincial Criteria (O. Reg. 9/06)**<br>• Under Ontario Regulation 9/06, properties must meet at least two of nine criteria to be eligible for heritage designation. In this case, the site meets:<br>  • Criterion 4: For its association with a historical theme.<br>  • Criterion 8: For its contextual value related to early rural development patterns.<br>• However, these are intangible heritage values. The Ontario Heritage Act relies on the presence of tangible heritage |

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| | attributes to support designation. The loss of these attributes makes designation under Part IV of the OHA impractical.<br>• It is the opinion of The Biglieri Group Ltd. that the site does not warrant designation and should be removed from the City's Inventory following appropriate mitigation.<br><br>**Recommended Commemoration and Mitigation Measures**<br>• Despite the lack of heritage integrity, the property's historical associations remain valuable. The following commemoration and mitigation measures are recommended:<br>  • Incorporate interpretive signage in the private landscaped area, particularly near the existing man-made pond.<br>  • Reference the property's farm estate history through signage or storytelling elements integrated into passive recreational trails for future residents.<br>  • Salvage rubblestone from the existing dwelling and use it within the new development in a meaningful way to commemorate the original structure.<br>  • Prepare a Landscape Plan that:<br>  ○ Addresses the design of the site entrance,<br>  ○ Ensures a sensitive visual transition that respects the adjacent Cultural Heritage Landscape along Sulphur Springs Road.<br><br>**Conclusion**<br>• While the property at 163 Sulphur Springs Road holds intangible cultural heritage value associated with early rural estate development, the physical structure has been too significantly altered to meet the standards for designation under the Ontario Heritage Act. The lack of original architectural features, coupled with unsympathetic additions, has compromised the dwelling's ability to express its historical significance.<br>• As such, heritage designation is not recommended. Instead, the property's historical associations should be acknowledged through interpretation and thoughtful integration into future development, ensuring that the legacy of the site is preserved in a meaningful, non-intrusive manner. |

**Figure 12:** South (Front) Façade of 163 Sulphur Springs Road

**Figure 13**: North (Rear) Façade of 163 Sulphur Springs Road