

159 & 163 Sulphur Springs Road Urban Boundary Expansion Applications Public Engagement Summary Report August 2025

Prepared by the City of Hamilton Planning Division
Planning & Economic Development Department

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Executive Summary

This report summarizes consultation and engagement completed by the City of Hamilton in July 2025 to receive feedback on the privately initiated Official Plan Amendment applications, which seeks to bring a portion of 159 & 163 Sulphur Springs Road into the City of Hamilton's Urban Boundary (the "Sulphur Springs UBE Application"). The applications were submitted on December 19, 2024, and deemed complete on May 26, 2025. The subject lands are approximately 10 hectares in size, with a small portion of the lands currently within the Urban Area and the north portion of the subject lands proposed to be retained within the Rural Area. The applications seek to bring approximately 6 hectares of this land into the City of Hamilton's Urban Area with the intent to use the urban lands to accommodate approximately 75 low-density residential units.

City staff provided several opportunities for public input on the Sulphur Springs UBE Application through a staff-led virtual open house and through the receipt of questions and comments via a dedicated email monitored by the Urban Boundary Expansion planning team. Members of the public will also have the opportunity to provide feedback on the applications at the September 9, 2025, Statutory Public Meeting.

City staff used a variety of communication methods to keep the public informed about the status of the applications, including through the City's website, mail outs to property owners within 400 metres of the Sulphur Springs lands, an urban boundary expansion email notification list, newspaper ads, and through invitations to elected officials who could further inform their constituents about the applications.

The City's consultation respecting these lands received strong public interest and input with approximately 55 open house attendees and 184 comments and questions received about the Sulphur Springs UBE Application across all City-led consultation methods. In total, approximately 30 questions were received. Of the comments received, 152 were opposed to the applications, while two expressed support.

The areas of greatest concern that were voiced included:

- Loss of Ecosystem Services (87 comments)
- Disregard for the Protection of the Greenbelt Area (71 comments)
- Disregard for the Protection of the Niagara Escarpment Plan Area (35 comments)
- Lack of Focus on Affordability (31 comments)
- Failure to Consider Alternative Locations for Development within the Urban Boundary (27 comments)
- Lack of Adequate Infrastructure to Support Development (26 comments)
- Increase in Traffic (26 comments)

By contrast, feedback demonstrating support for the applications focused primarily on:

- Need for Increased Housing Supply/Desire for Long-Term Planning (2 comments)
- Opposition to Strict Protection of the Greenbelt (1 comment)

Staff recommendations regarding the Sulphur Springs UBE Application will be provided through a recommendation report to Council, which will be considered at Planning Committee on September 9, 2025. There will also be an opportunity for public participation at this meeting.

Background

Sulphur Springs Urban Boundary Expansion Application

The applications seek to bring approximately 6 hectares of land into the City of Hamilton's Urban Area with the intent to use the lands to accommodate a condominium development of 75 low-density residential units, including townhouses and single-detached homes. The subject lands are a total of 10 hectares in size and currently have two-detached dwellings located on them, as well as a tennis court, a large man-made pond, a small man-made pond, and a private trail network. A small portion of the lands on the south side of the site are currently within the Urban Area and the north portion of the subject lands proposed to be retained within the Rural Area. The subject lands are surrounded primarily by conservation lands, natural heritage areas, residential properties, and Old Ancaster's downtown.

While the exact distribution of specific land uses will be established through future planning processes, a preliminary Concept Plan has been provided to demonstrate a potential layout for the future development of the Subject lands. The Concept Plan proposes to include most of the property in the Urban Area, but to leave the north portion of the site, which currently contains a large man-made pond, within the Rural Area. Approximately two hectares of land are anticipated to be used for parks and open space, while 6.2 hectares are proposed for development with one existing single-detached dwelling, 14 new single-detached dwelling units, and 61 new block townhouse units.

Additional details regarding the development proposal can be found in Report PED25234.

Engagement

Generally, under the *Planning Act*, an Official Plan Amendment must be considered by the City within 120 days, after which time the applicant is permitted to appeal the applications if a decision has not been made. However, clause 22 (7.2) (a) of the *Planning Act* states that there is no right to appeal a non-decision or Council denial for an amendment to an Official Plan where the amendment proposes to alter "all or any part of the boundary of an area of settlement in a municipality if, as a result of the alteration, any land in the Greenbelt Area, within the meaning of the *Greenbelt Act, 2005*, would be included in the area of settlement". Given that the subject lands are located within the Greenbelt, City staff interpret this clause to mean that the applicant cannot appeal a non-decision or Council denial. However, staff anticipate that this legal provision could be challenged by the applicant at the Ontario Land Tribunal, and as such are working to ensure a decision is made within the 120-day timeframe that usually applies.

This results in a limited timeframe within which community engagement on the proposal was able to be conducted by the City. During this timeframe, and in advance of the Statutory Public Meeting of Planning Committee and Council to be held on September 9, 2025, the City undertook a series of efforts aimed at gathering input from the public on the Sulphur Springs UBE Applications. These included:

- A virtual open house on July 10, 2025, with City staff from a variety of departments available to answer participants' questions. This open house was held on the Teams platform and was

- attended by approximately 55 people. The open house took place from 7:00pm to 9:00 pm, during which time City staff provided a short presentation on the applications, followed by a Q&A period. City staff received eight public comments and 30 questions about the Sulphur Springs applications at the open house. Through the open house, staff provided summary sheets for the key studies submitted by the applicant to improve accessibility of this information to the public (Attachment 1).
- The collection of public comments through a dedicated email (urbanboundary@hamilton.ca) up to July 24, 2025. This opportunity was advertised on the City's website, through public notices (mailed, emailed, and in the newspaper), as well as through both open houses. City staff received 146 public comments about the Sulphur Springs applications through this email.

The City's consultation respecting these lands received strong public interest and input with approximately 154 comments and 30 questions received as of July 24, 2025 about the Sulphur Springs UBE Application across all City-led consultation methods. Comments received via email can be viewed in Attachment 2, while comments and questions received at the virtual open house can be viewed in Attachment 3. A deadline to provide comments for consideration through the Recommendation Report to Council was set for July 24, 2025. Comments received after July 24, 2025 can be seen in Attachment 4.

Communication Methods

Webpage

City staff prepared a webpage on the City's website entitled "[UBE Application: 159 & 163 Sulphur Springs Road | City of Hamilton](#)", which included a description of the proposal, the applications' status, pertinent updates about the application process and opportunities to provide feedback. It also included a copy of the applications and associated materials, including staff developed summaries of key materials. A recording of the July 10, 2025, virtual open house presentation and presentation slides were posted on the webpage.

Mail Out to Property Owners

The City mailed a Notice of Complete Application to 240 property owners within 400 metres of the subject lands on June 9, 2025 (Attachment 5). This Notice included background information about the applications, an overview of the application process, details about the open houses and the Statutory Public Meeting, and directions for accessing associated materials and submitting questions and comments to the City.

Urban Boundary Expansion (UBE) Notification List

A notification list was created to share updates with the public about the Framework for Processing & Evaluating Urban Boundary Expansion Applications, about privately initiated urban boundary expansion applications, and about meetings related to privately initiated urban boundary expansion applications. Members of the public were invited to sign up for this notification list through the City's website during consultation events and through related communications. Subscribers to the notification list were notified on June 9, 2025 of the Notice of Complete Application and provided the same information, which was enclosed in the mail out to property owners.

Newspaper Advertisements

The City posted a newspaper ad in The Hamilton Spectator on June 9, 2025 to notify the public of the complete application and open house for the Sulphur Springs UBE Applications (Attachment 6). The newspaper ads contained background information about the applications, details about the open houses and the Statutory Public Meeting, and directions for accessing associated materials and submitting questions and comments to the City.

Invitations to Elected Officials

City Council members were informed of all public engagement events on the applications through Communication Updates.

What We Heard

This section provides a high-level summary of the main themes heard throughout the public engagement activities respecting the Sulphur Springs lands being brought into the City of Hamilton's Urban Area. Comments and questions received by City staff can be viewed in Attachments 2-4.

Public engagement efforts were intended to provide information about the applications to the public, while offering an opportunity for participants to ask technical questions of City staff and provide comments on the applications to staff to be considered in their review of the applications.

The information shared with the public was based on the materials submitted by the applicant and did not include any staff opinions on its merits.

Table 1 contains a summary of the types of responses (including both questions and comments) received.

Table 1: Total Public Consultation Responses by Type (Received by July 24, 2025)

	Total Responses	Emails	Virtual Open House (Written Q&A)
Total Responses	184	146	38
Opposed	152	144	8
Support	2	2	0
Question	30	0	30

Feedback Highlighting Concerns

Comments submitted by the public that highlighted concerns associated with the Sulphur Springs UBE Applications focused on a wide variety of topics. The main themes which emerged included the following:

Loss of Ecosystem Services (87 comments):

Respondents opposed the removal of mature trees, wetlands, and wildlife habitat, citing the loss of biodiversity, disruption of ecological functions such as carbon sequestration, stormwater absorption, and aquifer recharge. Concerns emphasized that these ecosystem services cannot be replicated through artificial means, and that their destruction would have irreversible impacts on air quality, climate resilience, and species survival.

Disregard for the Protection of the Greenbelt Area (71 comments):

Many respondents objected to any incursion into Ontario's Greenbelt Area, noting it was created to preserve farmland, natural heritage, and green space for future generations. They stressed that allowing this development would set a dangerous precedent, eroding public trust and undermining decades of policy and community advocacy to safeguard these lands.

Disregard for the Protection of the Niagara Escarpment Plan Area (35 comments):

Respondents highlighted that the site lies within the Escarpment Protection Area and Escarpment Natural Area, where urban development is prohibited. They argued that the proposal violates the Niagara Escarpment Plan's mandate to protect ecological integrity, visual character, and sensitive geological features, and risks degrading a UNESCO World Biosphere Reserve.

Lack of Focus on Affordability (31 comments):

Multiple comments argued that the proposed housing—predominantly townhomes and detached units—would not address Hamilton's affordable housing shortage. They expressed frustration that developers were using the housing crisis to justify projects that primarily benefit higher-income buyers, while affordable and deeply affordable units were absent from the plan.

Failure to Consider Alternative Locations for Development within the Urban Boundary (27 comments):

Respondents stated there is sufficient land within Hamilton's existing urban boundary, including vacant lots, brownfields, and underused properties, to meet housing needs until at least 2050. They urged the City to focus on infill, intensification, and redevelopment of serviced areas rather than consuming protected greenfield lands.

Lack of Adequate Infrastructure to Support Development (26 comments):

Concerns included insufficient road capacity, lack of sidewalks, and the absence of nearby schools, healthcare facilities, and transit services. Respondents warned that extending infrastructure to this area would be costly, inefficient, and a burden on taxpayers, while existing urban areas already have the necessary servicing.

Increase in Traffic (26 comments):

Residents expressed concerns that adding 75 dwellings would worsen existing congestion on Sulphur Springs Road, Wilson Street, and surrounding routes, especially during peak hours or highway closures.

They noted that the area's narrow, rural-style roads are unsafe for pedestrians and cyclists, and that emergency response times could be compromised.

Feedback Demonstrating Support

Comments submitted by the public that demonstrated support for the Sulphur Springs UBE Applications noted the following potential benefits to approving the applications:

Need for Increased Housing Supply / Desire for Expedient Planning (2 comments):

A small number of respondents supported the application, citing the need for additional housing in Hamilton, and the need to begin the planning process sooner rather than later so the development can be planned strategically.

Opposition to Strict Protection of the Greenbelt (1 comment):

One respondent questioned the need for rigid Greenbelt protections, suggesting that selective, environmentally sensitive development could be permissible if it met housing and community needs.

Questions Raised through the Consultation Process

Through the consultation process, participants raised questions related to the applications and to the development process; the potential impacts to the subject lands and surrounding roads and properties; and the upgrades to City infrastructure required to accommodate the proposed development. The questions posed by participants have been summarized, combined, and listed below alongside responses from City staff.

It is important to note that the responses in the tables below summarize information that was provided by staff at the open house, prior to City staff completing their review of the applications. As a result, for a complete understanding of City staff's comments on the applications please refer to staff's Recommendation Report to Council PED25234, which is to be considered at the September 9, 2025 Planning Committee meeting.

Question	Staff Answer at Open House
Environmental and Ecological Impacts	
What effects would the proposed development have on local wildlife species, their habitats, and ecological corridors?	The Scoped Environmental Impact Study identified extensive woodlands, an Area of Natural and Scientific Interest (ANSI) – Life Science, and 67 plant species (including two species at risk). About 0.5 hectares of woodland edge habitat and 2 hectares of vegetative protection zone would be affected. The study states this will not impact the site’s overall ecological function and recommends restoration plantings. Staff are still reviewing and will consider public concerns on wildlife corridors.
How would the removal of trees and changes to woodlands, ponds, and natural areas impact biodiversity, including species at risk?	The arborist report lists approximately 635 trees, with about 500 proposed to be removed and 15 potentially injured. Two species at risk trees (Cucumber Tree and Kentucky Coffee Tree) were found but are presumed planted and proposed for removal. The northern area with the large man-made pond will remain undeveloped, limiting direct impact there. Habitat loss will occur where tree removal overlaps woodland edges and protection zones; restoration planting is proposed at a ratio of 1:1. Staff are assessment potential impacts to biodiversity on and surrounding the subject lands.
What are the potential consequences of altering natural water systems, such as ponds, springs, and runoff patterns?	The large man-made pond in the north parcel will remain untouched. It connects to Sulphur Springs Creek. Staff note online ponds can negatively affect such streams, but no modifications are proposed. Stormwater is proposed to be managed with underground storage tanks, low-impact development measures, and erosion controls. Staff are reviewing potential impacts on the watershed based on the proposal.
Tree Removal and Replanting	
How many trees are proposed to be removed, from what type of habitat, and where will replacements be planted?	Approximately 500 trees are proposed for removal from woodland edge and landscaped areas. The arborist report does not identify replacement locations and does not identify the nature of the damage expected to the 15 trees that are identified as likely to be damaged. Staff will determine replacement requirements through the review process.
What protections exist for specific species at risk or significant trees, and how will impacts to these be addressed?	The two species at risk trees are considered planted and not protected under the applicant’s interpretation and they propose to remove these trees. Protections that will be provided for other trees include fencing, undisturbed zones, certified arborist removals, and seasonal bird/bat surveys. Damaged trees must be restored or replaced.

Policy, Regulatory, and Jurisdictional Issues	
Which policies and planning frameworks apply to these applications, and how have they evolved since submission?	Applicable policies and frameworks include the Provincial Planning Statement (2024), Urban and Rural Hamilton Official Plans, the Niagara Escarpment Plan, and Greenbelt Plan. The City's Framework for Processing and Evaluating Urban Boundary Expansions was adopted by Council on April 16, 2025, including amendments to the Urban and Rural Hamilton Official Plan to enshrine the requirements of the Framework into policy. The City subsequently received three appeals of the Official Plan Amendments to the Ontario Land Tribunal. Although the Official Plan Amendments are now under appeal at the Tribunal, the Framework itself is not subject to the Planning Act and therefore is not affected by these appeals. As such, City staff have used the final Framework to evaluate the Sulphur Springs applications.
How do provincial, municipal, and agency authorities (e.g., OLT, Niagara Escarpment Commission) interact, and who has final decision-making power?	For typical expansions, the Ontario Land Tribunal can decide on appeals. However, because the site is in the Greenbelt and Niagara Escarpment Plan, City staff believe denial/non-decision cannot be appealed—though the applicant could challenge this at the Ontario Land Tribunal. Approval would also require a Niagara Escarpment Plan amendment, only possible during its 10-year review. The Niagara Escarpment Plan is reviewed as part of a Coordinated Land Use Planning Review, which also includes the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. The date of these reviews has not yet been announced; however, by legislation, this coordinated review must occur every ten years and includes opportunities for stakeholder participation, allowing the public, municipalities, and other interested parties to submit comments and provide input through the process. Given that the NEP 10-year review has not yet commenced, and no formal Urban Amendment process is currently underway, NEC staff are not able to provide detailed comments or participate in public discussions that pre-emptively establish public engagement regarding a potential Niagara Escarpment Plan land use redesignation in absence of an application and formal process. Urban Amendment applications processed during the Niagara Escarpment Plan Review are not subject to appeal to the Ontario Land Tribunal. The decision to approve or refuse an amendment rest with the Minister of Natural Resources. The Minister's decision will be informed by a combination of stakeholder input and policy analysis conducted as part of the review process.

Could future legislative or policy changes override current protections or municipal opposition?	Possibly. Future provincial changes could alter decision-making authority or policies. Staff could not confirm whether a “special economic zone” designation under Bill 5 would apply.
How can the City be involved in the Niagara Escarpment Plan Amendment process?	The City and members of the public will have the opportunity to provide input on both the Niagara Escarpment Plan Update and any Urban Amendment applications. Once the update process begins, a public notice of commencement will be issued, outlining how stakeholders can participate and provide feedback. The City will be aware of the amendment and will be engaged for input.
What considerations need to be addressed to change the designation from Escarpment Protection Area to Urban Area in the Niagara Escarpment Plan?	An Urban Amendment must clearly demonstrate how it aligns with the policies of the Niagara Escarpment Plan and how it serves the public interest. This includes showing consistency with the Plan’s objectives for environmental protection, land use compatibility, and long-term sustainability.
Assessment and Review Processes	
Why is this proposal being considered at this time?	Provincial policy now permits privately-initiated urban boundary expansion applications at any time for any size of land. Consequently, the Municipality must process these types of applications when it is received. In this case, the applications for Sulphur Springs were submitted on December 19, 2024, and deemed incomplete by staff on January 15, 2025. The applicant referred the matter to the Ontario Land Tribunal. The Ontario Land Tribunal deemed the applications complete effective May 26, 2025. The City has 120 days from this date to make a decision to ensure the applications cannot be appealed for non-decision.
What environmental, transportation, and other technical studies have been conducted, and are they subject to peer review or independent assessment?	A full list of submitted studies can be viewed on the Sulphur Springs Urban Boundary Expansion webpage (www.Hamilton.ca/UBE), and include an Agricultural Impact Assessment, Arborist Report & Tree Preservation Plan, Functional Servicing Report, Scoped Environmental Impact Study, Transportation Impact Study, and Cultural Heritage Impact Assessment, amongst others. All were prepared by qualified consultants and are under City and agency review. Peer review is not currently planned due to the scale of the proposed development.
How can residents or the municipality challenge or refute studies they believe are flawed?	Residents can submit comments to urbanboundary@hamilton.ca or delegate at the Sept 9 Planning Committee meeting. Comments after July 24 but before Sept 9 will still be on the public record but not in the staff report.

Public Access and Land Use Changes	
Will the development alter public access to conservation lands, trails, and natural areas?	The current private trail network would remain private under the proposal. Conservation lands around the site would remain under current ownership and access rules.
Will amenities be private or available to the broader community?	Likely private. The applicant's plan is linked to a (currently inactive) plan of condominium application, which would typically mean resident-only amenities. This could change if the condo application is revised.
Community, Economic, and Infrastructure Implications	
What are the projected impacts on traffic, city budget, and infrastructure needs?	The Transportation Impact Study predicts approximately 38 AM and 49 PM peak-hour trips. The Study notes that one intersection would likely exceed capacity by 2035, but impacts could be mitigated by signal timing optimization. No turn lane is required according to the Study. The development proposes to connect to municipal water/sewer via a private pumping station and water main upgrades. No financial impact assessment was submitted; however, staff will address potential fiscal sustainability impacts through the Recommendation Report to Council.
How does the proposal align with broader land use needs, such as agricultural production or market garden opportunities?	The Agricultural Impact Assessment found the site is not prime agricultural land or a specialty crop area, has soils with moderate–severe limitations, is smaller than recommended farm sizes, and is unsuitable for livestock or greenhouse use. It concluded the site has limited agricultural potential and no impact on surrounding farmland.

**Attachment 1 –
Summary Sheets for Key Studies Submitted by the Applicant**

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

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.: • 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. • 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. • 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. • Redesignates a portion of the subject lands from “Open Space” to “Neighbourhoods”. • Redesignates a portion of the subject lands from “Rural” to “Neighbourhoods”.

Appendix A

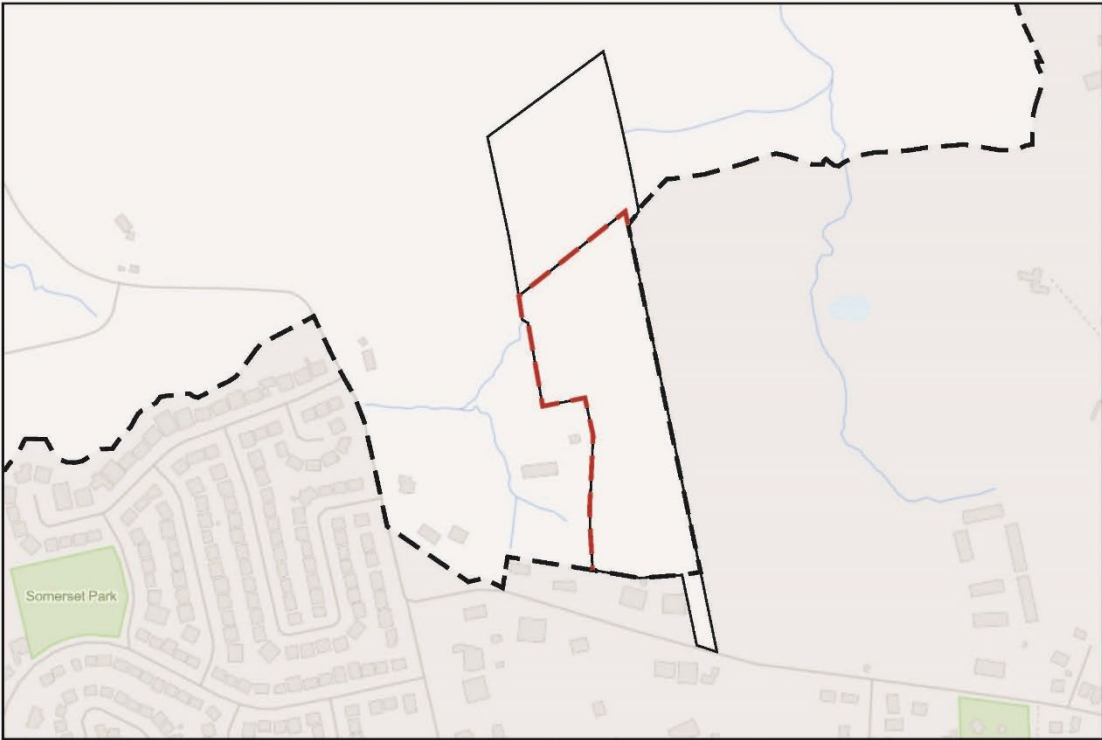
		
This is Schedule "X" to the Urban Hamilton Official Plan Passed on the ____ day of _____ 2023		_____ Mayor _____ Clerk
Schedule "X" Map forming part of the Urban Boundary		Subject Property 159 and 163 Sulphur Springs Road, Ancaster (Ward 12)  Subject Site  Existing Urban Boundary  New Urban Boundary Expansion
Scale: N.T.S.	File Name/Number	 
Date:	Planner/Technician	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

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

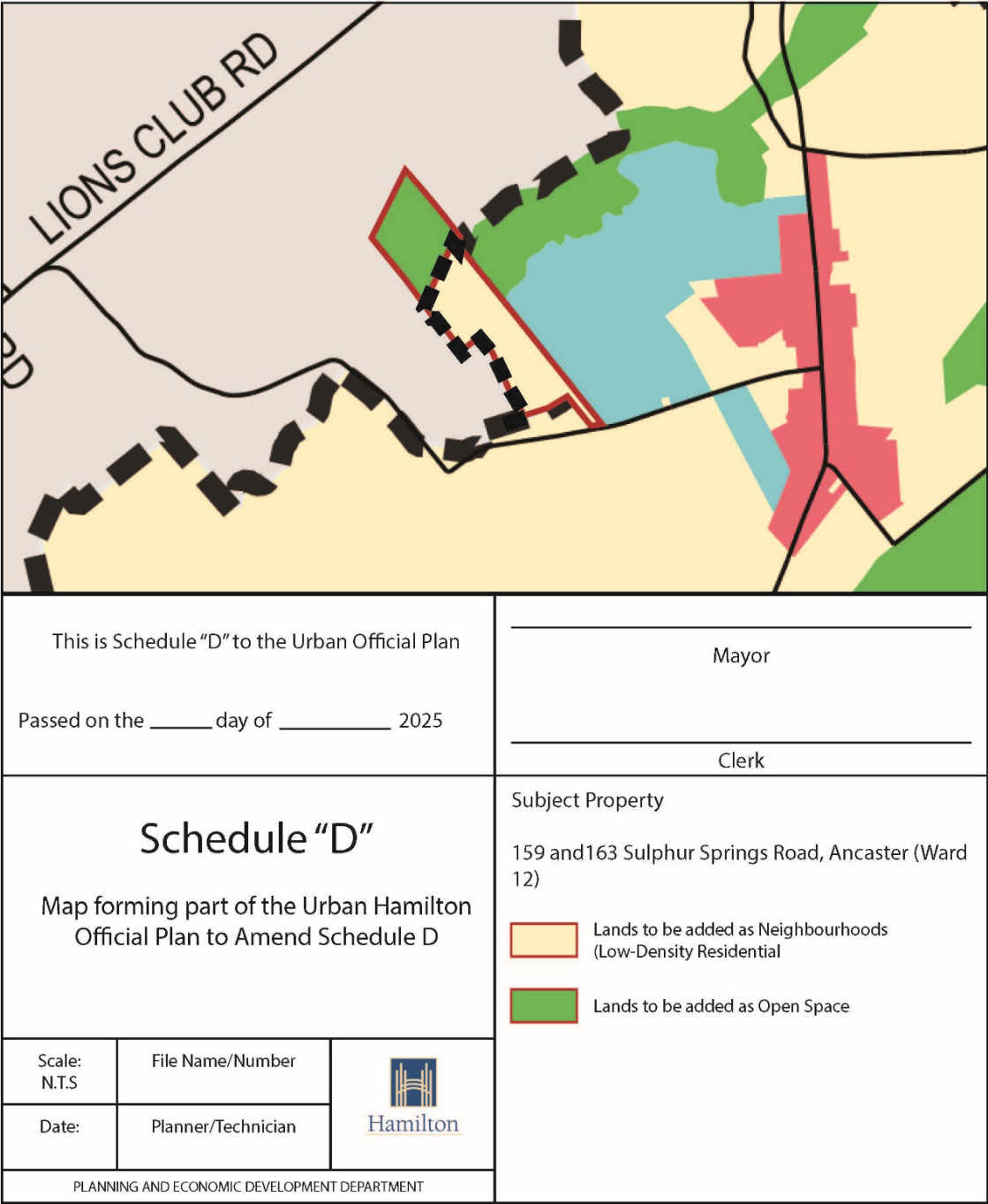


Figure 2: Appendix B to the Draft Hamilton Official Plan Amendment, as submitted by the applicant, showing lands to be added as “Neighbourhoods” and as “Open Space”

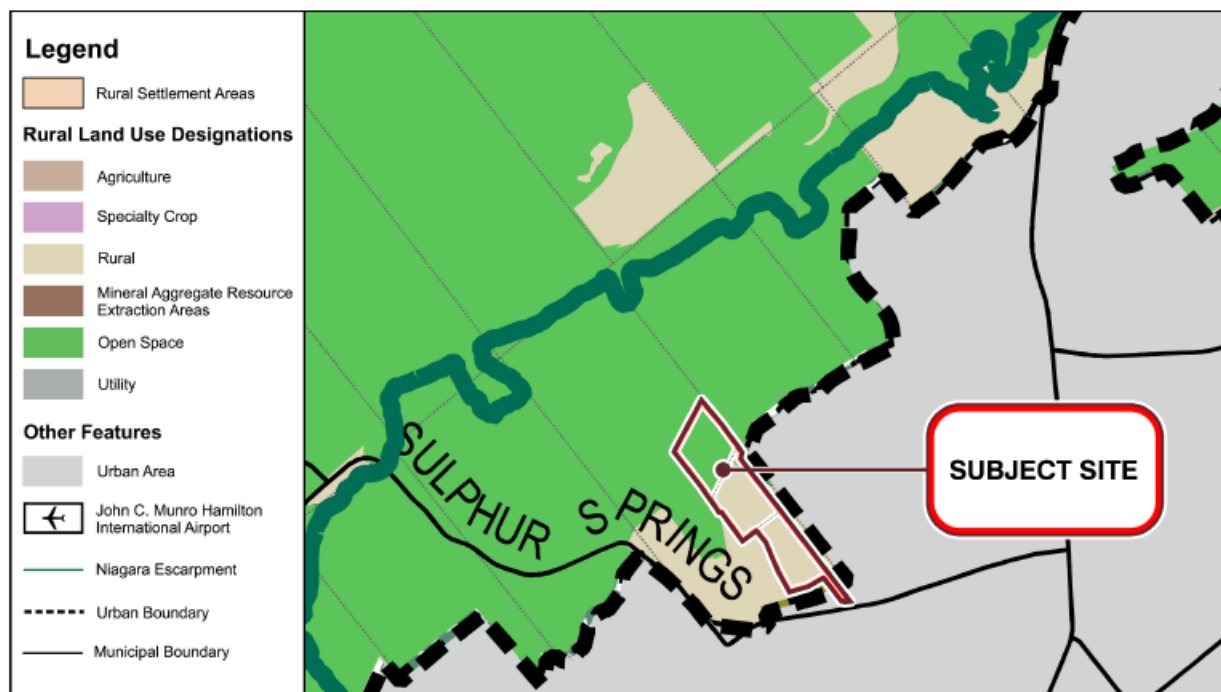


Figure 3: Rural Hamilton Official Plan, Schedule D: Rural Land Use Designations (Current)

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

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: Existing Site Description • Size: approximately 10.03 hectares. • 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. • 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. • Access: Vehicular access to the site is located along Sulphur Springs Road. • 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”. • 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

	Zoning By-law 87-57. The front portion of the property is within the City's Urban Boundary. • Servicing: Existing municipal servicing is available along Sulphur Springs Road and is proposed to be extended into the site to service the proposed redevelopment. Proposal • 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. • 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. • 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. Required Approvals • 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. • 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. • 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. Surrounding Area • North: Dundas Valley Conservation Area, including a system of recreational trails and other natural features. • East: Natural heritage areas, condominium townhouse development and downtown Old Ancaster. These are primarily forested lands. • South: Low density residential lots with forested areas. • West: Residential estate lots with forested areas. Conclusion • 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.”
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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

Prepared by	The Biglieri Group Ltd.
Date	March 2025
Key Findings and Conclusions of the Study	According to the Biglieri Group Ltd.: Agricultural Designations • The Subject Site does not constitute Prime Agricultural Lands and is not located within a Specialty Crop Area. • 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. Soil Capability • Based on Ministry of Agriculture, Food and Agribusinesses, the Subject Site and surrounding lands have the following Canada Land Institute Agricultural Capability: ○ 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; ○ 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; ○ 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. • The Biglieri Group Ltd. states that, based on the information above, the soil capability of the Subject Site and the

	surrounding lands are considered limited for agricultural cultivation. Agricultural Potential • 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. • 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. • 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. • 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.
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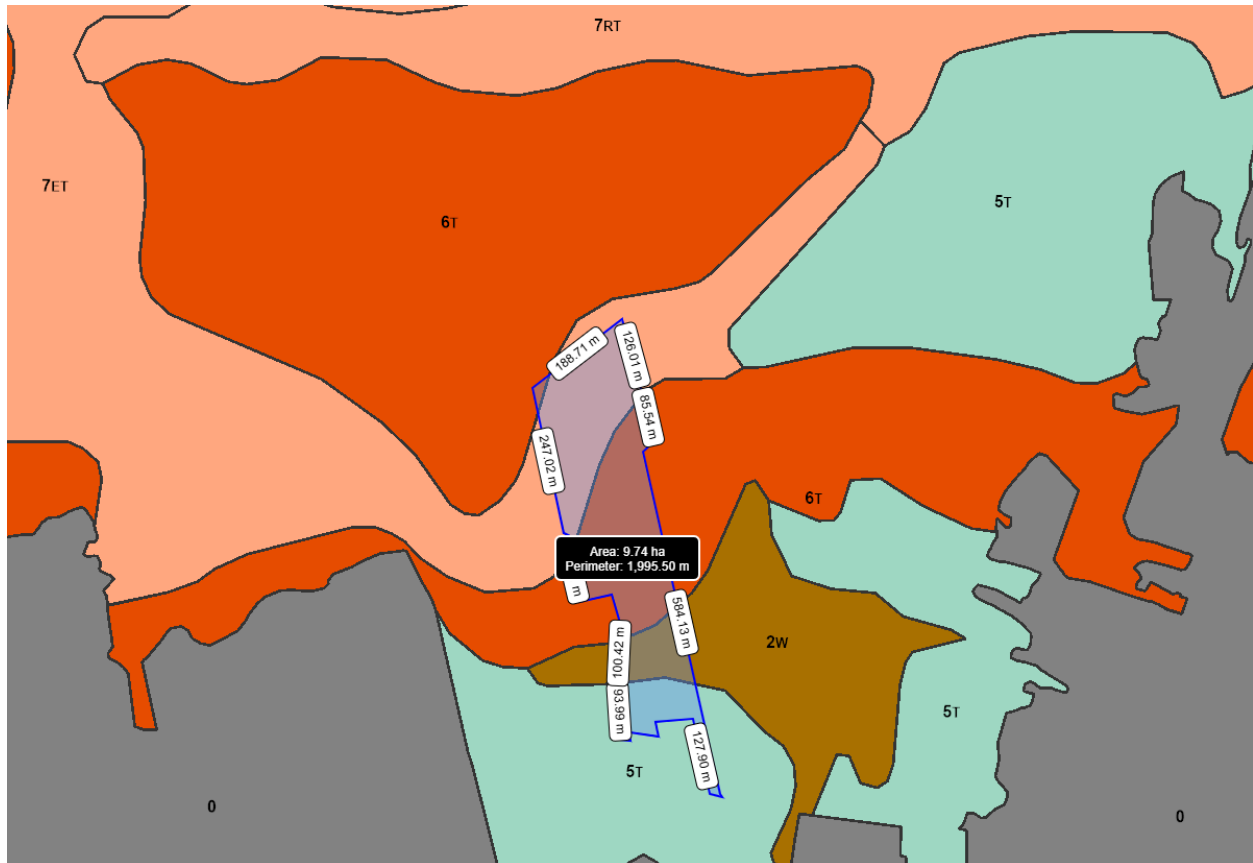


Figure 5: Soil Capability for Agriculture for the Subject Lands (Retrieved from Ontario Ministry of Agriculture, Food, and Agribusiness AgMaps)

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

Prepared by	SLR Consulting (Canada) Ltd.
Date	December 18, 2024
Key Findings and Conclusions of the Study	According to SLR Consulting Ltd.: General Information • The Arborist Report was completed by an International Society of Arboriculture (ISA) Certified Arborist. • 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. • 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. Tree Inventory • 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. • 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. • 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

plantings, these individuals would have originated from cultivated stock, and Exemption 12 of the Endangered Species Act (2007) would apply.

Tree Removal/Injury

- Approximately 500 trees will require removal to accommodate the proposed development.
- A total of 15 trees may potentially be injured during the proposed works, which are all in good to fair condition.

Tree Protection Plan

- 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.
- 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.
- 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.
- 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.
- 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.
- If tree removals are necessary within the active period for Species at Risk bats, further acoustic surveys could be

	completed, focusing on identified snag trees, to ensure that there are no active SAR bats. • 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: ○ tree removals; ○ inadvertent damage to trees to remain; ○ maintenance measures; and ○ grading adjacent to protective areas. • 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. • 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.
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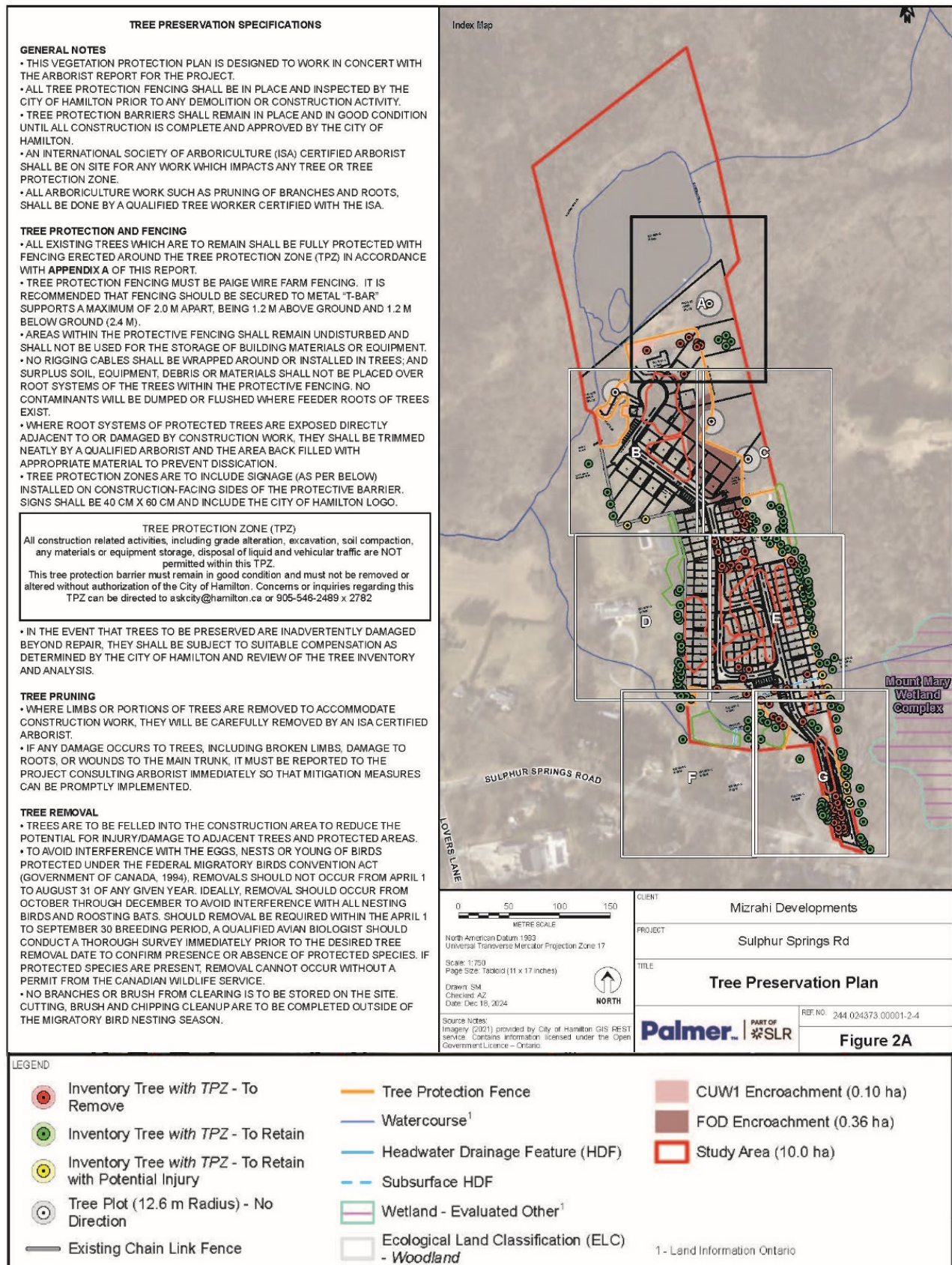


Figure 6: Overview of Tree Preservation Plan

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

Prepared by	C.F. Crozier & Associates Inc.
Date	November 2024
Key Findings and Conclusions of the Study	According to C.F. Crozier & Associates: Roads • 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. • 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. Site Grading • There is an approximate 35 m elevation difference across the site, generally sloping from south to north. • 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%. • 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

property, nor will flow depths greater than 0.30 m occur during the 100-year storm event.

Sanitary Servicing

- 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.
- The functional servicing analysis evaluated alternatives to service wastewater flows from the Subject Development, including:
 - **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).
 - **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.
 - **Alternative 3:** Should the downstream capacity analyses under the other alternatives determine the existing

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).

Water Servicing

- It is understood that two private wells on the Subject Lands currently provide drinking water to the existing dwellings.
- 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.
- 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.
- 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.
- 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.

Stormwater Management

- 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.
- 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

	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. • A stormwater management strategy and accompanying recommendations are provided in the full Report. Preliminary Low Impact Development Strategy • 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. • 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. Utilities • 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. Erosion and Sediment Controls • 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. • 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 • C.F. Crozier & Associates concludes that the proposed development can be adequately serviced.
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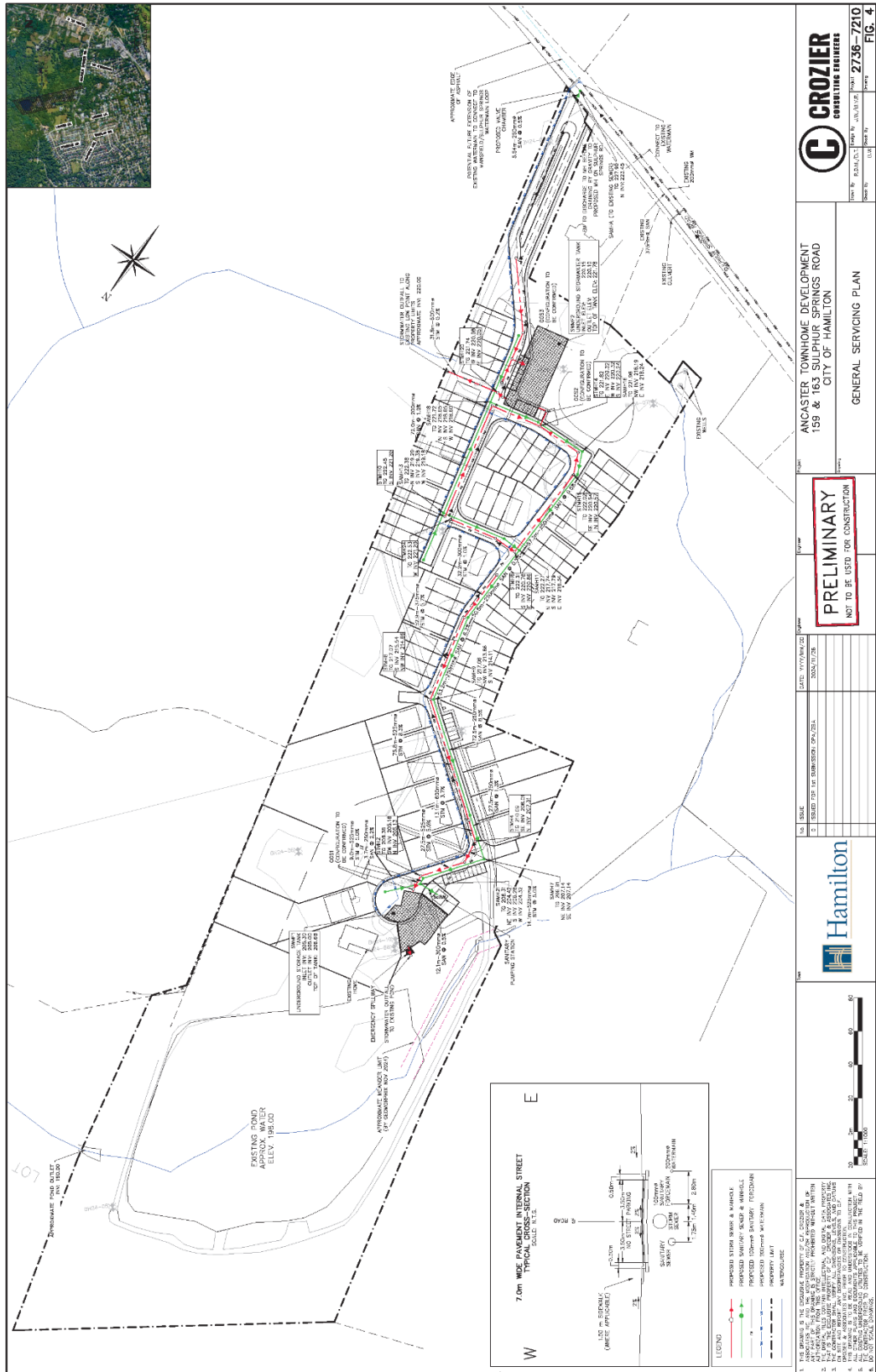


Figure 7: General Servicing Plan, as submitted by the applicant

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

Prepared by	SLR Consulting (Canada) Ltd.
Date	December 6, 2024
Key Findings and Conclusions of the Study	According to SLR Consulting (Canada) Ltd.: Overview of Site • The Site is located within the Spencer Creek Watershed, within the Sulphur Creek subwatershed. • 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. • Sulphur Creek is located approximately 1km north of the Site boundary. • 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. Physiography and Geology • 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. • A small portion of the northern part of the Site, including the northern pond, is with the Niagara Escarpment physiographic region.

- 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.

Source Water Protection

- 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.
- Maintenance of the pre-development infiltration rates at post development is expected to be required through the use of Low Impact Development (LID) measures.
- 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.

Groundwater Levels and Flow

- Groundwater flow was found to move northwest towards the northern pond, then northeast towards Hamilton Harbour.
- 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.
- 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).
- Additional groundwater level monitoring is recommended to confirm the seasonal high groundwater table at the Site.

	Groundwater Chemistry • 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. • 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. • 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. • 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. Pre- and Post-Development Water Balance • 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. • 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%). • 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.
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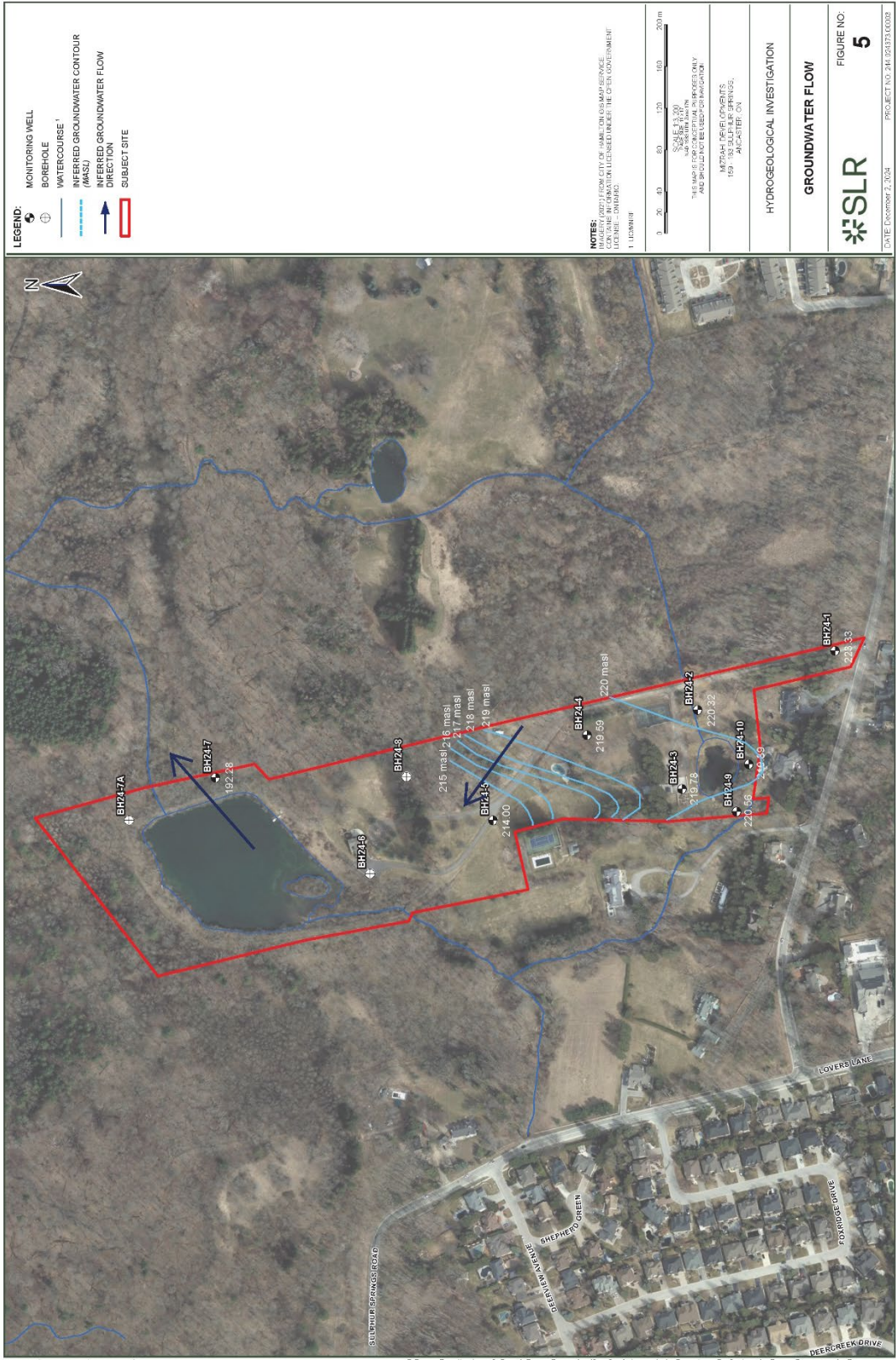


Figure 8: Map of groundwater flow, as submitted by the applicant.

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

Prepared by	SLR Consulting (Canada) Ltd.
Date	December 18, 2024
Key Findings and Conclusions of the Study	According to SLR Consulting (Canada) Ltd.: General Site Information • 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. • Natural features within the property include woodlands and an Area of Natural and Scientific Interest (ANSI) – Life Science (Provincially Significant). • The southern portion of the Subject Property is located approximately 30 m west of a non-provincially significant wetland. Key Applicable Policy Areas • 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. • The Subject Property is located within Ecoregion 7E

- The majority of the Subject Property is designated as Key Natural Heritage Feature Significant Woodlands within the Rural Hamilton Official Plan.

Vegetation Communities and Flora/Species at Risk

- 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.
- 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.
- A full Species at Risk screening and assessment, including targeted surveys, will be completed in 2025.
- A plant species list will be provided as part of the updated EIS Addendum.

Incidental Wildlife

- 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.
- 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.

Aquatic Environment

- 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

	Paradise Marsh and Hamilton Harbour, to the east of Dundas, Ontario. • A man-made pond exists in the northern half of the property. • A cold-water stream, which is a tributary of Sulphur Creek, transverses the Subject Property to the northern pond. • 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. • Three, small Headwater Drainage Features are located in the southern half of the property, along with a small man-made pond. Woodland and Buffers • 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. • 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. • 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. • 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. • 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. Wetlands • 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. Aquatic Habitat and Fish Habitat • 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. • 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. • 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. • 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. • 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).
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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

Prepared by	Archaeological Consultants Canada
Date	December 3, 2024
Key Findings and Conclusions of the Study	According to Archaeological Consultants Canada: Overview of Assessment Types • A Stage 1 Archaeological Assessment evaluates the subject property's archaeological potential to recommend appropriate strategies for the Stage 2 survey. • 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. Stage 1 Archaeological Assessment • 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. ○ Five of the sites are located within 300 km of the subject property. ○ Eleven are Euro-Canadian or have a Euro-Canadian component. ○ One has an Afro-Canadian component. ○ Twelve are Indigenous or have an Indigenous component. • Sites include homesteads, dumps, wagon shops, scatters, middens, camps, and villages.

- A Stage 1 visual inspection was conducted on November 15, 2024. The entirety of the subject property was accessible and was inspected.
- 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.
- 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:
 - The subject property is largely comprised of well-drained land that is suitable for human habitation and agriculture.
 - The subject property is adjacent to Sulphur Springs Road an early historical transportation route.
 - Two tributaries of Sulphur Spring are located within the subject property.
 - Twenty archaeological sites have been registered within 1 km of the subject property.

Stage 2 Archaeological Assessment

- A Stage 2 property assessment was conducted on December 2, 2024.
- The Stage 2 Assessment implemented test pit survey at 5 m intervals. No artifacts or other archaeological resources were identified.

Conclusion

- 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

Prepared by	C.F. Crozier & Associates Inc.
Date	November 2024
Key Findings and Conclusions of the Study	According to C.F. Crozier & Associates Inc.: Existing Conditions • The Transportation Impact Study considers the following study intersections: ○ Lovers Lane and Sulphur Springs Road ○ Wilson Street East and Sulphur Springs Road/Church Street ○ Existing Site Access and Sulphur Springs Road • In the 2024 existing conditions, all intersections are operating efficiently with reserve capacity to accommodate future traffic volumes. • 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). Future Background Conditions • 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. • A growth rate of 2% was applied to all traffic to forecast future traffic growth at the study intersections, as per industry standards. • 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

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.

- All other intersections are anticipated to operate efficiently with reserve capacity to accommodate future traffic volumes to 2035, according to the analysis.
- 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).

Site Generated Traffic

- 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.
- 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.
- 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.
- All other intersections are expected to operate efficiently with reserve capacity to accommodate future traffic volumes.

Left-Turn Land Warrant Analysis

- The analysis did not warrant a left-turn lane in relation to the existing site access under the 2035 future total scenario.

Site Access

- 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.

- 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).
- 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.
- 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.

Parking Review

- 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.
- 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.

Recommendations

- 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.
- To help support fire route access, during the construction, a mountable curb with a paved shoulder may be implemented to support emergency vehicle maneuvers.

	• 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. Conclusion • According to C.F. Crozier & Associates Inc., the proposed development can be supported from a transportation operations perspective.
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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

Prepared by	The Biglieri Group Ltd.
Date	May 2025
Key Findings and Conclusions of the Study	According to the Biglieri Group Ltd.: Property Status and Heritage Context • 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. • 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. • The property is not located within: • A Heritage Conservation District, • A designated Cultural Heritage Landscape (CHL), • A heritage view corridor. • However, it is adjacent to: • A listed, non-designated property at 437 Wilson Street East, identified as a "Candidate for Designation." • A segment of Sulphur Springs Road, which is included in the City's inventory of Cultural Heritage Landscapes. Development Proposal and Implications • The proposed redevelopment of the site would require full demolition of the existing dwelling and associated structures. • While the original structure may date to the early 1850s, it has undergone numerous modifications over time:

	• A first addition likely constructed around the 1860s. • Major renovations in 1986, including: ◦ A rear addition and sunroom, ◦ A partial below-grade three-car garage, ◦ A front patio, ◦ A mansard roof that likely altered the original roofline and possibly the building's height. • These modifications have introduced stylistic elements from different architectural periods, making the structure difficult to classify and significantly impacting its architectural coherence. Heritage Integrity Assessment • 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. • A comparison with a known worker's cottage from the Hermitage site revealed that: • Original elements such as the roof, doors, windows, and stone foundation have been significantly altered or removed. • The three-car garage disrupted the original foundation. • Later additions introduced pseudo-historic elements that are inconsistent with conservation principles. • 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. • The dwelling has lost the ability to express its original massing, form, and materiality, and thus no longer retains sufficient heritage integrity. Evaluation Against Provincial Criteria (O. Reg. 9/06) • 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: • Criterion 4: For its association with a historical theme. • Criterion 8: For its contextual value related to early rural development patterns. • 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. • 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. Recommended Commemoration and Mitigation Measures • Despite the lack of heritage integrity, the property's historical associations remain valuable. The following commemoration and mitigation measures are recommended: • Incorporate interpretive signage in the private landscaped area, particularly near the existing man-made pond. • Reference the property's farm estate history through signage or storytelling elements integrated into passive recreational trails for future residents. • Salvage rubblestone from the existing dwelling and use it within the new development in a meaningful way to commemorate the original structure. • Prepare a Landscape Plan that: ◦ Addresses the design of the site entrance, ◦ Ensures a sensitive visual transition that respects the adjacent Cultural Heritage Landscape along Sulphur Springs Road. Conclusion • 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. • 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.
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Figure 12: South (Front) Façade of 163 Sulphur Springs Road



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

Attachment 2 – Comments Received by Email

Comments received by City staff about the Sulphur Springs urban boundary expansion applications by email are attached on the following pages.

From: [Joanne Turnell](#)
To: [Urban Boundary](#)
Subject: Submission to City of Hamilton – UBE-3 (159 & 163 Sulphur Springs Road)
Date: Thursday, July 17, 2025 10:05:17 AM

External Email: Use caution with links and attachments

Submission to City of Hamilton – UBE-3 (159 & 163 Sulphur Springs Road)

Re: Opposition to Urban Boundary Expansion UBE-3 – Impact on Sulphur Springs Aquifer, Heritage, and Watershed

To Whom It May Concern,

As a concerned member of the local community and stakeholder in the stewardship of the **Sulphur Springs mineral well** and adjacent heritage corridor, I am writing to formally oppose the proposed urban boundary expansion application (UBE-3) at **159 & 163 Sulphur Springs Road**. This development threatens to irreversibly alter the hydrology, ecology, and historic character of an area long valued for its cultural and environmental significance.

1. Groundwater & Aquifer Risk

The Sulphur Springs well is sustained by a **highly vulnerable aquifer** and its recharge area lies directly adjacent to this proposal. Although the applicant claims to maintain pre-development infiltration rates using Low Impact Development (LID) measures, no quantitative groundwater monitoring plan has been provided. Without verifiable data, this poses a serious risk to the flow and mineral quality of the spring.

Request: Implement a binding requirement for pre- and post-development groundwater level and flow monitoring to ensure no degradation of the aquifer.

2. Ecological & Watershed Integrity

The site includes important **headwater streams**, significant woodland, and critical wildlife habitat—all of which feed into the **Sulphur Creek watershed** that sustains the spring. Proposed tree removal, slope grading, and road salt use will introduce runoff and thermal pollution, threatening downstream water quality.

Request: Strengthen stream buffer zones to 30 metres minimum with permanent no-build protections, and require native vegetation replanting for all disturbed lands.

3. Cultural Heritage & Community Character

Sulphur Springs Road is a historic corridor and the spring itself a long-standing natural landmark used by generations for its health-giving mineral water. The proposed demolition of heritage structures and expansion of suburban-style housing in this natural corridor directly undermines the cultural value and public accessibility of the spring.

Request: Preserve the heritage streetscape through a **dedicated cultural landscape corridor**, maintain public access to the spring, and prohibit alteration of heritage terrain and visual character.

4. Contrary to Public Interest and Planning Principles

This expansion is inconsistent with public sentiment across Hamilton, where a clear majority oppose sprawl in favour of urban intensification. The loss of greenspace, risk to public resources like the spring, and increased infrastructure burden do not meet the criteria of good planning or ecological stewardship.

For these reasons, I urge the City of Hamilton to **reject UBE-3** and instead protect this environmentally sensitive and culturally meaningful area from inappropriate development. The Sulphur Springs corridor deserves long-term conservation, not encroachment.

Sincerely,
Joanne Turnell

[Redacted Signature]

From: [Leola Hordijk](#)
To: [Urban Boundary](#)
Subject: [SUSPECTED SPAM]No to urban expansion! No to more trees cut down !!!
Date: Friday, July 18, 2025 5:52:21 PM

External Email: Use caution with links and attachments

No to urban expansion! No to more trees cut down !!!

"You ought to consider you are now past a chicken; this Humour, which was well enough in a Girl, is insufferable in one of your Motherly Character"

From: [JessMeghan](#)
To: [Urban Boundary](#)
Subject: [SUSPECTED SPAM]PLEASE Do Not Expand the Urban Boundary!
Date: Thursday, July 17, 2025 5:37:44 PM

External Email: Use caution with links and attachments

Dear City of Hamilton Planning Staff Members,

As a long time resident of Hamilton, I'm old enough to remember what "wild" areas of Hamilton and the surrounding communities (Ancaster, Dundas, etc.) looked like. They abounded with different species of birds, animals, insects, etc. As children, we took great delight in riding our bikes around these areas.

The thought of it being "developed" (a dubious word to describe the elimination of even more greenspace) hurts my heart.

I know we need more affordable housing, but is that what will be built in this (prestigious) neighbourhood? I find it difficult to believe that the local residents would be okay if government housing were built in their neighbourhood. The condominiums that are to be built will likely be for people *who can already afford housing*.

But more importantly, where are the animals, birds, etc. supposed to go? Over my lifetime, I've watched as all the places I loved for their wildness & beauty in my childhood have been razed to the ground. The wild occupants of that land have nowhere to go, getting crammed into less and less available space, and some end up having interactions with humans, often with deadly results for the wildlife. And this may sound a bit patronizing, but do you actually realize the vital importance of trees? Trees are responsible for 35% of the oxygen we breathe; we cannot keep cutting them down with impunity and not expect it to have a negative effect on us and future generations.

Add to that the fact I've read that there is already adequate space for new housing within Hamilton's urban boundaries; it will necessitate creative thought and planning, but there are many properties and areas (like empty/unoccupied houses/buildings) which have been approved to build on.

I *beg* you not to expand the urban boundary even further. The more times we allow developers to expand the boundary, the less thought they will put into building sustainable, affordable housing for Canadians who need it the most *within the existing city boundaries*. The average current wait time for a Hamiltonian looking for social housing is *eight years*. That is simply too long.

And truly, what is the point of having a "boundary" anyway, if it's just going to keep getting expanded? It's my opinion that if this building project is allowed to go ahead, it will encourage other "developers" to try to do the same.

Please keep these considerations in mind when making your decision. I don't see how this will be helping any people find affordable housing, but it will ruin even more of our beautiful landscape & destroy even more habitats.

Most Sincerely,

Jessica MacQueen

Adrienne Hol
[REDACTED]
[REDACTED]
[REDACTED]

July 21, 2025

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

Subject: Opposition to Proposed Development at 159 & 163 Sulphur Springs Road, Ancaster

To Whom It May Concern,

I am writing as a concerned resident of Ancaster to express my strong opposition to the proposed development at 159 & 163 Sulphur Springs Road in Ancaster.

This application raises significant and unacceptable concerns across multiple fronts:

1. Violation of Established Planning Principles

The proposal directly contradicts the City of Hamilton's commitment to maintain its current urban boundary. Expanding or intensifying development in this sensitive area sets a dangerous precedent and undermines long-term planning goals that protect green space and manage growth responsibly.

2. Contradiction to the Niagara Escarpment Plan

The location sits adjacent to or within the Niagara Escarpment Plan area, which was established to protect this unique natural feature. The proposed development is inconsistent with the objectives of this plan, which explicitly aim to preserve the ecological and visual integrity of the Escarpment.

3. Encroachment into the Protected Greenbelt

This site lies within Ontario's protected Greenbelt—a zone that Hamiltonians and Ontarians have fought to protect for over two decades. Allowing development here contradicts the Province's commitment to maintain the current boundaries of the Greenbelt's and sends the wrong message about our city's environmental values and stewardship.

4. Ecological Impact on a Rare Carolinian Forest

Southern Ontario has very limited remaining Carolinian forest cover. The removal of approximately 500 out of 620 trees for this development would destroy habitat critical to nesting birds, amphibians, mammals, and insects—many of which are already vulnerable or declining due to habitat loss. This is an irreplaceable ecological loss that cannot be justified.

5. Water Runoff and Flooding Risk

Replacing permeable, forested land with hard surfaces will reduce the natural area's ability to manage stormwater, increasing the risk of downstream flooding within the Sulphur Creek watershed. This is not only environmentally irresponsible but potentially dangerous for residents living in downstream areas.

6. Lack of Contribution to Affordable Housing

This proposal does nothing to address the pressing affordable housing crisis in Hamilton. Rather than creating inclusive, diverse housing options, it caters to high-end buyers and reinforces patterns of exclusivity and economic segregation.

7. Poor Transit Accessibility and Unsafe Streets

Sulphur Springs Road is not serviced by public transit and lacks sidewalks and bike lanes. Encouraging auto-dependent development in this location contradicts the city's goals for walkable, transit-oriented communities and will create further road safety challenges.

In light of these serious concerns, I urge the City of Hamilton to reject this development application in full. I also ask that robust public consultation and environmental review processes be upheld to ensure transparency and accountability.

Protecting this unique and ecologically sensitive area is not just a local responsibility—it reflects the values of our entire community and future generations.

Thank you for your attention and for considering the voices of residents who care deeply about the future of our city.

Sincerely,



Adrienne Hol

From: [Judy Munro](#)
To: [Urban Boundary](#)
Subject: 159 & 163 Sulphur Springs Rd., Ancaster
Date: Thursday, July 17, 2025 7:18:49 PM

External Email: Use caution with links and attachments

I would like to add my name to the growing list of people concerned about this increase in Urban Sprawl. Our town is known for its trees and green spaces. And the road/infrastructure presently in Ancaster cannot handle the increase in traffic as it is. Many times we can hardly get out from Sulphur Springs Rd. onto Wilson St. When there is an accident on the Linc or the 403, it's game over for getting anywhere on time from Ancaster!!

I am totally opposed to this planning proposal by the City of Hamilton!!!

Judy Munro

From: [meighan.colterjohn](#)
To: [Urban Boundary](#)
Subject: 159 & 163 Sulphur Springs Rd.
Date: Thursday, July 24, 2025 9:35:53 AM

External Email: Use caution with links and attachments

Good Morning,

I am writing this morning to share my concerns regarding the application to build new homes on the properties listed above.

As a resident of Pleasant Valley, I am concerned about increasing traffic through this area and through Ancaster. Roads such as Sulphur Springs, Old Ancaster, Old Lions Club, etc., were not built to handle the volume of traffic that already exists.

As a resident of Hamilton, I'm frustrated that the very loud and clear message of '**no urban boundary expansion**' continues to be ignored and overlooked by developers and our current provincial government. We do not need more homes that can only be accessed by car, that are not close to any necessary services, such as schools, medical/dental offices, pharmacies, etc. We need more housing within our current urban boundary, where there seems to be considerable space to develop underused land.

And finally, as a resident of Ontario, I'm beyond angered by the constant assault on the Greenbelt. I believe that we need to maintain the Greenbelt and do everything in our power to protect it from this type of insidious attack. With a little snip here and another there, there will soon be little to no Greenbelt to protect.

This particular application also impacts the Niagara Escarpment Plan. The escarpment is another area that must be carefully managed and protected from this type of development.

If we want to have a green Ontario (and that is certainly my desire), with locally grown and produced food and access to green spaces for our future generations, we must push back and deny this application. Continue to redevelop and build within the current urban boundary,

and leave the Greenbelt alone!!

Sincerely,

Meighan Colterjohn

From: [Alex Blair](#)
To: [Urban Boundary](#)
Subject: 159 & 163 Sulphur Springs Rd
Date: Thursday, July 17, 2025 4:45:40 PM

External Email: Use caution with links and attachments

Hello Dave,

I am writing to voice my concern over the proposed above development. As a youth and now young adult living in the area, I have had the pleasure of living in Ancaster for over 15 years. Much of my life revolves around Hamilton, and more specifically the suburbs of Ancaster. I feel that the development will have numerous detrimental effects on the area and residents.

Two of my main concerns are regarding traffic congestion and the environmental impact that this development will impose. The 75 dwellings proposed sit on lands that have essentially been undisturbed, except for light single-family use. The amount of animals and creatures that will be disturbed during this process is overwhelming. I have already seen this firsthand with the development of two residential lots at the corner of Sulphurs and Lovers. Deer, fox, and birds are some of the animals that I witnessed that used to call that small tree lot home. That is no longer the case. This is likely to have many times the impact. Ancaster is such a wonderful, nature surrounded, place that residents are proud to call home and this change threatens such an important thing to many of these people. It is also not something that can be reversed and we risk long term detrimental environmental changes.

The traffic congestion this potential development poses is also of high concern, as the town is already overwhelmed with traffic at most hours of the day. Any highway accidents, cause gridlock. Adding 75 dwellings will not help this whatsoever. Ancaster is not a walkable community, with many needing transit or cars to get to work and activities. These potential residents would be no different and I'm highly concerned about the stress on our already overwhelmed systems and infrastructure. The congestion and potential increased congestion will likely make it harder for emergency response vehicles to arrive to residents in a timely manner. This is of concern due to elderly neighbors and friends.

Thank you for providing this platform to voice concerns.

Alexandra Blair

From: [Randall OBrien](#)
To: [Urban Boundary](#)
Subject: 159 & 163 Sulphur Springs Road UBE Application
Date: Thursday, July 17, 2025 3:40:16 PM

External Email: Use caution with links and attachments

Mr. Heyworth, my response to this application is “absolutely not”. There is lots of room for medium density development in the downtown core which is already serviced. Additionally, additional traffic on Wilson Street West during commute times will make an already difficult situation worse. Thank you.

Randall OBrien



From: [Anne Hendrie](#)
To: [Urban Boundary](#)
Subject: 159 & 163 Sulphur Springs Urban Boundary Expansion application
Date: Friday, July 18, 2025 10:01:03 PM

External Email: Use caution with links and attachments

To whom it may concern,

I would like to go on record as being strongly opposed to the 159 & 163 Sulphur Springs Boundary Expansion application.

My thoughts can be summed up in one sentence:

What part of Greenbelt do you not understand?

Anne Hendrie
Burlington Ontario

From: [Mary Ann Frerotte](#)
To: clerk@hamilton.ca; [Urban Boundary](#); [Cassar, Craig](#); [Ward 13](#)
Subject: 159 163 Sulphur Springs Rd Comments
Date: Wednesday, July 23, 2025 12:04:34 PM

External Email: Use caution with links and attachments

Hello,

I have reviewed the documents as provided by the developers of 159 & 163 Sulphur Springs road in Ancaster, to the best of my ability as a layman. I found the developer has been very thorough in their studies and plans for land use, storm water mitigation and retention of natural features. The entrance of this property is a 5 minute walk from a HTC route. The loss of 500 trees is the largest deterrent for this project from my point of view. Having been forced to remain indoors for several days the past week as Hamilton and much of the province was under severe air quality alerts makes it incomprehensible to destroy mature trees, the lungs of our planet.

Since the developer is able to submit to the OLT should the city turn down the project, I wondered if it would be in the best interest of all to negotiate a more environmentally friendly design with the developer. It appears that a majority of the tree loss would be on the right side of the property, where there is a row of townhouses, as well as partial areas of backyards of a few homes. If one row of town houses were eliminated and the trees left intact on the single home lots, the deforestation would be greatly reduced

While the city has not yet put the greener building guidelines into affect yet, could the approval of this project be based on conformance? Again a win-win as a case study for the city, and for the developer, perhaps a selling point for the people that wish to live near our magnificent conservation lands.

Once a project goes to the OLT, there may not be an opportunity to have the project built on the cities terms. A cooperative effort on the part of the city may work to our advantage should the project reach the OLT stage. Preferable this land would not be developed. If the cities legal team feels it is inevitable, anything we can do to mitigate the damages is preferable to current planned tree loss.

Mary Ann Frerotte
Dundas, Ontario

From: [Ross Mcleod](#)
To: [Urban Boundary](#)
Subject: 159 and 163 sulphur spring rd.....UHOPA-25-010/RHOPA-25-009
Date: Wednesday, June 11, 2025 2:27:11 PM

External Email: Use caution with links and attachments

ATTN DAVE HEYWORTH.....RE 159 AND 163 SULPHUR SPRINGS RD
WE LIVE AT 168 SULPHUR SPRINGS RD.....ROSS AND
TRACEY MCLEOD AND WE WOULD COMMENT AS FOLLOWS ON THIS
APPLICATION..... 1.THE VIEW OF THE
ESCARPMENT FROM SEEN FROM A DISTANCE BELOW IS NOT SUPPOSED TO
CHANGETHIS PROPERTY CAN BE SEEN FROM DOWNTOWN ESPECIALLY IN
THE WINTER.....THE DEVELOPER WILL HAVE TO TAKE DOWN TREES AND
BUILD 2 1/2 STOREY BUILDINGS RIGHT ALONG THE ESCARPMENT LINE OF
SIGHT

2.ARE THEY NOT GOING TO HAVE A PUMPING STATION FOR
SEWAGE.....THERE IS SUCH A STATION AT THE END OF MANSFIELD
DRIVE.....A YEAR AGO THAT STATION FAILED AND THE CITY HAD DOZENS OF
LARGE SEWAGE PUMPER TRUCKS ON OUR STREET FOR DAYS.....ARE YOU
GOING TO ALLOW ANOTHER PUMPING STATION

3.SULPUR SPRINGS RD IS VERY
NARROW WHERE THIS PROPOSAL IS LOCATED.....THIS ROAD NEEDS TO HAVE A
MAJOR WIDENING AND REBUILD BEFORE ALLOWING OVER 70 NEW
HOUSES.....THE WHOLE STREET FROM WILSON ST TO LOVERS LANE
PRESENTLY DOES NOT HAVE EVEN CLOSE TO THAT MANY HOUSES.....IT
MAKES MORE SENSE TO WIDEN THE ROAD BEFORE ALLOWING THIS
DEVELOPMENT.....PEDESTRIANS ON THIS ROAD ARE NOT THAT SAFE
BECAUSE THEY ARE NOT SEPARATED FROM THE ROADWAY,THERE IS NO
SIDEWALK,THIS IS A NARROW RURAL TYPE ROAD

4.THIS DEVELOPMENT SEEMS TO
BE AN INTRUSION INTO AN AREA THAT HAS LOTS OF WILDLIFE AND TREES
.....THERE ARE NO HOUSES AROUND IT EXCEPT FOR A FEW ON THE SOUTH
SIDE OF THE DEVELOPMENT.....THIS DEVELOPMENT WILL CHANGE THE
WHOLE CHARACTER OF THE AREA

IN CONCLUSION,WE OBJECT TO THIS
MAJOR DEVELOPMENT.....THIS LAND IS SUBJECT TO CONSERVATION AND
NIAGARA ESCARPMENT RULES.....WE DO NOT BELIEVE THAT THIS
APPLICATION WOULD COMPLY.....THANKYOU FOR YOUR
ATTENTION.....ROSS AND TRACEY MCLEOD

From: [Ursula Blair](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Spring Road- Ancaster
Date: Thursday, July 17, 2025 1:08:20 PM

External Email: Use caution with links and attachments

Attn: Dave Heyworth,

I am writing to you in reference to the above address and development. As a resident of this area and a retired Registered Nurse I am worried about accessibility of emergency responders to the surrounding neighborhoods. With the addition of so many vehicles to that area it will greatly impact response time in case of medical emergencies or fire.

I am also concerned about the impact to the environment in this area with the addition of 75 dwellings and possibly 100 plus vehicles. Sulphur Springs is a beautiful area with a walking path to Wilson street and town, adding that many homes and vehicles will make it really unsafe. We don't need any more homes in this area , we need to preserve our green space and keep the area accessible to walking traffic. Thank you.

Regards,

Ursula Blair
Sent from my iPhone

From: [Doug Tigchelaar](#)
To: [Urban Boundary](#)
Cc: [Doug Tigchelaar](#)
Subject: 159 and 163 Sulphur Springs Rd Development
Date: Monday, July 21, 2025 2:40:07 PM

External Email: Use caution with links and attachments

I am vehemently opposed to this amendment to allow development
These lands are the very definition of green space. It makes no sense to me to designate lands for protection and then consider carve outs.

The self serving Assessment prepared by the the developer only makes me more distrustful of this entire project. I find it particularly disturbing that with no evidence they dismissively state that the threatened Kentucky Coffee trees are cultivars. There is also no mention of the threatened American Chestnut tree that is on this property. Seriously?

I am also offended that the OLB would even consider this application as it is so clearly counter to the Niagara Escarpment Plan.

I am also frustrated that without constant vigilance it is a challenge to find out about and comment on these types of developments within the time frames provided.

Please reject this proposed amendment.

Doug Tigchelaar

Sent from my iPhone

From: [Brian McHattie](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs Road - Urban Boundary Expansion
Date: Sunday, July 20, 2025 10:51:38 AM

External Email: Use caution with links and attachments

Good day,

I am writing to urge NO development on the subject property at 159 and 163 Sulphur Springs Road.

Importantly the property lies within the Greenbelt Plan and Niagara Escarpment Plan area designated as 'Escarpment Protection' and Escarpment Natural Area'. These areas are part of Hamilton's Natural Heritage System adjacent to the provincially-significant Dundas Valley and must be protected from development.

As you know, the previous Hamilton City Council decided not to expand the urban boundary, instead committing to developing inside the urban boundary given the presence of development lands out to 2050.

Therefore I urge you to continue defending Hamilton's firm urban boundary at the OLT.

Thanks,
Brian McHattie

Ward 1

Sent with [Proton Mail](#) secure email.

From: [Tina Brajic](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs Road - no expansion
Date: Thursday, July 17, 2025 5:25:20 PM

External Email: Use caution with links and attachments

No means no. Green over greed.

Leave the greenbelt alone and save the trees and habitat so your children and grandchildren can enjoy them. We only have one home and we need to protect it for all.

Thank you for your foresight.

Tina.

From: [PATRICA BOND](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur springs road Ancaster
Date: Wednesday, July 23, 2025 4:57:23 PM

External Email: Use caution with links and attachments

Hello

I am adding my displeasure that the above addresses would be changed to permit building.

These are addresses that are in the greenbelt and Niagara Escarpment and should not be allowed to be developed. There are many plots of land within Hamilton/ Ancaster area that can be developed.

These addresses should not be developed !

Also, I have a concern that if this project is allowed, what happens when the next developer submits a plan. And then all the greenbelt is paved over.

No to this development. the greenbelt has been made for a reason, honor it.

Patti Bond

From: [Nicole Doro](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs Road Proposed Development
Date: Friday, July 18, 2025 1:46:47 PM

External Email: Use caution with links and attachments

Hello City of Hamilton Planning Staff,

I am writing to urge you to recommend against approving the proposed development at 159 and 163 Sulphur Springs Road.

As was the case with the two most recent requests for urban boundary expansion that were denied, the city still has many opportunities for intensification within the current urban boundary that should be met first before further degrading our local ecosystems by needlessly expanding the urban boundary.

Additionally, as the current proposal expands into Greenbelt AND Niagara Escarpment Plan areas, the areas where the expansion is being proposed are particularly vulnerable and important land areas integral to securing our local food systems for generations to come.

Thank you for your continued efforts to preserve Hamilton's ecosystems, on behalf of current and future Hamiltonians,

Nicole Doro


From: [Deirdre O'Brien](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs Road.
Date: Friday, July 18, 2025 1:02:15 PM

External Email: Use caution with links and attachments

I hate to see the greenbelt used for any development. There are many undeveloped lands around and many areas that have had signs for years that they are building- no development. It seems the OLT just rubber stamps anything for developers. Let's keep the greenbelt safe

Thank you
Deirdre O'Brien

From: [Rhonda Scott](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs Road
Date: Thursday, July 17, 2025 12:45:38 PM

External Email: Use caution with links and attachments

I am writing to express my vehement opposition to the proposed development of 159 and 163 Sulphur Springs Rd. Such urban boundary expansions and incursions into the Greenbelt negatively impact our precious ecosystem. Greedy developers need to be denied ruining our beautiful village. We will never recover what we lose.
Take care,
Rhonda Scott
Sent from my iPhone

From: [M. Di Censo](#)
To: [Urban Boundary](#)
Cc: [Kroetsch, Cameron](#)
Subject: 159 and 163 Sulphur Springs Road
Date: Thursday, July 24, 2025 7:04:05 AM

External Email: Use caution with links and attachments

Good morning,

Thank you for accepting community feedback.

I vehemently oppose expansion into greenspace for development.

This natural area provides countless health benefits to the community in terms of mitigation of carbon emissions. It is also an essential part of our natural ecosystem.

Could the developers not explore the extensive brown spaces within the urban boundaries?

Hamilton should be able to define and protect its own urban boundaries.

Regards,

Marisa Di Censo

Sent from my iPhone

From: [Bryce Hyslop](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs Road
Date: Thursday, June 12, 2025 5:20:16 AM

External Email: Use caution with links and attachments

Attention Dave Heyworth

I received notice in the mail for planned changes to 159 and 163 sulphur springs road.

I highly disagree with the change and development.

Our city is not in need of any more condominium homes. We need more single family dwellings. We do not need these cookie cutter type homes which will jam 75 units together at the benefit of the builder.

Not only is the plan adding undesirable units in today's market it will be absolutely destroying the protected green space. There are already plenty of condominiums on the market. This decision is completely unacceptable and not what our citizens need.

Thank you

Bryce Hyslop



From: [Joshua Rocci](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs
Date: Thursday, July 17, 2025 10:25:04 PM

External Email: Use caution with links and attachments

Dear City Planning Staff,

I am writing to express my strong opposition to the proposed expansion of Hamilton's urban boundary to include 159 and 163 Sulphur Springs Road.

Allowing development in this area would set a troubling precedent by opening the door to sprawl within the Greenbelt and Niagara Escarpment, threatening ecologically sensitive lands and undermining long-standing environmental protections. This proposal is also inconsistent with Hamilton's goal of urban density. There is a single lane road and lack of infrastructure to support this.

Sulphur Springs is a distinctive and environmentally important part of Ancaster. Introducing high-density development here would permanently change its character and compromise the area's natural balance. I urge the City to preserve the current urban boundary and reject this application.

Sincerely,

Joshua R

From: [Steve](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs
Date: Friday, June 13, 2025 7:00:49 PM

External Email: Use caution with links and attachments

I am writing to express concern about this development.

The area roads and infrastructure will be strained with this mass increase of residents in the area. Not only the influx of residents but the loss of green space would take away from the beauty of the neighborhood. This green space should be preserved and protected, not built on for the profit of a home builder.

I would like to express my concern as well as the concern of many of my neighbours in the area.

Regards,

Steve Bell

From: [Daniel Quaglia](#)
To: [Urban Boundary](#)
Subject: 159 and 163 Sulphur Springs
Date: Wednesday, July 23, 2025 9:29:21 AM

External Email: Use caution with links and attachments

I am writing in hopes you reject the proposal which would cause the destruction of hundreds of trees and acres of natural habitat.

Hamiltonians have made the message loud and clear from the beginning - no development of the Greenbelt and no expansion of the urban boundary. Every new attempt to destroy our local ecosystems when intensification opportunities exist is a slap in the face to Hamiltonians everywhere. Developers are wasting everyone's time, money, and patience while they pretend to be the ones who will help solve our housing crisis with proposals like this.

Yes to urban intensification, no to sprawl.

Thank you for all that you do to protect this city.

Daniel Quaglia
Ward 11

From: [REDACTED]
To: [Urban Boundary](#)
Cc: [Ward 13](#)
Subject: 159 and more at Sulphur Springs Road
Date: Saturday, June 7, 2025 3:15:12 PM

External Email: Use caution with links and attachments

I strongly oppose this development.

It is never right to reduce the Greenbelt, Niagara Escarpment or other rural areas. This space was/has been designated by the Ontario government as land to not build on. Any building there would not address the need for affordable housing. It has been documented that there are options for building within the urban boundary that are sufficient for the city's needs.

This would threaten species-at-risk and biodiversity; this province needs all the green space possible, any reduction would increase the threat of climate change.

Respectfully

Toni Redish

From: [Smith, Sheila](#)
To: [Urban Boundary](#)
Subject: 159 Sulphur springs Road
Date: Thursday, July 17, 2025 5:07:49 PM

External Email: Use caution with links and attachments

This is a follow-up to my e-mail regarding the creation of the pond by Major General A.V. Young. Please acknowledge receipt of the additional information, you requested, I sent you after the virtual meeting July 10.

Major-General A.V. Young was a very important Ancastian and so was his son William Holton Young (a major philanthropist) who loved their village and would be horrified to see what is happening here. W.H. Young sold his property in 2015 to Bob Wilkins believing he would keep the property in his family but that was not to be. Mr. W.H. Young died in 2017.

I am totally opposed to development on this land which is in the greenbelt. The traffic study is questionable. Presently we are experiencing Wilson Street as an extension of the 403. It's highly unlikely that will improve over the next 5 - 10 years.

please let me know if you need more information about the pond.

Thank you.
Sheila Smith

Get [Outlook for iOS](#)

From: [sue floren](#)
To: [Urban Boundary](#)
Subject: 159&163 Sulpher Springs Rd
Date: Friday, July 18, 2025 1:31:13 PM

External Email: Use caution with links and attachments

Why are we still entertaining applications to develop the Greenbelt? I say no to this expansion.
We don't need any more homes for the wealthy anyway

S. Floren

Get [Outlook for iOS](#)

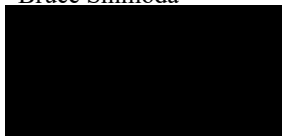
From: [Bruce Shimoda](#)
To: [Urban Boundary](#)
Subject: 159+163 Sulphur Springs Rd.
Date: Monday, July 21, 2025 8:13:30 PM

External Email: Use caution with links and attachments

I am definitely opposed to this development. The Greenbelt is much too precious to be taken away. All the run off from this large a footprint would be terrible for Ancaster creek. It would be a good idea to know what our Native population thinks of all this before even this conversation.

I also disagree with the way the public is advised of such applications. Apparently, neighbours are informed by mail if they are less than 60 meters away.

Bruce Shimoda



From: [Sue Carson](#)
To: urbanboundary@hamilton.ca
Subject: 159-163 Sulphur Springs Road
Date: Monday, July 21, 2025 4:09:44 PM

External Email: Use caution with links and attachments

To whom it may concern

159-163 Sulphur Springs Road, Urban Boundary Expansion

I live on Mineral Springs Road and therefore use Sulphur Springs Road regularly. I am very concerned about the application to build on this piece of land. Sulphur Springs is a narrow road without proper sidewalks and pedestrians are forced to keep well to the side – any increase in the traffic on this road will decrease their safety. The city sensibly added 4 road bumps which does slow traffic down but now cars try and zigzag around the bumps and this also can be dangerous for pedestrians.

About 18 years ago another piece of property belong to the Sisters Convent property on Wilson Street was going to be built upon with an exit onto Sulphur Springs and concerns were raised at that time that it was not a suitable to add turning traffic from a sub division. Fortunately that development never took place so the road was safer. With more traffic using the road I would think that this concern should be raised again.

As to the piece of land being added to the urban boundary I am very much against this. The loss of a valuable piece of wetland and pond area will increase the possibility of flooding for homes close by. People leave the city and come out to the countryside to enjoy the rural parts of Hamilton. Each time one piece is sliced away means there is less to enjoy and less reason for the public to visit. I understand this land touches the Hamilton Conservation Area and so this area is priceless and should not be developed in any way.

I do hope that this application is denied by the city; for all the reasons above I feel it is an unwise move to have this property developed.

Yours faithfully, Sue Carson.

Sue Carson



From: [Zita Bersenas-Cers](#)
To: [Urban Boundary](#)
Subject: Against Ancaster Greenbelt Urban Boundary Expansion
Date: Thursday, July 17, 2025 4:16:06 PM

External Email: Use caution with links and attachments

I am writing to inform you that I am strongly opposed to any expansion of the urban boundaries which would result in the destruction of trees and natural habitat. Hamilton can, should grow within its boundaries.

Respectfully

Zita Bersenas-Cers



From: [kimshields](#)
To: [Urban Boundary](#)
Cc: [Paul Shields; Karen + Paul SHIELDS](#)
Subject: ANCASTER - Sulphur Springs Road -STOP
Date: Wednesday, July 16, 2025 11:13:55 AM

External Email: Use caution with links and attachments

STOP this noise of developing land that needs to remain as is. The earth is heating up faster than you think and we NEED those precious pockets of diversity to maintain the environment as we know it. I say NO to this proposal to develop... go away !

Warm regards,

Karen Shields



Sent from my Galaxy

From: [Kenlyn Hughson](#)
To: [Urban Boundary](#)
Subject: Ancaster
Date: Saturday, July 19, 2025 8:30:32 AM

External Email: Use caution with links and attachments

I am writing to you today to say that I am vehemently opposed to the destruction of hundreds of trees and acres of natural habitat that is proposed in the Ancaster area. Please stop this horrible idea!

Kenlyn Hughson

From: [michel proulx](#)
To: [Urban Boundary](#); [Office of the Mayor](#); [Kroetsch, Cameron](#)
Subject: Ancaster Greenbelt Urban Boundary Expansion + Elfrida farmland Urban Boundary Expansion
Date: Monday, July 21, 2025 3:00:25 PM

External Email: Use caution with links and attachments

the City of Hamilton is absolutely right in wanting to confine the increase in population mostly to the downtown core.

the very high costs associated with urban expansion can never be recovered.

we are creating isolated islands, where transport without car/truck is obligatory, and supplies and services are impossible to provide and deliver effectively.

meanwhile, our downtown core is deteriorating due to lack of maintenance, lack of budget, and lack of manpower.

the City of Hamilton is already geographically large beyond belief. there are no rational reasons to encroach on designated farmlands.

we need more farmland to feed every one, and not more island developments in the middle of nowhere.

nature is our future.

michel proulx, citizen, ward 2.

From: [Kelli-an Lawrance](#)
To: [Urban Boundary](#); [Office of the Mayor](#); sshaw-gp@ndp.on.ca
Cc: rlennox-gp@ndp.on.ca; monica.ciriello@pc.ola.org; neil.lumsden@pc.ola.org; natalie.pierre@pc.ola.org
Subject: Ancaster Greenbelt Urban Boundary Expansion!
Date: Thursday, July 24, 2025 9:26:39 AM

External Email: Use caution with links and attachments

Do **NOT** accept the application to expand Hamilton's urban boundary into the Greenbelt Area and Niagara Escarpment Plan Area by approximately 10 hectares to allow the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

Major cities around the world are actively **protecting and expanding green and blue spaces** to enhance quality of life for citizens and build resilience against climate change. Cities like Athens, Copenhagen, Los Angeles, Paris, and Tokyo have committed to aggressive targets. Toronto recently opened Biidaasige Park (meaning "sunlight shining toward us" in Anishinaabemowin/ Ojibwemowin). It's an expansive greenspace that lines the new mouth of the Don River and is the largest park to open in Toronto in a generation. Meanwhile, Hamilton is considering plowing under valuable greenspace? Hardly world class, Hamilton!

Hamilton is situated within the Niagara Escarpment which is designated a UNESCO World Biosphere Reserve – **one of only 18 in the world**. The biosphere reserve designation acknowledges the sustainable relationship between humans and the ecosystem. It recognizes the escarpment's ecological significance and makes Hamilton **a truly unique place** where urban life and natural landscapes coexist.

Naturally, Hamilton offers endless opportunities for outdoor recreation like hiking, birdwatching, cycling, and exploration of 100s of waterfalls and geological formations. Many of Hamilton's trails and waterfalls are easily accessible, meaning not just locals, but **tourists** – and their money – are drawn to Hamilton. Recently, Hamilton area **physicians** began writing prescriptions for nature, a cost-effective intervention that could reduce pressures on the healthcare system (see PaRx). The social, individual, and economic value of Hamilton's greenspace is enormous.

The city would derive NO lasting benefit from allowing a developer to assault the designated land with rows of condos and homes. The proposed development does not speak to the city's need for **affordable housing**. It does not acknowledge demographic trends which call for smaller, urban-located homes as boomers downsize and millennials attempt to enter the housing market.

The proposal removes valued green space, with all its health benefits and climate change mitigation benefits, from use. It shows utter disregard for a designated a UNESCO World Biosphere Reserve – **an ecosystem that, once destroyed by houses, will never return**.

Do **NOT** accept the application to expand Hamilton's urban boundary into the Greenbelt Area and Niagara Escarpment Plan Area by approximately 10 hectares to allow the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

Sincerely,

~ Kelli-an Lawrance
Burlington resident
Paid cardholder, Hamilton Conservation Area
Paid member, Bruce Trail Association

Kelli-an Lawrance, PhD
Associate Professor



*Brock University is located on the shared lands of the Original Peoples.
I honour the ancestors of those on whose traditional land I work.
I strive to be an ally.*

From: [Mark Mueller](#)
To: [Urban Boundary](#)
Subject: Ancaster Greenbelt Urban Boundary Expansion!
Date: Thursday, July 24, 2025 2:03:15 PM

External Email: Use caution with links and attachments

To the City Planning Staff,

I wish to log my protest against the Ancaster urban boundary expansion into the Greenbelt Area! I support the existence and protection of the Greenbelt, and Ontarians as a whole have made clear that they too support the existence and protection of the Greenbelt! It is infuriating that this must be protested again and again! Do not let developers carve away our greenspaces piece by piece! I recognize that Hamilton must build new homes, but there is room in the city boundaries for increased density. Building 75 dwellings on a protected space is not an effective alleviation of the housing problem in this city or this province! Expanding the city boundaries is more expensive and less effective than building multi-family homes and apartments within the city boundaries.

Sincerely,
Mark Mueller

From: [Ellen Wall](#)
To: [Urban Boundary](#)
Subject: ancaster proposal
Date: Saturday, July 19, 2025 8:02:30 AM

External Email: Use caution with links and attachments

As a longtime resident of Hamilton/Dundas/Flamborough and as an avid supporter of conserving our natural heritage, please register my complete and total OPPOSITION to expanding the urban boundary in Ancaster. The greenbelt and our natural areas must be protected from housing developments.

Ellen Wall


From: [Hilary Lyttle](#)
To: [Urban Boundary](#)
Subject: Ancaster Urban Boundary Expansion
Date: Thursday, July 17, 2025 10:59:24 PM

External Email: Use caution with links and attachments

To Whom It May Concern,

I am strongly opposed to the proposed urban boundary expansion in Ancaster.

These kinds of developments do far more harm than good. They neither effectively move the needle on the housing crisis by creating large single family McMansions, nor do they provide affordable housing solutions during a cost-of-living crisis.

These development proposals eat into the last decent area of protected green space in southern Ontario. The green belt should not be developed. Period. We need these critical habitats and prime agricultural lands.

When it's all laid out it becomes pretty obvious that these development proposals continue to be made in bad faith. The green belt scandal continues. We need to make decisions that take into account future generations and not ones that only benefit the wealthy few.

Thank you,
Hilary Lyttle

From: [Greg Gallagher](#)
To: [Urban Boundary](#)
Subject: Ancaster Urban Boundary Expansion
Date: Thursday, July 17, 2025 5:30:33 PM

External Email: Use caution with links and attachments

Ancaster does not need more residents jammed into it. We already have numerous traffic congestion problems. The open space and habitat is far more important to the town of Ancaster than the 75 homes that will not improve the “housing crisis”. These homes will be priced well beyond what most people in the Hamilton area can afford and will become either air bnbs or rental units for non Canadians.

This has to be the dumbest proposal for new housing. Break into a protected area for the benefit of what? This will just add more pressure to infrastructure that is pushed beyond its capability. The tax payers are already looking at a 8% tax hike to just sustain what we have. With all the breaks developers are getting from the province the short fall for new infrastructure will come back on to the tax payers.

We do not need this development in Ancaster.



P.O. Box 89052
HAMILTON, ONTARIO L8S 4R5

City of Hamilton Planning Department
urbanboundary@hamilton.ca

July 24, 2025

Re: Comments on the development application at 159 and 163 Sulphur Springs Road

On behalf of the Hamilton Naturalists' Club (HNC), I am writing to state our opposition to the Sulphur Springs Road development application. HNC supports the City's no urban boundary expansion (UBE) growth strategy that has been supported by the community. HNC does not support expanding the urban boundary and we are particularly opposed to this application which goes against both the Niagara Escarpment Plan and the Greenbelt Plan. HNC urges the City to deny this application.

There are many concerns with this application. This letter focuses on the natural environment impacts. The application is requesting that lands designated as Escarpment Protection and Escarpment Natural be removed from the Niagara Escarpment Plan (NEP). These are the most environmentally significant lands in the NEP which is why development is so restricted. HNC asks that the City respect the NEP designations and not permit the proposed development.

The application also proposes to remove over 500 trees which will adversely impact the important habitat features on the property as well as the surrounding woodland. This does not align with the direction the City is going to grow the forest canopy and to protect and restore biodiversity. Denying the application will reinforce the City's commitment to nature protection that it is demonstrating by contributing to Hamilton's Biodiversity Action Plan (BAP).

HNC also asks to be notified of applications so that we can ensure BAP goals are being met and that important natural heritage values are not impacted.

Sincerely,



Jen Baker
General Manager

Hamilton Naturalists' Club is a non-profit organization dedicated to the study, appreciation and conservation of our wild plants and animals.

From: [Megan Saunders](#)
To: [Urban Boundary](#)
Subject: Application to expand Hamilton's urban boundary
Date: Thursday, July 17, 2025 4:25:58 PM

External Email: Use caution with links and attachments

Dear Mayor and Council,

As a resident of Ward 2, I am writing out of concern that the City has received another Official Plan Amendment application to expand Hamilton's urban boundary into the Greenbelt Area and Niagara Escarpment Plan Area by approximately 10 hectares to allow the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

I strongly object to this application (and the people of Hamilton have spoken as well) against expanding the urban boundary, destroying green spaces, and increasing the financial burden for tax payers to support these low density, ex-urban neighbourhoods that would require all new infrastructure and would increase vehicle emissions.

I am counting on council to hold the line as with previous application.

Yours truly,

Dr. Megan Saunders MD L8P 2P7



Subject:
Date:

[Urban Boundary](#)

Attention: Dave Heyworth
Monday, June 16, 2025 1:42:59 PM

External Email: Use caution with links and attachments

Dear Mr. Heyworth,

I am writing in response to the recent notice regarding the proposed development at 159 and 163 Sulphur Springs Road.

I would like to formally express my strong opposition to the proposed changes.

Our city does not need additional condominium units—what we urgently need are more single-family homes that reflect the character and long-term needs of our community. The proposed development appears to prioritize high-density, cookie-cutter-style units that benefit developers at the cost of residents and our shared environment. There is already a surplus of condominiums available in the current market. Adding more does not serve the community's interests and is entirely out of step with what citizens want or need.

Furthermore, the plan threatens to destroy a protected green space, an irreplaceable asset that should be preserved—not sacrificed—for the sake of short-term profit. This is not only environmentally irresponsible but also undermines the unique charm and livability of our neighbourhood.

Beyond environmental concerns, this development would exacerbate traffic congestion along Wilson Street, which already experiences significant backups extending to Rousseau. The additional vehicles from the proposed units would strain our local infrastructure, making daily commutes more frustrating and unsafe for residents.

Additionally, with our local schools already operating at capacity, an influx of new residents would place an untenable burden on the education system. As an elementary school teacher, I have firsthand experience with the challenges our schools face due to overcrowding. Without substantial investment in additional resources our local schools simply cannot accommodate the increased student population.

Accessing recreation services is already a challenge due to limited space and overwhelming demand. Our community lacks the resources to support current residents, let alone accommodate more. Without improvements, services will become impossible to access, leaving children without essential opportunities for play, development, and social interaction.

I urge you and your colleagues to reconsider this proposal in the interest of preserving the integrity, identity, and environmental health of our city.

[REDACTED]

[REDACTED]

From: [Jeremy H.](#)
To: [Urban Boundary](#)
Subject: Boundary Concern
Date: Friday, July 18, 2025 11:46:40 AM

External Email: Use caution with links and attachments

I am writing in opposition to greater expansion into the greenbelt. We should have more density in areas that are already built up. Our lack of regard for the environment - plants, trees, animals is something that I feel strongly about since it saddens me and my family. Surely they can take existing urbanized land and expand without continually paving over the greenbelt - which will never come back if we keep building homes over it.

Jeremy Hodgson



Formal Objection to Urban Boundary Expansion and Development at 159–163 Sulphur Springs Road

Dear Urban Boundary Pushers: We See You (And We Say No) ,

I am writing to express my firm opposition to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Condominium submitted for 159–163 Sulphur Springs Road, which seeks to expand Hamilton’s urban boundary into the Niagara Escarpment Plan Area and Greenbelt.

This proposal contradicts not only provincial planning policy and environmental stewardship frameworks, but also the soul of Hamilton — a city that must prioritize regeneration, not exploitation, of its natural and cultural heritage.

1. Violations of Established Provincial and Municipal Plans

- The site lies within the Escarpment Protection Area and directly adjacent to Escarpment Natural Area, where urban development is prohibited under the Niagara Escarpment Plan.
- The Greenbelt Act (2005) and Provincial Planning Statement (2024) both require conformity with provincial plans — not merely consideration.
- The proposed urban expansion directly conflicts with the intended permanence of the Greenbelt boundaries and sets a dangerous precedent for incremental sprawl into protected ecological zones.

2. Irreplaceable Ecological and Geological Systems at Risk

- This land forms part of the Sulphur Creek headwaters and sits adjacent to the Sulphur Creek Valley ANSI (Area of Natural and Scientific Interest).
- The site includes forested wetland, deep ravines, and tributaries feeding into protected water systems — all identified in the Environmental Impact and Fluvial Geomorphological reports.
- Erosion hazards, deep fill requirements, unstable soils, and reliance on extensive stormwater and sewage infrastructure signal that this land is unsuitable for high-density development.

3. Financial and Infrastructural Burden on the City

- The costs of entirely new infrastructure (roads, sewage pumping stations, stormwater systems) for low-density sprawl are not sustainable in the long term.
- In contrast, revitalization of existing urban cores is far more cost-effective, vibrant, and aligned with Hamilton’s intensification targets.
- The traffic study used a 2% increase model without community consultation or transparent Terms of Reference, making projections unreliable.

4. Build Strong Cities, Not Weak Expansions

The future of Hamilton lies not in dismantling the Greenbelt, but in honouring it. The city's urban vitality depends on:

- Reclaiming underutilized spaces within existing infrastructure.
- Creating green, culturally rich communities within the city — with gardens, public art, and density done well.
- Empowering sustainable development that enhances — not diminishes — the relationship between people and the land.

This development is not needed here. It is not wise. And it is not aligned with the vision that residents like myself, who live adjacent to these sacred conservation lands, hold for our city's future.

5. Cultural and Ancestral Significance

Though the archaeological Stage 1 & 2 report found no artifacts, it acknowledges the area's high archaeological potential due to:

- Proximity to Sulphur Springs Road, an early historical travel corridor
- Two watercourses traversing the site
- A high density of archaeological sites within 1km

This land is historically, ecologically, and spiritually alive. Its legacy cannot be measured in zoning amendments.

I urge the Planning Division, Niagara Escarpment Commission, and Hamilton City Council to uphold the integrity of the Greenbelt and Niagara Escarpment Plan and reject this proposal outright.

We must hold the line — not only for policy, but for the land itself, for the generations to come, and for a Hamilton that honours its heart and heritage.

Sincerely,
Carol Gallacher

Signature:



—

Resident, Ancaster
Steward of the Land

From: morgandog24@aol.com
To: [Urban Boundary](#)
Subject: changing boundary
Date: Saturday, July 19, 2025 8:49:18 AM

External Email: Use caution with links and attachments

Leaves things as they are: NO changes.

Regards.
Tom A
ward 1

From: [Dianne Chappel](#)
To: [Urban Boundary](#)
Subject: City Planners
Date: Thursday, July 17, 2025 5:14:31 PM

External Email: Use caution with links and attachments

City Planners,

It is so difficult and upsetting to think that this issue of expanding the urban boundary arises yet again!!

No should mean NO!!

The reasons why these natural areas are so important has been gone over before. The public said no and that should be respected.

Please stop this disrespecting of the land and its inhabitants.

Dianne Chappel

From: [Susie O'Brien](#)
To: [Urban Boundary](#)
Subject: Comment on urban boundary expansion application
Date: Friday, July 18, 2025 4:34:30 PM

External Email: Use caution with links and attachments

I am strongly opposed to this application. Hamilton, along with other municipalities, fought the Ford government's plan to open up the Greenbelt for development. It seemed for a moment that the argument in favour of preserving local farmland and slowing climate change had prevailed. This application amounts to an effort to circumvent that decision, without mitigating any of the worries that underlay it. I note, for example, that of the 620 trees in the area, the development would remove 500 and an additional 15 "may be injured". The project, which consists of townhomes and detached houses, also does nothing to address the housing affordability crisis; the sole beneficiaries will be the developers.

The expansion of the urban boundary to allow developments like these is not in our region's interest.

Thanks,

Susie O'Brien
Hamilton

From: [Mel's Mini](#)
To: [Urban Boundary](#)
Subject: Comment re. UBE application for 159 & 163 Sulphur Springs Road
Date: Saturday, July 19, 2025 11:58:31 AM

External Email: Use caution with links and attachments

To Whom It May Concern,

I agree with the Planning Division's description of the the proposed uses for the application concerning the lands at 159 & 163 Sulphur Springs Road, that they 'conflict with the land use policies of the Niagara Escarpment Plan which designates the lands Escarpment Protection and Escarpment Natural, neither of which allow urban development. The Provincial Planning Statement, 2024, states municipal planning decisions must conform or not conflict with Provincial Plans which includes the Niagara Escarpment Plan." Despite the bind the Ontario government and the OLT present, I respectfully urge the City of Hamilton not to allow this urban expansion request.

The Greenbelt was a rare act of foresight for our myopic species. It's extremely important, in my view, that we honour the inspired creation of the Greenbelt, as well as our commitment to becoming better caretakers of the land, as the City's land acknowledgement invites us to be. One of the most tangible and forward-thinking ways of honouring the roots of both indigenous and settler culture is to protect the land by holding fast to the fixed urban boundary. If we leave natural spaces such as woodlands and wetlands for their natural inhabitants and build homes for humans within the urban boundary landscape, all our species will have a much better chance to survive, and even to thrive.

Sincerely,
Mary Love



Mary Love



I acknowledge that I live on Indigenous lands covered by the Dish With One Spoon treaty created between the Haudenosaunee and the Anishinaabe in 1701 to share the land around the Great Lakes and its gifts.

From: [Rosemarie Morris](#)
To: [Urban Boundary](#)
Subject: Comment regarding Application to Expand Urban Boundary on Sulphur Springs Road
Date: Thursday, July 24, 2025 7:41:29 PM

External Email: Use caution with links and attachments

Dear Members of Hamilton Planning Committee,

Thank you for the opportunity to comment on the application that has been made to expand our city's urban boundary in order to build 75 homes on Sulphur Springs Road.

We would like to register, in the strongest terms possible, our support for Hamilton Council doing everything in its power to hold tight on the urban boundary. It was created for good reasons and these reasons have just grown stronger over time.

To comment on this application in particular, it is our view that Sulphur Springs Road is a wholly inappropriate location for this kind of development. The current application calls for the destruction of most of the trees (and associated wildlife), in order to build, grade, dig and somehow protect surrounding properties on hilly environmentally sensitive and protected property. This application would require massive infrastructure investment on the part of the city in terms of road maintenance and water management to make it viable. Of the 11 thematic considerations for applications, this one fails at least 10.

There is no good reason to approve expanding the urban boundary for an application such as this one. It does not provide affordable housing. It completely disrupts a natural forested area. All in all it is a completely unsustainable plan of development. It follows "old school" approaches to urban development and offers little comfort to those who might question its engineering when it aspires to protect its residents and neighbours from 100 year storm water events, which have already become quite common.

It is concerning to imagine that the citizens of Hamilton will be now predictably called upon to respond to a continuing stream of applications to expand the urban boundary from developers who are seeking to profit from their speculative land investments. The urban boundary has already been overwhelmingly supported by the citizens of Hamilton. There are many options for increasing the housing stock in more sustainable ways within our existing urban boundaries. It is an unfair burden to citizens and to council to commandeer their time and energy to respond to applications that clearly contravene the letter and the spirit of the legislation that created the urban boundary.

Thank you.

Sincerely,

Rosemarie Morris
Jim Morris
Lynne Morris

From: [Enrico Palmese](#)
To: [Urban Boundary](#)
Subject: Comments about virtual meeting re: 159 and 163 Sulphur Springs Road proposal
Date: Thursday, July 24, 2025 9:31:06 AM

External Email: Use caution with links and attachments

Hello City Staff,

Traffic Study:

The study on the proposed traffic impact has to be “off.” You don’t know the personal situations of people who would move into these dwellings. You must assume that, given the high cost of living in Ancaster and the substantial property taxes, most dwellings would have two or more working people per household and two or more vehicles per household. We doubt that there would only be 38 “traffic events” in the am and 46 in the pm with 75 dwellings. That estimate is too low. Additionally, if any of these dwellings require services such as Personal Support Workers, landscapers, property maintenance, trades, etc., the traffic to this area increases significantly. Look around the Oakhill survey. There are always vehicles on the streets belonging to landscape maintenance services, food delivery trucks, Amazon delivery vehicles, and others. If any of the dwellings have older adults living in them aside from parents, the traffic increases again. These days, with the cost of housing, many young adults are living at home and commuting from there. Our streets are already congested in the morning and evening, particularly on Sulphur Springs, and throughout town. Please come and drive the area during rush times, and you will see for yourself. We already add an extra 20 minutes onto our commute to work in the morning from our Oakhill residence because of the traffic backlog going from Sulphur Springs to Wilson Street and on through to Rousseau.

Sincerely,

Enrico and Julie Palmese and family

From: [Laura Ramsay](#)
To: [Urban Boundary](#)
Subject: comments on proposed Ancaster Sulphur Springs Road urban boundary expansion
Date: Tuesday, July 22, 2025 10:51:12 AM

External Email: Use caution with links and attachments

Hi:

I live at [REDACTED] in Ancaster, not far from the proposed development, and I attended the virtual meeting held earlier this month.

I am firmly opposed to this proposed urban boundary expansion and development scheme. I agree whole-heartedly with the person who made the online comment “Why is this even being considered?”

My objections are many, but can be summed up as:

- This property is part of both the Greenbelt and the Niagara Escarpment Commission and should be left there
- The proposed development raises watershed and drainage concerns
- Cutting down more than 500 mature trees is appalling – it’s not like they would be replaced by the developer with an equal number of mature trees
- Traffic: the figure given for the number of cars that the developer suggests would be added travelling along Sulphur Springs Road seems extremely low for the proposed density of the development. Traffic speed and flow is already a problem along Sulphur Springs Road, and Wilson Street is a nightmare now, especially when there is an accident on Hwy 403 and people use Wilson as an alternative route
- Housing: The city should stick to its infill goals for increasing housing options in Hamilton and Ancaster. I highly doubt that any housing development the developer envisions for this prime Ancaster location would be ‘affordable’

Please do everything possible to kill this proposal

Thanks

Laura Ramsay

From: [Doris Clayton](#)
To: [Urban Boundary](#)
Subject: Comments on UBE Application: 159 & 163 Sulphur Springs Road
Date: Thursday, July 24, 2025 8:03:28 AM

External Email: Use caution with links and attachments

Hello,

Regarding the proposal for Urban Boundary Expansion on Sulphur Springs Road: this proposal should have been rejected from the start. The land in question is in the Greenbelt and the Niagara Escarpment Plan Area. There is enough space within the current urban boundary to construct new homes.

The City of Hamilton must remain steadfast in maintaining the existing urban boundary limits. Even a small expansion will set a precedent, and there will be more pressure from developers to expand further if it happens.

I strongly urge the City to reject this and all future proposals to extend the urban boundary limits.

Regards,
Doris Clayton

From: [Reuven Dukas](#)
To: [Urban Boundary](#)
Subject: Comments on UBE Application: 159 & 163 Sulphur Springs Road
Date: Thursday, July 17, 2025 8:22:30 PM

External Email: Use caution with links and attachments

I am writing to express my strong opposition to the application to convert protected greenbelt and sensitive Niagara Escarpment land into urban sprawl.

Sincerely,

Reuven Dukas

Reuven Dukas

[REDACTED]

Canada

From: [Erica Franklin](#)
To: [Urban Boundary](#)
Subject: Comments re: urban boundary expansion 159 & 163 Sulphur Springs Road
Date: Tuesday, July 22, 2025 2:18:20 PM

External Email: Use caution with links and attachments

Hello,

I am writing to share my comments on the proposed urban boundary expansion at 159 & 163 Sulphur Springs Road. I am opposed to the expansion because it would involve removal of 795 ha from the Greenbelt and because most of the property is on the Escarpment Protection Area. I am concerned that the development plans are low density -the city has the ability to create housing in high density format within the existing boundary. I am concerned about the hard scaping and the effects it will have on Hamilton's ability to control flooding. I am concerned about the cost to tax payers of extending the municipal water lines. At a time when climate change is rapidly accelerating, I am very opposed at the prospect of 500 trees being removed for the development. The proposed area for development is very beautiful and significant for recreation purposes. This development would signal a massive loss for people, for nature, for animals and wildlife, pollinators and biodiversity.

Thank you for considering my comments.

Erica Franklin
Ward 1 resident.

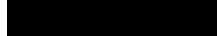
From: [Jen Sanges](#)
To: [Urban Boundary](#)
Subject: Cut it down
Date: Sunday, July 20, 2025 2:34:23 PM

External Email: Use caution with links and attachments

I'm going to put in a request for you to stop spending our taxpayer dollars on your suggestions of sprawl, and start spending it on infrastructure in existing city boundaries. Enough pay has been given out for the work done by staff in separating our communities and chopping up our natural habitats. Just reroute your attention to crafting a vibrant community that is already dense and needs upgrading. The grayish cancer of sprawl across Ontario can't be denied, or hidden, and it can be halted. Be a part of the solution, and as for your sprawl - cut it down.

Sincerely,

Jennifer Sanges



Sent from my iPad

From: [Yvonne Grant](#)
To: [Urban Boundary](#)
Subject: Development expanding into the green belt.
Date: Friday, July 18, 2025 10:49:00 AM

External Email: Use caution with links and attachments

It is such a patently wrong suggestion that to ask for a public response is insulting. It's likely a forgone conclusion in favour of development. So many empty buildings, so many homeless and still mega homes are being built on farm and conservation land. Profits whom? How do you justify this. Do you have a voice that is heard? Trumpian/Ford double speak and bullying. Platitudes. Tragic.
Sent from my iPhone

From: [Little Buddy](#)
To: [Urban Boundary](#)
Subject: Development of 159 and 163 Sulfur Springs Road
Date: Saturday, July 19, 2025 10:22:00 AM

External Email: Use caution with links and attachments

I am opposed of the proposed development for 75 units at 159 and 163 Sulfur Springs Road. I can't imagine the impact that the construction, and the lifestyles of 75 units will have in that pristine natural area. Not beneficial in any way, except for the people looking to develop, and make money. The footprint alone of 75 families living in that area would have a huge negative impact. I don't think we have to go into detail to recognize the scar that would leave in that area. Thank you for your time.

Sincerely,
Roberta Shannon
Ancaster, Ont.

From: [Nonni Iler](#)
To: [Urban Boundary](#)
Subject: Development on Sulphur Springs Road
Date: Thursday, July 17, 2025 10:54:35 PM

External Email: Use caution with links and attachments

Dear City Planners,

The plan to destroy one of the most beautiful roads in the region makes me nauseous.

The City of Hamilton has declared a climate emergency.

The destruction of such an impressive area of mature trees, flattening, paving, and building in this area, completely flies in the face of protecting and bolstering the quality of our climate.

I understand that NIMBYism is not a reason to halt construction, but this is an area that draws people from across the province for its beauty.

Whoever thinks that developing Sulphur Springs Road should be ashamed of themselves!

Hamilton needs to protect such lush and beneficial areas for future generations.

I implore you, PLEASE DON'T DO THIS!

Sincerely,
Nonni Iler

From: [Eileen Booty](#)
To: [Urban Boundary](#)
Subject: Development proposal on Sulpher Springs Rd and onto the Niagara Escarpment and Greenbelt.
Date: Wednesday, July 23, 2025 3:34:11 PM

External Email: Use caution with links and attachments

I'm very concerned about this proposal. The loss of 500 trees (many of them mature) and destruction of a wetland is extremely poor planning . With increased climate events such as: atmospheric rivers, downpours, smoke from distant forest fires and loss of species- we need to protect these ecology features more than ever. These features help to offset flooding and clean the air.

Sulphur Springs Rd is a beautiful old road that connects a VERY busy road to a peaceful road- Lover's Lane. We don't want to lose this.

The increased traffic will cause havoc and accidents plus endanger the wildlife that crosses this road.

It's imperative that the builder builds less homes in order to consider the above concerns.

We are running out of time.

Greed and the idea of MORE is over.

The planet and species are telling us to stop and think about the next generations to come.

Thank you, Eileen

July 17, 2025

Dave Heyworth
Associate Director and Senior Advisor, Strategic Growth
Planning and Economic Development Department
City of Hamilton
7th floor, 71 Main Street West,
Hamilton, Ontario
L8P 4Y5

Via Email

I read with interest the proposal to expand Hamilton's urban boundary into the Greenbelt and Niagara Escarpment by ~10 hectares to allow the development of 75 dwellings at 159 and 163 Sulphur Springs Road. While I understand and appreciate the need to build housing, this application should be denied.

This land is ecologically sensitive and to permit its development may set a precedent for the area contiguous to it including Mount Mary. I cannot fathom how Councilor Cassar, a supposed environmentalist, is not appalled by the loss of trees, natural habitat, damage to the watershed and potential for flooding. He should be leading the charge against this development but his absence speaks volumes. Presumably he is conflicted by his myopic desire to densify neighbourhoods – without consulting the people who live in them – and the City's insatiable appetite for more property tax revenue that it seems incapable of spending wisely.

Of course, the applicant has whitewashed all legitimate concerns with his planning application, and conveniently diminished/underestimated the impact of traffic in the area: traffic that I might add is already well beyond what a town constituted in 1791 can handle without 100-200 additional cars from this development. The presence of speed bumps along Sulphur Springs is a telltale sign of excessive traffic volume.

We live in a market-driven world, and additional housing stock is vital. But that does not give a Toronto developer – whose claim to fame seems to be “The One” – carte blanche to build on the Greenbelt. Certainly not when there is already fully serviced vacant industrial land available for housing developments elsewhere in the City. **The Greenbelt and Niagara Escarpment exist for a reason and that reason should be respected and the application denied.**

As a footnote in case anyone in authority actually reads this objection, Ancaster has taken more than its fair share of development over the last three decades. See the Meadowlands and whatever the ugly mess at the west end of town is called. City officials have consistently ignored residents' concerns and failed to take a holistic approach to development. The result is the diminishment of what was once a beautiful town – similar to Dundas – the arrival of poorly planned subdivisions, the destruction of natural habitats (see development of the Gibson estate across the road from this application), traffic backups that rival anything I experience in my old Toronto neighbourhood, and streets that are unsafe for pedestrians. See Sulphur Springs and Lover's Lane. It's time to open your eyes, see the big picture and start working for the benefit of existing, long-suffering, taxpaying residents of Ancaster.

Yours sincerely,

[signed]

Ernie Stapleton
Ancaster, Ontario



From: [Janice Roesch](#)
To: [Urban Boundary](#); craigs-current@mail.beehiiv.com
Subject: Expansion along Sulphur Springs Road
Date: Tuesday, July 22, 2025 4:07:20 PM

External Email: Use caution with links and attachments

My husband and I strongly disagree with allowing this expansion into the Greenbelt Area. First, it sets a precedent for other similar applications. Second, this land was set aside 20 years ago specifically to protect it from development. A key feature of the plan was the restriction of urban sprawl and the protection of our forests and wetlands.

Due to recent development on our street, we have already lost the deer and other small animals for sidewalks and street lamps (which we would happily have done without). We also have a fox regularly crossing our yard because it too has been displaced. If we start encroaching on the land we felt a duty to protect (our Green Belt), where will it end? Put us firmly with all opposed.

Janice & John Roesch


From: [Giuseppe Patricelli](#)
To: [Urban Boundary](#)
Subject: Expansion boundary Ancaster Green Belt
Date: Thursday, July 17, 2025 2:13:35 PM

External Email: Use caution with links and attachments

We don't need to destroy the forest to make builders richer. We have plenty of space to build houses .Let's focus to build houses we need and lower the cost.

Get [Outlook for Android](#)

From: [Karen Paton](#)
To: [Urban Boundary](#)
Subject: Expansion of Hamilton's Urban Boundary
Date: Thursday, July 17, 2025 7:46:01 PM

External Email: Use caution with links and attachments

City Planners,

To build on designated Greenbelt land, while we are on the brink of a climate crisis, is criminal. What is needed now is affordable housing within city limits and, if you drive anywhere within Hamilton's boundary, there are multiple vacant lands and buildings that should be utilized. Plus, infrastructure would not be an issue nor would there be a need for multiple vehicles per household.

Thank you for your attention,
Karen Paton, life long Hamilton resident

From: [Carolyn Stupple](#)
To: [Urban Boundary](#)
Subject: Expansions into Twenty Road, Sulphur Spring Rd. Etc
Date: Wednesday, July 16, 2025 8:03:31 AM

External Email: Use caution with links and attachments

I just became aware of the proposed development expansions into the Greenbelt in Hamilton. For those of us who fought against development into the Greenbelt-and won (with an apology from Doug Ford), this is a slap in the face! After the auditor general's report results and the investigation still ongoing on Doug Ford 's development scandals, I can't believe the City of Hamilton is considering these developments. What does it take to be a responsible steward of our land?? There is enough abandoned buildings, and lots in Hamilton to use for these proposed developments (Sulphur Springs would have 75 dwellings on 10 Hectares. Unnecessary development for the rich by the rich. This is not what Hamilton needs—more poorly planned housing units for the wealthy by wealthy contractors. If your committee needs proof of the endangered species in these areas, I would be happy to inform you.

Thank you
Carolyn Stupple
Guardian of the Greenbelt

From: [Fay Suthons](#)
To: [Urban Boundary](#)
Subject: Faye Suthons Wainfleet Comments on Official Plan Amendment App
Date: Friday, July 18, 2025 11:45:15 AM

External Email: Use caution with links and attachments

July 18 2025

No person can deny the horrendous heat and humidity we have been experiencing this summer. Absolutely bad for human health and said to get worse in upcoming years. Trees help for free this horrible climate change and this plan will eliminate many trees. Doug Ford eliminated over 850 trees at Ontario Place causing coyotes to flee into Toronto and cause havoc. Trees around 450 cut down on Burlington area golf course with nesting birds. This reckless regard for nature is firstly unfair to humans trying to survive healthwise and truly unfair to future generations. It has been said over and over there is plenty of building space within Hamilton which is a responsible way to go, not to mention less costly because infrastructure is already there and more convenient for people to live. Food will become more scarce and people can starve but right now we are spoiled with God blessed farmland and like a kid with his hand in the cookie jar we think there is no end. Developers develop and make wads of money and the rest of us receive none of it and besides life saving nature and foodlands are destroyed. Building is cancerous and so this will spread if allowed. Laws to protect the precious Greenbelt were put in place for a reason nothing has changed. It is costly to keep ripping up laws just to get one's own way. The concrete jungle way is failing us all and this app will just add to that. We have more addictions in our society because you the government are allowing people to spiral down. Once it is gone it is gone forever. Please be responsible and deny this app.

Faye Suthons [REDACTED]
[REDACTED]

This will affect all not just Hamilton
Thank you for your time and sincere consideration.

From: [Paul Taylor](#)
To: [Ward 11](#); [Ward 12 Office](#)
Cc: [Urban Boundary](#); mschreiner-co@ola.org
Subject: FW: Proposed Urban Boundary Expansion into Ancaster Greenbelt Land
Date: Thursday, July 17, 2025 12:18:03 PM
Importance: High

External Email: Use caution with links and attachments

Good day Mark,

What is your position on the below?

As a resident of Hamilton, I am ADAMANTLY opposed to any further expansion into the greenbelt! Especially, with the horrible way developers today are NOT incorporating housing into green space!

Take for example Mount Hope. There is ZERO green space just one tiny park and maybe SOME DAY maybe a medium sized park that is a field. I fear it too will be more housing you and I both know that is true!

You know I missed living in Mississauga and even Guelph. There it was mandated to incorporate forest and parks into developments. Mind you that was 2 decades ago. Now today in Mount Hope it is all about cramming in as much housing as possible! I recalled an article in the Spectator by a developer lobbyist. They said developers want to do away with front/back yards and driveways and just have row houses, like in Europe.

You think street parking is bad now!

Developers are pushing for crammed housing not because of a lack of land, but for GREED! Tell me why do brand new 2- and 3-bedroom houses built today still incorporate only one or maybe two parking spots, yet homes have 5 and 6 cars? I am so fed up with having to drive the streets of mount hope like I am taking my life into my hands and IT IS A NEW SUBDIVISION! Why because it is all about developers making profit! And it seems like politicians don't care!

Oh, and don't get me going on that disaster of a school Mount Hope PS. Pathetic drop off program. Someone is going to get killed! If that does happen, I hope they sue the school, the school board, and the city, for millions. Albeit money wont replaces a life, but it is the only thing that makes government change its cheap attitude to safety. Why can't they pave the shoulder and make a legal drop-off and pickup lane? Gee its young children there!

I copied Mike Schriener as he should be copied in this it is a huge concern.

Paul Taylor

Ward 12. Please share this notice with neighbours and friends across the City and even beyond. If you have questions, feel free to reach out to us at Ward12@hamilton.ca and subscribe to the Ward 12 newsletter at CraigCassar.ca. Follow me on [Facebook](#), [Instagram](#), and [Bluesky](#).

}

I have been a resident of Ancaster for over 40 years. I am totally against urban expansion on this piece of land for environmental reasons. Furthermore, the Sulphur Springs area is already very busy with traffic. The proposed development will make things worse. The few remaining deer in the area will be killed by the addition of additional traffic.

Thanks

A. Thoma MD

From: [Steven Toth](#)
To: [Urban Boundary](#)
Cc: doug.fordco@pc.ola.org
Subject: Green Belt
Date: Friday, July 18, 2025 10:43:01 AM

External Email: Use caution with links and attachments

Att: City of Hamilton Planning

I am writing regarding the application to expand Hamilton's urban boundary into the Greenbelt Area and Niagara Escarpment Plan Area by approximately 10 hectares to allow the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

This proposal runs counter to the wishes of the people of Hamilton, the official policy of the City, and the stated policy of the Government of Ontario as expressed by Premier Ford on September 21, 2023. At that time Premier Ford stated, "It was a mistake to open the Greenbelt. I made a promise to you I would not touch the Greenbelt. I broke that promise, and for that, I'm very, very sorry. I pride myself on keeping promises."

Do these words from Doug Ford mean nothing? Do they suggest we should permit incremental development in violation of established policy? No, they do not. We cannot afford to simply chip away at this precious, limited green space. Once it is gone it is gone forever. An exception to official policy sets a dangerous precedent.

We know the budgetary costs to the City of relentless expansion. We know the environmental costs to land, water, and habitat. The answer to this application must be a resounding "NO!"

Sincerely,
Steven Toth
Sandra Makino
[REDACTED]
Hamilton

From: [John Blakely](#)
To: [Urban Boundary](#)
Subject: Greenbelt Land Developement
Date: Tuesday, July 22, 2025 11:02:30 AM

External Email: Use caution with links and attachments

I am strongly opposed to the proposed development in Ancaster on ten hectares of Greenbelt land. My main concern is the possible precedent setting of such an authorization. Secondly, I am concerned that it will alter the watershed in the area and cause irreparable damage.

This proposal does nothing to improve the need for affordable housing and will only benefit the developers.

John Blakely,
Ancaster

From: [amy cross](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#)
Subject: Greenbelt revisions in Ancaster
Date: Wednesday, July 23, 2025 6:01:14 PM

External Email: Use caution with links and attachments

To Whom it may concern,

I am writing to express my extreme disagreement with the proposal to expand the urban boundary by Mizrahi development on Sulphur Springs.

Whereas densification is to be desired in urban centers, this proposal touches CONSERVATION Lands.

The Dundas Valley represents one of the most biodiverse regions in Canada.

To densify on the border of this sensitive area would in effect shrink and stress wildlife—disrupting the ecosystem significantly.

This valuable shared resource of DVCA was donated (or sold at low price) by landowners for preservation — to make view onto this land it an enticement for expensive real estate makes a travesty of that generosity and desire to protect nature as a value.

I have lived in the Dundas Valley over 30 years and hope people will continue to protect this place not sell it off.

I urge everyone to VOTE NO on this.

Amy-Willard Cross

From: [Henry Brouwer](#)
To: [Urban Boundary](#)
Subject: Greenbelt
Date: Monday, July 21, 2025 10:07:24 AM

External Email: Use caution with links and attachments

I would like to register my opposition to the urbanization of any part of the Greenbelt, even if it is just 10 hectares. It is so important to leave the greenbelt intact as a natural region that we can leave to future generations for either agricultural use or simply as space for wildlife and a region where nature can provide the many benefits that a greenspace provides humans, such as oxygen and clear air from the many plants, the ability to absorb water by the undeveloped lands, as well as quiet area where people can go to relax and refresh.

Opening up the area on Sulfur Springs road to a housing development will result in more hard surfaces, loss of native plants and animals currently living there, as well as opening up the possibility of others also requesting similar changes. We should not set a precedent!

Sincerely,
Dr. Henry Brouwer



From: [Diane Robertson](#)
To: [Urban Boundary](#)
Subject: Greenbelt
Date: Monday, July 21, 2025 5:10:09 PM

External Email: Use caution with links and attachments

The Greenbelt is to left as is, no exceptions.

Diane Robertson

From: ldkoster7@gmail.com
To: [Urban Boundary](#)
Subject: Hamilton Sprawl
Date: Thursday, July 17, 2025 7:48:33 PM

External Email: Use caution with links and attachments

Please STOP THE SPRAWL!
Sent from my iPhone

From: revsx2@gmail.com
To: [Urban Boundary](#)
Cc: [Wilson, Alex](#); info@ssho.ca
Subject: I cannot believe...
Date: Sunday, July 20, 2025 7:20:53 AM

External Email: Use caution with links and attachments

Dear City:

I have no idea why you are considering this request... You had spoken... No urban expansion... period.

This seems an unethical hustle by developers.

Just say NO!

John O'Connor

[REDACTED]

From: [Judy Langsner](#)
To: [Urban Boundary](#)
Subject: Input on Proposed Boundary Expansion
Date: Thursday, July 17, 2025 2:27:36 PM

External Email: Use caution with links and attachments

Hello:

I would like to adequately express how strongly I oppose this proposed boundary expansion, but I'm not sure I even have the words.

The death of our Greenbelt can never be reversed. As we give away this land, native species disappear. There are so many vacant/underutilized properties within the current city, expanding to protected lands makes zero sense. This can be viewed as a land-grab pure and simple - and is something that should never happen. Our Greenbelt needs to be protected - not sold! If this goes through, Doug Ford will forever be known as the Greenbelt killer.

In addition, Ancaster cannot handle the growth. I would invite Premier Doug Ford (since I know the counsellors get it) to visit Ancaster for even a week during peak traffic. All it takes is one small accident to force traffic to a standstill - which happens at least once a week. Adding 75 new developments and the resultant traffic is something that Ancaster cannot handle.

Destroying our future, our planet and our children's legacy for development when there are obvious alternatives makes no sense.

Judy Langsner

[REDACTED]

L9G 1N4

From: [Deborah Behr](#)
To: [Urban Boundary](#)
Subject: July 17 Proposal Opposed Sulfur Springs Ancaster
Date: Thursday, July 17, 2025 1:17:11 PM

External Email: Use caution with links and attachments

I **oppose the proposal** for the 75 unit building development on Sulfur Springs, for many reasons; **1.** which focus on the planned removal of trees from the land that is presently a large wooded lot, **2 a.** Sulfur Springs has a large number of White Tailed Deer that eat and rest in the wooded lot here and use Sulfur Springs to cross while they live and roam our area. The speed bumps installed on Sulfur Springs have cut down on the number of Deer being hit by cars, but a building Development will drive out our beloved Deer from their Natural Habitat, **2b** We moved to Ancaster to live within the conservation land and enjoy the peaceful wildlife, but with this development right in our neighborhood this development is pushing the wildlife further away. They were here FIRST and we were here next. You should go further away from the peaceful conservation lands to do your development. **2c** What other wildlife will be impacted **and** displaced thus robbing us of the wildlife serenity we are all drawn to, we love and pay for. **3.** Driving congestion and travel time on our 2 lane roads in both directions along Lover's Lane(**Heavy Congestion- Shortcut to and from Dundas, Brantford, Paris and other outlying towns**) and Sulfur Springs. The congestion continues up and down (ONLY 2 lanes) Wilson St by people from outlying towns (BRANTFORD, Dundas, Paris etc) trying to avoid the already congested 403 highway. The corner stop light at Wilson and Rousseau is a bottleneck of traffic congestion for our Ancaster residence alone, trying to get up and down the hill for working hours. **4a.** Personally, it will directly impact any travel to and from our house. **4b.** Furthermore, it is very frustrating and difficult to cross Wilson St while driving on Fiddler's Green because all the traffic and drivers coming from Brantford and outlying towns block the intersection as the Stop Light cycles through its 3 colours repeatedly. When I get a green light to proceed, I cannot get through the intersection because it is blocked by impatient drivers blocking my "right of way". Similarly, drivers will not let you get in and out of the shops easily. These drivers seem to think they have the right of way to block access to stores. **5.** Lastly, I have a great concern with accessibility of emergency vehicles to our homes. We have paid taxes here for the duration of our lifetimes and now we are at the age that we may need emergency

assistance, our access will be blocked with more congestion and road detours. Please consider our concerns and the impact on our beautiful area. Best regards, Deborah Behr [REDACTED]

KATHLEEN LIVINGSTON

July 22, 2025

Gooday,

I write in opposition to the application by Mizrahi Developments for site development at 159-163 Sulphur Springs Road, Ancaster. My opposition is based on several factors.

First and foremost, wetlands are critical to maintaining environmental integrity, as these provide filtration for potable water and habitat for countless species, some of which are seriously endangered. To assume that a 30 m separation between the development site and the existing wetlands constitutes an effective buffer is to agree that urinating in the far end of the swimming pool protects all swimmers. I note that the existing wetland is considered “not provincially significant”. I would find it enlightening to know what wetland is considered “significant” by the Province, given that it has gutted the assessment tool used heretofore to identify the significance of a wetland.

The Fluvial Geomorphological Assessment and Erosion Hazard Delineation by GEOmorphix recommends “that a stable slope allowance is also required in addition to a toe erosion allowance... The stable slope allowance should be delineated through a valid geotechnical study.” There is no information provided in this study as to what impact the “stable slope allowance” may have on the wetland adjacent to the development site. The absence of this information should act as a red flag against approval of this application.

It behooves us all as stewards of the shrinking wetlands profile in Southern Ontario to be mindful of the responsibility we hold to future generations vis-à-vis the remaining wetland assets. City Planning occupies a particularly critical role for our City and its natural heritage. This, in and of itself, is a valid reason to deny the application by Mizrahi Developments.

Further, I quote from 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.” This issue has already been dealt with by the City of Hamilton. The urban boundary is “firm and expansion....is not required.” Given this categorical position, the application under consideration fails.

Although the Province has made the Greenbelt more vulnerable than ever to urban development, as the Planning Division rightly points out in its presentation, “under the Greenbelt Act, 2005” urban development is prohibited. Further “The Provincial Planning Statement, 2024, states municipal planning decisions must conform or not conflict with Provincial Plans which includes the Niagara Escarpment Plan.” In light of this further barrier to development, the application fails again.

There are other, equally valid objections to allowing development to destroy this beautiful site, but I leave it to others equally vested in protecting our natural heritage to bring their arguments to you. Fundamentally, it would seem that the only reason to approve the project is to allow Mizrahi Developments to make a great deal of money building mansions that the VAST majority of Hamiltonians cannot afford, and which will saddle us all with long-term infrastructure liability that

cannot be justified. In short, it is irresponsible private-profit-driven development that will result in a legacy of huge public costs to Hamiltonians.

I urge Planning Division to deny this application for development.

Yours truly,
Kathleen Livingston

From: [Deborah Peace](#)
To: [Urban Boundary](#)
Date: Thursday, July 17, 2025 6:09:15 PM

External Email: Use caution with links and attachments

We have already made a decision re not expanding into farm & greenbelt lands. The reasons have been clear & supported by environmental science. Make the developers be more responsible & provide plans that will not have a negative environmental impact. We should not have to constantly fight the same fight. The values & principles are clear.

From: [Sue Yarwood](#)
To: [Urban Boundary](#)
Date: Thursday, July 17, 2025 7:58:51 PM

External Email: Use caution with links and attachments

Urban boundaries are BOUNDARIES.

From: [Darrell Briggs](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#)
Subject: Mizrahi Sulphur Springs Development
Date: Wednesday, July 23, 2025 10:47:11 PM

External Email: Use caution with links and attachments

City Planners,

I hike the Heritage Trail in the Dundas Valley Conservation Area weekly. This trail is in a pristine escarpment environment. To even contemplate a residential development in the conservation area is absurd. Please kick this proposal to the curb asap.

Thank You

Darrell Briggs

Sent from my iPhone

From: [Dale Shipley](#)
To: [Urban Boundary](#)
Subject: my comments
Date: Thursday, July 17, 2025 4:39:52 PM

External Email: Use caution with links and attachments

I remain opposed to urban boundary development especially not into greenbelt areas and especially not to include a pond for which there may not have been an environmental impact assessment completed. (I did not attend the information session.) For now, in Hamilton, I remain committed to my earlier vote to retain Hamilton's urban boundaries until most of the vacant land units within our boundaries have been improved and used for well-designed development that includes a large share of deeply affordable housing. Later on, once this goal has been achieved it might be time to reconsider the municipal decision and I am glad to know that our councillors continue to stand. This proposed development plan is in an area that includes exclusive homes in a greenfield space that invites large, very expensive homes and is not what Hamilton needs right now.

I continue to stand behind the decision that was reached following the referendum in which I cast a vote in favour of no urban expansion for now. I am glad to know that our council continues to stand behind the no urban expansion decision.

Thank you.

Dale Shipley



From: [Jo Ann Salci](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#)
Subject: Niagara Escarpment Plan Area and Greenbelt Area expansion 159 and 163 Sulphur Springs
Date: Sunday, July 20, 2025 12:16:34 PM

External Email: Use caution with links and attachments

Hello:

I would like it noted that I do **NOT** support the expansion into the Greenbelt Area AND Niagara Escarpment Plan Area at 159 and 163 Sulphur Springs Road. This is unacceptable and an attack on our treasured Greenbelt area.

Thank you,

Jo Ann Salci

"The higher you rise, the wider becomes the margin of your view." -*Hazrat Inayat Khan*

From: [Megan Janssen](#)
To: [Urban Boundary](#)
Subject: NO - don't destroy habitat: Ancaster Greenbelt Urban Boundary
Date: Monday, July 21, 2025 2:30:29 PM

External Email: Use caution with links and attachments

Hello!

My name is Megan. I'm a Mom, and community member living in Hamilton, and I wanted to let you know that I am strongly against the destruction of hundreds of trees and areas of natural habitat with the changes of the Ancaster Greenbelt Urban Boundary.

I am not only writing for myself but for my kids, and future generations. We need to protect the green space and natural habitat we have while innovating and creating/improving infrastructure on land that has already been paved. The [science is clear](#) - Sprawl is extremely dangerous to the survival of our species - because destroying the environment is destroying ourselves. I know this sounds dramatic, but we really need to be protecting this land.

I really appreciate you taking this feedback into consideration. We all deserve a safe place to live - human and non-human life alike! Let's create housing and preserve the Green belt.

Thank you so much - please wield your power for the good of all of us!

Megan

From: [Linda Harrison](#)
To: [Urban Boundary](#)
Subject: No Houses on Greenbelt
Date: Monday, July 21, 2025 2:51:45 PM

External Email: Use caution with links and attachments

Hello,

I am a resident of Burlington and a frequent hiker in the greenspace area that Ancaster wants to use to build homes. I am appalled to hear that this is happening in an area where there are so many deer and wild animals that use this space as their home. Not to mention the horses, hikers and families that come here to enjoy a peaceful walk through nature to get away from the hustle of city life - only for this to be stolen from them so developers can make more money.

It's obvious to me that the people who approve this, have not seen the beauty of this space and don't care of the ecological effects this development will have to the area.

I would hope that the city and developers will reconsider this decision

Linda Harrison-Fazekas

Determination is often the first chapter in the book of excellence.

From: [Rumblestrips](#)
To: [Urban Boundary](#)
Subject: No way to the Urban Boundry expansion near Sulphur Springs Road in Ancaster
Date: Thursday, July 17, 2025 4:22:46 PM

External Email: Use caution with links and attachments

I am appalled that there is still talk about permanently destroying our greenspace for new, unaffordable housing.

There is no reason for the destruction of hundreds of trees and acres of a natural habitat that can't be replaced when there are hundreds upon hundreds of empty within the city limits that could be new and affordable housing for Hamiltonians in need

This is just a cash grab by rich, entitled builders who have no intentions of building affordable housing, nor do they care about the massive environmental impact this build will create.

The city needs to say NO to this project.

We as a city are sick and tired of the lack of priorities towards people in need.

Tell those builders to start working on existing dwellings and stop lining their pockets with dirty money

Joanne

From: [GretaR](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#)
Subject: Objection to Urban Boundary Expansion at Sulphur Springs – Protect Functional Natural Infrastructure
Date: Sunday, July 20, 2025 8:50:24 AM

External Email: Use caution with links and attachments

To Whom It May Concern,

As someone deeply invested in the integrity of Hamilton's natural systems, I urge you to reject the application to expand the urban boundary into the protected Escarpment Area at 159–163 Sulphur Springs Road.

This isn't just about land use — it's about life systems. These wetlands, forests, and tributaries are functional ecological infrastructure that mitigate flooding, recharge aquifers, and preserve biodiversity. Once paved over, their benefits are lost — and no artificial drainage plan can replicate what nature does quietly and effectively.

We are in a time of increasing ecological instability. Protecting this land isn't an inconvenience — it is an investment in Hamilton's future resilience. This development proposal is out of alignment with the Niagara Escarpment Plan and undermines the trust that citizens have in our shared Greenbelt protections.

Please stand for long-term sustainability over short-term sprawl.

Sincerely,
Steward of Sulphur Creek
Resident

Sent with [Proton Mail](#) secure email.

From: Rebecca.CarneyCircusorange.com
To: [Urban Boundary](#)
Subject: Official Plan Amendment
Date: Saturday, July 19, 2025 12:37:28 PM

External Email: Use caution with links and attachments

Hello City Planning,

We have been made aware of the application for the condominium development on 159 and 163 Sulphur Springs RD. I oppose this breaking of the protection of the Greenbelt Area. For many reasons. I value the natural echo systems of this area . I appreciate how unique and green it is here. I don't feel that creating more traffic and wiping out another echo system is supporting the purpose of the Green belt. I have already witnessed the 'breaking the rules'. I have chosen to live in this area for the exact reason that the Green Belt exists. Once you begin allowing for developers to press in to what little is left of this nature in Southern Ontario, you are only encouraging more. I encourage you to look at the ethical part of this, the natural part of this, our existing communities that are here and deny a venture that can be taken elsewhere in a footprint that does not include the Greenbelt.

Please honor the beauty that this part of the City holds. Expansion is only a way to destroy resources that are important to us humans and the bio-diversity that is currently available. If you are not interacting with this part of your city I suggest you do so to understand the value the precious pricelessness of the Green Belt.

Please consider your current residents and decline the proposal for breaking the protection of the GreenBelt area,

Thank you for reading

~Rebecca Carney

From: [Glenn Davies](#)
To: [Urban Boundary](#)
Cc: clerk@hamilton.ca
Subject: Official Plan Amendment: UHOPA-25-010/RHOPA-25-009
Date: Saturday, June 7, 2025 7:51:56 PM

External Email: Use caution with links and attachments

Hello,

I am opposed to this change in the urban boundary.

We need to protect the Greenbelt and Niagara Escarpment natural areas around the city, not destroy it with development. There is no need for new country estates on this land. The developers can build those homes outside the Greenbelt and off the Escarpment.

The City of Hamilton has determined that there is enough developable land within the current urban boundary that the boundary does not need to expand.

As a City taxpayer, I do not want my property taxes to go towards building infrastructure out into new green fields. The development charges to cover this cost will be very high resulting in expensive new homes. The City could offer the developers greatly reduced development charges to build where there is already existing infrastructure reducing the cost of new housing. Building within the existing urban boundary will also get housing built faster than moving into new green fields.

The City of Hamilton should say no to this amendment.

Please inform me of the decision in this matter.

=====
Glenn P. Davies

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Erin Ronningen](#)
To: [Urban Boundary](#)
Subject: Opposition to Proposed Urban Boundary Expansion – 159 & 163 Sulphur Springs Road
Date: Friday, July 18, 2025 4:18:11 PM

External Email: Use caution with links and attachments

Dear Members of the Planning Committee,

I am writing to express my strong opposition to the proposed expansion of Hamilton's urban boundary into the Greenbelt and Niagara Escarpment Plan Area, specifically the development proposal for 159 and 163 Sulphur Springs Road.

This proposal raises serious concerns on several critical fronts:

1. Climate Change and Environmental Stewardship

We are in a climate crisis that demands urgent and decisive action at all levels of government. Removing approximately 10 hectares from the Greenbelt—a region specifically protected to mitigate environmental degradation—is a step in the wrong direction. The planned removal of over 500 mature trees would significantly reduce the area's carbon sequestration capacity and contribute to the urban heat island effect. Forested lands like these play a key role in regulating local temperatures, supporting biodiversity, and absorbing carbon emissions. Once these ecosystems are lost, they cannot be replaced in any meaningful timeframe.

2. Flood Risk and Ecological Impact

The proximity of the proposed development to the Dundas Valley Conservation Area and existing natural features raises major red flags around flooding and water table disruption. As rainfall becomes more intense and unpredictable due to climate change, expanding low-density development into sensitive areas increases the likelihood of downstream flooding and infrastructure strain. Paving over green space and disturbing natural drainage patterns could have cascading effects on the entire watershed.

3. Prioritizing Infill and Urban Revitalization

Hamilton has ample opportunity for intensification and redevelopment within its existing urban footprint. Before extending the boundary into protected lands, the City should fully explore and exhaust opportunities for building up—not out. Revitalizing the inner city with mixed-use, transit-connected, and higher-density developments would not only prevent sprawl but also make better use of our public services and infrastructure investments. Sprawl into the Greenbelt encourages car dependency, increases greenhouse gas emissions, and undermines Hamilton's climate and sustainability goals.

The Greenbelt was created for a reason: to protect what little remains of our most vital and vulnerable natural landscapes. Sacrificing these spaces for a small number of low-density homes benefits a few at the expense of many, including future generations.

I urge City Council and planning staff to reject this proposal and reaffirm Hamilton's commitment to responsible, sustainable urban development.

Sincerely,

Erin Ronningen

From: [Elizabeth Barnett](#)
To: [Urban Boundary](#)
Subject: Opposition to Urban Boundary Expansion in the City of Hamilton
Date: Monday, July 21, 2025 4:12:48 PM

External Email: Use caution with links and attachments

To the members of the Planning Committee,

I am writing as a concerned resident to express my strong opposition to any proposed expansion of the urban boundary to accommodate the “Sulphur Springs Road” project. Such a move not only threatens the integrity of our natural ecosystems but also fails to address the core issues of housing affordability and responsible urban planning.

Expanding into greenfield areas comes at a steep environmental cost. These lands are home to a diverse array of wildlife, from pollinators and migratory birds to mammals such as coyotes, foxes, and deer. Pushing development into these habitats leads to widespread displacement and fragmentation of species. Inevitably, some of these animals end up in urban areas where they are labeled as nuisances or threats, often leading to lethal management measures. For example, displaced coyotes—once living quietly on the urban fringes—are now increasingly seen in suburban neighborhoods, where they are frequently misunderstood and killed. This is a direct result of encroaching on their homes.

Furthermore, the form of development typically pursued on newly annexed land is low-density, car-dependent suburban sprawl. These developments do little to provide genuinely affordable housing or to support a sustainable, transit-oriented future for Hamilton. Instead, they exacerbate infrastructure costs, contribute to traffic congestion, and increase greenhouse gas emissions.

There is ample evidence that Hamilton can meet its housing needs within the existing urban boundary by focusing on infill development, gentle density, and adaptive reuse. Prioritizing these options will help preserve our remaining natural spaces, protect vulnerable wildlife populations, and deliver the kind of housing that is both environmentally and socially responsible.

In light of these concerns, I urge Council to reject any proposals to expand the urban boundary and to instead commit to a sustainable and equitable growth strategy that benefits all residents—human and non-human alike.

Thank you for your time and consideration.

Sincerely,

Elizabeth Barnett



Waterdown

From: [Teresa G](#)
To: [Urban Boundary](#)
Subject: Opposition to Urban Expansion for Sulphur Springs Road Development
Date: Thursday, July 24, 2025 1:52:10 PM

External Email: Use caution with links and attachments

Hello,

I am a lifelong Hamiltonian, writing to express my opposition to the destruction of hundreds of trees and hectares of natural habitat with the proposal to expand Hamilton's urban boundary into the Greenbelt Area and Niagara Escarpment Plan Area for the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

We must protect our natural areas and ecosystems. The Greenbelt is important and its boundaries need to be respected.

Hamiltonians have made their voice heard many many times that they do not want sprawl and want to maintain the urban boundary.

Thank you,

Teresa Gregorio

From: [Joanne Turnell](#)
To: [Urban Boundary](#)
Subject: Personal and Business Impacts of UBE-3, Inconsistent Zoning Enforcement, and Infrastructure Deficits
Date: Sunday, July 20, 2025 9:31:43 AM

External Email: Use caution with links and attachments

To Whom It May Concern,

My name is Joanne Turnell. I am a lifelong Ancaster resident and a former operator of a community farmers market (Wilson Street Farmers Market) that was forced to close in 2014 due to zoning restrictions on agricultural lands. I am submitting this letter to express strong opposition to the proposed Urban Boundary Expansion UBE-3.

In 2014, I was told by the City of Hamilton that farmland needed to be preserved and that commercial activity on agricultural land violated zoning rules. I complied, because I believed the City had a vision of long-term environmental and agricultural protection.

Today, however, I see those very same lands—prime agricultural and ecological lands—being opened up to sprawling subdivisions, road networks, and stormwater systems. If a **small-scale farm market** could not be tolerated in the name of policy, **how can urban sprawl be justified now?**

Inconsistent Zoning & Policy Application

The enforcement of zoning regulations should not change simply to suit developer interests. Small local enterprises were shut down in the name of long-term planning integrity. But today, that integrity is being undermined by proposals like UBE-3, which erode agricultural protections and ecological buffers.

Sewage Infrastructure Crisis

It is well known in the public record that **Hamilton's sewage system is already over capacity**. In recent years, there have been documented **combined sewer overflows** (CSOs) that have discharged raw or partially treated sewage into our local creeks—including those that flow near the Ancaster Wells and downstream into the Spencer Creek watershed.

Expanding the urban boundary without simultaneously investing in wastewater infrastructure is irresponsible. New subdivisions will place unsustainable stress on existing treatment plants, stormwater retention systems, and combined sewer outfalls. The result will be:

- Increased **sewage spills into environmentally sensitive creeks**
- Degradation of **water quality**, habitat, and public health

- Breach of **provincial Clean Water Act** obligations

Any new development must **precede or coincide with major infrastructure investment**—not come at the expense of it.

Ancaster Wells & Groundwater Recharge

The **Ancaster Wells** are part of a sensitive groundwater system. Paving over recharge areas, redirecting surface water, and disrupting flow through excavation puts this heritage feature at risk. The spring is an irreplaceable part of Ancaster's natural identity and deserves long-term protection through a conservation designation and zoning overlay.

My Requests to Council:

1. **Reject UBE-3** until the city can demonstrate adequate infrastructure capacity—especially wastewater treatment—to handle new growth.
 2. **Explain why past zoning restrictions on small businesses like mine were enforced**, while far more intrusive development is now being approved.
 3. **Designate and protect the Ancaster Wells** and their hydrological catchment area under a permanent conservation buffer.
-

The public deserves fairness. The land deserves protection. And the infrastructure must come **before** the expansion—not after the damage is done.

Sincerely,
Joanne Turnell

Ancaster, Ontario
July 20, 2025

From: [Karen Corsini](#)
To: [Urban Boundary](#)
Subject: Please leave the areas of natural growth and it's animals alone ! There's alot of creeks and ditches that would be "interfered " with and would upset the nature of things more than anyone could foresee, I'm sure!!
Date: Thursday, July 17, 2025 8:54:48 PM

External Email: Use caution with links and attachments

Proposed Hamilton Urban Expansions Should Be Opposed by Hamilton City Council

July 21, 2025

**By Dr. John Bacher (PhD) Researcher Preservation of Agricultural Lands Society.
(PALS)**

1. Dangerous Urban Sprawl would be Triggered by Urban Boundary Expansions

The Preservation of Agricultural Lands Society (PALS) is writing in opposition to a new round of urban boundary expansions in the City of Hamilton, all of which negatively impact the critical head waters area of the municipality with important recharge functions. The expansions run directly counter to a well established policy of the municipality to confine its urban growth within its approved zoning envelope. They are triggered by private re-zoning applications which exploit recent weakening of provincial policy and anticipated changes in reviews of the Greenbelt and Niagara Escarpment plans.

PALS stresses at the outset that the background studies by the applicants for the urban expansion all trivialize the problem of increased hardening of the landscape, greater stream flashiness, and storm water pollution that are inherent in urban boundary expansions. These problems are most extreme but not limited to the proposed urban boundary expansion at 159 and 163 Sulphur Springs Road.

2. Urban Boundary Expansion Sulphur Springs Road would Undermine Greenbelt and Niagara Escarpment Plans.

Currently the proposed Sulphur Springs Road urban boundary expansion is prohibited through both the Niagara Escarpment and the Greenbelt Plans. It appears that both these plans are at the cusp of legislatively mandated ten year reviews. (the Greenbelt Plan seems to have been delayed in its mandated review, contrary to its legislative mandate). That this is the case, seems to indicate that the City of Hamilton was correct in deeming the work required for a zoning application to be considered incomplete and that the Ontario Land Tribunal (OLT) erred in disputing this.

Since the Niagara Escarpment Plan was approved in 1983, the 10 hectare area along Sulphur Spring Road, which is subject to the current proposal for 75 low density residential units, has been designated entirely as Escarpment Natural and Escarpment Protection. For this long 42 year period PALS is not aware of any alterations of these areas through plan amendments to facilitate development. These designations have remained in place, and in effect, site alteration has been prohibited. As a result, the Niagara Escarpment, along its course from Georgian Bay to the Niagara River, has been one of the few areas of the Carolinian life zone, Canada's most biologically diverse area, where forest cover has significantly expanded.

That a low density residential development is being proposed and deemed complete in terms of a planning application by the OLT is a disturbing development. It appears to anticipate, in the soon to be announced mandated comprehensive review, a gutting of the Greenbelt and Niagara Escarpment Plans.

The disputed 10 hectare parcel has its current restrictive designation in the Niagara Escarpment Plan because it is within a feature known as the Dundas Valley, most of which is a forested area contained within the Dundas Valley Conservation Area, owned by the Hamilton Conservation

Authority. It is in effect, a privately owned enclave within the 1,200 hectare predominately forested conservation area. Such large blocks of Carolinian forests are quite rare.

The development proposal, if approved, would result in the loss of 500 trees and damage to 15 others. Among the impacted species are the rare Cumber and Kentucky Coffee trees. In essence, the proposed development represents an assault on one of the largest best preserved Carolinian forest features, the Dundas Valley.

The Dundas Valley contains cold water streams some of which have trout habitat. The development proposal may negatively impact a trout stream, the Ancaster Creek. While a significant existing pond on the property is not proposed to be altered, it would be inevitable if site alteration was permitted through an Escarpment amendment, to be degraded through sedimentation, with subsequent damage to downstream cold water streams.

3 Proposed Urban Expansions Outside Greenbelt would also Degrade Water Resources and Wildlife Habitat

While not as severe as the planned much smaller impacts of site alteration in the Dundas Valley on Cold Water streams supporting trout, the recent wave of urban boundary expansions proposed in Hamilton south of the Niagara Escarpment would degrade warm water fisheries in the Twenty Mile Creek and Welland River. While not supporting trout, they help sustain significant warm water fish communities, of such desirable game species as the Brown Bullhead, Northern Pike and the at Risk Grass Pickerel. They also provide habitat for a variety of amphibian species.

These watersheds are vulnerable since south of the City of Hamilton, they tend to be on heavy clay, which reduces recharge capacity. The proposed urban expansions are all on soils that form more permeable features, essentially moraine headwaters for streams which for most of their length, receive quite limited base flow. Having site alteration and development as proposed in the urban boundary expansions would definitely degrade the Welland River and Twenty Mile Creek.

To underscore the significance to water resources, one of the largest proposed urban expansions is the 1.233 hectare expansion in what is termed the Elfrida lands. The largest watershed here is Sinkhole Creek, which is expressive of how a substantial part of its area has been mapped as Karst features. Development on such lands is dangerous and vulnerable to the pollution of underground water resources.

The large area of the Elfrida lands has been studied only for its vegetation. There has been no effort to study amphibians, which could be significant in watercourses through this extensive area.

A relatively smaller 189 hectare area of Class One Agricultural land slated for urban expansion is termed the Twenty Road West lands. It is part of the headwaters area of the Twenty Mile Creek and provides breeding habitat for the rare Grass Pickerel. The presence of Karst features here is shown by an EIS study which recognizes how, *“water disappeared into a small hole in the ground of an agricultural field.”* The land provides habitat for a number of significant species, including the Sandhill Crane, Barn Swallows, and breeding areas for the endangered Monarch Butterfly.

The White Church expansion area is some 326 hectares of Class One agricultural lands with some significant woodlands and wetlands scattered throughout a headwaters area for the Welland River and Twenty Mile Creek. An EIS study notes that, *"The open landscape which dominated the study area supported both agricultural and open elements and supports birds such as Savannah Sparrow, Vesper Sparrow, Killdeer and Song Sparrow. Barn Swallows also have a documented nesting site in the proposed expansion area.* While apart from the Barn Swallow these species are not now at risk, throughout North America they are experiencing dramatic declines, largely because of urban sprawl onto agriculturally dominated landscapes which this application is an horrific example of. Environmental studies also documented through call surveys the presence of similarly declining amphibians, notably the American Toad, Green Frog, Gray Treefrog, and Spring Peeper.

In summary, PALS stresses that what makes all of the urban expansions proposed at this time so egregious is that the lack of any need in terms of normal land use planning principles, has been long documented by the Hamilton Planning Department and confirmed by City Council. That these expansions may be headed to an adjudication by the OLT without provincial opposition, is a sign of a dramatic collapse of land use planning in Ontario.

From: [Rita Bailey](#)
To: [Urban Boundary](#)
Subject: Project proposed for 159 and 163 Sulphur Springs Rd.
Date: Thursday, July 17, 2025 4:23:37 PM

External Email: Use caution with links and attachments

Dear City Planners,
I have two concerns about this proposed condo development.

1. The condo market is dead. It is at a 30 year low. Clearly the housing market does not want condos. There are vacant condo units in all recent builds, and the resale market for condos is dead. Buyers want affordable homes, renters want affordable rents. The last thing Hamilton needs is more stalled condo developments.
2. This project will destroy greenspace. It will require the loss of tree canopy, so necessary to cool our climate and absorb runoff.

Please do not approve this project as it stands. All new development must preserve trees and create affordable housing!

Sincerely,
Rita Bailey, ward 1

From: [Heather Yoell](#)
To: [Urban Boundary](#)
Subject: Proposed boundary expansion on Sulphur Springs Road
Date: Sunday, July 20, 2025 9:16:55 PM

External Email: Use caution with links and attachments

Dear City Planners,

I am asking you to please recommend rejecting the proposal to expand the city boundary to include the parcel of land on Sulphur Springs Road for the following reasons:

1. We have got to say no to these developers and speculators or they will keep wasting our time and harassing our city. They must be made to accept that a firm urban boundary is **firm**.
2. The efficient way to build housing is within the city limits where infrastructure is already in place. Sprawl is inefficient and a long term drain on taxpayers.
3. This land includes wetlands, forests, and acres of natural habitat. We need to protect our natural lands, not turn them into condos.
4. Who builds condos in a wetland anyway, and who is going to buy condos with wet basements? Disrupting the hydrological system is also likely to result in flooding elsewhere.

Please recommend rejecting the proposal.

Thank you.

Sincerely,
Heather Yoell
L9H 4G3

From: [Holbrook, Anne](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#); [Peter Ford \(ford5601@gmail.com\)](#)
Subject: proposed development at 159-163 Sulphur Springs Rd Ancaster
Date: Thursday, July 17, 2025 6:57:25 PM

External Email: Use caution with links and attachments

Dear City of Hamilton and Mr Cassar,

I am writing to express our family's absolute opposition to this proposed development, that seeks to demolish both the old Shaw household at 163 SS and the Lake property at 159. We were residents of that neighbourhood for nearly 40 years and just a few months ago moved a few blocks away to Wilson St. Ancaster has changed in that time from a charming small town to an over-crowded, over-priced suburb. We are surprised that both houses have not been designated as historically significant.

Sulphur Springs is a major through-way road for the entire Northwest of Ancaster and always delivers vehicles to Wilson St. Wilson St is already over-burdened with traffic and there are no alternate routes out of Ancaster. This is a huge problem whenever there is trouble on the 403 highway as there frequently is, as even more volume gets pushed to Wilson St. Now that we live directly on Wilson St W, we are acutely aware of the gridlock that occurs daily.

We are especially opposed to any encroachment on the Niagara Escarpment protection plan. This is a huge part of the ecology of the Hamilton area, as well as the 'lungs' of the area. Trees and wetlands of any size are significant to all of us. It is just developers that say that they are not important, as noted in their presentation.

We have to counteract this disregard for communities and for the environment, which is driven only by greed. Hamilton needs more housing so a low rise apartment building that included affordable housing, would be reasonable at the front of that property, but not the current plan.

Regards, Dr A Holbrook and Dr P Ford

From: [Rose Janson](#)
To: [Urban Boundary](#)
Subject: Proposed Development in Ancaster
Date: Tuesday, July 22, 2025 7:31:33 AM

External Email: Use caution with links and attachments

To whom it may concern

We understand that the City has received an Official Plan Amendment application to expand Hamilton's urban boundary into the Greenbelt Area and Niagara Escarpment Plan Area by approximately 10 hectares to allow the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

Once again we stand with the City in opposing urban boundary expansions and incursions into the Greenbelt.

1. This project is completely counter to all healthy, sustainable city planning standards.
2. There is ample room to accommodate all of the expected growth within the current urban boundary.
3. Trees are badly needed to mitigate climate change.
4. The proposal would needlessly destroy wetland essential to flood mitigation.
5. Finally, farmland is required to provide a sustainable food supply.

You have our full support when this proposal comes to Council in September, to turn it down.

Rose Janson and Family

From: [DD Crowley](#)
To: [Urban Boundary](#)
Subject: Proposed Urban Boundary Expansion into Ancaster Greenbelt Land
Date: Thursday, July 17, 2025 11:57:40 AM

External Email: Use caution with links and attachments

Hello,

I am strongly opposed to developers being allowed to destroy this protected greenbelt land. Hamiltonians like myself were very clear that we do NOT want urban boundary expansion. These condominiums will do nothing to address the housing crisis in the city or provide affordable housing for so many who are homeless at this time. This is a for-profit real estate development that will destroy the natural habitat of so many different species of wildlife. It must be stopped before it begins.

Please feel free to contact me if you have any questions.

--

DD Crowley



www.ddconsulting.ca

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From: [Michael Grant](#)
To: [Urban Boundary](#)
Cc: craigs-current@mail.beehiiv.com; [Patrick Bermingham](#); [amy_cross](#)
Subject: PROPOSED URBAN BOUNDARY EXPANSION INTO ANCASTER GREENBELT LAND
Date: Monday, July 21, 2025 3:50:12 PM

External Email: Use caution with links and attachments

To Hamilton City Planners,

As an owner of a property near the proposed expansion I am particularly interested in the city's decision on this matter. I find it absolutely incomprehensible that diminishing the city's Greenbelt area, protected by Provincial legislation, is even a viable consideration. What could we possibly be thinking about our community of Ancaster and its unique character? Surely there is ample opportunity for developments by the city that would not require this egregious grab of precious land, classified as 'Escarpment Natural' the commission's most restrictive classification, and supposedly protected by the Niagara Escarpment Plan Area.

I urge you to reject Mizrahi Development's application. It would a travesty of the first order to turn this beautiful land into the proposed 61 townhouses and 14 single detached homes. The impact on the environment both directly and indirectly through traffic and domestic emissions would be extremely significant in the area of Ancaster.

Surely urban planning in Hamilton has not come to this.

Respectfully,

Michael

MICHAEL GRANT
NIAGARA CAPITAL PARTNERS LTD.



From: [Mark Fenton](#)
To: [Urban Boundary](#)
Subject: Proposed Urban Boundary Expansion into Ancaster Greenbelt Land
Date: Thursday, July 24, 2025 10:50:32 AM

External Email: Use caution with links and attachments

Hello,

I would like to add my voice in support of this development. The much-ignored GRIDS 2 report outlines the reasons for not taking a zero-tolerance approach to urban boundary expansion. And we desperately need more housing in this city.

Regards,

Mark Fenton

Ancaster

From: [Shelley Rempel](#)
To: [Urban Boundary](#)
Subject: Proposed Urban Boundary Expansion into Ancaster Greenbelt Land
Date: Monday, July 21, 2025 5:37:34 PM

External Email: Use caution with links and attachments

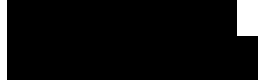
Hello

I am writing to express my strong opposition to this proposed urban boundary expansion in the Ancaster greenbelt for the following reasons:

1. The people of Ancaster and the City of Hamilton have already strongly voiced their perspective on any urban boundary expansion and the answer is still NO.
2. This project is completely counter to all healthy, sustainable city planning standards.
3. There is ample room to accommodate all of the expected growth within the current urban boundary.
4. The proposal will cut down trees badly needed to mitigate climate change.
5. Further, the proposal needlessly destroys wetland essential to flood mitigation.
6. Finally, the proposal will destroy farmland required to provide a sustainable food supply.

Thank you for hearing my concerns.

Sincerely,
Shelley Rempel



Acknowledging First Peoples and Traditional Territories

I am writing from the traditional Territories of the Anishnaabek and the Haudenosaunee, within the lands protected by the "Dish with One Spoon" wampum agreement.

This territory is currently home to the Mississaugas of the Credit, and Six Nations of the Grand River, and that Hamilton is currently home to many Indigenous people from all over Turtle Island.

From: [Emil Gadjanski](#)
To: [Urban Boundary](#)
Subject: Proposed Urban Boundary Expansion into Ancaster Greenbelt Land at 159 and 163 Sulphur Springs Road
Date: Thursday, July 17, 2025 7:43:53 PM

External Email: Use caution with links and attachments

To City Planning Staff,

I would like to voice my opposition to the proposed expansion of our city's urban boundary at 159 and 163 Sulphur Springs Road.

The proposed redevelopment plan for this property is problematic in many ways:

1. it goes against council's decision, backed by an overwhelming majority of Hamiltonians, to not expand beyond our current urban boundary, which has the capacity to house our growing population
2. the provincial government has recognized that development on Greenbelt lands is not acceptable to Ontarians and thus this application's attempt to infringe on the will of the people of this province is an affront to our democratic principles
3. the majority of this property lies within the Niagara Escarpment Natural Areas, which are the most sensitive natural and scenic resources of this UNESCO World Biosphere Reserve, and are protected from development for good reason
4. the current property has two detached dwellings, while the proposed redevelopment plan would build seventy five residential units on the same site. This is a completely inappropriate intensification next to sensitive ecological areas which would no doubt result in irreparable ecological stress and damage.
5. this proposal goes against both our urban and rural official plans, which are significant guiding documents for development planning which Hamiltonians support

The most appropriate redevelopment plan for this land parcel is replacement / renovation of the existing dwellings or inclusion of only the small section of the property directly abutting Sulphur Springs Road, and not extending beyond the northernmost edge of the adjacent property to the west.

Thank you for your consideration,

Emil Gadjanski



From: [Aaron Gerrard](#)
To: [Urban Boundary](#); [Aaron Gerrard \(aarondgerrard\)](#)
Subject: Re: Proposed Urban Boundary Expansion into Ancaster Greenbelt Land
Date: Thursday, July 17, 2025 12:47:09 PM

External Email: Use caution with links and attachments

To whom it may concern,

Regarding the Proposed Urban Boundary Expansion into Ancaster Greenbelt Land, my response is absolutely no. This protected land must remain protected. Further, the current infrastructure of that area can in no way handle this added stress. I am strongly opposed to this proposal.

Rev. Aaron D. Gerrard

--

adg+

From: [Faure, Paul](#)
To: [Urban Boundary](#)
Subject: Reject Proposed Urban Boundary Expansion
Date: Monday, July 21, 2025 11:37:37 AM

External Email: Use caution with links and attachments

Dear City of Hamilton Planning Staff,

I am writing to provide comments about a proposal the City received to expand Hamilton's urban boundary into both the Greenbelt and Niagara Escarpment Plan Area. I have learned the expansion is proposed for 159 and 163 Sulphur Springs Road, near the Mount Mary Retreat Centre and the Dundas Valley Conservation Area.

I understand this proposed expansion would remove ca. 10 hectares of land from the Greenbelt to allow for the construction of 75 low-density dwellings (single-detached and townhomes) on a condominium road. The proposal would also see the removal of over 500 trees, two existing detached dwellings, and the private trail network on site. I also understand that for the land to be developed, it must be removed from the City's Rural Area and added to the Urban Area.

Unfortunately, I missed the presentation by City Planning staff on 10 July 2025, hence I am writing to provide my comments

I am against this proposal. The Greenbelt was specifically designated to protect Ontario farmland so we can grow food and be self-sufficient, both now but well into the future as human populations grow. In addition to safeguarding lands for agricultural use, both the Greenbelt and the Niagara Escarpment Plan Area were designed to permanently protect green spaces and watersheds against development for the conservation of Ontario flora and fauna. This development also proposes to remove half a thousand trees and a trail network that allows people to connect with green areas. The loss of so many trees would be devastating. I urge you to reject this proposal.

We cannot allow developers to "chip away" at the Greenbelt and Niagara Escarpment Plan Area proposal by proposal. We must take a stand for future generations of Ontarians and stop green space development before there are no green spaces remaining to protect.

There are many areas within the current urban boundary that could be developed (or redeveloped) to provide much needed housing for middle and lower income residents. That is where there is urgent need to help people.

I urge you to enforce the protections for these lands and reject this proposal.

Sincerely,
Paul Faure

From: [Vanessa Hardy](#)
To: [Urban Boundary](#)
Subject: Response to proposed development on Greenbelt - Sulphur Springs Road
Date: Wednesday, July 23, 2025 12:19:45 PM

External Email: Use caution with links and attachments

City of Hamilton City Planning team

Councillors Craig Cassar & Alex Wilson have provided their constituents clear informative updates to the proposed Mizarhi development plan to build for 75 new condominiums within the Dundas Conservation and Niagara escarpment realm; 159 and 163 Sulphur Springs Road

My family is in absolute disagreement with this proposal for the following reasons.

This proposed development:

- 1) does not support the needs of residents, current and new, to purchase and live in affordable, accessible housing. Housing near existing/to be developed transit hubs is the way we MUST proceed.
- 2) is a blatant disregard the City of Hamilton's and Ontario's green corridor assets (Dundas Valley Conservation, Niagara Escarpment and the Greenbelt) and will only exacerbate the multitude of issues the City is currently trying to address; climate change, traffic congestion, water treatment management, maintenance of current roads & infrastructure assets, maintenance of human & wildlife corridors.

We really need to be outraged with this plan and the City of Hamilton needs to remain vigilant to Greenbelt conservation and quality of life for many; people, nature and habitat. If allowed, this plan will set a dangerous precedent and endorse other such developments. We can also anticipate an outcry from new residents screaming there is a coyote, fox or deer in their backyard.

Respectfully yours,
Residents of Dundas, Jim Hawtin and Vanessa Hardy

From: [Bobbie Weber an](#)
To: [Urban Boundary](#)
Subject: Sprawl comments
Date: Thursday, July 17, 2025 4:47:57 PM

External Email: Use caution with links and attachments

Why are we still at the fight against urban sprawl? I thought we won the battle but here we are again.
And developers do this when residents are on holidays and most of city of Hamilton is closed til September.
I'm against this development 100% because sulphur springs has to be one of most beautiful pieces of property we have.

Wish they'd lay off.

We don't need anymore development.

Bobbie weberman

Sent from my iPad

From: [Nancy Lennard](#)
To: [Urban Boundary](#)
Subject: Strong opposition to the Proposed Development on Sulphur Springs Rd Green Space
Date: Thursday, July 17, 2025 11:16:45 AM

External Email: Use caution with links and attachments

Dear Members of Council,

I am writing to express my strong and unequivocal opposition to the proposed development on the green space along Sulphur Springs Road in Ancaster.

This proposal is not only shortsighted- it is dangerously irresponsible. There is absolutely no infrastructure in place to support further development in this area. Sulphur Springs Road is already overburdened, and any added traffic will only make matters worse. Wilson Street, the main thoroughfare in and out of Ancaster is bumper-to-bumper every Saturday , morning and evening “rush” hours and any disruption on the 403. Attempting to access basic amenities like the grocery store on a weekend has become increasingly challenging. Parking in town is already beyond a critical shortage.

If this development is to be considered at all the city must first release, comprehensive, and transparent infrastructure plans to address the impact specifically how road access traffic, flow and parking will be improved. Otherwise this development cannot and should not proceed.

Let me be perfectly clear. This is a disaster in the making we saw how fragile our road system is during a recent ice storm two accidents within the town, completely blocked access and effectively trapped the community. It was a terrifying reminder that Ancaster lacks alternative routes in and out Adding more residence to an already bottled neck area puts everyone at risk in emergency scenarios. It is reckless and unacceptable

We are not against thoughtful growth, but this plan demonstrates none of that. But this plan demonstrates none of that .It threatens to destroy what remains of Ancaster’s small town character, while offering no solutions to the infrastructure crisis we already face.

I urge the council to halt this plan immediately. Proceeding without a clear well funded in public publicly vetted infrastructure plan will be viewed by the community as a wilful act of negligence.

Dr NancyLennard

A large black rectangular redaction box covering the signature of Dr. Nancy Lennard.

July 17,2025

Sent from my iPhone

From: [Jo Jo](#)
To: [Urban Boundary](#)
Subject: Subject: Objection to UBE-3 Urban Boundary Expansion – 159–163 Sulphur Springs Rd & Sulphur Springs Corridor
Date: Sunday, July 20, 2025 11:26:25 AM

External Email: Use caution with links and attachments

Subject: Objection to UBE-3 Urban Boundary Expansion – 159–163 Sulphur Springs Rd & Sulphur Springs Corridor

To whom it may concern:

I write to express **strong objection** to the UBE-3 application, specifically the proposed urban boundary expansion affecting **159–163 Sulphur Springs Road**, and raise concerns about the broader implications for the **Sulphur Springs Corridor** and municipal governance in Hamilton.

1. Contradicts public will and local planning

- In 2021, over **16,000 Hamiltonians** participated in a city survey, overwhelmingly supporting a **firm urban boundary**. City Council voted 13–3 to hold firm, reflecting strong public mandate [thepublicrecord.ca+3City of Hamilton+3craigs-current.beehiiv.com+3craigs-current.beehiiv.com+1thesil.ca+1](#).
- Despite this, provincial intervention in November 2022 ordered a 2,200 ha boundary expansion—overriding both public input and Council’s decision [Ecojustice+1thesil.ca+1](#).

2. Undermines Hamilton’s existing planning policies

- Hamilton’s Planning Division recommended **withdrawing** the application for 159–163 Sulphur Springs Rd. These lands lie within the **Greenbelt Plan Area** and conflict with the **Niagara Escarpment Plan**, which prohibits urban development in zones designated as Escarpment Protection and Natural [City of Hamilton+3craigs-current.beehiiv.com+3Craig Cassar Ward 12+3](#).

3. Environmental and infrastructure risks

- Development into this corridor will degrade ecologically sensitive forests, threaten local agricultural lands, and compromise the long-term integrity of water and natural heritage systems.
- Hamilton already faces a **CAD \$3.8 billion maintenance gap** on existing infrastructure. Spreading outward into remote lands only increases long-term costs—with taxpayers bearing the burden long after developers realize one-time gains [Reddit+15craigs-current.beehiiv.com+15Mark Tadeson Ward 11+15](#).

4. Evidence of undue developer influence

- Investigations by Ecojustice and Environmental Defence revealed the provincial decision was directed by politically appointed staff—not planning experts, and was motivated in part by developer interests. This led to resignations and RCMP involvement [Ecojustice+2Ecojustice+2CTVNews+2](#).
- Reports indicate developers who stand to benefit purchased land **before and immediately after** the boundary expansion was announced—suggesting insider knowledge or tipping-off [Reddit+4Reddit+4Canada News Media+4](#).

5. Local sentiment from Sulphur Springs residents

- Community members oppose rezoning forested slopes across from Fieldcote Memorial Park into 75-unit residential lots. There is concern about traffic, ecological impact, loss of community character, and setting dangerous precedent for **the Sulphur Springs Corridor**, one of the few remaining transition zones between the escarpment and urban Hamilton [craigs-current.beehiiv.com](#).

In summary, the proposed expansion to encompass the Sulphur Springs corridor:

- Contradicts expressed public desire and existing local planning;
- Violates provincial ecological land protections;
- Exposes taxpayers to long-term infrastructure and maintenance burdens;
- Raises red flags about political interference and developer profiteering.

Therefore, I respectfully request that the UBE-3 application at 159–163 Sulphur Springs Road be **rejected or withdrawn**, and that greater scrutiny be placed on any expansion that undermines both environmental safeguards and public trust.

Sincerely,

A Concerned Resident / Advocate for Sulphur Springs Corridor

From: [The Ancaster Well](#)
To: [Urban Boundary](#)
Subject: Submission to City of Hamilton – UBE-3 (159 & 163 Sulphur Springs Road)
Date: Sunday, July 20, 2025 7:44:49 AM

External Email: Use caution with links and attachments

<!--[if !supportLists]-->1. <!--[endif]-->Executive Summary

The Ancaster Wells-a natural spring within the Dundas Valley Conservation Area-faces significant threats from the proposed Urban Boundary Expansion (UBE3). Increased impervious surfaces, groundwater extraction, and contamination risks endanger the springs ecological, cultural, and hydrological functions. We urge the City to require rigorous hydrogeological assessments, establish protective buffer zones, and deny or heavily modify UBE3 to safeguard this irreplaceable resource.

<!--[if !supportLists]-->2. <!--[endif]-->Background on Ancaster Wells

Located at Sulphur Springs Road in Ancaster, the Ancaster Wells have historical roots as a public utility well and natural spring site. Once promoted for its mineral water and therapeutic benefits, the site remains an important community feature and historical landmark. Managed by the Hamilton Conservation Authority, it continues to serve as a cultural and ecological asset to the region.

<!--[if !supportLists]-->3. <!--[endif]-->Environmental & Cultural Significance

The spring provides essential groundwater discharge that supports local ecosystems and is a focal point of historical, cultural, and Indigenous heritage. It serves recreational, photographic, and educational functions and is part of a broader network of hydrological features within the conservation area.

<!--[if !supportLists]-->4. <!--[endif]-->Assessment of UBE3 Impacts

The proposed development would introduce impervious surfaces that restrict natural groundwater recharge. The area is also vulnerable due to its karst geology, increasing the risk of aquifer contamination and hydrological disturbance. Existing developer studies are insufficient and call for detailed on-site assessments. Construction could result in flow reduction, contamination, or loss of spring function.

<!--[if !supportLists]-->5. <!--[endif]-->Applicable Policy & Regulatory Framework

Ontario's Provincial Policy Statement (PPS 2020) and Hamilton's Official Plan require the protection of groundwater recharge areas and culturally significant features. UBE3 conflicts with these regulations and fails to meet required environmental impact thresholds.

<!--[if !supportLists]-->6. <!--[endif]-->Recommended Measures

<!--[if !supportLists]-->A) <!--[endif]-->PreApproval Actions:

<!--[if !supportLists]-->- <!--[endif]-->Require detailed hydrogeological studies

<!--[if !supportLists]-->- <!--[endif]-->Define a minimum 120 m buffer zone

<!--[if !supportLists]-->- <!--[endif]-->Mandate best-practice stormwater management

<!--[if !supportLists]-->B) <!--[endif]-->Policy Instruments:

<!--[if !supportLists]-->- <!--[endif]-->Designate conservation overlay zones

<!--[if !supportLists]-->- <!--[endif]-->Secure easements or conveyances for protective land

<!--[if !supportLists]-->C) <!--[endif]-->Monitoring:

<!--[if !supportLists]-->- <!--[endif]-->Install quarterly monitoring programs

<!--[if !supportLists]-->- <!--[endif]-->Form a stakeholder oversight committee

<!--[if !supportLists]-->D) <!--[endif]-->Alternative Strategy:

<!--[if !supportLists]-->- <!--[endif]-->Focus future growth on urban infill, not boundary expansions.

<!--[if !supportLists]-->7. <!--[endif]-->Conclusion & Call to Action

The Ancaster Wells represent a unique intersection of natural heritage and community value. Without adequate protections, UBE3 could irreversibly damage this site. We call on Hamilton City Council to halt or heavily revise UBE3 until rigorous hydrogeological, environmental, and heritage assessments have been completed and public protections secured.

Prepared by:

Joanne Turnell on behalf of the Ancaster Wells -
SaveOurSpring.ca Friends of the Ancaster Springs -
Ancaster, Ontario

From: [Victoria](#)
To: [Urban Boundary](#)
Subject: Sulphur spring condominiums
Date: Thursday, July 17, 2025 6:27:43 PM

External Email: Use caution with links and attachments

Dear City Planning Staff,

I strongly oppose the proposed expansion of Hamilton's urban boundary into the Greenbelt and Niagara Escarpment at 159 and 163 Sulphur Springs Road.

This development would set a dangerous precedent by allowing sprawl into protected natural areas, threatening sensitive ecosystems and undermining the purpose of the Greenbelt. It also conflicts with Hamilton's climate goals by encouraging car-dependent growth and removing valuable green space that helps absorb carbon.

Sulphur Springs is a unique and environmentally significant part of Ancaster. High-density development would permanently alter its character and harm the ecological balance. Please uphold our existing urban boundary and deny this application.

Sincerely,

Long time Ancaster resident, Victoria Piccioni

From: [Bell](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#)
Subject: Sulphur Springs
Date: Thursday, July 17, 2025 12:47:49 PM

External Email: Use caution with links and attachments

Unless you are building houses that are rent-controlled or city-subsidized, STOP right where you are.

The people of Hamilton have repeatedly said “NO” to urban expansion, and now you want to include one of our lakes!!

You may only care about money but the rest of us care about those who have been “renovicted” and the other homeless who are poor, and cannot afford your glorious and expensive homes.

Sent from my iPhone

From: [Sonia & Rick](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Ancaster Greenbelt Urban Boundary expansion.
Date: Wednesday, July 16, 2025 4:32:34 PM

External Email: Use caution with links and attachments

The wildfires in the west, flooding in the US, and extreme heat here and in Europe are giving us a heads up that climate change is getting worse. Globally, urban land expansion is one of the primary drivers of habitat and biodiversity loss. The increasing fragmentation of the non-urban land that remains interrupts wildlife and ecological zones and increases risks from fire, pests and diseases. And climate migrants in the global south far more often move from rural areas into big cities, than across international borders. Urban expansion has to be seen through the climate lens and that would include the Sulphur Springs Road boundary expansion.

Richard MacKinnon



Hamilton



Arcadis Professional Services
(Canada) Inc.
360 James Street North
Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010
www.arcadis.com

David Heyworth RPP
Director & Senior Advisor, Strategic Growth Initiatives
City of Hamilton
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Date: July 14, 2025

Subject: Comments on Proposed Urban Boundary Expansion Application (Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Condominium) – 159 & 163 Sulphur Springs Road, Ancaster

Dear Mr. Heyworth,

Arcadis Professional Services (Canada) Inc. ("Arcadis") are the planning consultants retained by the owners of 311 Sulphur Springs Road, Ancaster. On December 19th, 2024, the City of Hamilton Planning Division received an Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBLA") and Draft Plan of Condominium Application ("DPCA") for the lands municipally referred to as 159 and 163 Sulphur Springs Road, Ancaster (the "subject lands"). The intent of the applications is to expand Hamilton's urban boundary by approximately 10 hectares to allow for the development of 75 dwellings on a condominium road, creating a new urban boundary and redesignating a portion of the subject lands within as 'Neighbourhoods'. We note that the submission included a copy of a Niagara Escarpment Plan Amendment application ("NEPA") to the Niagara Escarpment Commission ("NEC"). The application was deemed complete by Ontario Land Tribunal ("OLT") order on May 25th, 2025.

A Virtual Public Open House was scheduled for July 10th, 2025, and we attended that meeting on the Owners' behalf. A Statutory Public Meeting is scheduled for September 9th, 2025, and we plan to attend this scheduled event. We thank the City for posting all of the application materials and details online at: <https://www.hamilton.ca/build-invest-grow/planning-development/planning-applications/urban-boundary-expansion/ube-3>.

The purpose of this letter is to identify concerns regarding the proposed applications, as in our opinion they do not conform or comply with the Planning Act (the "Act"), the Provincial Planning Statement 2024 ("PPS"), the Niagara Escarpment Plan ("NEP"), the Niagara Escarpment Planning and Development Act ("NEPDA") and the Urban Hamilton Official Plan ("UHOP"). This letter is the first written submission on behalf of our clients and does not provide an exhaustive review of the application materials. We wish to provide initial concerns regarding a few key elements of the applicable legislative and policy framework. A more detailed review and response letter to the applicants' materials may be submitted in the future.

1.0 Non-Conformity with the PPS

The PPS was issued under Section 3 of the Act and came into effect October 20th, 2024. Section 3 (5) (b) of the Planning Act states that municipal planning decisions must conform with provincial plans, which include the Greenbelt Plan and the Niagara Escarpment Plan. Based on our review and as noted in sections below, the subject applications are premature and cannot be approved by either the City nor the NEC, as the applications propose an urban boundary expansion and redesignation to urban use within the NEP area, and that such applications can

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only be made during a review of the NEP by the Province. At the time of writing this letter, no such review has been announced or is underway. Further, we note that staff have stated to the applicant that the applications propose an urban expansion to the Greenbelt Plan area. As the applications have been deemed complete by the OLT, and the City is now responsible for making a decision within the timelines legislated under the Planning Act, the only decision can be to deny the applications.

2.0 Applicability of the Greenbelt Plan

We note the Greenbelt Plan states the following:

2.2 Lands within the Niagara Escarpment Plan Area

The requirements of the NEP, established under the Niagara Escarpment Planning and Development Act, continue to apply and the Protected Countryside policies do not apply, with the exception of section 3.3.

Policies pertaining to 'Settlement Areas' are provided in *Section 3.4 – Settlement Areas*. These policies are provided as 'Geographic-specific policies in the Protected Countryside' and strictly speaking will not apply to the subject lands. However, we note that staff have indicated in correspondence that "the proposed applications constitute an urban boundary expansion into the Greenbelt Plan area as designated under the Greenbelt Act, 2005." Our review of the Greenbelt plan indicates that an expansion into the Greenbelt Plan area can only be made to areas designated as 'Towns/Villages' in the Plan. The adjacent area within the City's Urban Boundary from which the expansion is proposed is not designated as 'Towns/Villages' in the Greenbelt Plan. We refer to the City's recent process to consider urban boundary expansions and the separate review for Waterdown and Binbrook as an example of how the policies for 'Towns/Villages' were applied at that time. As the applications have been deemed complete by the OLT, and the City is now responsible for deciding within the timelines legislated under the Planning Act, the only decision can be to deny the applications. We understand that City staff have stated in a memo to Council that under the Planning Act the City's decision on the applications could not be appealed by the applicant.

3.0 Non-Conformity with the NEPDA and NEP

The NEP was prepared and approved under the NEPDA. The NEP 2017 came into effect on June 1st, 2017. At present, the subject lands are located outside of the 'Urban Area' and are designated 'Escarpment Natural' and 'Escarpment Protection', as seen in **Figure 1**. It is our understanding that as part of the application submission to the City, an application form to amend the NEP was provided, indicating the NEPA application is to re-designate the portions of the lands designated as 'Escarpment Protection Area' to 'Urban Area'. We have not received confirmation from the NEC that the NEPA application was received.

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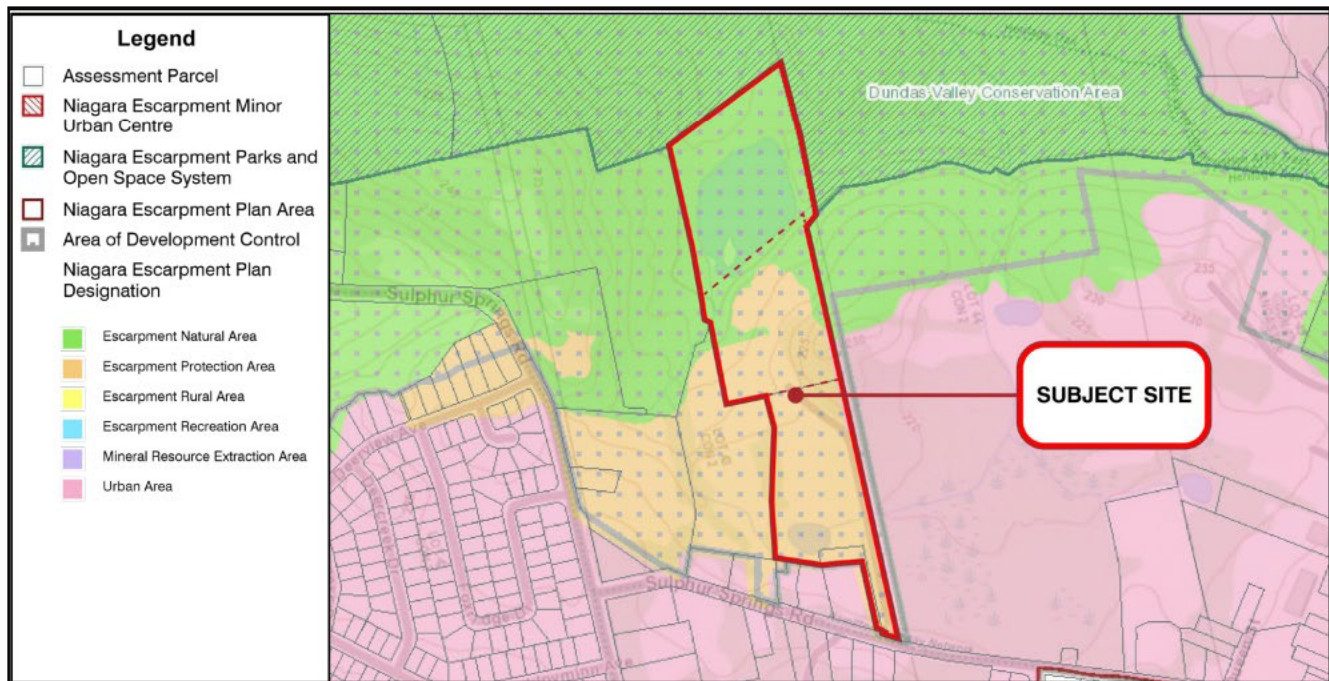


Figure 1: Excerpt of Niagara Escarpment Plan Mapping from Planning Justification Report, prepared by Biglieri Group

It is our opinion that the proposed NEPA to redesignate a portion of the lands to 'Urban Area' does not conform with the NEP and the NEPDA. Section 1.2.1 of the NEP states:

Changes in policy or land use designation require an amendment to the text and/or Appendices and Maps of this Plan. The process is outlined in Sections 6.1, 7, 8 and 10 of the Niagara Escarpment Planning and Development Act.

Specific provisions in those sections which apply to applications to amend the NEP include:

- *Planning policies and land use designations may be changed as long as the Purpose and Objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan are met. The Purpose Statement and Objectives in the Introduction of the Plan shall not be changed outside of the context of a full review of this Plan.*
- *Sections 6.1(2.1) and 10(6) of the Niagara Escarpment Planning and Development Act require that amendments to the Niagara Escarpment Plan be justified. The justification for a proposed amendment to the Niagara Escarpment Plan means the rationale for the amendment, as well as reasons, arguments or evidence in support of the change to this Plan proposed through the amendment.*
- *It must be demonstrated that the proposed amendment and the expected impacts resulting from the proposed amendment do not adversely affect the purpose and objectives of the Niagara Escarpment Planning and Development Act. The proposed amendment must be consistent with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan and shall be consistent with other relevant Provincial policies.*

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The NEPDA forms the legal basis for the NEP and the operations of the Niagara Escarpment Commission. It sets out the relationship of the NEP with municipal planning direction and land use policies of other public bodies. Section **6.1 (2.2) (b) of the NEPDA prohibits NEPA applications that redesignate lands designated as 'Escarpment Protection Area', to an urban designation, such as 'Minor Urban Centre' and/or 'Urban Area' or to permit urban uses.** Notwithstanding this, Section 6.1 (2.3) provides that such an application may be made during a Provincial Review of the NEP conducted under Section 17 (1) of the NEPDA, which states that the Minister shall review the NEP at the same time as the Greenbelt Plan is reviewed under the Greenbelt Act, 2005.

The submitted NEPA Application does not follow the process outlined in Section 6.1 of the NEPDA and therefore does not meet the legislative requirements of the NEPDA. The previous Coordinated Review started in 2015, and resulted in updates being made to the NEP, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Growth Plan in 2017. There has been no announcement by the Provincial Government that a new Coordinated Review has started nor that an individual review of the NEP nor the Greenbelt Plan has commenced. Therefore, a NEPA to re-designate the 'Escarpment Protection' Area to 'Urban Area' cannot be made to or approved by the NEC at this time.

Supplemental processes for a NEPA are outlined in Section 7 and 10 of the NEPDA, which state that the NEC shall consult with the council of each municipality and invite them to make comments, while publishing a notice on a website to allow the public to make comments on the proposed applications. We have contacted the NEC to determine if an NEPA application has been received, but as of writing this letter we understand that no consultation events have taken place.

In addition to not conforming with legislative requirements of the NEPDA, the proposed applications do not adequately demonstrate that the purpose and objectives of the NEP have been met. The purpose and objectives of the NEP promote the protection of unique ecological areas and that development should only occur that is compatible with the natural environment. While reviewing the Environmental Impact Study prepared by SLR Consulting Canada Ltd, the conclusion stated:

Based on the findings from this EIS, further ecological assessment is needed to fully understand the ecological features of the Subject Property and adjacent lands, as well as the potential impacts of the proposed development on natural heritage features. This assessment will inform recommended mitigation measures, including a detailed restoration and compensation plan, and may require refinement of the proposed development.

It is our opinion that prior to any decision being made on the NEPA, the recommended ecological assessment should be completed to adequately inform if the applications are protecting unique natural areas that are compatible with the natural environment.

Based on the above, it is our opinion that it is premature for the applicants to submit the applications to the City. At this stage, as the applications have been deemed complete by the OLT, and the City is now responsible for making a decision within the timelines legislated under the Planning Act, the only decision can be to deny the applications. We understand that City staff have stated in a memo to Council that under the Planning Act the City's decision on the applications could not be appealed by the applicant.

4.0 Non-Conformity with the UHOP

Section C - 1.1 of the UHOP provides policies pertaining to the NEP. Policy 1.1.1 states:

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Any development within the Niagara Escarpment Plan Area shall meet the requirements of this Plan and the Niagara Escarpment Plan and Section 3.3 of the Greenbelt Plan.

It is our opinion that the applications do not conform to the objective of protecting the natural environment outlined within the NEP or the process requirements for amendments outlined in the NEPDA. As such the applications do not conform to the UHOP.

5.0 Brief Comments on Application Materials

We have reviewed some of the applicants' submitted materials, including:

- Planning Rationale Report, dated December 2024, prepared by the Biglieri Group
- Scoped Environmental Impact Study, dated December 18, 2024, prepared by Palmer (SLR Consulting (Canada) Ltd.)
- Functional Servicing and Preliminary Stormwater Management Report, dated November 2024, prepared by C.F. Crozier & Associates Inc.
- Transportation Impact Study, dated November 2024, prepared by C.F. Crozier & Associates Inc.

Our fundamental concern with the Planning Rationale Report ("PRR") is that it does not fully address the applicable policy context of the NEP and NEPDA, and specifically the prohibition on applications to redesignate 'Escarpment Protection Area' lands to 'Urban' except through the time of the NEP Plan/Coordinated Review. From our reading, the report is completely silent on this critical issue. This is perplexing as it forms the entire basis of whether the lands can be redesignated 'Urban', whether the City's Urban Boundary can be expanded without such amendment, and whether the City has any authority to decide on the applications other than to deny. We note that a NEPA application form was provided to the City, but nothing in the applicant's materials suggests that the NEC has considered/accepted the NEPA application. We find this whole aspect of the submission confusing, especially considering the applicant was successful in getting the OLT to deem the applications complete, knowing that the City must process the applications within the Planning Act timelines without an approved and adopted NEPA occurring first.

Our other concern with the PRR is that it does not fully tie together the various studies and reports into a cohesive analysis and conclusion. For instance, it references the fact that the north part of the lands will continue to provide a private trail network, without indicating the entity expected to own, maintain and control access to this area. It is also discussed in reference to policies for "public" open space, when clearly this will continue to be private land with no public access easement proposed. The report also makes several statements about Stormwater Management ("SWM") being directed to municipal systems or infrastructure, when the report and designs by Crozier clearly state otherwise. We are not aware of any SWM infrastructure in the Sulphur Springs Right-of-Way. There are various statements about how the proposal is designed to address applicable natural heritage and environmental policies, while the submitted Scoped Environmental Impact Statement ("SEIS") indicates the field work, analysis and recommendations are incomplete, and that changes to the proposal may be required. As an example, pages 9 and 25 of the SEIS respectively state:

(t)he area of development has been laid out to incorporate appropriate buffering to the stream to ensure long term protection and no impacts to the thermal temperature of the stream. There is an area of the significant woodlands which will be removed as a result of the proposed development; however, the area of removal is at the edge of the feature and minimal in size.

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The overall impact to the significant woodland will be minor as the trees removed will be on the periphery of the feature and has historically been within a residentially maintained property.

The recommendations in the EIS state that further ecological assessment is required and potential refinements of the proposed development may be required. In our opinion, it is premature to state that the development ensures the long-term protection of the natural heritage features without the finalized EIS. There does not seem to be a true understanding of whether other studies (i.e. Fluvial Geomorphic Assessment and Erosion Hazard Delineation, Hydrogeological Investigation) have been incorporated into the proposal to ensure no negative impacts. In the case of the PRR, this affects statements related to the off-site Provincially Significant Wetland ("PSW") and whether the studies and conclusions of these reports and the SEIS definitively conclude there will be no negative impacts.

Lastly, we note that the PRR does not address the Urban Boundary Expansion Criteria in Section 2.2 of the UHOP or the methodology and criteria for processing privately initiated urban boundary expansions in the City's Report presented to Council on August 16th, 2024. The PRR also does not provide analysis as to whether an expansion is required and if so, what qualities of the subject lands make it a suitable or preferred candidate for expansion.

6.0 Conclusion

It is our opinion that the submitted applications are premature and not in the public interest, do not conform to the Planning Act, PPS, Greenbelt Plan, NEP, NEPDA nor the UHOP, and do not represent good planning. Based on our review, we see no other option but for the City to deny the applications. Should the applicant appeal, without an NEPA first taking effect, we see no ability for the OLT to approve the applications.

We hope that our comments are taken into consideration. Please do not hesitate to contact the undersigned if you have any questions.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Mike Crough RPP MCIP
Principal – Studio Manager



Ritee Haider BES RPP MCIP
Planner

From: [Anne Rae](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Development Plan — 159 & 163 Sulphur Springs Road
Date: Friday, July 18, 2025 9:26:49 AM

External Email: Use caution with links and attachments

Greetings,

It has been made very clear by the residents of Hamilton that we are opposed to any urban expansion. The fact that the province repeatedly tries to undermine this decision shows disrespect to the residents of the area.

Hamilton has many empty lots throughout the city that could better accommodate affordable expansion. Hamilton has a huge need for geared to income housing to accommodate people that are currently crowded into small apartments or homes. This would also help with the increasing number of homeless people in downtown Hamilton that were affected by the removal of their apartments to make way for the LRT leaving with them with no affordable option.

As a resident of Ancaster, I am opposed to this expansion for the following reasons —

Cost of homes (need more geared to income homes)
Public transit (lack of)
Schools (already busing to Hamilton schools)
Increased traffic (road system that's already overloaded)

Thank you,

Anne Rae

From: [Elaine Read](#)
To: [Urban Boundary](#)
Cc: [Ward 12 Office](#)
Subject: Sulphur Springs Development
Date: Friday, July 18, 2025 12:10:28 PM

External Email: Use caution with links and attachments

Good morning,

This is to notify the City of my objections to the proposed development on Sulphur Springs Rd. The the development and removal of this land from the greenbelt is inappropriate for such an ecologically sensitive area. The area described must be left in the greenbelt for the sake of our watershed. I hope you will also take into the declared climate emergency when considering the destruction of forests for housing.

Thank you,

Elaine Read

From: [Paul Jackson](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Deveopement
Date: Thursday, July 17, 2025 10:59:06 AM

External Email: Use caution with links and attachments

Dear Sir/Madame,

I need to express to the city council in the strongest terms possible that the proposal to develop the properties on Sulphur Springs Road into a large housing subdivision is totally unacceptable on multiple levels.

The least of all concerns is the destruction of green space and thereby habitat for the local wildlife. This is a part of the Niagara escarpment area and I am shocked that it would be developed in this manner.

The greater concern is the lack of infrastructure to support this development. The roads are already challenging to navigate with the current traffic and create a great hazard to emergency vehicles anytime there is an accident in town or along the 403. These hazardous conditions also exist during routine rush hour traffic.

The excessive traffic is also a great deterrent to visiting the village and thereby accessing the local businesses. The livability of the village would be severely impacted by such an ill conceived plan.

I trust the council will recognize the immense damage this project would inflict on a vibrant community and not allow it to proceed as planned.

Sincerely
Dr Paul Jackson

A black rectangular redaction box covering the signature area.

Sent from my iPhone

From: [Peggy Lawler](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Rd Proposal
Date: Thursday, July 17, 2025 3:09:30 PM

External Email: Use caution with links and attachments

After reading the proposal, I am saddened that this will create a higher volume of vehicles and congestion to that part of Ancaster. Takes away from the wonderful heritage feeling in that section of Ancaster and loss of green space

Sincerely,
Peggy Lawler

From: [Gabe Szvoboda](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Rd. boundary expansion
Date: Sunday, July 20, 2025 9:31:23 AM

External Email: Use caution with links and attachments

I am strongly opposing the proposed expansion. We need to preserve green spaces, in particular wetlands, and we need high density housing built at reduced cost. This can be achieved within existing city limits. So, NO to expansion. Local government must reduce costs, not try to find additional revenue sources of this kind. And remember, there is an approved plan for a good reason!

Gabe Szvoboda



Sent from [Outlook for Android](#)

From: [William Hill](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Road Development
Date: Thursday, July 17, 2025 10:36:14 PM

External Email: Use caution with links and attachments

Stop it.

From: [Derek A. Schmuck](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Road Project
Date: Thursday, July 17, 2025 4:12:08 PM

External Email: Use caution with links and attachments

I am against the expansion of the City's urban boundary.

Sent from my iPhone

From: [Allison Law](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs
Date: Thursday, July 17, 2025 7:47:27 PM

External Email: Use caution with links and attachments

Hello,

I feel very strongly that the development on a Sulphur Spring would be a grave mistake. Our green belts are so important to our community. These houses will not help people who are unhoused and desperately in need of shelter. These will be expensive homde for the weathly and will ruin a beautiful natural space makes Ancaster / Hamilton a beautiful place. The traffic along that road is also already very heavy .

Please do not allow this development.

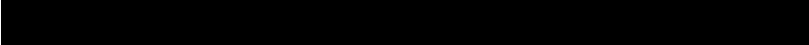
Allison Law

From: [Linda Daniels-Smith](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs
Date: Thursday, July 17, 2025 12:09:17 PM

External Email: Use caution with links and attachments

Why are bothering to ask again when the public has already said NO EXPANSION! It's a waste of time.

Linda Daniels-Smith



From: [Beverly](#)
To: [Urban Boundary](#)
Subject: Sulphur Springs Road
Date: Wednesday, July 23, 2025 12:23:15 PM

External Email: Use caution with links and attachments

City Planners, please do not allow development at 159 and 163 Sulphur Springs Road. This should remain protected forest space. Not only is it an important source for clean air in our city, but the untouched beauty of this road is well-known enough to draw visitors to Hamilton, increasing tourism. But the most important feature of these 10 hectares is its value as wildlife habitat and climate protection. Mature trees are incredibly important in a city, and this project would destroy huge numbers of them. I'm aware that we need more housing in Canadian cities, but the sort of dwelling this proposed project would provide is certainly not the type of housing that is needed. It is simply a profit-making venture.

Please do not permit this to happen.

Sincerely,
Beverly Shepard

From: [Nonni Iler](#)
To: [Urban Boundary](#)
Subject: Tearing down mature trees on Sulphur Springs Road, Ancaster
Date: Wednesday, July 23, 2025 1:05:44 PM

External Email: Use caution with links and attachments

Dear City Planners,

Top Stories



In landmark opinion, the World Court says climate change is an "existential threat"



Can the City Planners and the Province of Ontario PLEASE develop responsibly?!!

We are dealing with a Climate Crisis.

Clear-cutting several hectares of mature woods for absolutely unaffordable housing is completely irresponsible.

Please stop and consider the future of our children who are relying on us to protect the environment, protect our air quality and water.

PLEASE DO NOT DEVELOP ON SULPHUR SPRINGS ROAD.

The current proposal is the wish of selfish developers and will benefit only a handful of wealthy people.

This does not address homelessness.

BUILD SOMEWHERE ELSE!

Sincerely,
Nonni Iler

From: [Jason Allen](#)
To: [Urban Boundary](#)
Subject: UBE Application 159 & 163 Sulphur Spring Road
Date: Monday, July 21, 2025 12:15:29 PM

External Email: Use caution with links and attachments

To whom it may concern.

Under no circumstances, not in this life, nor in the life hereafter, should this application be permitted to proceed.

Citizens of Hamilton have spoken loud and clear that we do not want any further urban boundary expansion, but this proposed expansion into a densely forested area adjacent to a beloved conservation area is a particularly egregious example of greed and lack of concern for the people of this city.

My property taxes are high enough, thank you very much, without adding further low density green field development with development charges that won't come anywhere near the cost of long term servicing of these properties, thus lining the developers pocket and leaving people like me in older, established neighbourhoods holding the bag. Specifically the giant bag of money it will take to continue to provide roads and sewer service to this development long after their meagre development charge money has been spent.

Also the impact on Dundas Valley will be tremendous. We know that interior forests are both one of the rarest, and one of the most valuable ecosystems left in Southern Ontario, and the remaining parts of Dundas Valley that meet that designation will be irreparably harmed by this development.

In short, this proposal is fueled by selfishness and greed, and disregard for the people of Hamilton or the natural environment. I encourage you to deny it.

Regards,
Jason Allen

From: [Emma Fisher-Cobb](#)
To: [Urban Boundary](#)
Subject: UBE Application: 159 & 163 Sulphur Springs Road
Date: Thursday, July 17, 2025 2:48:25 PM

External Email: Use caution with links and attachments

Good afternoon,

my name is Emma, I am a resident who lives on church street just down the road from this proposed development and I wanted to share my feedback. I am opposed to the urban boundary expansion for this development. There are many developable properties in the vicinity that are currently sitting vacant (the lot at sulphur springs and lovers lane comes to mind). I do not think it is appropriate to continue expanding out into protected areas when there is perfectly suitable land within the current urban boundary that is ready for development.

in addition, I am concerned about the destruction of the Area of Natural and Scientific Interest on the property should the development proceed.

I welcome continued growth in the Ancaster area but not at the expense of protected lands. I urge the city to deny this boundary expansion and focus development within the existing urban boundary.

thanks,

Emma

Get [Outlook for iOS](#)

From: [spencer macdonald](#)
To: [Urban Boundary](#)
Subject: UBE Application: 159 & 163 Sulphur Springs Road
Date: Friday, July 18, 2025 9:33:17 PM

External Email: Use caution with links and attachments

Hello,

I am not in support of this application.

Urban expansions benefit developers, not the people of Hamilton. I subscribe to the idea that low density dwellings are a overall negative on our society, increasing car dependancy, and taking up vast swaths of land that could have been some other multi-unit dwelling, providing higher density and overall providing a better quality of life for residents.

There's absolutely no need to build in that area. It's already a beautiful nature-rich environment and we need to keep it that way.

This is a slippery slope and if you give these builders an inch they're going to take a mile.

Side with nature, size with pragmatism - do not allow this urban sprawl to creep into our nature / rural areas. Let's focus our building efforts in more valuable ways, creating high quality higher density dwellings so we can invest in public transportation and bicycling.

Imagine the cost of plumbing, road infrastructure and other amenities in this area for the next 100 years of we build these low density dwellings! It's not in our interests.

From: [Cameron, Robin](#)
To: [Urban Boundary](#)
Subject: UBE at 159 and 163 Sulphur Springs road
Date: Thursday, July 17, 2025 4:49:49 PM

External Email: Use caution with links and attachments

Dear Hamilton City Planners

Urban Boundary Expansion Application 159 and 163 on Sulphur Springs Road

Do not grant approval of the UBE at 159 and 163 Sulphur Springs road.

Hamilton residents and councilors agreed to maintain a fixed urban boundary to protect farmland and the greenbelt in Hamilton. The City's urban boundary is firm and expansion to accommodate growth to the year 2051 is not required. All planned growth to 2051 can be accommodated by developing the City's existing designated greenfield area, and intensification throughout the Urban Area, plus a limited amount of infill development within Rural Hamilton.

We need to maintain Hamilton's fixed boundary. We need this land as it is part of the greenbelt and Niagara Escarpment Plan Area and contains woodlands, an area of natural and scientific Interest (ANSI) and a wetland that is 30m west of the site. We've lost too many wetlands and all wetlands are important for the habitats they provide to plants, animals and microbes and wetlands help mitigate flooding and also filter/clean our water.

This land (159 163 Sulphur Springs Rd) should not be developed for the following reasons:

- Provides many ecosystem services (flooding reduction, sequestration of CO₂ (plants, trees) reducing greenhouse gas emissions, water filtration by Sulphur Springs and nearby wetland.
- Protect species at risk – Cucumber tree, Kentucky coffee-tree and other plants
- provides Hamiltonians with the ability to connect with nature which is beneficial for our mental and physical well-being.
- The future of Ontario/Canada's people depends on all levels of government acting to protect our remaining natural lands, which will help us in so many ways including in reducing the impacts of climate change.

Sincerely,
Robin Cameron



From: [Joanne Turnell](#)
To: [Sandra Winninger](#); [Clark, Brad](#); [Beattie, Jeff](#); [Cassar, Craig](#); [Ward 13](#); [Spadafora, Mike](#); [Francis, Matt](#); [Wilson, Maureen](#); bmchattie@protonmail.com; [McMeekin, Ted](#); [Urban Boundary](#)
Subject: UBE-3 Application – Concerns Regarding Hamilton Conservation Authority Oversight, Conflicts of Interest, and Risk of Corruption
Date: Monday, July 21, 2025 11:02:31 AM

External Email: Use caution with links and attachments

To Whom It May Concern,

I am submitting this letter in response to the UBE-3 urban boundary expansion application, specifically related to 159 & 163 Sulphur Springs Road, Ancaster. My concern is focused on the adjacent lands that fall under the jurisdiction of the Hamilton Conservation Authority (HCA), and the critical need for oversight free from conflicts of interest and undue influence.

1. HCA Regulatory Responsibility

As the steward of natural heritage and flood-prone lands throughout the region, the HCA has both the authority and the obligation to approve or deny any development activities affecting conservation lands. Section 28 of the Conservation Authorities Act requires HCA approval for changes to land use in regulated areas, especially near wetlands, floodplains, and environmentally sensitive features. The expansion of development adjacent to these lands requires the HCA's clear, transparent, and independent judgment—now more than ever.

2. Conflict of Interest – Robert (Bob) Wilkins

It is extremely concerning that **Robert (Bob) Wilkins is listed as the property owner on the UBE-3 application**, while also known to **serve as legal counsel to the Hamilton Conservation Authority**. This represents a significant conflict of interest that undermines public confidence in the integrity of both the HCA and the planning process.

Any individual who has offered, or continues to offer, legal advice to a regulatory body **must not simultaneously participate in transactions that benefit from decisions made by that same body**. This situation creates, at minimum, an appearance of impropriety—and at worst, an opportunity for regulatory capture or insider influence.

It is imperative that:

- **The HCA Board of Directors investigates and discloses the nature and timeline of Mr. Wilkins' legal involvement with the Authority.**
 - **Any permit applications or approvals related to the UBE-3 site be subject to full public scrutiny and board-level review, not delegated to staff.**
 - **The City of Hamilton and the Ontario Ministry of Natural Resources and Forestry be made aware of the conflict and asked to independently audit this process.**
-

3. Historical Precedent of Corruption Risks

Ontario has seen troubling examples of development-related influence infiltrating public agencies—including the 2023 Greenbelt scandal, which led to the reversal of protected land removals and ongoing criminal investigation. Conservation authorities are not immune to these risks, especially when internal relationships with developers, lawyers, or staff go unexamined.

The HCA Board must act proactively to protect the credibility of the agency and prevent any erosion of public trust.

4. Adjacent Lands Must Be Protected

The lands adjacent to UBE-3—spanning parts of the Sulphur Springs valley and tributary corridors—are hydrologically and ecologically critical. Development immediately beside these zones increases the likelihood of stormwater intrusion, habitat disruption, slope destabilization, and downstream flooding. This is especially relevant in light of Hamilton's ongoing infrastructure deficits and known sewage overflow issues during storm events.

Only a conservation authority functioning independently and free from conflicting interests can protect these assets.

5. Concluding Requests

I respectfully request the following:

1. That the HCA Board confirm it is aware of the conflict involving Mr. Wilkins and that appropriate firewalls or recusals have been (or will be) instituted.
2. That any HCA involvement in reviewing the UBE-3 application be elevated to the Board for public review—not left solely to staff discretion.
3. That an independent ethics officer or legal auditor review the HCA's internal processes for this application and any others involving former or current legal advisors.
4. That the City of Hamilton Planning Division take into account the regulatory entanglement and seek additional independent review before proceeding further.

This situation requires the highest level of transparency, not only for the protection of conservation lands but for the integrity of the city's land use process as a whole.

Sincerely,

Friends of the Ancaster Springs

From: [Mr. Robin Scott](#)
To: [Urban Boundary](#)
Subject: Urban boundaries
Date: Thursday, June 12, 2025 7:30:34 AM

External Email: Use caution with links and attachments

Please don't include farm land in any urban boundary expansion.

Thanks
Robin Scott



[Yahoo Mail: Search, Organize, Conquer](#)

From: [Fletcher, Kathleen](#)
To: [Urban Boundary](#)
Subject: Urban Boundary
Date: Thursday, July 17, 2025 7:34:34 PM

External Email: Use caution with links and attachments

I feel this proposed development encroaches far too far beyond the urban boundary and into Niagara Escarpment. It also appears to restrict the trail to private use of those in the development.

Regarding the transportation report, the junction at Wilson/Sulphur Springs will support the expected traffic for only a few more years with this development but there are other condo developments "in process" within the urban boundary on Wilson Street that will also increase traffic. The proposed 67 units will generate an additional 134 cars using that junction. Also take into consideration the increased traffic when there is an accident on the highway and users divert through the village to attempt to bypass the blocked road.

It also appears that there will be no moderately priced housing.

From: [Gary Aikema](#)
To: [Urban Boundary](#)
Subject: Urban boundary
Date: Monday, July 21, 2025 6:22:02 PM

External Email: Use caution with links and attachments

We need the expand urban boundaries. It takes 20 years to get any thing done. Need to take action now so land is ready to build in 20 years. This is called planning!

We have a Greenbelt(a not so smart idea) which already limits urban expansion.

People that want live in SFD's not need to go to out lying areas to live like they want, affordably. Now they need to drive through the Greenbelt to get to work.

A few years ago the planning department recommended expansion but council denied it.

Sent from my iPhone

Gary Aikema



From: [Jim and Janet Fraser](#)
To: [Urban Boundary](#)
Subject: Urban boundarySulphur Springs
Date: Thursday, July 17, 2025 10:01:55 AM

External Email: Use caution with links and attachments

To whom it may concern,

I am against any development in this Sulphur Springs area which is a very environmentally sensitive area....a habitat for wildlife and plants . It is a true gem in the Hamilton area and cannot be destroyed for the benefit of those who are wealthy and would buy these expensive homes. This is not affordable housing at all.
We have unique escarpment lands in this city like no other I know of . Hands off this environmentally sensitive area .

Janet Fraser



Sent from Janet's iPad

From: [Andy Kleiner](#)
To: [Urban Boundary](#)
Cc: [Ward 1 Office](#)
Subject: Urban Boundary Expansion (Greenbelt 159 & 163 Sulphur Springs Road)
Date: Monday, July 21, 2025 8:54:17 AM

External Email: Use caution with links and attachments

Hello,

I've learned that you are accepting comments regarding this development.

I also recently learned about this Florida town that used urban planning, in part, to become [the only city in Florida to avoid flooding](#).

I feel curious and concerned because I'm wanting our city to develop in a way that is safe for all residents, given the current environmental needs as well as the probable climate changes.

Would you be willing to consider the methodology used by this example of incorporating wetlands (and their other ideas, if they apply) as you proceed in considering development for this land, and future lands in Hamilton?

Thank you,
Andy

From: [Laurie Galer](#)
To: [Urban Boundary](#)
Subject: Urban Boundary Expansion
Date: Tuesday, July 22, 2025 10:14:14 PM

External Email: Use caution with links and attachments

I strongly oppose any expansion into the greenbelt. There is a reason for the name greenbelt. Once we pave or build over green spaces, we will never get it back.

There is plenty of space within the current urban boundary where homes can be built.

The mega homes proposed will not even be affordable to most.

The only ones who would benefit from this expansion would be the developers. Please stand up to them!

I do not live in the ward affected at this time, but there will be more requests in the future.

There should be NO greenbelt expansion!

Laurie Galer
Millgrove

From: [Doreen Stermann](#)
To: [Urban Boundary](#); [Wilson, Maureen](#); [Ward 1 Office](#)
Subject: Urban Boundary Expansion proposal for Sulphur Springs Rd Attn Dave Heyworth File No. ZAC-25-020
Date: Wednesday, June 11, 2025 10:23:56 AM

External Email: Use caution with links and attachments

Attention Dave Heyworth,

I am vehemently opposed to this proposal to expand our urban boundary to include these 75 homes on Sulphur Springs Rd.

First and foremost it is the Greenbelt and should not be touched by developers. The wildlife and ecosystems need to be protected not further eroded.

Send these developers and Doug Ford a clear message and deny this application and all others encroaching on our environment, our Greenbelt. There is enough room already within our city to accommodate our forecasted population growth.

Sincerely
Doreen Stermann
Hamilton, ON

From: [Nick Centritto](#)
To: [Urban Boundary](#)
Subject: Urban boundary expansion -Sulphur Springs Road - Ancaster
Date: Thursday, July 17, 2025 3:45:32 PM

External Email: Use caution with links and attachments

To City planning staff , I want to officially advise that I am opposed to urban boundary expansions and incursions into the Greenbelt.

I have followed the proceedings and the official proposal by the developer. It is clear that this will further deteriorate these valuable greenbelt land. This is of great concern.

The 10 hectare parcel for 75 new units is problematic both from an environmental, as well as, from an infrastructure aspect.

Sulpher Springs *Rd* already has volume issues at peak periods and adding multiple vehicles to a daily commute is less than ideal. More pollution, risk of accidents and further infringement on wildlife are only some of the serious concerns I have.

I live approx 1.5 kms away and have grave concerns that this proposal further hinders the beauty and quaintness of our town.

Nick Centritto

[REDACTED]

[REDACTED]

From: [Grace Centritto](#)
To: [Urban Boundary](#)
Subject: URBAN BOUNDARY EXPANSION SULPHUR SPRINGS ROAD ANCASTER
Date: Friday, July 18, 2025 2:26:12 PM

External Email: Use caution with links and attachments

Attention: Dave Hayworth A/Director and Senior Advisor -Strategic Growth

To City planning staff , I want to officially advise that I am opposed to urban boundary expansions and incursions into the Greenbelt.

I have been a resident in the Oak Hill neighbourhood since 1998. Traffic and congestion on Sulphur Springs and Wilson Street has steadily grown. Currently, and i'm a REGULAR BASIS, these arteries are CLOGGED with bumper to bumper traffic!!

Since I have seen this serious issue get steadily worse over 25 years, I I have followed the proceedings and the official proposal by the developer. It is clear that this will further deteriorate these valuable greenbelt land. This is of great concern.

The 10 hectare parcel for 75 new units is problematic both from an environmental, as well as, from an infrastructure aspect. This land is adjacent to the protected Dundas Valley Conservation area!! This region is unique and MUST BE PROTECTED!

Sulphur Springs *Rd* already has volume issues at peak periods and adding multiple vehicles to a daily commute is less than ideal. More pollution, risk of accidents and further infringement on wildlife are only some of the serious concerns I have.

I live approx 1.5 kms away and have grave concerns that this proposal further hinders the beauty and quaintness of our town.

This development MUST be STOPPED!! We the people who pay hefty taxes in this area which support the region ARE OPPOSED TO THIS PLAN!

Sincerely,

Grace Centritto

[REDACTED]

[REDACTED]

[REDACTED]

From: [Kathy Lewicki](#)
To: [Urban Boundary](#)
Subject: Urban Boundary Expansion Sulphur Springs Road
Date: Wednesday, July 23, 2025 1:16:08 PM

External Email: Use caution with links and attachments

Good Afternoon,

Please protect this Greenbelt and Niagara Escarpment land.

Include this land in the HCA Collaboration with Ontario Nature Conservation Lands in support of Canada's 30 X 30 target with aims to protect 30 % of lands and waters by 2030.

Don't give in to Doug Ford's demands!

Thank you,

Kathy Lewicki



From: [Devon MACKINNON](#)
To: [Urban Boundary](#)
Subject: Urban boundary expansion
Date: Friday, July 18, 2025 2:24:20 PM

External Email: Use caution with links and attachments

Hello,

I am writing to express my concern over potential urban boundary expansion proposed at 163 Sulphur Springs Road.

The people of Hamilton and Ontario in general have made clear their desire to leave the Greenbelt intact. The destruction of wetlands, forest and prime agricultural land is unnecessary and unacceptable.

Thank you
A concerned citizen

From: [Gary Mahoney](#)
To: [Urban Boundary](#)
Subject: Urban boundary expansion
Date: Sunday, July 20, 2025 7:02:53 PM

External Email: Use caution with links and attachments

To whom it may concern,

I want to record my opinion regarding an Official Plan Amendment application to expand Hamilton's urban boundary into the **Greenbelt Area** and **Niagara Escarpment Plan Area** by approximately 10 hectares to allow the development of 75 dwellings on a condominium road at 159 and 163 Sulphur Springs Road.

I am firmly opposed to this expansion of the urban boundary due to the precedent it would set and the difficulty it would pose in terms of denying any other proposal making similar requests for expansion.

--

Gary Mahoney



Notice: This email is private, confidential and intended only for the named recipients. If you received it by mistake, it was my mistake. Sorry for the inconvenience. Please delete it and do not share with any other party. Your cooperation is valued.

From: [Irene Schieberl](#)
To: [Urban Boundary](#)
Subject: urban boundary expansion
Date: Thursday, July 24, 2025 11:50:21 PM

External Email: Use caution with links and attachments

We cannot allow this destructive project to go through. How many times have we already successfully fought expansion into our greenbelt, farmlands, and wetlands, only to be forced to fight yet again! Please forcefully reject this plan.

Respectively,

Irene Schieberl and Stephen Suggett

[REDACTED]
[REDACTED]
[REDACTED]

From: [2 MountainMen](#)
To: [Urban Boundary](#)
Subject: Urban Boundary Expansion: 159 & 163 Sulphur Springs Road
Date: Thursday, July 17, 2025 4:29:04 PM

External Email: Use caution with links and attachments

I am Writing to oppose the proposed Urban Boundary Expansion into the Greenbelt area as detailed in various documents submitted. We have already had too much expansion into and encroachment of the Greenbelt. The purpose of the Greenbelt Act was to protect and preserve, not to and develop. I categorically object to and oppose the proposal to expand build onto protected land. Developers have developed enough. There are plenty of opportunities within the City to develop residential housing, with particular emphasis on affordable housing so desperately needed.

Robert Brosius



From: [Paul Peacock](#)
To: [Urban Boundary](#)
Subject: Urban Expansion
Date: Thursday, July 17, 2025 4:30:44 PM

External Email: Use caution with links and attachments

Strongly opposed to proposed expansion on Sulphur Springs Rd.in Ancaster,particularly since the land is designated "greenbelt".
Paul Peacock, Ancaster

From: [B. Jukes](#)
To: [Urban Boundary](#)
Subject: Urban Sprawl!!!!!!!!!!!!!!
Date: Monday, July 21, 2025 2:41:52 PM

External Email: Use caution with links and attachments

NO to urban sprawl! - it is about time Hamilton did the right thing and protect farmland!!!! - farmland must be protected!!!!!!!!!!!!!!!!!!!!

Regards

Lyn

From: [Karen Claffey](#)
To: [Urban Boundary](#)
Subject: We need to preserve nature at all costs
Date: Thursday, July 17, 2025 6:17:55 PM

External Email: Use caution with links and attachments

Regarding the issue of urban boundary expansion, there are many other creative, innovative, and sustainable solutions available. Instead of changing the boundaries and destroying nature.

Climate change is our biggest crisis and challenge as a human species. Our survival literally depends on preserving nature.

Look at other municipalities, cities and countries that are bringing sustainable solutions. Please do not fall back on old practices that are devastating to nature.

Sent from my Bell Samsung device over Canada's largest network.

Attachment 3 – Questions and Comments Received at Virtual Open House

To ensure the public receives consistent information, answers to the questions and comments listed below are included in the main section of this document, under “Questions Raised through the Consultation Process”. Questions have been combined and summarized for clarity.

Comments noted below have been recorded as received, without changes made. Where specific elements of certain questions have not been addressed, it is generally due to the unavailability of the necessary information—either because it has not been provided by the applicant or because such details are not typically available at this stage of the development process. Nonetheless, all comments and questions will be taken into consideration and will inform the staff report to Council.

Questions

Environmental and Ecological Impacts

- Could the pond support some wildlife species currently, and could it be negatively impacted from sedimentation from development around it.
- Have deer been identified on subject lands. Clearing out woodlands would degrade deer habitat.
- I am familiar with the fact that springs filter into the large pond. Would this development have an impact on the quality of the pond.
- Have any forest interior bird species been identified as being on the subject lands. If they are there, the proposed tree cutting would degrade their habitat.
- Do any of the studies touch on the wildlife implications – we observe that the area is (at the least) a corridor for deer, foxes, turkeys and other animals?
- Do I understand correctly that they plan to remove a natural pond and replace it with a manmade pond, and that they are taking publicly used conservation land to create a private trail network as a benefit?
- What is the impact assessment of run-off into creeks in Dundas Conservation?

Tree Removal and Replanting

- From air photos it appears that 500 trees to be cut down are part of an intact forest and not scattered. What is the size of this woodland and is it adjacent to a larger forest.
- Where is applicant proposing to replant trees.
- Are the trees proposed to be cut next to an intact forest? If so what is the combined area?
- What is the nature of the damage expected to the 15 trees.
- Will the applicant be required to plant trees to make up for the ones they are taking down?
- What is proposed to happen to the Cucumber Tree and Kentucky Coffee tree?
- Did Dave say that the two species at risk trees, cucumber tree and Kentucky Coffee tree don't have any protection according to the developers because they were planted rather than naturally occurring?

Policy, Regulatory, and Jurisdictional Issues

- The Escarpment Natural Area I believe when it was set in 1983 was supposed to reflect what were large intact forests at that time. My impression is that such forests have grown since that time and the mapping should be larger to reflect these new realities. Could this be the case on these lands.
- Even if the Land Tribunal miraculously sided with the municipality against the project, could it be considered a special economic zone under Bill 5 down the road? And approved against our own policies and public opposition?
- Just so I understand about the framework: it was still a draft, not yet enshrined in policy when this application was received, but the framework has since been adopted and it is now included in our UHOP and RHOP? Meaning that if the developers appeal in future, we can now point to the framework as it's part of our Hamilton policies?
- Can the Ontario Land Tribunal overrule a decision by the Niagara Escarpment Commission?
- Has the Niagara Escarpment Commission commented on the proposal.
- A recent article in Toronto Star indicated the province is behind in starting the comprehensive review of the Greenbelt that is required by law. Is not the Niagara Escarpment Plan supposed to be reviewed at the same time.
- Who has the final say on the proposed development? The city or the OLT?

Assessment and Review Processes

- Could the applicant's environmental studies be subjected to peer review.
- What is the best process to refute the transportation study?
- Who will be conducting an Environmental Impact Assessment that is independent of the Land Speculator?

Public Access and Land Use Changes

- Will this be a private gated condominium community? The inference being that the private trail and natural areas would only be available to residents of this development and not the full community?

Community, Economic, and Infrastructure Implications

- How does this application impact the current budget shortfall issues faced by the city of Hamilton?
- There is a market need for market gardens of size 1 hectare – has this been considered in the agricultural land use consideration?
- Where do the traffic numbers come from? The numbers sound doubtful.
- Why exactly is this proposal even being entertained?

Comments

- Please reject these applications for many reasons. They are proposing the destruction of Greenbelt and Escarpment lands and many trees when natural features cannot just be ""replaced or restored"" as they are suggesting for damaged trees. All this for a relatively small number of low-density and likely not affordable housing; there is no existing infrastructure

which means it is financially unsustainable for a debt-laden city and its tax-payers; using up limited in the City construction capacity.

- I believe that since the Escarpment Plan was approved in 1983 there has been no site alteration in any of the lands that were designated Escarpment Natural and Escarpment Protection at this time. Is my understanding correct? If it is this means that the application if approved would set a bad precedent. It seems that lands in the Natural and Protection area designations have since 1983 been gradually acquired by groups such as Bruce Trail Conservancy and conservation authorities. Having development in this case would be a bad precedent that would put a development shadow of speculation over these protected lands and make them more difficult to acquire by conservation groups.
- Traffic is more like 150 events in the am and evening if you consider 2 cars/dwelling. Your estimates are off. Does anyone sit in morning and afternoon rush traffic to see what it's already like? It's packed!
- How can the assessment say that traffic won't significantly be affected? I drive here during rush hour and more traffic will just mean more back up and more idling of cars as we wait to get through town.
- As a local resident, the traffic patterns on Sulphur Springs are generally heavy and it's hard to believe that this proposal has accurately reflected the impact on the neighbourhood.
- I can't imagine the traffic study was positive. The private traffic study handed in at The Memorial Arts about 2 weeks ago showed different stats for the area. It was handed in to the transportation committee who never responded to him originally
- From a quick look at the hydrologic studies I have concerns are about the flashy nature of the local watershed. The extent of impervious surface proposed would contribute to flooding as greater volumes of water from runoff would flow into Sulphur Creek a tributary that empties into Spencer Creek which already experiences flooding conditions. In addition. stormwater capacities and the direction of flow toward Dundas treatment plant which is exceeds capacity and empties into the marsh is also a real concern.
- As a pedestrian that frequently runs past this property, I have concerns about pedestrian and cyclist safety from vehicles entering and exiting this development. There is limited space for pedestrians and cyclists in this area.

Attachment 4 – Comments Received by Email After July 24, 2025

The following correspondence was received by staff via email after the submission deadline of April 28, 2025. These comments have been reviewed by staff.

From: [Bethany Shepard](#)
To: [Urban Boundary](#)
Subject: Please don't develop Green Belt
Date: Friday, July 25, 2025 12:00:07 AM

External Email: Use caution with links and attachments

Hi!

I grew up in Ancaster and it was a beautiful place. The trees and escarpment green spaces were fertile land and a great place to spend a childhood. I once missed my school bus in the morning because a herd of deer was running past me for more than a minute!

In some ways, it still is a beautiful town - but it's not the same place it was then. The "Meadowlands" replaced something like meadowlands when I was in high school, the Walmart was planted out in the Alberton end of town, and that was just back then - the historic house near the Mill is gone and I can't even recognise Southcote Road anymore. The story of how that intersection got developed was a nightmare money-grab circus and a sin against nature.

I don't want to move back to Ancaster, but I really would love to think there was a change of heart in terms of developing the life out of all the forests and green spaces that made it a special place to live.

Please rethink. We need our green spaces in this world. Ancaster could be helping, but instead the plan seems to be to hurt.

Sincerely,

Beth Shepard

From: [Taylor Dymont](#)
To: [Urban Boundary](#)
Subject: Ancaster Greenbelt
Date: Friday, July 25, 2025 2:11:52 AM

External Email: Use caution with links and attachments

Hello,

My name is Taylor Dymont and I have been a lifelong resident of Ancaster. My father's side of the family have made Ancaster their home for many generations - being some of the first residents in Ancaster.

In my 28 years in Ancaster, I have seen it become more and more industrialized and have watched valuable green spaces be turned into economic zones. Although this is the case for many towns and cities nowadays, and for some it is very beneficial - it has nevertheless been heartbreaking to witness.

This letter is to oppose the urban boundary expansion that affects Ancaster's greenbelt. The land in the proposed development zone is home to valuable ecosystems that are crucial to the survival of species in this area. The Earth is in its Sixth Mass Extinction, and as we continue to lose species to habitat loss, it is ever more important to preserve areas rich in biodiversity.

Thank you for your time and I hope this is taken into consideration.

Best,
Taylor Dymont

From: [Hub Kennedy](#)
To: [Urban Boundary](#)
Subject: City of Hamilton Sulphur Springs expansion Into Greenspace
Date: Tuesday, July 29, 2025 2:20:17 PM

External Email: Use caution with links and attachments

Tuesday July 29, 2025

Dear City of Hamilton

I do apologize for missing the deadline by a few days. We would appreciate that our letter be considered and heard as we have been citizens of Hamilton for over 50 years. We oppose the Hamilton Sulphur Springs Expansion into Greenspace.

We live in the Dundas/Greenville area and we're proud that in the past Hamilton took a stand to protect our Greenspace. It was very foreword thinking and demonstrates great leadership to surrounding communities. Hamiltonians need our Greenspace. All people do. You have important Tree planting goals:

Protecting and expanding the urban forest
Balancing the needs and concerns for residents of urban forest management
Promoting a healthy, resilient and diverse urban forest for present and future generations

It's counter intuitive to permit a development in a Green Spaces on Sulphur Springs road that will removal 500 trees and possibly damage more. Planting a collection of new trees to accommodate this loss makes absolutely no sense. A forest of trees that have been growing for over 50 years cannot possibly be replaced. Development for housing has been going on everywhere in Hamilton. Doesn't it seem criminal to permit development to occur in a specialized area? Thriving forests provide habitat for wildlife and places for the public to enjoy. Climate change is at the forefront of many discussions around the world. Studies have shown that forests help moderate temperatures, as well as filter pollutants from the air, reduce runoff, enhance soil infiltration, prevent flooding and improve water quality. All of these benefits will be lost if the forests are removed and no financial compensation can replace this. If this allowed to happen now what Greenspace next will be developed. We need to protect our greenspace for both current and future generations. This is why we oppose this Urban boundary Expansion into Greenspace.

We appreciate you taking the time to review our concerns .
Mr. and Mrs. Kennedy

**Attachment 5 –
Notice of Complete Assessment Mailout**



NOTICE

June 9, 2025

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 an application for an Official Plan Amendment for:

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

Purpose and Effect of Application

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

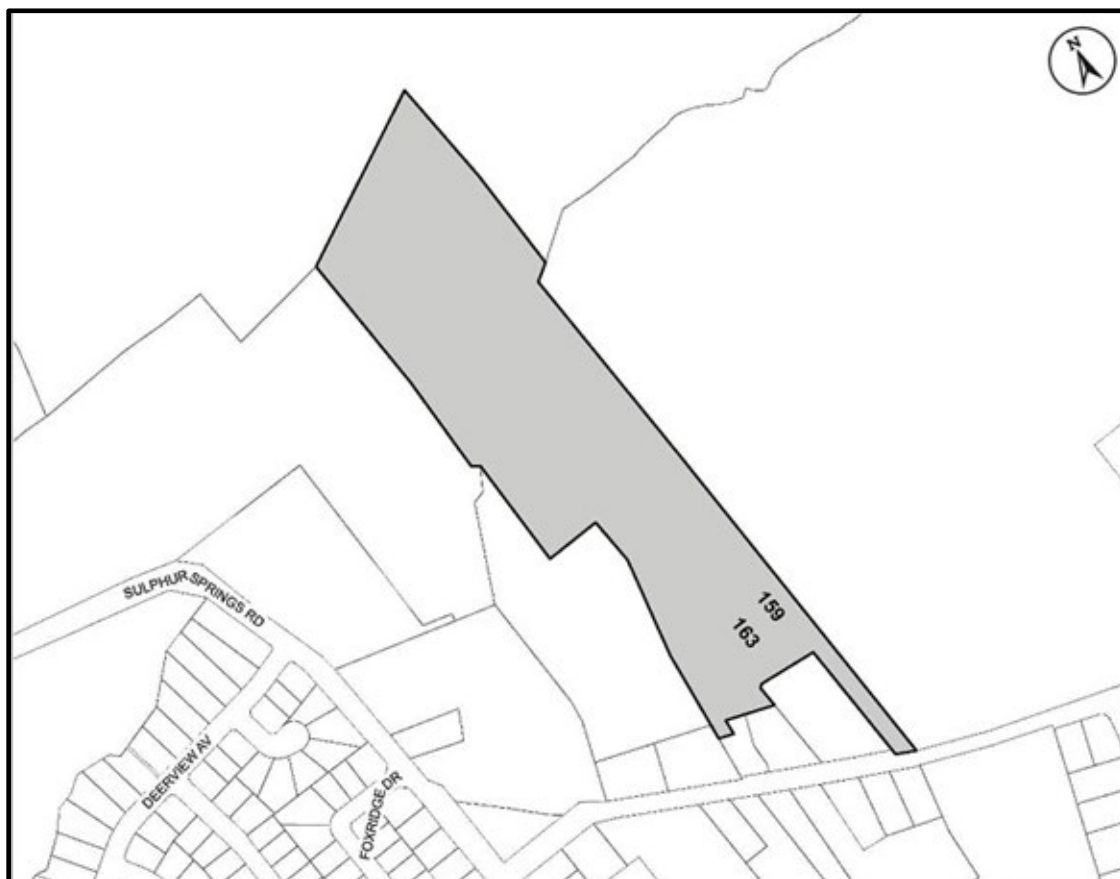
The proposed Official Plan Amendment seeks to add the subject lands to Hamilton's urban boundary by changing the designation from Rural and Open Space in Schedule "D" of the Rural Hamilton Official Plan to Neighbourhoods and Open Space in the Urban Hamilton Official Plan to facilitate the development 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) Zone, 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 deemed complete effective May 26, 2025 through order of the Ontario Land Tribunal (Case No OLT-25-000201).

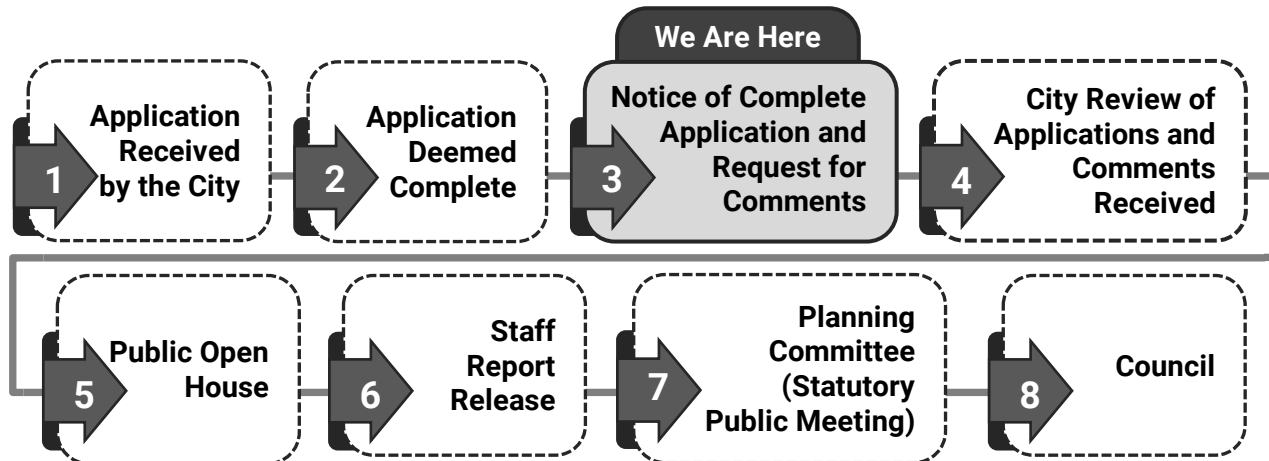


Location Map

Application Details

Application File Number(s):	UHOPA-25-010 / RHOPA-25-090
Application Type(s):	Urban Hamilton Official Plan Amendment / Rural Hamilton Official Plan Amendment Zoning By-law Amendment
Owner / Applicant:	2691715 Ontario Limited
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 scheduling 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 may 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.**

**Attachment 6 –
Notice of Public Open Houses Newspaper Advertisements**

Notice of Complete Application and Public Meeting Date

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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)

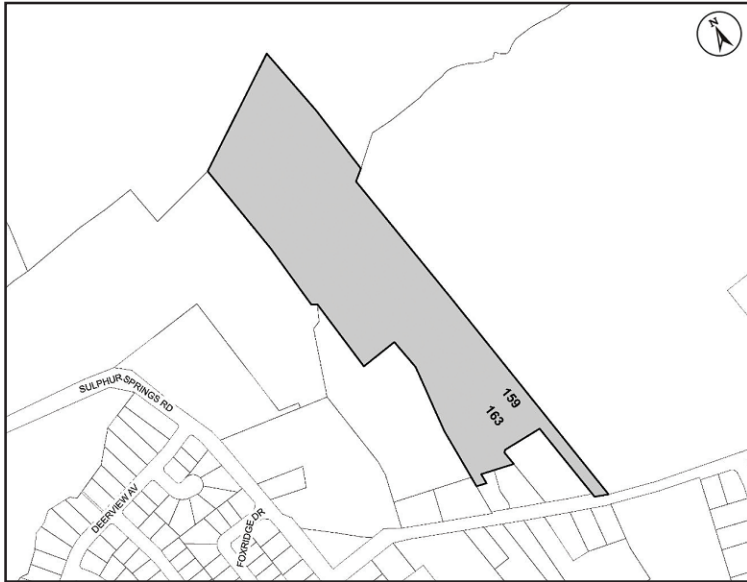
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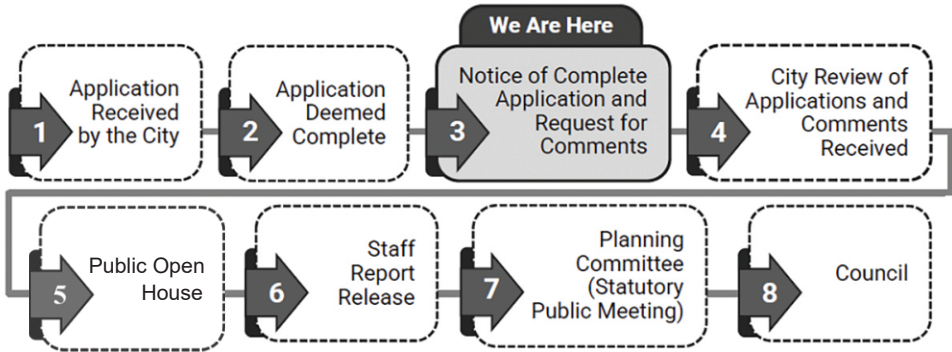


Location Map

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