

Historical Background

Application Details	
Owner:	Ahmed Bilal
Applicant/Agent:	Fothergill Planning and Development Inc. (c/o Ed Fothergill)
File Number:	25CDM-202503
Type of Applications:	Draft Plan of Condominium (Vacant Land).
Proposal:	The proposed Draft Plan of Condominium (Vacant Land) application is to establish four vacant land units for single detached dwellings on a private condominium road with vehicular access from Sulphur Springs Road.
Property Details	
Municipal Address:	140 and 164 Sulphur Springs Road, Ancaster.
Lot Area:	1.13 hectares (irregular).
Property Details	
Servicing:	Existing sanitary sewers only.
Existing Use:	Single detached dwelling.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	"Neighbourhoods" on Schedule E-1 – Urban Land Use Designations.
Zoning Existing:	"D" Deferred Development Zone.
Pending Zoning (Approved by the Ontario Land Tribunal):	The Ontario Land Tribunal approved a settlement of Zoning By-law Amendment (ZAC-21-027) for the establishment of Low Density Residential – Large Lot (R2, 941) Zone and Conservation/Hazard Land (P5) Zone, in the City of Hamilton Zoning By-law No. 05-200, to the subject lands. The By-law to enact the Ontario Land Tribunal's decision has yet to be finalized.
Processing Details	
Received:	October 21, 2025.
Deemed Complete	October 29, 2025.
Notice of Complete Application:	Sent to 175 property owners within 240 metres of the subject property on December 5, 2025, and included in the Hamilton Spectator on November 19, 2025.
Public Notice Sign:	Posted on November 20, 2025, and updated on March 16, 2026.

Notice of Public Meeting:	Sent to 175 property owners within 240 metres of the subject property on March 13, 2026, and included in the Hamilton Spectator on March 13, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "F" to Report PED26065.
Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , the applicant engaged with the public by way of a notice sent to 72 property owners surrounding the subject lands on September 19, 2020, regarding Zoning By-law Amendment application ZAC-21-027. The applicant did not engage in further public consultation with respect to the application for Draft Plan of Condominium (Vacant Land). Staff note that the scale of the development has been reduced from five lots to four lots along the condominium road from what was initially proposed through the Zoning By-law Amendment application.
Public Comments:	At the time of writing this report, two comments were received from the public expressing concerns with drainage impacts on the surrounding area and proximity of the proposed cul-de-sac to adjacent properties. A summary of the written submissions is provided in Appendix "G" to Report PED26065.
Processing Time:	154 days.