

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<ul style="list-style-type: none"> <li>• Trans-Northern Pipelines Inc.; and</li> <li>• ExxonMobil.</li> </ul>	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	<p>There are no watermain or storm sewers on Sulphur Springs Road adjacent to the subject lands at this time.</p> <p>Sulphur Springs Road is an urban road with a rural cross section adjacent to the subject lands, and cash payment to the City towards the future urbanization of the street will be required.</p> <p>A 5.0 metre wide land dedication for road widening purposes along Sulphur Springs Road is required.</p> <p>The proponent is required to extend the existing 200mm dia. dead end watermain on Sulphur Springs Road to the west of the subject lands to provide servicing of the Draft Plan of Condominium lands.</p> <p>The grading and servicing approval for the Draft Plan of Condominium lands will be dealt with under the standard process for</p>	<p>Condition No. 1 in Appendix “C” to Report PED26065 will ensure the owner provides payment to the City regarding future urbanization of the street.</p> <p>Condition No. 2 in Appendix “C” to Report PED26065 will ensure the owner completes the necessary transfer deeds to convey sufficient lands to the City for Sulphur Springs Road widening purposes.</p> <p>Condition No. 3 in Appendix “C” to Report PED26065 will ensure that the owner obtain the necessary approvals from the City to facilitate the extension of the municipal watermain, subject to the Form 1 watermain approval process, and entering into the External Works Agreement with the City.</p> <p>Condition No. 4 in Appendix “C” to Report PED26065 will ensure that the owner obtains the necessary grading and</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department  <b>(continued)</b></p>	<p>review and approval for a three to 10 unit development upon conditional approval of the Draft Plan of Condominium lands and payment of the fee in accordance with the City’s User Fee schedule.</p> <p>Long term maintenance and capital replacement of the proposed private services for the Draft Plan of Condominium lands shall be addressed through the appropriate inclusions of the purchase and sale agreements for each unit and the Condominium Declaration.</p> <p>The Functional Servicing Report and Stormwater Management Report prepared by S. Llewellyn and Associates Limited, dated May 2025, indicates that post-development runoff from the draft plan lands will be controlled to pre-development levels by directing the roof runoff to soakaway pit for each of the proposed lots, except for the existing dwelling which drains onto the existing residential development to the east. The report states that the post development flows for the catchment draining to the existing residential development will be increased but no mitigation measures have been proposed due to the existing heavily wooded area. Existing drainage issues within the area are noted. An updated Grading Plan</p>	<p>servicing approvals from the City and pre-serviced each unit within the subject lands.</p> <p>Condition No. 5 in Appendix “C” to Report PED26065 will ensure that the owner includes a warning clause in the Declaration and Description.</p> <p>Condition No. 6 in Appendix “C” to Report PED26065 will ensure that an updated Functional Servicing Report, Stormwater Management Report, and Grading Plan are undertaken.</p> <p>Condition No. 7 in Appendix “C” to Report PED26065 requires the creation of an easement over and along all the units for the purpose of entering the property, to conduct inspections, and undertaking modifications to surface drainage of the units in accordance with the detailed and overall grading plans.</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department <b>(continued)</b></p>	<p>and additional details for the proposed driveway will include a superelevated cross section and drainage ditch adjacent to the west side that is going to intercept the flow from the proposed development and convey them to the Sulphur Springs Road right-of-way.</p>	
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>The existing Sulphur Springs Road right-of-way is approximately 15.0 metres wide. A right-of-way dedication of approximately 5.0 metres to achieve the required right-of-way width of 20.117 metres is required.</p> <p>The applicant shall design the proposed condominium road access to Sulphur Springs Road, with a 7.5 metre wide road width at the ultimate property line tapering to a 6.0 metre internal aisle width.</p> <p>The owners shall pave the common element condominium road from the edge of the Sulphur Springs Road pavement to a minimum of 6.0 metres onto private property or the equivalent of one vehicle length typically using the access, whichever is greater.</p> <p>5.0 metre by 5.0 metre visibility triangles must be provided for the condominium road access approach.</p>	<p>Condition No. 21 in Appendix “C” to Report PED26065 will ensure that the required right of way dedication for Sulphur Springs Road is completed.</p> <p>Condition No. 22 in Appendix “C” to Report PED26065 will ensure that the proposed condominium road access is appropriately designed with respect to width.</p> <p>Condition No. 23 in Appendix “C” to Report PED26065 will ensure that proposed condominium road access is adequately paved where needed.</p> <p>Condition No. 24 in Appendix “C” to Report PED26065 will ensure that appropriate visibility triangles are established.</p> <p>Condition No. 25 in Appendix “C” to Report PED26065 will include a warning clause in the declaration and in all agreements of</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department <b>(continued)</b></p>		<p>purchase and sale with respect to the visibility triangle.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry does not approve the Tree Management Plan dated July 17, 2025, and amendments are required.</p> <p>With the retention of all public trees, the landscape plan is supported as no new trees would be required.</p> <p>Forestry approves of driveway grading option number one due to the reduced impacts to the public trees. Forestry does not support driveway grading option number two that leads to the removal of a public tree asset approximately valued at \$11,000.00.</p>	<p>Condition No. 27 in Appendix “C” to Report PED26065 will ensure that the owner prepare and implement a Tree Management Plan.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>The municipal address assigned for the subject proposal is 140 Sulphur Springs Road, units 1 to 4. The existing municipal address of 164 Sulphur Springs Road will be retained for the additional lands of the applicant.</p>	<p>Condition No. 26 in Appendix “C” to Report PED26065 will ensure that the owner finalize municipal addressing and street naming (if applicable) with the Legislative Approval Section.</p> <p>Note No. 1 in Appendix “C” to Report PED26065 advises the applicant that the</p>

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<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department  <b>(continued)</b></p>	<p>The subject lands are adjacent to Registered Plan of Subdivision 62M-821 (25T-96006), and it should be determined if there are any implications arising as a result, such as cost recoveries relating to the registered plan or any reserves to be lifted.</p> <p>The subject lands are within a defined area of cost recovery.</p> <p>A PIN Abstract is required with the submission of a Draft Plan of Condominium application.</p> <p>The owner and agent finalize municipal addressing and any required street naming with the Legislative Approvals Section.</p> <p>It is noted that the Draft Approval shall lapse if the plan is not given final approval within three years.</p>	<p>draft approval shall lapse if the plan is not given final approval within three years and that extensions will be considered if a written request is received two months before the draft approval lapses.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed development, as currently designed, is defined as Residential; specifically single detached dwellings. These dwelling units are eligible for Curbside Collection Service or Organics, Yard Waste, Garbage and Bulk Item collection of large household items.</p>	<p>Notes Nos. 2, 3 and 4 in Appendix “C” to Report PED26065 have been included to ensure that the owner is aware of how to obtain municipal waste collection services and of their responsibility for waste removal prior to receiving municipal waste collection services.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department  <b>(continued)</b></p>	<p>The proposed development’s eligibility for recycling collection through the provincial producer responsibility program is contingent on meeting the criteria set out in the Blue Box Regulation.</p> <p>An Agreement for On-site Collection of Municipal Solid Waste must be completed and executed to receive municipal waste collection for the residents on the private road.</p> <p>The developer is responsible for all waste removal up until the time that an “Agreement for On-site Collection of Solid Waste” is finalized, and municipal collection services are approved and initiated.</p> <p>Prior to the start of municipal waste collection service, the developer must be substantially completed and be free of construction debris and construction related activities.</p>	
<p>Development Charges, Programs and Policies Corporate Services</p>	<p>Development Charges will need to be assessed at building permit issuance. The applicant is encouraged to contact <a href="mailto:DCRequest@hamilton.ca">DCRequest@hamilton.ca</a> for preparation of an informational estimate.</p>	<p>Noted.</p>

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Corporate Real Estate	Corporate Real Estate does not have an objection to the proposal, but notes easement (CD391878) over the additional lands of the subject property is in favour of the City for the purpose of storm and sanitary sewers.	Noted.
Hamilton Street Railway	<p>Hamilton Street Railway currently has no service within 400 metres of the subject lands. The closest transit stop to the proposed development is located 600 metres away at the intersection of Wilson Street East and Sulphur Springs Road and is part of Route 16 Ancaster with services every 30 minutes.</p> <p>Hamilton Street Railway modifications to transit services will occur along Wilson Street East with a new route 71 Ancaster Wilson replacing route 16 Ancaster, expected in 2027 with services every 15 minutes at peak, 20 minutes outside of peak times and 30 minutes in the late evening, and 20 to 30 minute intervals on the weekend.</p> <p>The site is within the new Ancaster MyRide on-demand zone, currently planned for 2027, which is a shared ride service that provides on-demand stop-to-stop travel within the service area and has a targeted wait time of 10 minutes per ride.</p>	Noted.

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Bell Canada	Bell Canada has requested the appropriate easements be included to service the subject lands. Bell Canada also requested that the owner agree to provide servicing ducts to service the development.	These requirements will be addressed through Condition Nos. 29, 30, and 31 in Appendix "C" to Report PED26065.
Hamilton Conservation Authority	<p>The subject properties are located within the Sulphur Creek sub-watershed. An unevaluated wetland is present on the northeastern portion of 140 Sulphur Springs Road, and the subject properties are in proximity of another wetland, part of the Mount Mary Wetland Complex, located on the north side of Sulphur Springs Road.</p> <p>The applicant should demonstrate that post-development peak flows do not exceed pre-development flow rates for the full range of storm events. The application should demonstrate that the permeability of the catchment area is sufficient to infiltrate the additional 0.43 cubic metres per second of flow associated with the 100 year storm event.</p> <p>Environmental Impact Statement, prepared by North-South Environmental Inc. identifies an unevaluated wetland located on the north-eastern portion of the property, which was staked and surveyed on-site with Hamilton Conservation Authority staff on July 28,</p>	The requirement for a final Stormwater Management Report will be addressed through Condition No. 28 in Appendix "C" to Report PED26065.

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<p>Hamilton Conservation Authority <b>(continued)</b></p>	<p>2020. As this feature does not meet the criteria for a wetland as defined in Ontario Regulation 41/24, the feature is not regulated by Hamilton Conservation Authority. A permit will not be required for the proposed development.</p> <p>A final Stormwater Management Plan for the properties is required.</p>	
<p>Alectra Utilities</p>	<p>For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site at <a href="http://www.alectrautilities.com">www.alectrautilities.com</a>.</p> <p>Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense.</p> <p>Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.</p> <p>Developers to acquire an easement, if required.</p> <p>In order for Alectra Utilities to prepare design and procure the materials required to service</p>	<p>This requirement has been included as Condition No. 33 in Appendix "C" to Report PED26065.</p>

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Alectra Utilities <b>(continued)</b>	this site in a timely manner, a minimum of six month notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available.	
Enbridge Gas Inc.	The site is currently serviced with gas. The existing gas service(s) will need to be abandoned prior to some of the site's redevelopment. The available capacity will be evaluated when the loads of the new homes are known. Enbridge Gas Inc. requires necessary easements and/or agreements for the provision of local gas services for the development.	The requirement for the establishment of an easement for Enbridge Gas has been addressed through Condition No. 32 in Appendix "C" to Report PED26065.