

December 19th, 2024

Planning and Development

71 Main Street West
Hamilton, Ontario, L8P 4Y5

Attention: To Whom it May Concern

RE: Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium, 159 and 163 Sulphur Springs Road, Ancaster
TBG Project Number: 24218

Introduction

On behalf of our clients 2691715 Ontario Limited and Mizrahi Developments, The Biglieri Group Ltd. TBG is pleased to submit the enclosed applications for Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”), and Draft Plan of Condominium (“DPC”) for the lands municipally known as 159 and 163 Sulphur Springs Road (“Site” or “Subject Site”). The proposed development introduces a residential development consisting of 75 total units (14 detached dwellings and 61 block townhouses), as well as open spaces, natural heritage features, recreational trails, and private roads.

It should be noted that the application forms have been signed by representatives of 2691715 Ontario Limited, however, the property located at 163 Sulphur Springs Road is owned by Mr. Scott Skinner. Mr. Skinner is aware that the applications are being made and is currently in a purchase and sale agreement with 2691715 Ontario Limited.

Subject Site and Local Context

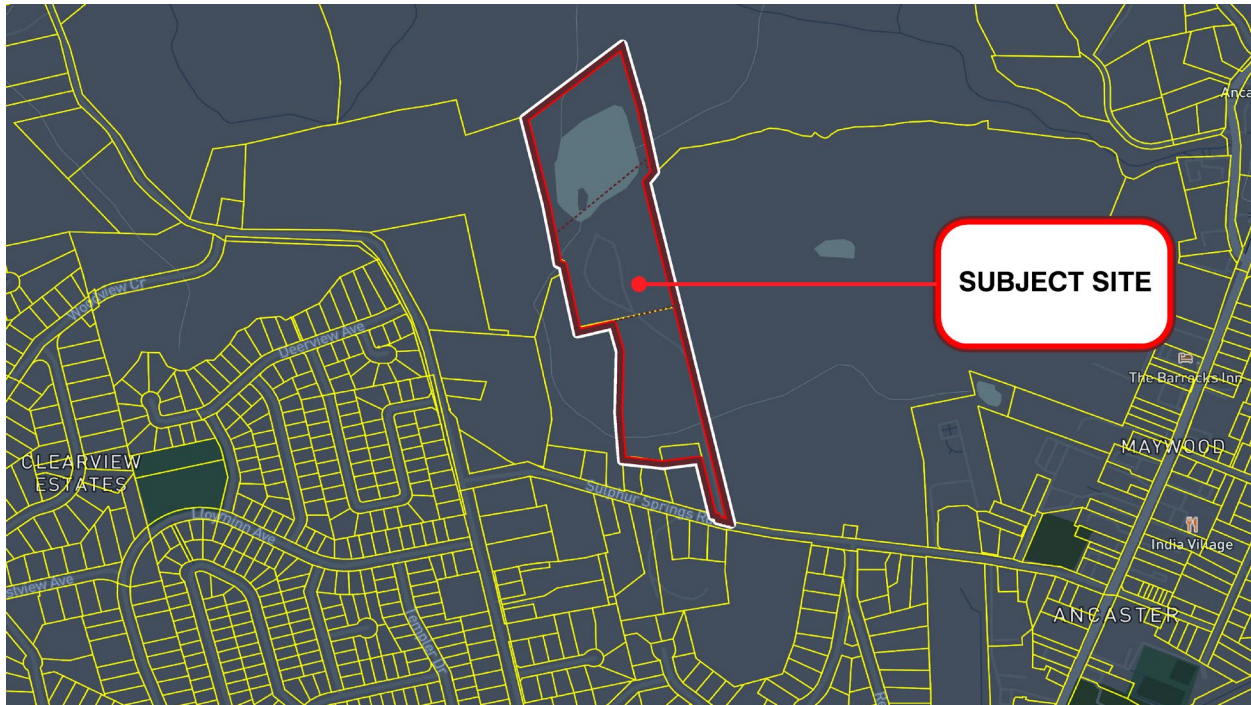
The Subject Site is approximately 10.03 hectares (24.7 acres) and includes two existing detached dwellings, landscaped areas, and a large man-made pond surrounding by natural areas on the northern portion of the Site. It is situated between Lovers Lane to the west and Wilson Street East to the east. The Subject Site can be accessed directly from the north side of Sulphur Springs Road. Currently, there is a long internal gravel driveway which provides access to the two existing detached dwellings.

The immediate surrounding area consists of the following land uses:

- **North:** Directly north of the Subject Site is a portion of the Dundas Valley Conservation Area. This includes a system of recreational trails and other natural features.

- **East:** Lands to the east include natural heritage areas, and further east is a similar condominium townhouse development and downtown Old Ancaster. These are primarily forested lands.
- **South:** Lands to the south of the Subject Site include low-density lots with forested areas.
- **West:** Lands to the West of the Subject site include low-density residential lots with an existing subdivision just west of Lovers Lane.

Figure 1 – Subject Site



Source: VuMap, 2024

Proposed Development

The proposed development consists of a residential development including 75 total units split between 14 single-detached dwellings and 61 block townhouse dwellings with additional private outdoor greenspaces and private roads. The design will optimize development based on the site's topography and preserve natural features, including enhancing the existing trail system and stormwater management. One of the two existing detached dwellings will be retained as well as the man-made pond located on the northern portion of the Site. The entrance along Sulphur Springs Road will be widened and enhanced to accommodate for emergency services. The access along Sulphur Springs Road will include an entrance feature as well as a landscaped boulevard to create a sense of community and instill a sense of place within the development area.

Municipal services are available along Sulphur Springs Road and will be extended into the site to accommodate the proposed redevelopment. A comprehensive Stormwater Management plan will be developed to ensure on-site capture and treatment of stormwater. Additionally, a private sanitary pumping station will be installed due to the lower elevation at the northern end of the site, which necessitates pumping to connect to the municipal infrastructure along Sulphur Springs Road.

Supporting Studies

In support of the application for OPA, ZBA, and DPC, we are pleased to submit the following:

No.	Item	Author	Date
1	Application Form (OPA)	The Biglieri Group Ltd.	December, 2024
2	Application Form (ZBA)	The Biglieri Group Ltd.	December, 2024
3	Application Form (DPC)	The Biglieri Group Ltd.	December, 2024
4	Application Form (NEP)	The Biglieri Group Ltd.	December, 2024
5	Cover Letter	The Biglieri Group Ltd.	December, 2024
6	Planning Rationale Report	The Biglieri Group Ltd.	December, 2024
7	Concept Plan	The Biglieri Group Ltd.	December, 2024
8	Draft Official Plan Amendment	The Biglieri Group Ltd.	December, 2024
9	Draft Zoning By-law Amendment	The Biglieri Group Ltd.	December, 2024
10	Preliminary Topographic Survey	Barich Grenkie Surveyors	
11	Functional Servicing and Preliminary Stormwater Management Report	C.F. Crozier & Associates Inc.	November, 2024
12	Transportation Impact Study	C.F. Crozier & Associates Inc.	November, 2024
13	Preliminary Geotechnical Investigation	SLR Consulting (Canada) Ltd.	December, 2024
14	Hydrogeological Investigation	SLR Consulting (Canada) Ltd.	December, 2024
15	Scoped Environmental Impact Study	Palmer Environmental (SLR)	December, 2024
16	Arborist Report and Tree Preservation Plan	Palmer Environmental (SLR)	December, 2024
17	Stage 1 & 2 Archaeological Assessment	Archaeological Consultants Canada	December, 2024
18	Fluvial Geomorphological Assessment and Erosion Hazard Delineation	GeoMorphix	November, 2024

Conclusion

We trust this application package for OPA, ZBA, and DPC is prepared to the satisfaction of the City of Hamilton. If you should have any questions or concerns, please contact the undersigned at your earliest convenience.

Respectfully submitted,

THE BIGLIERI GROUP LTD.



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