



WELCOME TO THE CITY OF HAMILTON

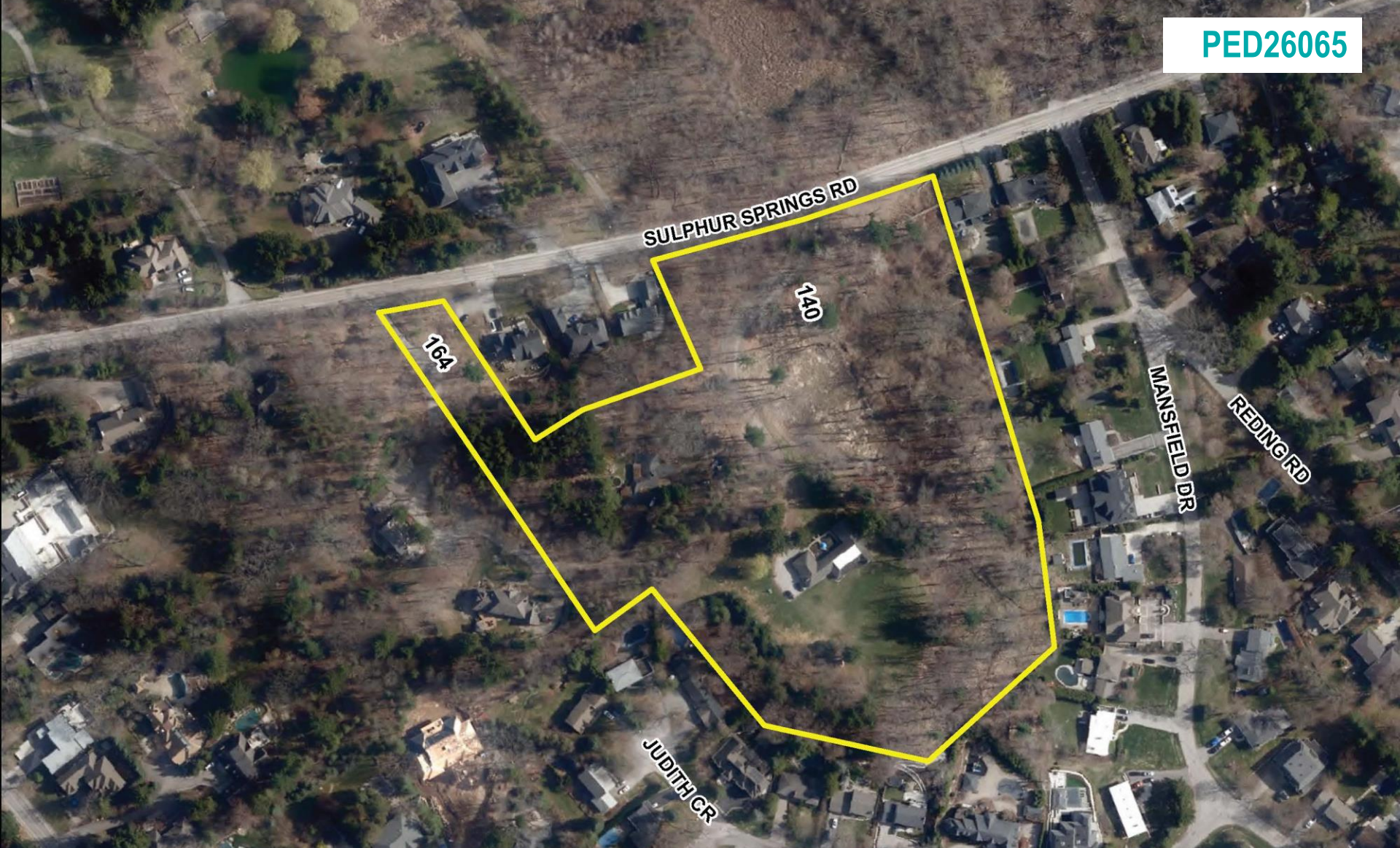
PLANNING COMMITTEE

March 24, 2026

PED26065 – (25CDM-202503)

Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster .

Presented by: Daniel Barnett

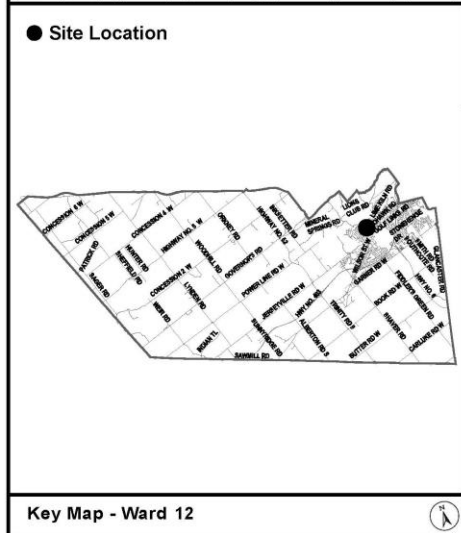
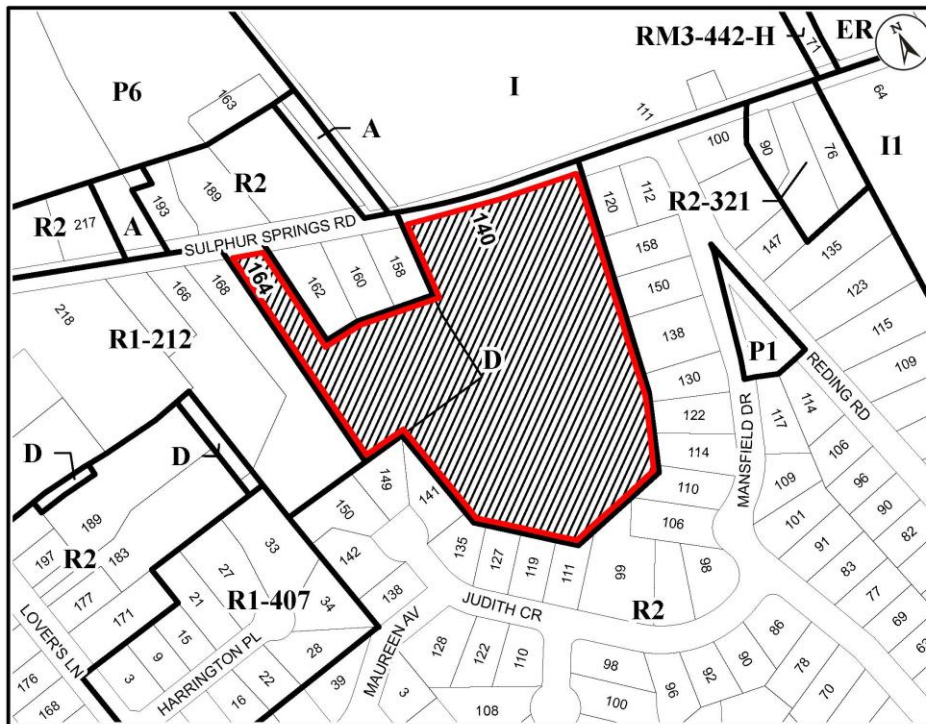




SUBJECT PROPERTY

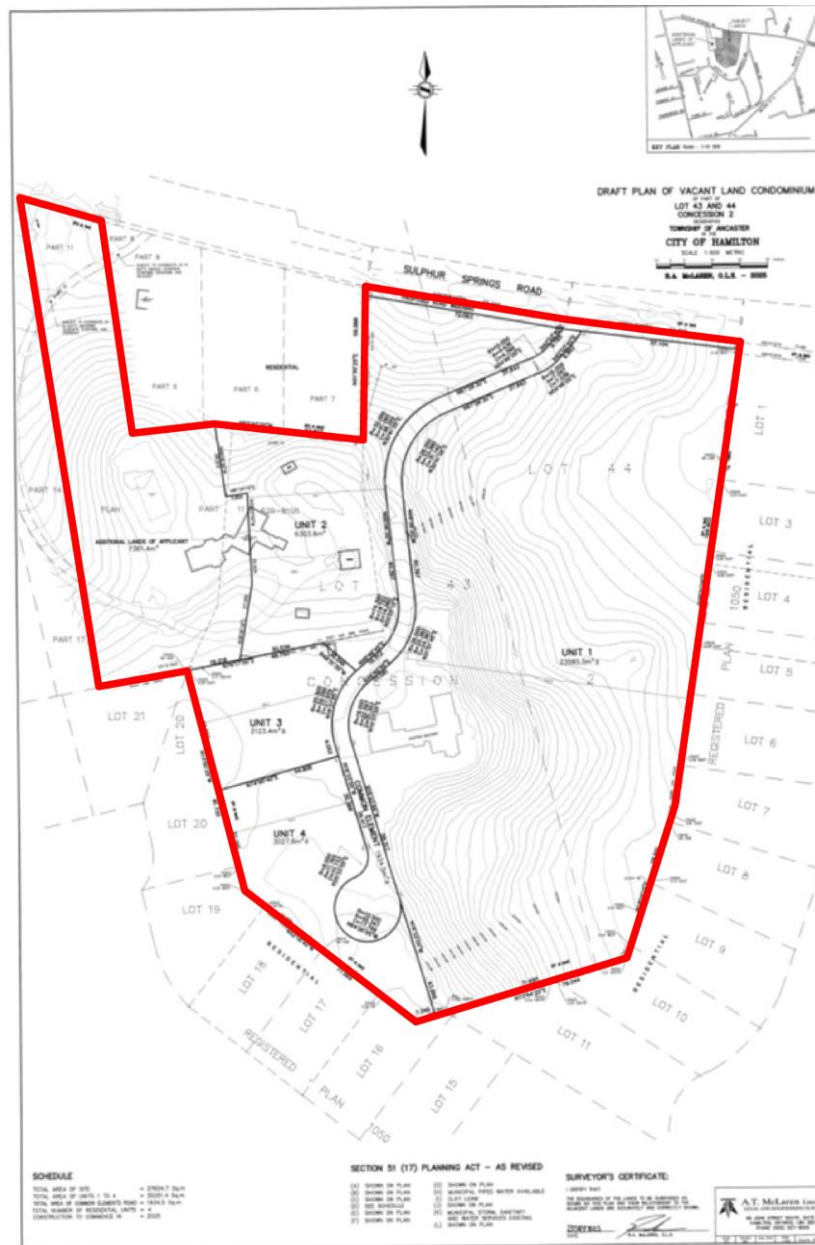


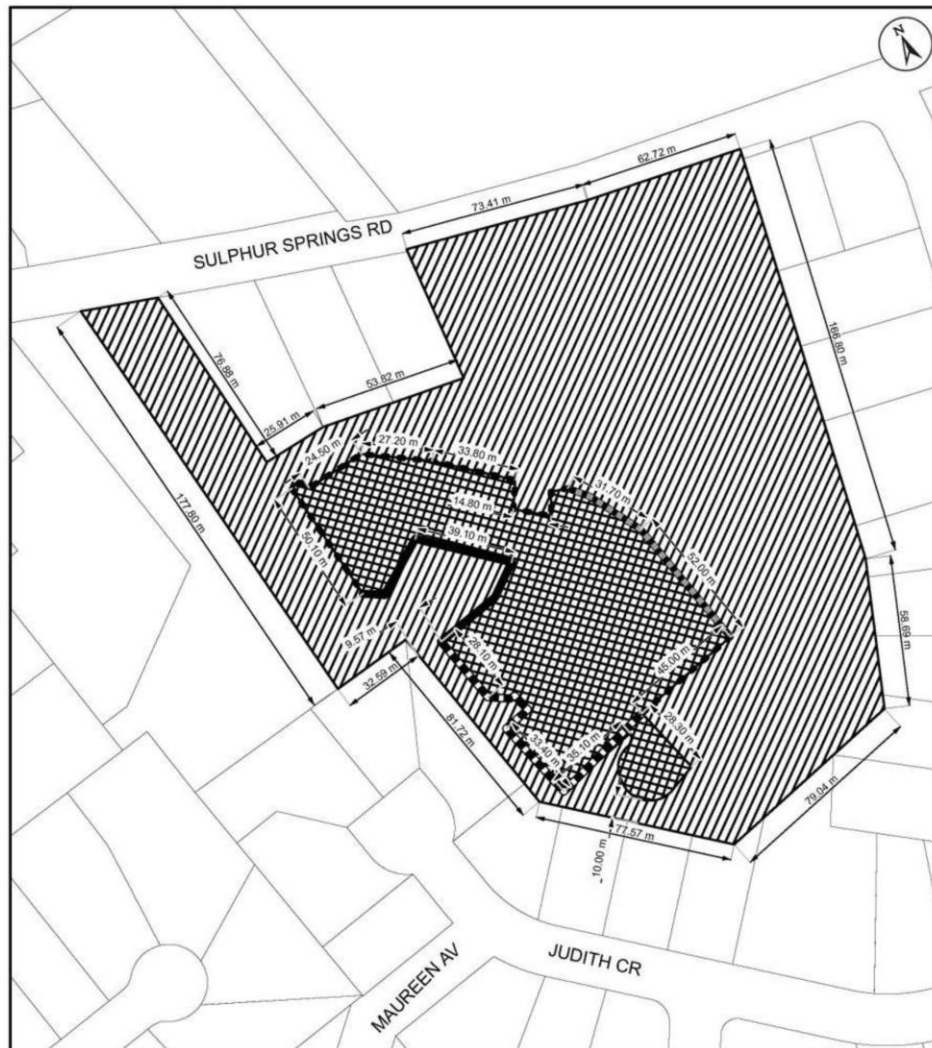
140 & 164 Sulphur Springs Road, Ancaster





Location Map		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: 25CDM-202503	Date: November 13, 2025	
Appendix "A"	Scale: N.T.S	Planner/Technician: DB/RS
Subject Property		
 140 & 164 Sulphur Springs Road, Ancaster (Ward 12)		





<p>Special Figure 45: 140 and 164 Sulphur Springs Setbacks to Conservation/Hazard Land (P5) Zone</p>		<p>Date: September 15, 2025</p>
<p>Legend</p>		
	<p>Block 1: Lands to be added to Zoning By-law No. 05-200 as Conservation/Hazard Land (P5) Zone</p>	
	<p>Block 2: Lands to be added to Zoning By-law No. 05-200 as Low Density Residential – Large Lot (R2, 641) Zone</p>	
	<p>Setback to the Single Detached Dwelling existing on the date of passing of this by-law shall be deemed to comply with Section 4.23 d) of Hamilton Zoning By-law 05-200</p>	
	<p>Two metre setback to the Conservation/Hazard Land (P5) Zone</p>	
	<p>Four metre setbacks to the Conservation/Hazard Land (P5) Zone</p>	
	<p>7.5 metres setback to the Conservation/Hazard Land (P5) Zone</p>	



Subject property 140 Sulphur Spring Road, as seen from Sulphur Springs Road looking south

Hamilton
Inquiries Refer to File: 25CDM-202503
Have Your Say!
Public Meeting
Planning Committee
TBD
9:30 a.m.
Hamilton City Hall
Council Chambers, 2nd Floor
71 Main Street West, Hamilton
hamilton.ca/city-council/news-notices

Chowberry
140
Sulphur Springs Rd

Subject property 140 Sulphur Spring Road, as seen from Sulphur Springs Road looking south



Subject property 164 Sulphur Spring Road, as seen from Sulphur Springs Road looking south



Open space lands located to the north of the subject property, as seen from Sulphur Springs looking north



Existing single detached dwelling at 120 Sulphur Springs Road, as seen from Sulphur Springs Road looking south west



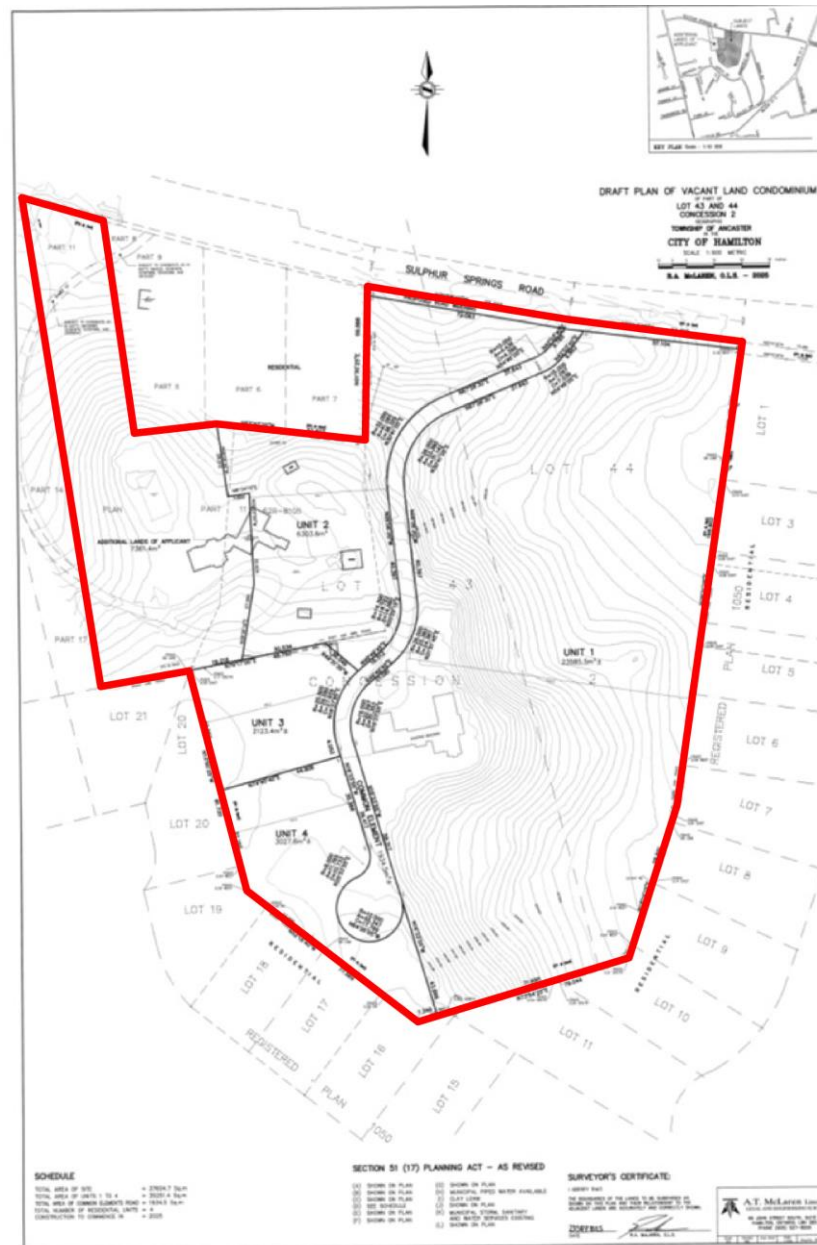
Existing single detached dwelling at 158 Sulphur Springs Road, as seen from Sulphur Springs Road looking south



Existing single detached dwelling at 160 Sulphur Springs Road, as seen from Sulphur Springs Road looking south



Properties at 166 and 168 Sulphur Springs Road, as seen from Sulphur Springs Road looking south west





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE