



WELCOME

Privately-initiated Urban Boundary Expansion
Applications – 159 & 163 Sulphur Springs Road

Land Acknowledgement

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

Presentation Agenda

1. Housekeeping
2. Welcome and Introductions
3. Application Background
4. Current Urban Boundary Expansion Applications
5. 159 & 163 Sulphur Springs Application
6. Next Steps
7. Q&A
8. Closing Remarks

Housekeeping



Meeting Purpose

- Inform the public of the application materials provided by the applicants.
- Opportunity for the public to provide comments/questions before staff complete recommendation reports.



Meeting Information & Technical Support

- This meeting will be recorded.
- The presentation deck and recording will be available on the City's UBE application webpage ([Hamilton.ca/UBE](https://hamilton.ca/UBE)).
- Participants' cameras and microphones have been turned off, and screen names will not be displayed.
- If you are experiencing technical difficulties, please let us know by emailing urbanboundary@hamilton.ca

Housekeeping

Providing Feedback



- Use the [Questions & Answers \(Q&A\) function](#) to ask questions or share comments. Questions will be answered at the end of the presentation.
- Please ensure your questions are clear, polite, and precise.
- Questions will be reviewed by a moderator, combined when similar, and shared with the presenters as appropriate. Not all questions may be addressed. All questions, comments, and concerns will be incorporated into the recommendation report for September 9, 2025.
- If you would like to ask questions or provide comments at a later time, you can email urbanboundary@hamilton.ca.

Please submit comments by July 24, 2025.

Welcome & Introductions

Dave

Heyworth

Director & Senior
Advisor, Strategic
Growth Initiatives

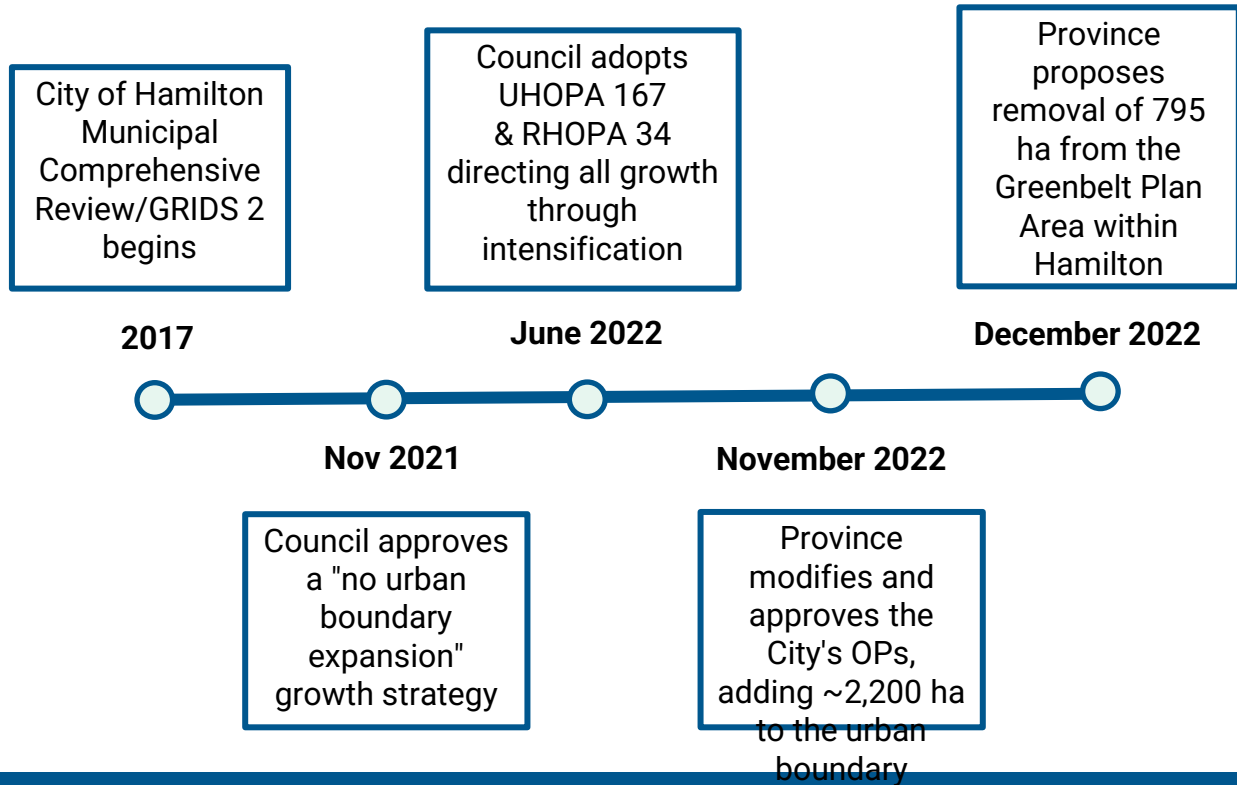
Thank you for participating in the 159 & 163
Sulphur Springs Expansion Applications
Virtual Open House



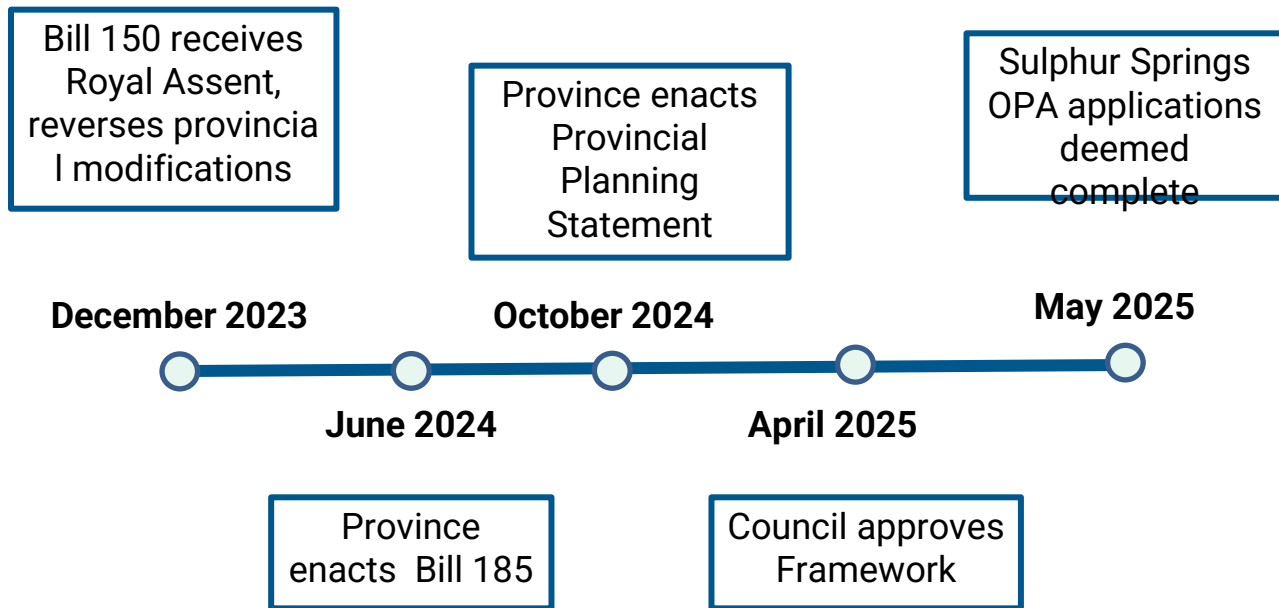
<http://Hamilton.ca/UBE>

Application Background

Timeline of Urban Boundary Policy Decisions



Timeline of Urban Boundary Policy Decisions



Framework for Processing & Evaluating Urban Boundary Expansion Applications

Implementation

- April 16, 2025 – Council approved final Framework (UHOPA 232 & RHOPA 44).
- Three appellants (3) to the Official Plan Amendment.
- Framework & Terms of Reference not subject to *Planning Act*.
- Guide for Sulphur Springs Review.

Overview of Components

- Part A: Submission Requirements
 - Outlines specific plans/technical studies that applicant needs to submit.
 - Expands on existing development application requirements to include requirements specific to expansion applications.

A

Establishes Urban
Boundary Expansion
Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



Required Submissions:



Growth Allocation -
Housing Assessment
Report



Fiscal Impact
Assessment



Energy and Climate
Change Assessment
Submission



Public
Engagement



Subwatershed
Study



Concept
Plan



Hamilton

UBE Applications:

159 & 163 Sulphur Springs

Draft Framework Update

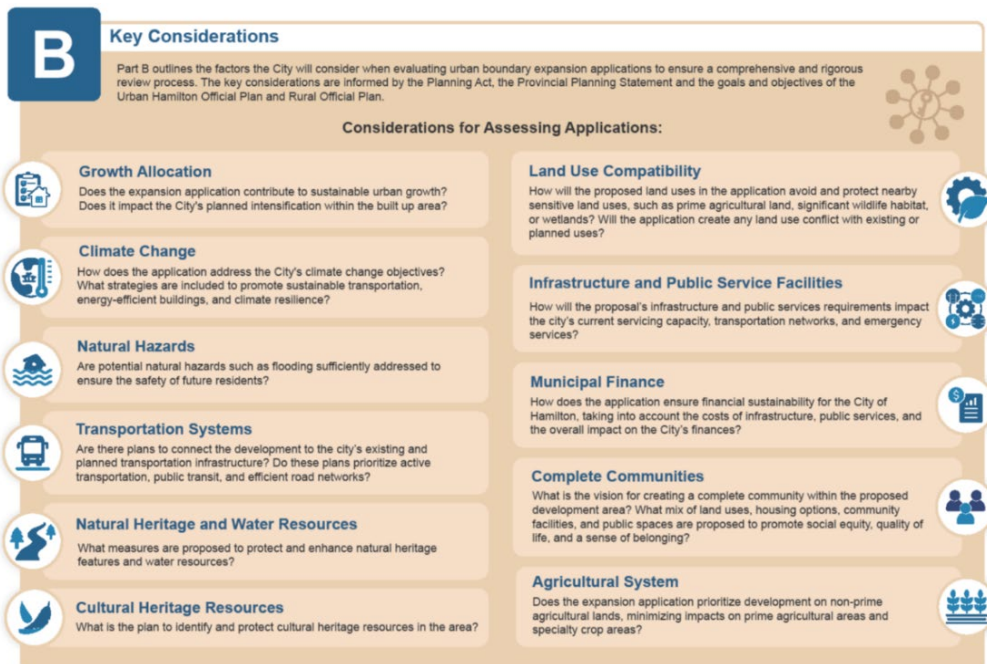
Overview of Components

Part B: Considerations for Review

- Identifies thematic considerations for urban boundary expansion applications.

Based on:

- Provincial policies and plans.
- Hamilton's Urban and Rural Official Plans.
- Growth-related work completed by the City.



Draft Framework Update

Overview of Components

Part C: Process for Submission & Review

- Discussions/Consultation with City
- First Nations, Indigenous and Metis Communities Consultation
- City staff and external agency review
- Public Engagement/Notification led by applicant
- Public Engagement/Notification led by City

C

Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.

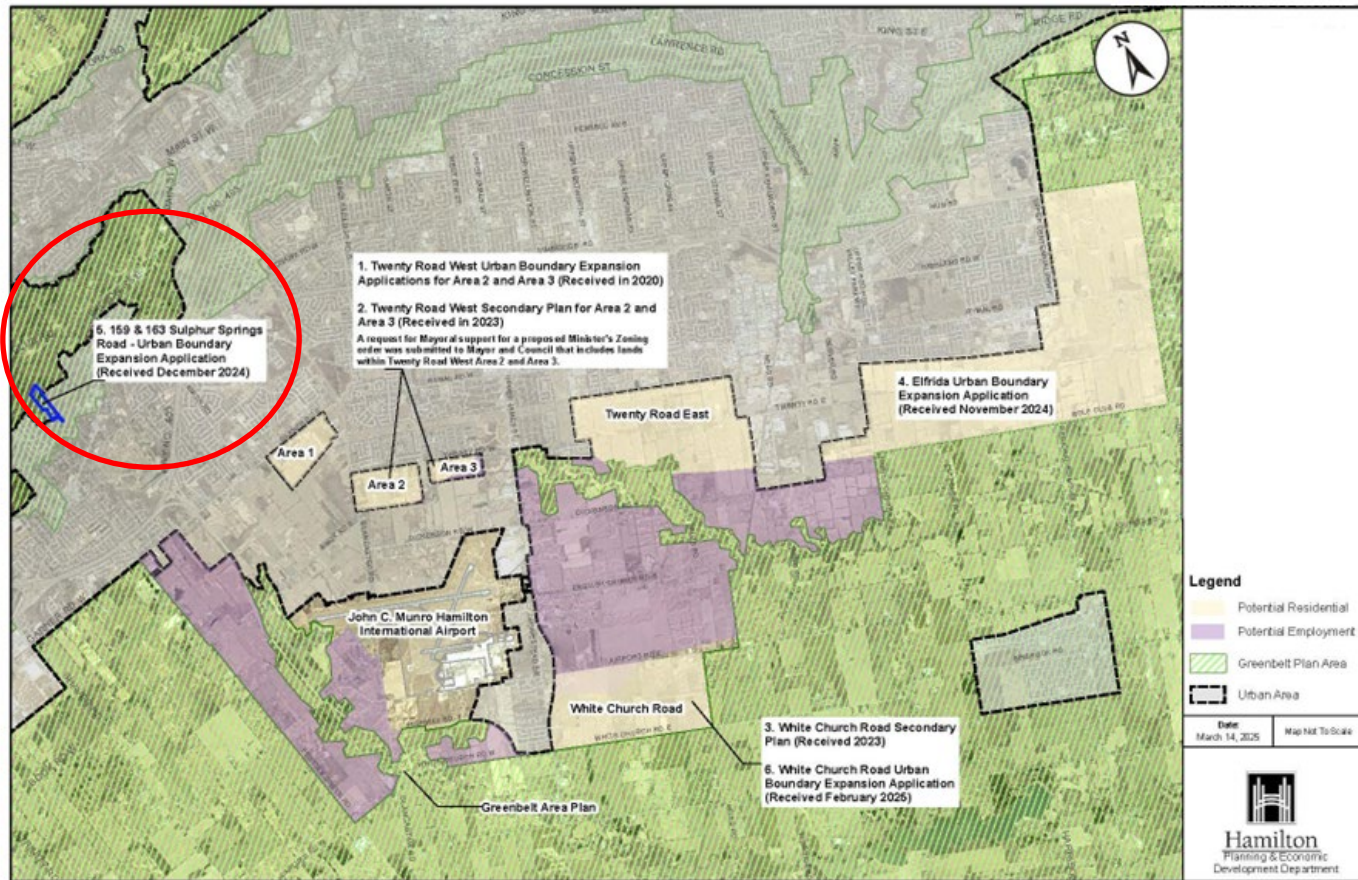


Hamilton

UBE Applications:

159 & 163 Sulphur Springs

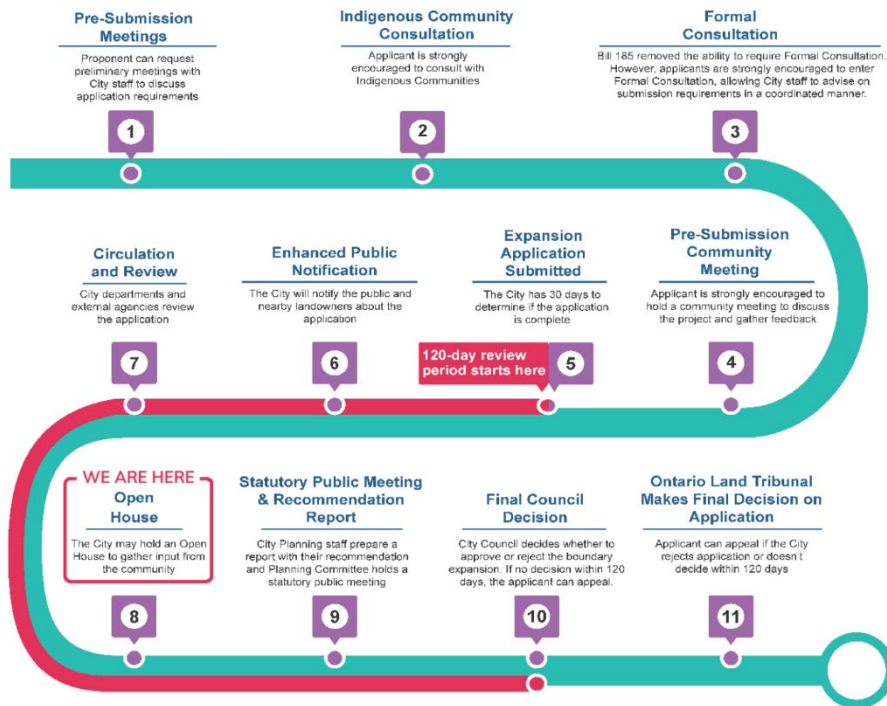
Current Urban Boundary Expansion Applications



Application Submission

& Review Process

- 120 days to make a decision.
- Non-decision or refusal can be appealed to Ontario Land Tribunal – except in Greenbelt Plan.
- Exception likely to be challenged by applicant.



Public Consultation

- Notice of Complete Application & Open Houses
 - Newspaper advertisements
 - Mailed notices to property owners within 400 metres of subject lands
 - Dedicated City webpage
 - Urban Boundary Expansion Notification List
- Open Houses
 - City-led virtual open house
- Dedicated Webpage
 - City webpage for each application with important information about applications
- Comment Collection
 - Comments to be collected at open house and via a dedicated email address (urbanboundary@hamilton.ca) until **July 24, 2025**
- Consultation with Indigenous Communities

159 & 163 Sulphur Springs Road Applications

Proposal Summary - 159 & 163 Sulphur Springs Road

Applicant: Mizrahi Developments

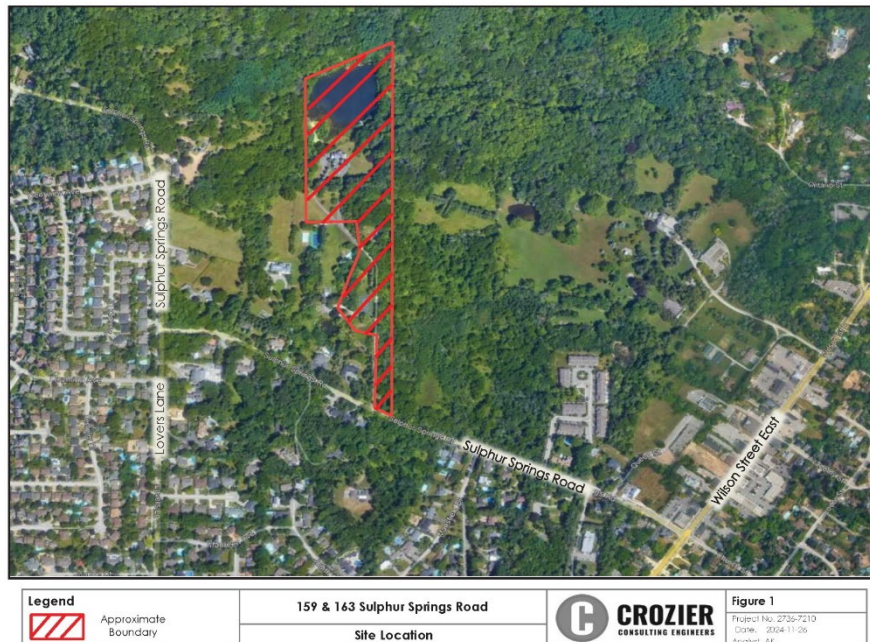
Dates:

- December 2024 - Submitted
- January 2025 – Deemed Incomplete
- March 2025 – Appealed to OLT
- May 2025 – Deemed Complete by OLT

Purpose: To bring the lands into the City of Hamilton's urban boundary

Size: 10 hectares

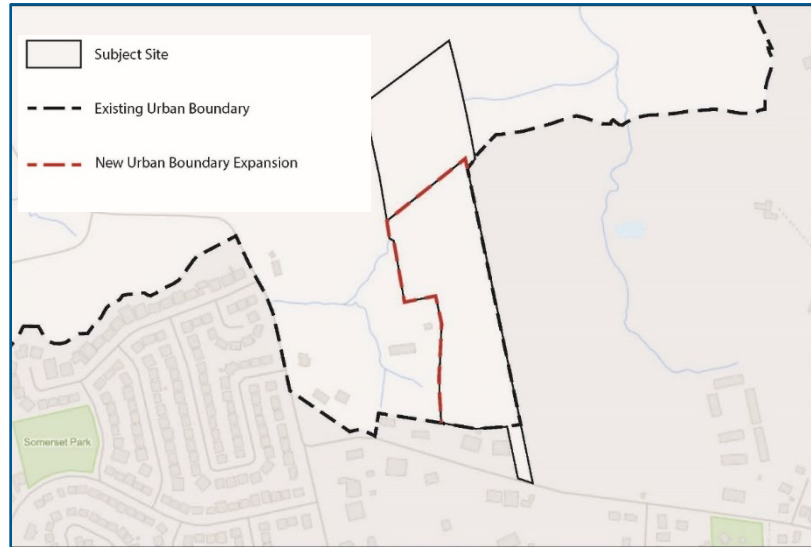
Proposed Use: 75 low density residential units



Official Plan Amendment Application Details

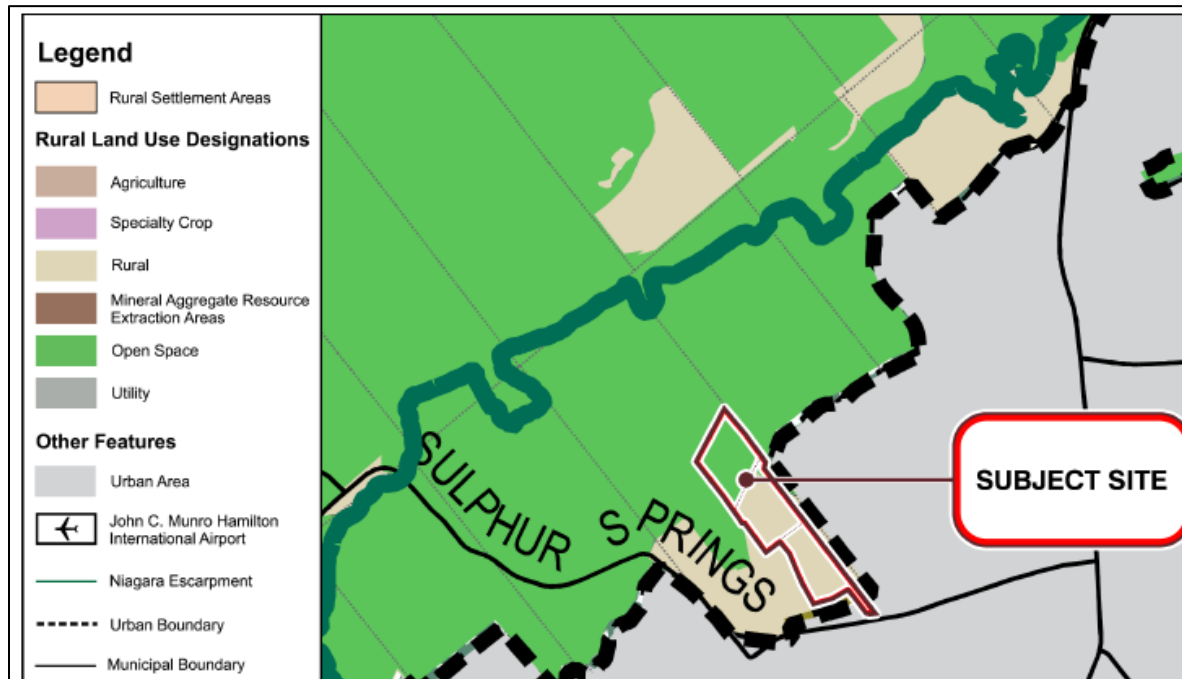
Urban Boundary Expansion

- Removes subject lands from the mapping of the Rural Area and adds it to the mapping of the Urban Area.



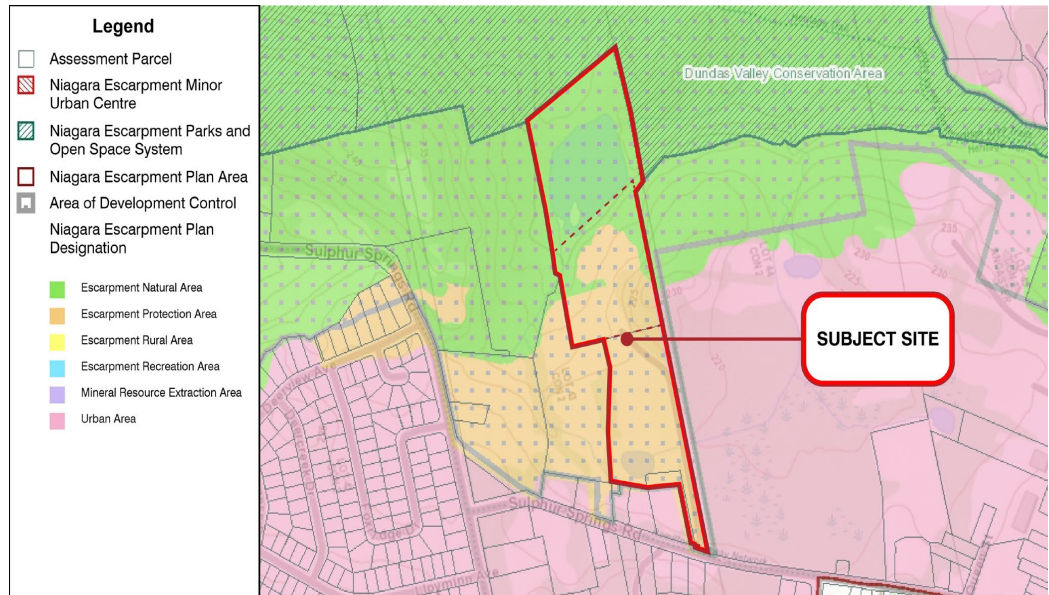
Official Plan Amendment Application Details

Redesignates portions of the subject lands from “Open Space” and “Rural” to “Neighbourhoods”.



Niagara Escarpment Plan & Greenbelt Plan

- Within the Greenbelt Plan and NEP Areas.
- Most of the property is in **Escarpment Protection Area**
- Wooded northern portion designated as **Escarpment Natural Areas** - most sensitive natural and scenic resources of the Escarpment.



Preliminary Concept Plan

Size of lands proposed for redevelopment:

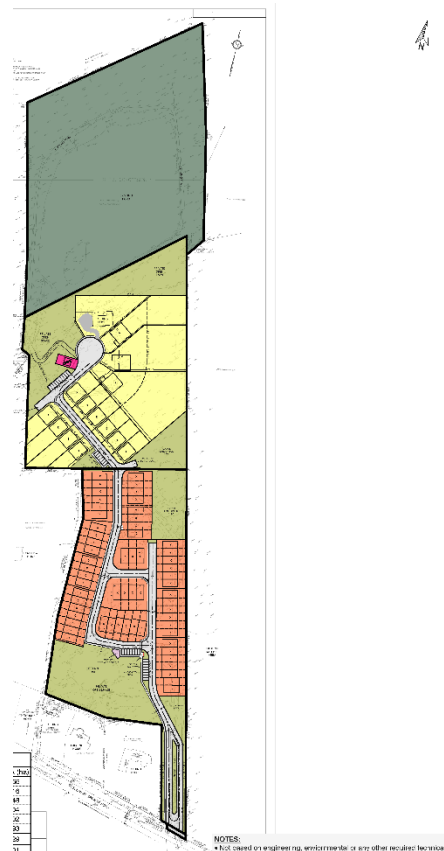
- 6.3 hectares (15 acres) out of 10 total hectares.
- No changes proposed to zoning or designation for north end of site.

Units:

- 75 residential units featuring townhouses and single-detached dwellings.

Community amenities:

- Parks and private open space, landscaped areas, and a trail.

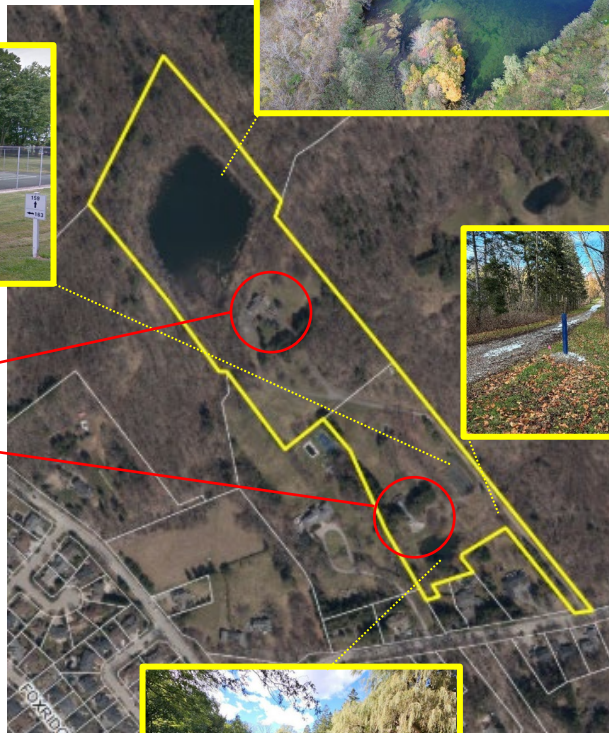


Key Site Features



Current uses:

- 2 detached dwellings
- Tennis court
- 1 large man-made pond
- 1 small man-made pond
- Private trail network



Surrounding Area

Surrounding lands:

- **North:** Dundas Valley Conservation Area, recreational trails and other natural features.
- **East:** Natural heritage areas, condominium townhouse development, downtown Old Ancaster.
- **South:** Low density residential lots with forested areas.
- **West:** Residential estate lots with forested areas.



Policy & Regulatory Context

Provincial Planning Statement (PPS) 2024

Section 2.3.2 New Settlement Area and Settlement Area Boundary Expansions

1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
 - c) whether the applicable lands comprise specialty crop areas;
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
 - g) the new or expanded settlement area provides for the phased progression of urban development.
2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

Policy & Regulatory Context

Rural Hamilton Official Plan (RHOP)

- **Section B.2.1.a)** The urban boundary is delineated through the Urban Hamilton Official Plan. It is the intent of the City of Hamilton to maintain a firm urban boundary. Lands shall not be removed from the boundaries of Rural Hamilton and added to the Urban Area.

Urban Hamilton Official Plan (UHOP)

- **Section B.2.2.1.** The City's urban boundary is firm and expansion to accommodate growth to the year 2051 is not required. All planned growth to 2051 shall be accommodated through development of the City's existing designated greenfield area, and intensification throughout the Urban Area, and a limited amount of infill development within Rural Hamilton.

Policy & Regulatory Context

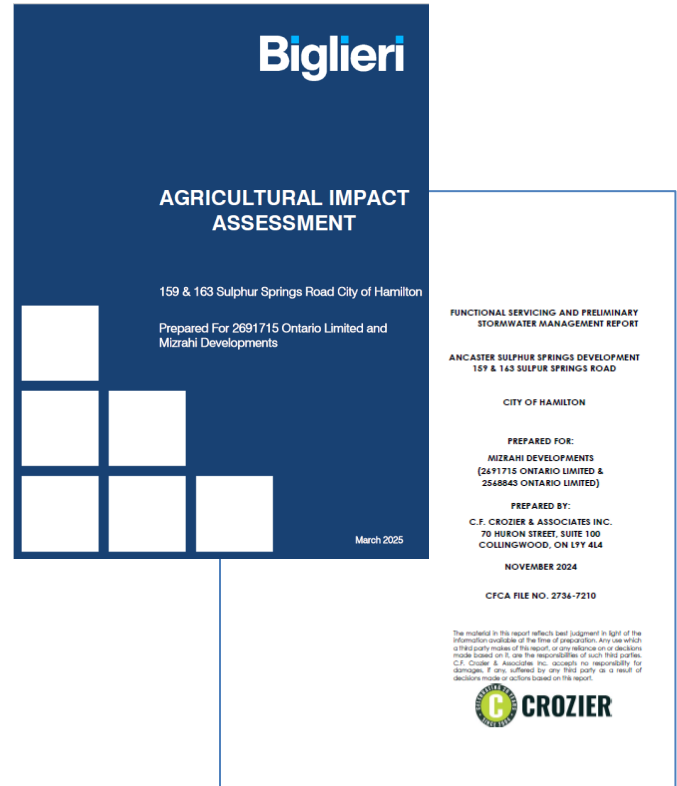
Urban Hamilton Official Plan (UHOP)

Section A.2.4.2 of the UHOP directs applicants for Urban Expansion Areas to implement the following goals, objectives, and policies of the Plan in their development proposals and Secondary Plans should the lands come into the urban boundary.

- **Complete Communities:** Foster well-designed neighborhoods where residents can meet daily needs nearby.
- **Diverse Housing Options:** Ensure a mix of housing types, forms, and tenures, including affordable and supportive housing.
- **Integrated Transportation:** Develop a Complete Streets network prioritizing transit, active transportation, safety, accessibility, equity, and connectivity.
- **Sustainable Street Design:** Supportive of urban greening, active transportation, and transit while reducing dependence on single-occupant vehicles.
- **Natural Heritage Protection:** Preserve and enhance ecological functions, natural beauty, and landscape character through nature-based design.
- **Climate Adaptation:** Implement innovative approaches to stormwater management and community/infrastructure protection against risks associated with natural hazards.
- **Greenhouse Gas Emission Reduction Strategies:** Implement strategies to reduce greenhouse gas emissions through enhancement of tree canopies, electricity generation and approaches to design that reduce reliance on single occupant vehicles.
- **Financial Sustainability:** Develop financial strategies to recover long-term infrastructure and community facility costs.

Supporting Studies

- Agricultural Impact Assessment
- Arborist Report and Tree Preservation Plan
- Functional Servicing and Preliminary Stormwater Management Report
- Fluvial Geomorphological Assessment and Erosion Hazard Delineation
- Preliminary Geotechnical Investigation
- Transportation Impact Study
- Hydrogeological Investigation
- Scoped Environmental Impact Study
- Stage 1 & 2 Archaeological Assessment
- Cultural Heritage Impact Assessment



Agricultural Impact

Prepared by: The Biglieri Group Ltd.

Date: March 2025

Assessment

Agricultural Designation & Zoning

- Site is not Prime Agricultural Land or a Specialty Crop Area.
- Partially within Urban Boundary; lands inside boundary zoned Agricultural 'A'.

Soil Capability

- Soil classes range from having **moderate limitations (Class 2W) to sever limitations (Class 5T & 6T)**.
- Overall, soils are considered limited for agricultural cultivation.

Agricultural Potential

- Site size (10 ha) is less than the 40 ha lot size recommended by OMAFA for new farm parcels.
- Topography unsuitable for greenhouses; MDS requirements restrict livestock uses.

Conclusion

- The Biglieri Group Ltd. is of the opinion that the lands have limited agricultural potential and proposed use will have no impact on surrounding agricultural lands.

Arborist Report and Tree Preservation Plan

Prepared by: SLR Consulting (Canada) Ltd.

Date: December 2024

Tree Inventory

- Approximately 620 trees inventoried.
- Two Species at Risk observed (Cucumber Tree, Kentucky Coffee-tree).

Tree Removal and Injury

- Approximately 500 trees to be removed for development.
- 15 trees may be injured.

Tree Protection Plan

- Tree protection fencing to be installed.
- Protected zones to remain undisturbed throughout construction.
- Removals to be conducted by ISA arborist using best practices.
- Nesting bird surveys/bat acoustic surveys required if removals occur during sensitive periods.
- Arborist to provide inspection and maintenance reports to the City.
- Any tree damaged/made unsafe must be restored or replaced as advised by the arborist.

Functional Servicing & Preliminary Stormwater Management Report

Prepared by: C.F. Crozier & Associates Inc.

Date: November 2024

Sanitary Servicing

- Existing: septic (site borders City system).
- Proposed (recommended of 3 options): internal gravity sewers and private sewage pumping station at north end.

Water Servicing

- Existing: private wells.
- Proposed: private internal watermain.
- Connection upgrades to existing municipal watermain system would be required.

Stormwater Management

- Existing: currently drains to large pond on site and outlets to Sulphur Springs Creek and eastern wetland.
- Proposed: fully urbanized system with curb and gutter and storm sewers.
- Storm sewers and catch basin sized to convey 100-year storm event/road allowance to convey regional storm event (i.e., Hurricane Hazel scale).

Functional Servicing & Preliminary Stormwater Management Report

Prepared by: C.F. Crozier & Associates Inc.

Date: November 2024

Potential Low Impact Development (LID)

- Bioretention swales
- Enhanced grass swales
- Infiltration trenches/soakaway pits
- Downspout disconnection
- Open-bottom SWM tanks

Proposed Erosion & Sediment Controls

- Heavy-duty silt fence
- Interceptor swales
- Flow check dams
- Dust control, silt traps, and topsoil protection

Conclusion

- The Subject Development can be fully serviced.
- Future technical submissions will confirm details.

Scoped Environmental Impact Study

Prepared by: SLR Consulting (Canada) Ltd.

Date: December 2024

Site

- Natural Features: Woodlands and an Area of Natural and Scientific Interest (ANSI).
- No wetlands identified on site; site is 30m west of a non-provincially significant wetland.
- Located in Greenbelt & Niagara Escarpment Plan.

Species

- 67 species identified (21 were non-native).
- 9 vegetation communities identified.
- 2 Species at Risk (Cucumber Tree, Kentucky Coffee-tree) observed.

Impacts

- Small amount of woodland edge habitat removal (0.48 ha) – not expected to impact overall ecological function.
- Current site plan and grading plan to overlap with 2 ha of Vegetative Protective Zone area – restoration plantings proposed.
- Further field surveys in 2025 will inform updated EIS and mitigation strategies.

Transportation Impact Study

Prepared by: C.F. Crozier & Associates Inc.

Date: November 2024

Road Conditions/Traffic Generation

- Proposed development is anticipated to generate 38 (AM) and 49 (PM) peak hour trips, which are not expected to significantly affect traffic operations.
- Study analyzes anticipated road conditions near site to 2035.
- By 2035, only Wilson St. E & Sulphur Springs/Church St. is expected to exceed capacity (eastbound); optimization of signal timing is recommended to address.
- No turn lane warranted at site access; sight distance meets minimums for left turns but will require vegetation removal for right-turn/crossing maneuvers.

Parking

- Parking supply (181 spaces) exceeds City requirement (75 spaces).
- No bike parking required; expected to be accommodated in garages.

Conclusion

- Overall, the development is supported from a transportation operations perspective.

Cultural Heritage Impact Assessment

Prepared by: The Biglieri Group Ltd.

Date: March 2025

Overview of Findings:

- Site meets two criteria (Criteria 4 & 8) under Ontario Regulation 9/06 for intangible cultural heritage value.
- The existing dwelling (c.1850) is evaluated to have lost heritage integrity and does not contribute physical/design value.

Impact Assessment:

- While the site qualifies for designation, it lacks tangible heritage attributes to enforce it.
- No adverse heritage impacts identified from redevelopment.

Recommended Actions:

- Develop a Commemoration Strategy to honour intangible heritage.
- Prepare a Landscape Plan to ensure a sensitive visual transition of site and consider repurposing salvaged materials as part of commemoration efforts.

Next Steps:

1. Public to **submit comments by July 24**
to urbanboundary@hamilton.ca
2. Finalization of staff report to Planning
Committee of City Council
3. Statutory Public Meeting of Planning
Committee & **Council Decision on
September 9, 2025**



Urban Boundary
Notification List

<http://Hamilton.ca/UBE>

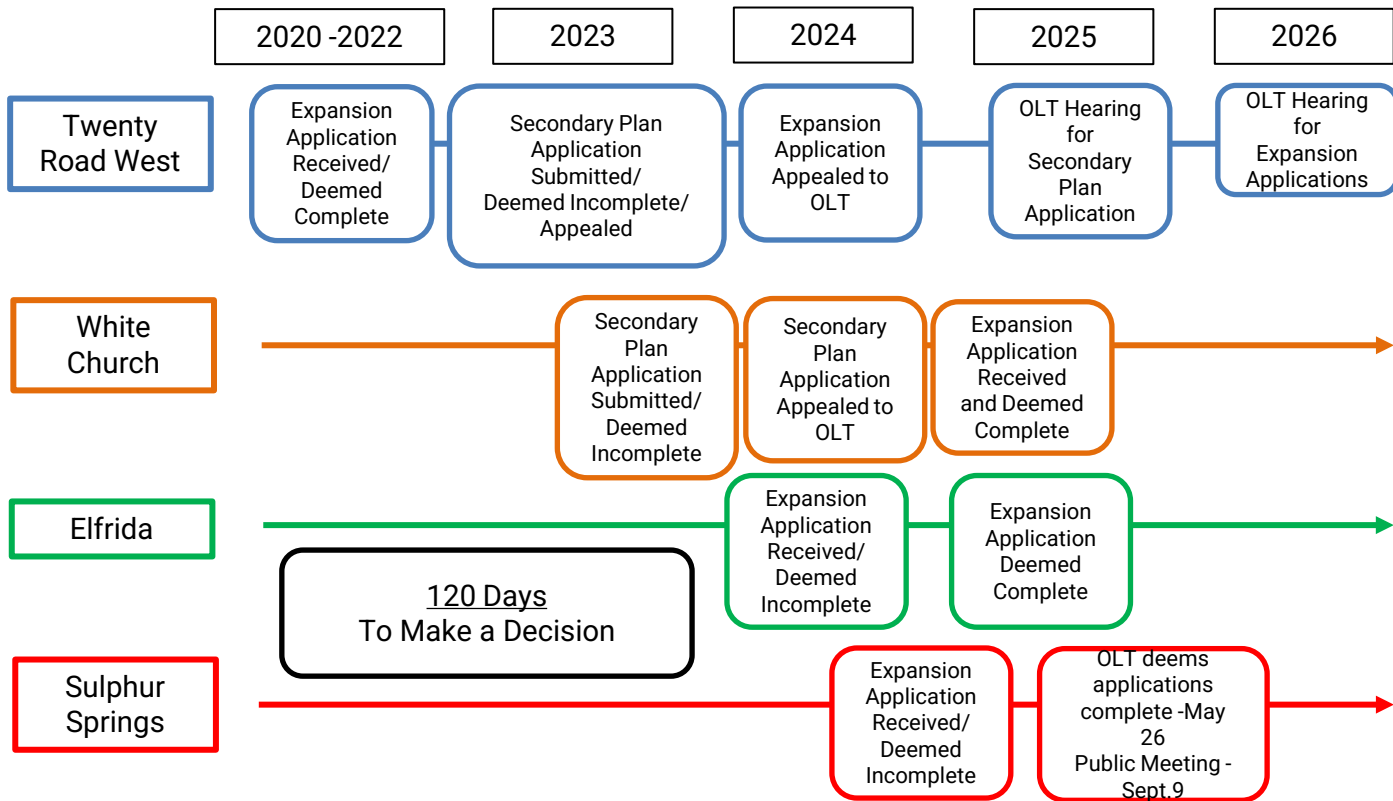
Q&A



Thank you for Participating!

Privately-initiated Urban Boundary Expansion
Applications – 159 & 163 Sulphur Springs Road

Timeline of Urban Boundary Expansion Appeals



Area of Natural and Scientific Interest – Life Science (yellow patterned layer),

