



**City of Hamilton
PLANNING COMMITTEE
AGENDA**

Meeting #: 22-015
Date: September 20, 2022
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1. September 6, 2022	4
5. COMMUNICATIONS	
5.1. Ontario Land Tribunal Decisions Recommendation: Be received OR deferred to a future meeting for further information.	
a. 311 and 313 Stone Church Road East - OLT-22-002235 - Zoning By-law and Official Plan Amendment	21
5.2. Ancaster Village Heritage Community respecting Required Infrastructure Prior to Construction Recommendation: Be received.	31

6. DELEGATION REQUESTS

7. CONSENT ITEMS

- 7.1. Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED22186) (City Wide) 33
- 7.2. Agriculture and Rural Affairs Sub-Committee Report 22-002 53
- 7.3. Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-006 and Zoning By-law Amendment Application ZAC-22-014 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 186 Hunter Street East, Hamilton (PED22190) (Ward 2) 56
- 7.4. Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 522 and 526 Winona Road, Stoney Creek (PED22191) (Ward 10) 85
- 7.5. Comprehensive Zoning By-law Work Plan (PED22193) (City Wide) 132

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

- 9.1. Ryan Reid respecting Sunday Gun Hunting in Flamborough (Approved at the September 6th meeting)
- 9.2. John Fairland respecting Legality of Rental Housing By-law No. 21-166 (Approved at the September 6th meeting)

10. DISCUSSION ITEMS

- 10.1. School Zone Special Enforcement Area Pilot (PED19238(a)) (Wards 1 and 11) (Outstanding Business List Item) 168

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

14. PRIVATE AND CONFIDENTIAL

- 14.1. Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT)
for Lack of Decision for Lands Located at 522 and 526 Winona Road,
Stoney Creek (LS22031/PED22191(a)) (Ward 10)

Pursuant to Section 9.1, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

15. ADJOURNMENT



PLANNING COMMITTEE MINUTES

22-014

September 6, 2022

9:30 a.m.

**Council Chambers, Hamilton City Hall
71 Main Street West**

Present: Councillor B. Johnson (Chair)
Councillor L. Ferguson (1st Vice Chair),
Councillor M. Wilson (2nd Vice Chair)
Councillors J.P. Danko, J. Partridge, J. Farr, and M. Pearson

Also in Attendance: Councillor VanderBeek

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Hamilton Municipal Heritage Committee 22-008 (Item 7.1)

(Pearson/Partridge)

(i) Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) (Item 8.1)

- (a) That no action be taken in response to the Notice of Intention to Demolish the existing buildings located at 164-168 King Street East, Hamilton, properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- (b) That an Interpretation Plan and a Documentation and Salvage Report be submitted to the satisfaction and approval of the Manager of Heritage and Urban Design prior to any site plan approval;
- (c) The properties located at 164-168 King Street East, Hamilton, be removed from the Register following demolition of the existing buildings.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

**2. Applications for an Official Plan Amendment and Zoning By-law
 Amendment for the Lands Located at 383 and 383½ Hughson Street North,
 Hamilton (PED22177) (Ward 2) (Item 9.1)**

(Farr/Partridge)

- (a) That City of Hamilton Official Plan Amendment Application UHOPA-20-001 by T. Johns Consulting Group c/o Katelyn Gillis, on behalf of Hughson Street Baptist Church (c/o Paul Havercroft), (Owner), for an amendment to the West Harbour (Setting Sail) Secondary Plan to redesignate the lands from Low Density Residential to Medium Density Residential 1 with a site specific policy area, to permit a 12 unit multiple dwelling for lands located at 383 and 383 ½ Hughson Street North, as shown on Appendix “A” attached to Report PED22177, be APPROVED on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22177, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended;
- (b) That Amended Zoning By-law Amendment Application ZAR-20-001 by T. Johns Consulting Group (c/o Katelyn Gillis), on behalf of Hughson Street Baptist Church (c/o Paul Havercroft), (Owner), for a change in zoning from Neighbourhood Institutional (I1) Zone to a Neighbourhood Institutional (I1, 815) Zone, to permit a two and three storey addition for a 12 unit multiple dwelling to the existing heritage building with 10 parking spaces, for lands located at 383 and 383 ½ Hughson Street North, as shown on Appendix “A” attached to Report PED22177, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED22177, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended;

- (iii) That this By-law will comply with the City of Hamilton Official Plan upon approval of Official Plan Amendment No. ____.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

3. Zoning By-law Amendment for Lands Located at 1552 Concession 2 West, Flamborough (PED22179) (Ward 12) (Item 9.2)

(Ferguson/Danko)

- (a) That Zoning By-law Amendment Application ZAR-20-040, by Urban in Mind c/o Terrance Glover on behalf of Wendell Thompson, Raymond Thompson and Brad Hood (Owners), for a change in zoning from Settlement Institutional (S3) Zone to Settlement Residential (S1, 818) Zone, in order to permit the adaptive reuse of a vacant place of worship for a single detached dwelling, for the lands known as 1552 Concession 2 West, as shown on Appendix "A" attached to Report PED22179, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix "B" to Report PED22179, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law be added to Schedule "C" of Zoning By-law No. 05-200;
- (iii) The proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to the Greenbelt Plan (2017) and Growth Plan for the Greater Golden Horseshoe (2020, as amended), and complies with the Rural Hamilton Official Plan.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

- 4. Daniel Artenosi and Steven Dejonckheere respecting a Request for an Exemption from By-laws 06-26 & R84-026 for 386 Wilcox Street (Added Item 9.4)**

(Partridge/Ferguson)

That staff be directed to report back on the Request for an Exemption from By-laws 06-26 & R84-026 for 386 Wilcox Street to the September 19, 2022 Public Works Committee meeting.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr

YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

- 5. Public Consultation on Sustainable Building and Development Guidelines – Low Density Residential Uses (PED22185) (City Wide) (Item 10.2)**

(Wilson/Danko)

- (a) That Report PED22185, (City Initiative CI-22-I) including the report titled Sustainable Building and Development Guidelines Phase 1 – Low Density Residential Uses - Background Research Report, attached as Appendix “A” to Report PED22185, be received;
- (b) That staff be authorized to proceed with public engagement for the proposed Sustainable Building and Development Guidelines for Low Density Residential Checklist attached as Appendix “B” to Report PED22185 and report back to the Planning Committee on the feedback received, including the identification of the preferred approach for the Sustainable Building and Development Guidelines incorporation into the City of Hamilton’s Site Plan Guidelines.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr

YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

6. Nuisance Party By-Law (PED22156) (City Wide) (Item 10.3)

(a) (Wilson/Partridge)

- (i) That the draft Nuisance Party By-Law to regulate nuisance parties, attached as Appendix "A" to Report PED22156 which has been prepared in a form satisfactory to the City Solicitor, be adopted;
- (ii) That 0.5 FTE for a Supervisor position and funding for the necessary training of By-Law staff within the Licensing and By-Law Services Division to administer the Nuisance Party By-Law be referred to the 2023 Operating Budget;
- (iii) That the matter respecting this item, Item 22F from the Planning Committee Meeting on February 15, 2022, be identified as complete and removed from the Outstanding Business List.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

(b) (Wilson/Danko)

That the Mayor and City Manager correspond and meet with McMaster University and Hamilton Police Service to hold discussions regarding McMaster's contribution to the cost of police services and City resources including Fire, EMS, and By-law Enforcement to plan and respond to nuisance parties in the University District Safety Initiative area (McMaster University).

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

7. Demolition Permit for 195 Fallingbrook Drive, Ancaster (Item 11.1)

(Ferguson/Pearson)

WHEREAS the subject property at 195 Fallingbrook Drive in Ancaster is owned by Diane and Robert Billi;

WHEREAS the owners are prepared to build immediately upon receipt of the building permit approval;

WHEREAS the owners are currently in a rental home that is being demolished in six months;

WHEREAS site plan approval has taken longer than expected creating timing issues to build prior to the winter season.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demotion permit for 195 Fallingbrook Drive in Ancaster, in accordance with By-law 09-208, as amended by By-law 13-185, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr

YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

8. Demolition Permit for 530 Winona Road (Item 11.2)

(Pearson/Ferguson)

WHEREAS, the owner/consultant of the above-mentioned property would like to demolish the existing dwelling without having to replace it with a new dwelling; and,

WHEREAS, there have been ongoing issues with the vacant home being repeatedly trespassed and vandalized creating ongoing safety and security concerns for the surrounding neighbours and owner.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 530 Winona Rd, Stoney Creek, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

9. Demolition Permit for 44 Lakeshore Drive (Added Item 12.1)

(Pearson/Partridge)

WHEREAS, the owner/developer of the above-mentioned property would like to demolish the existing dwelling that is boarded up without having to replace it with a new dwelling at this time as this lot along with several other properties are incorporated in an overall redevelopment proposal being completed currently; and,

WHEREAS, two previous demolition permits were issued for two other properties in this development proposal and have been demolished.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 44 Lakeshore Drive, Stoney Creek, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with conditions in Sub-Section 6(a) of Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

FOR INFORMATION:**(a) APPROVAL OF AGENDA (Item 2)**

The Committee Clerk advised of the following changes to the agenda:

1. DELEGATION REQUESTS (Item 6)

- 6.3 Daniel Artenosi and Steven Dejonckheere respecting Request for By-law Exemption for 386 Wilcox Street (For today's meeting)
- 6.4 John Fairland respecting Legality of Rental Housing By-law No. 21-166 (For the September 20th meeting)

2. CONSENT ITEMS (Item 7)

- 7.2 Enhancement of Digital Sign Portfolio (CM22004) (City Wide) – WITHDRAWN

3. PUBLIC HEARINGS/ DELEGATIONS (Item 9)

- 9.3 Application for a Zoning By-law Amendment for Lands Located at 125 Pirie Drive, Dundas (PED22145) (Ward 13)

(b) Added Delegation Requests

(i) Michele Gunn

4. NOTICE OF MOTIONS (Item 12)

- 12.1 Demolition Permit for 44 Lakeshore Drive

5. DEFERRALS BY COMMITTEE MEMBERS

- 9.3 Councillor Partridge requested Item 9.3 respecting Application for a Zoning By-law Amendment for Lands Located at 125 Pirie Drive, Dundas (PED22145) (Ward 13), and the associated Written Submissions (Item 9.3 (a)(i)-(ix)) and Registered Delegation (Added Item 9.3 (b)(i)) be DEFERRED to Q1 of 2023.

- 10.1 Councillor Pearson requested Item 10.1 respecting Applications for Amendments to the Urban Hamilton Official Plan, Stoney Creek Zoning By-law No. 3692-92, and Hamilton Zoning By-law No. 05-200, and Draft Plan of Subdivision for Lands Located at 11, 19, 20, 21, 23, 27 and 30 Lakeside Drive and 81 Waterford Crescent (Stoney Creek) (PED22150) (Ward 10) and associated Delegation Requests Item 6.1 be DEFERRED to the September 20, 2022 Planning Committee meeting.

(Pearson/Partridge)

That the agenda for the September 6, 2022 Planning Committee meeting be approved, as amended.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor Pearson declared an interest with Item 6.4 respecting John Fairland respecting Legality of Rental Housing By-law No. 21-166, as she is a landlord of rental properties.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) August 9, 2022 (Item 4.1)

(Farr/Danko)

That the Minutes of the August 9, 2022 meeting be approved, as presented.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

(d) COMMUNICATIONS (Item 5)

(i) Correspondence from Lakewood Beach Community Council respecting Development Agreements with Agenda Items (Item 5.1)

(Pearson/Wilson)

That the correspondence from Lakewood Beach Community Council respecting Development Agreements with Agenda Items, be REFERRED to the Chief Planner for a report back to the September 20, 2022 Planning Committee meeting.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

(e) DELEGATION REQUESTS (Item 6)

(i) Various Delegations (Item 6.2, and Added Items 6.3 and 6.4)

(Partridge/Ferguson)

That the following Delegation Requests (Item 6.2, and Added Items 6.3 and 6.4) be approved as follows:

- (i) Ryan Reid respecting Sunday Gun Hunting in Flamborough, (For the September 20, 2022 meeting) (Item 6.2)
- (ii) Daniel Artenosi and Steven Dejonckheere respecting Request for By-law Exemption for 386 Wilcox Street (For today's meeting) (Added Item 6.3)
- (iii) John Fairland respecting Legality of Rental Housing By-law No. 21-166 (For the September 20th meeting) (Added Item 6.4)

Result: Motion CARRIED by a vote of 6 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
CONFLICT - Ward 10 Councillor Maria Pearson

(f) PUBLIC HEARINGS / DELEGATIONS (Item 9)

In accordance with the *Planning Act*, Chair Johnson advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

In accordance with the provisions of the *Planning Act*, Chair Johnson advised that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Development applications before the Committee today, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Land Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

(i) Applications for an Official Plan Amendment and Zoning By-law Amendment for the Lands Located at 383 and 383½ Hughson Street North, Hamilton (PED22177) (Ward 2) (Item 9.1)

(Farr/Ferguson)

That the staff presentation be waived.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

Katelyn Gillis with T. Johns Consulting Group, was in attendance and indicated support for the staff report.

(Farr/Ferguson)

That the delegation from Katelyn Gillis with T. Johns Consulting Group, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

The Chair asked whether there were any individuals in attendance who wanted to speak to this matter, and no one came forward.

(Farr/Partridge)

- (a) That there were no public submissions received regarding this matter; and,
- (b) That the Public Meeting be Closed.

Result: Motion CARRIED by a vote of 6 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 2.

(ii) Zoning By-law Amendment for Lands Located at 1552 Concession 2 West, Flamborough (PED22179) (Ward 12) (Item 9.2)

(Ferguson/Danko)

That the staff presentation be waived.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

Terrance Glover with Urban In Mind, was in attendance and indicated support for the staff report.

(Ferguson/Danko)

That the delegation from Terrance Glover with Urban In Mind, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

The Chair asked whether there were any individuals in attendance who wanted to speak to this matter, and no one came forward.

(Ferguson/Danko)

- (a) That there were no public submissions received regarding this matter; and,
- (b) That the Public Meeting be Closed.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 3.

- (iii) **Daniel Artenosi and Steven Dejonckheere respecting a Request for an Exemption from By-laws 06-26 & R84-026 for 386 Wilcox Street (Added Item 6.3)**

Daniel Artenosi and Steven Dejonckheere addressed the Committee respecting a Request for an Exemption from By-laws 06-26 & R84-026 for 386 Wilcox Street.

(Partridge/Ferguson)

That the Delegation from Daniel Artenosi and Steven Dejonckheere respecting a Request for an Exemption from By-laws 06-26 & R84-026 for 386 Wilcox Street, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 4.

(g) DISCUSSION ITEMS (Item 10)

(i) Public Consultation on Sustainable Building and Development Guidelines – Low Density Residential Uses (PED22185) (City Wide) (Item 10.2)

Mallory Smith, Planner I, addressed the Committee with the aid of a PowerPoint presentation.

(Wilson/Danko)

That the staff presentation be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 8 Councillor John-Paul Danko
 YES - Ward 2 Councillor Jason Farr
 YES - Ward 15 Councillor Judi Partridge
 YES - Ward 12 Councillor Lloyd Ferguson
 YES - Ward 11 Councillor Brenda Johnson
 YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 5.

(ii) Nuisance Party By-Law (PED22156) (City Wide) (Item 10.3)

Ben Sychaj, Project Manager, addressed the Committee with the aid of a PowerPoint presentation.

(Wilson/Danko)

That the staff presentation be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 6.

(h) NOTICES OF MOTION (ITEM 12)**(i) Demolition Permit for 44 Lakeshore Drive (Added Item 12.1)****(Pearson/Partridge)**

That the Rules of Order be waived to allow for the introduction of a Motion respecting Demolition Permit for 44 Lakeshore Drive.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 9.

(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Outstanding Business List (Item 13.1).

(Danko/Farr)

That the following changes to the Outstanding Business List, be approved:

(a) Items Requiring New Due Dates:

19BB - Parking Fee Review (PED19238)

Current Due Date: September 6, 2022

Proposed New Due Date: September 20, 2022

19EE - Angela Riley respecting a Request for a Taxi Stand

Current Due Date: September 20, 2022

Proposed New Due Date: Late Q2 2023

22i - Luca Giuliano respecting the 12 Hour Parking Rule (Item 9.1)

Current Due Date: September 6, 2022

Proposed New Due Date: November 29, 2022

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr

YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

(j) ADJOURNMENT (Item 15)

(Danko/Johnson)

That there being no further business, the Planning Committee be adjourned at 12:06 p.m.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr

YES - Ward 15 Councillor Judi Partridge

YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

Councillor B. Johnson
Chair, Planning Committee

Lisa Kelsey
Legislative Coordinator

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: May 13, 2022

CASE NO(S): OLT-22-002235

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Carlo Silvestri
Subject:	To permit residential dwelling units of townhouses, maisonette units, and single detached dwellings (By-laws 21-238 and 21-249)
Municipality:	City of Hamilton
OLT Lead Case No.:	OLT-22-002235
OLT Case No.:	OLT-22-002235
OLT Case Name;	Silvestri v. Hamilton (City)

PROCEEDING COMMENCED UNDER subsection 34(25) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Motion Request by:	DiCenzo Construction Company Ltd. ("Applicant")
Purpose of Motion:	Request for an Order dismissing the appeal
Appellant:	Carlo Silvestri
Subject:	To permit residential dwelling units of townhouses, maisonette units, and single detached dwellings (By-laws 21-238 and 21-249)
Municipality:	City of Hamilton
OLT Lead Case No.:	OLT-22-002235
OLT Case No.:	OLT-22-002235

Heard: April 21, 2022 by video hearing

APPEARANCES:

Parties

Counsel*/Representative

DiCenzo Construction Company Ltd. ("Applicant")	M. Helfand* S. Zakem*
City of Hamilton ("City")	B. Duxbury*

Carlo Silvestri (“Appellant”)

Self-represented

DECISION DELIVERED BY S. TOUSAW AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] This Decision dismisses the Appellant’s appeals to two Zoning By-law Amendments (“ZBAs”) for the failure of the appeals to satisfy certain legislative requirements, while simultaneously allowing the appeal of one of the ZBAs, at the Applicant’s request, only for the purpose of including two minor modifications to the ZBA.

BACKGROUND FACTS

[2] The Applicant plans to establish a residential development of some 221 dwelling units on a 6-hectare property at 311 and 313 Stone Church Road East (“site”), Hamilton.

[3] The City approved several applications of the Applicant, resulting in Official Plan Amendment 157 (“OPA”), ZBA 21-238, ZBA 21-249, draft approval for a Plan of Subdivision (“SUB”), and Site Plan Application (“SPA”). A related Plan of Condominium application will be considered for approval in due course.

[4] The Appellant is the sole appellant to the ZBAs. The City received no appeals to the OPA, SUB or SPA, and those documents are in full force and effect.

[5] The Appellant is a homeowner and resident in the neighbourhood to the east of the site. His concerns for the development include neighbourhood incompatibility, deficient range of housing types, inaccessibility of housing and parkland, increased traffic, and sewage and stormwater management.

[6] Despite efforts to retain professional assistance, the Appellant has been unable

to retain legal counsel or planning and engineering professionals in support of his appeal, but hopes to in preparation for a hearing on the merits.

[7] The Applicant seeks to dismiss the ZBA appeals and bring the ZBAs into effect, subject to two minor modifications to ZBA 21-249.

[8] The City supports the Motion to dismiss and takes no issue with the requested ZBA modifications which it considers to be minor, technical clarifications arising from recent review.

LEGISLATIVE CONTEXT

[9] The *Planning Act* (“PA”) and the *Ontario Land Tribunal Act* (“OLTA”) establish criteria for the consideration of dismissing an appeal without a full hearing on the merits.

[10] The City emphasizes s. 2.1 of the PA requiring the Tribunal to “have regard to” the decisions of the City Council related to the planning matter and the information it considered when making its decisions.

[11] The Applicant focusses on s. 34(25)(1) and (3) of the PA:

(25) Despite the *Statutory Powers Procedure Act* and subsection (24), the Tribunal may, on its own initiative or on the motion of any party, dismiss all or part of an appeal without holding a hearing if any of the following apply:

1. The Tribunal is of the opinion that,
 - i. the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Tribunal could allow all or part of the appeal,
 - ii. the appeal is not made in good faith or is frivolous or vexatious,
 - iii. the appeal is made only for the purpose of delay, or
 - iv. ...
2. ...
3. The appellant intends to argue a matter mentioned in subsection (19.0.1) but has not provided the explanations required by that subsection.

[12] Subsection 3 above refers to s. 34(19.0.1) of the PA:

(19.0.1) If the appellant intends to argue that the by-law is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan, the notice of appeal must also explain how the by-law is inconsistent with, fails to conform with or conflicts with the other document.

[13] For the case at hand, the Applicant emphasizes the OLTA provision of s. 19(1), where, after hearing submissions, the Tribunal may “dismiss a proceeding without a hearing”:

(c) if the Tribunal is of the opinion that the proceeding has no reasonable prospect of success.

[14] On its request that the Tribunal approve a modified version of ZBA 21-249, the Applicant refers to s. 34(26)(b) of the PA:

(26) The Tribunal may,

...

(b) on an appeal under subsection (11) or (19), amend the by-law in such manner as the Tribunal may determine or direct the council of the municipality to amend the by-law in accordance with the Tribunal's order.

[15] With reference to the Court and Tribunal Decisions provided by the Applicant, the Tribunal accepts as follows.

[16] The grounds for dismissing an appeal are disjunctive: only one of the several grounds set out in the PA and OLTA must be satisfied to warrant dismissing an appeal (*Zellers Ltd. v. Royal Cobourg Centres Ltd.* [2001] O.J. No. 3792 (Div. Ct), para. 8).

[17] The Appellant must respond by demonstrating that there are “genuine, legitimate and authentic planning reasons” warranting a hearing on the merits (*Toronto (City) v. East Beach Community Association* [1996] OMBD No. 1890, 42 OMBR 505, para. 9).

[18] As Member Jackson stated in *Todaro v. Wasaga Beach (Town)*, 2019

CarswellOnt 4551 (LPAT), para. 34, “an appellant must do more than ‘simply raise apprehensions’ ... in the face of a motion to dismiss.” At para. 31, Member Jackson summarized that:

31 Simply put, the Appellant has a responsibility to demonstrate at the motion hearing that there are sufficient and legitimate planning grounds that underlie the appeal, and to show the prospect of evidence that could sustain their appeal at a hearing.

[19] In short, these provisions require the Appellant to establish a legitimate planning matter at issue, supported by a reasonable prospect of evidence to be called at a hearing.

ISSUES and FINDINGS

[20] To the Appellant’s issues summarized in para. 5 above, the Applicant argues that no evidence was provided in the Appellant’s email Responses to this Motion to substantiate the appeal. These issues were raised during the City’s public consultation process and considered in the City’s review and findings that the ZBAs were suitable for approval. Neighbourhood opposition was fully considered in the City’s review and approval of the ZBAs and related applications.

[21] The Applicant notes that the neighbourhood plan referred to by the Appellant is not an official plan with which conformity is required, but such plan was applied and the development, including townhouses, were found by the Applicant and the City to respond sufficiently to the neighbourhood plan.

[22] No evidence was proffered in support of the Appellant’s concern for a lack of diversity in the proposed housing. With reference to its planning evidence filed, the Applicant submits that rental housing cannot be secured through a ZBA, some units may be offered on the rental market, and the variety of unit types proposed are standard forms of housing in the City and will contribute to the OP’s density target.

[23] To the Appellant’s concern for the location and accessibility of the woodland as

park dedication, the Applicant advises that the park dedication is addressed by the OPA to which no appeal was lodged. The parkland zoning in the ZBAs conforms with the OP as amended.

[24] The Appellant's concerns for traffic relate, in part, to possible development of other vacant properties in the area. The Applicant replies that other development proposals will be viewed on their merits when known, are not relevant to the ZBAs, and traffic matters are addressed to the City's satisfaction through the draft approved plan of subdivision with conditions.

[25] The Appellant's Response emails included opposition letters to the City, a signed petition, and summary information pertaining to "family friendly housing" being considered by the City. The Applicant again replies that public consultation is already contained in the City's records, the housing report is under development and not relevant today to these ZBAs, and consequently, no genuine planning issues have been identified or supported by the Appellant.

[26] The Applicant submits that no explanation has been provided by the Appellant on how the ZBAs fail to be consistent with the PPS or fail to conform with the OP. With no valid grounds raised and no expert relied upon or to be called, the Applicant argues that the appeal is frivolous, that is, not reasonable, and/or vexatious, being a disruption without purposeful intent.

[27] During this Motion hearing, the Appellant referred to several sections of the PPS, to which the Applicant responded that it demonstrated the evolving nature of this appeal, with unconnected issues unfolding during the process.

[28] All tolled, the Applicant submits that the Appellant's approach and unsupported issues have no prospect of success at a hearing on the merits, and should be dismissed under s. 19(1)(c) of the OLTA.

[29] The Tribunal finds for the Applicant and will grant the Motion to dismiss the

appeal.

[30] While the Appellant raises apparent land use planning issues in words, he fails to substantiate those issues with reasonable grounds and the likelihood of professional evidence. Despite being unable to date to retain legal and professional assistance, he continues to hope to find such in advance of a hearing on the merits, while also expressing concern for his costs in the absence of confirmed neighbourhood support for the case.

[31] The Appellant does plan to call neighbourhood residents as witnesses at the hearing, as well as City staff. The Tribunal finds this position to further confirm “no reasonable prospect of success.” Neighbours might explain their concerns at a hearing, which are already contained within the City’s record, but the City’s professional planning staff supports these ZBAs. Absent the unlikely prospect of the Appellant finding and retaining a professional planner supportive of his position, the City staff’s evidence may be cross-examined but will remain uncontested.

[32] Despite the Appellant’s asserted familiarity with planning processes, he limited his appeals to the ZBAs while several of the issues raised pertain more appropriately to the OPA or plan of subdivision. The Tribunal accepts the Applicant’s argument that the ZBAs implement the details of a development plan that is founded in the OPA and plan of subdivision. Without these foundational documents at play in a hearing, the ZBAs are unlikely to be altered by the Tribunal.

[33] The Tribunal accepts that the Appellant is genuinely concerned with this development near his home and the changes it may bring to the community. However, the existence of a person’s fears, concerns or beliefs are not themselves sufficient to sustain an appeal. The resulting issues must be genuine matters of planning for which the prospect of success has been established, preferably by professional support.

[34] On the provisions of s. 34(25)(1)i of the Act, the Tribunal finds that the Appellant’s reasons fail to disclose any apparent land use planning ground upon which

the Tribunal could allow all or part of the appeal. The Tribunal finds that the Appellant has failed to substantiate issues related to provincial policies as required by s. 34(25)(3) of the Act. In addition, the Tribunal finds that the appeal has no reasonable prospect of success and may therefore be dismissed under s. 19(1) of the OLTA.

[35] Only one of the foregoing reasons must be found to dismiss an appeal. Here, the Tribunal has more than one basis to dismiss the appeals to both ZBAs.

[36] At the same time, on the planning evidence, the Tribunal will allow the appeal in part for ZBA 21-249 for the sole purpose of adding two minor provisions for which the Tribunal is satisfied meet all statutory tests and represent good planning in the public interest.

[37] The Tribunal finds that s. 34(25)(1)ii and iii of the Act are not offended by this Appellant, having accepted that the issues raised are of genuine concern to him and not raised for frivolous, vexatious or delay reasons. As such, the Tribunal will not prevent, but will caution the Applicant on its notice of a potential Motion for Costs. At this time, in the absence of further evidence, the Tribunal is satisfied that the Appellant proceeded to this stage of the planning process in pursuit of changes he believed could and should be addressed, without fully understanding the role and function of the ZBAs in this case or appreciating the extent of support and justification required to proceed on appeal.

ORDER

[38] The Tribunal Orders that:

- a. the appeals by the sole Appellant, Carlo Silvestri, are dismissed; and
- b. City of Hamilton Zoning By-law No. 21-238 and Zoning By-law No. 21-249 come into force, except that Zoning By-law No. 21-249 is amended as set out in Exhibit 1, Tab U; and

- c. The City Clerk may number and reformat the Zoning By-laws if necessary for record keeping purposes.

“S. Tousaw”

S. TOUSAW
MEMBER

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Decision	By-law Number
<p>Decision Issue Date: May 13, 2022</p> <p>OLT Lead Case No. OLT-22-002235</p> <p>Link to By-law No. 21-249-OLT-01</p>	<p>21-249-OLT-01 Tab U</p> <p>To Amend Zoning By-law No. 6593, Respecting Lands Located at 311 and 313 Stone Church Road East</p> <p>The Tribunal Orders that: a. the appeals by the sole Appellant, Carlo Silvestri, are dismissed; and b. City of Hamilton Zoning By-law No. 21-238 and Zoning By-law No. 21-249 come into force, except that Zoning By-law No. 21-249 is amended as set out in Exhibit 1, Tab U; and c. The City Clerk may number and reformat the zoning by-laws if necessary for record keeping purposes.</p> <p>Received May 13, 2022</p> <p>OLT Lead Case No. OLT-22-002235 OLT Case No. OLT-22-002235</p>



20 Rousseaux St, Ancaster L9G 2W5

August 24, 2022

Mayor and Council
City of Hamilton

You likely recall our organization fought vigorously to either scale back or deny the application for street townhomes at 15 Church St in Ancaster.

The recent bylaw amendments to permit significant intensification in existing neighbourhoods were put on hold in Ancaster pending a drainage study. If we recall correctly street townhomes would be “as right”.

Gentle Intensification in Real Life: 15 Church might be instructive as to what “gentle intensification” might look like in practice. We believe there are many other areas in the City similar to the Ancaster ER neighbourhoods and after the study Ancaster ER neighbourhoods may be in alignment with them. The 15 Church application was prior to the recent bylaw amendment, but whether a project was approved in the former process or “as right” under the new bylaw the project will need services, possibly more services than exist. Many neighbourhoods may be surprised to find what “as right” means.

Here is Church Street this morning:



The road is closed as is the single sidewalk. A storm sewer is being installed to accommodate excess runoff from infiltration basins on the 15 Church site.

Private Sewer: This new pipe is at the developers expense, we believe, and services only that property. It would be fair to call it a private sewer necessary to allow what is clearly over-development of the site.

Over Development: We call it over development as the single or duplex that could have gone on the lot without major zoning changes would not have required infiltration basins or a private sewer. It would not disrupt the entire neighbourhood, or the other users of an overly busy street. Church is the main access to the tennis club, a busy playground, the Old Town Hall parking and other traffic that uses Church to avoid congestion at Rousseaux/Wilson.

The reason for this disruption? Simple. Multiple street townhomes are more profitable than a duplex or a triplex. Both of those would have delivered significant intensification.

Why Was This Need Not Disclosed by the City? Why was the need for this major construction of a single user sewer not disclosed to Planning Committee in the application? AVHC cannot believe that this is a sudden requirement that could not have been known when the application was vetted. The presence of infiltration basins was included in the application. Why was the sewer not?

This is NOT the end of It: If this was the end of it, perhaps it would be a lesser issue but it surely is not. The street townhouse construction will cause major disruption for a year or more to come as they have short setbacks and it is hard to imagine how this developer will not use the sidewalk and the narrow street for basement earth excavation loading, concrete delivery, materials delivery. The municipal lot behind the site would be an attractive place for material storage and access (which AVHC strongly opposes). In short, the neighbourhood pays the price for up to two years.

Strong Pushback? AVHC believes if scenes like Church Street play out across the City because of “gentle intensification” public pushback will be heavy.

A Solution? This project is underway, but the future changes to ER may need some careful thought if this is not to play out again and again. Surely “as right” can include a provision that the required infrastructure must be in place and construction must be accommodated on the lot otherwise the full Planning Committee process with public input must be followed.

Sincerely



Jim MacLeod
Vice President
Ancaster Village Heritage Community

Cc Steve Robichaud



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 20, 2022
SUBJECT/REPORT NO:	Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED22186) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Shannah Evans (905) 546-2424 Ext. 1928
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

In accordance with the June 16, 2015 Planning Committee direction, this Report provides a status of all active Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision Applications relative to the statutory timeframe provisions of the *Planning Act* for non-decision appeals. In addition, this Report also includes a list and status of all Applications appealed to the Ontario Land Tribunal for non-decision.

INFORMATION

Staff were directed to report back to Planning Committee with a reporting tool that seeks to monitor Applications where the applicable statutory timeframes apply. This reporting tool would be used to track the status of all active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications.

For the purposes of this Report, the status of active Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision Applications have been divided, relative to the statutory timeframe provisions of the *Planning Act*, that were in effect pursuant to statutory timeframes prescribed in *Bill 73* and *Bill 139* and new statutory timeframes prescribed in *Bill 108*.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED22186) (City Wide) - Page 2 of 3

Applications Deemed Complete Prior to Royal Assent of Bill 139 (December 12, 2017)

Attached as Appendix “A” to Report PED22186 is a table outlining the active Applications received prior to December 12, 2017 sorted by Ward, from oldest Application to newest. As of August 10, 2022 there were:

- 4 active Official Plan Amendment Applications, all of which were submitted after July 1, 2016, and therefore subject to the 90 day extension to the statutory timeframe from 180 days to 270 days;
- 7 active Zoning By-law Amendment Applications; and,
- 4 active Plan of Subdivision Applications.

Within 60 to 90 days of August 10, 2022, all seven development proposals have passed the applicable 120, 180 and 270 day statutory timeframes.

Applications Deemed Complete After Royal Assent of Bill 139 (December 12, 2017)

Attached as Appendix “B” to Report PED22186 is a table outlining the active Applications received after December 12, 2017, but before Royal Assent of Bill 108, sorted by Ward, from oldest Application to newest. As of August 10, 2022, there were:

- 4 active Official Plan Amendment Applications, all of which are subject to the 90 day extension to the statutory timeframe from 210 days to 300 days;
- 9 active Zoning By-law Amendment Applications; and,
- 4 active Plan of Subdivision Applications.

Within 60 to 90 days of August 10, 2022, all 9 development proposals have passed the applicable 150, 180 or 300 day statutory timeframes.

Applications Deemed Complete After Royal Assent of Bill 108 (September 3, 2019)

Attached as Appendix “C” to Report PED22186 is a table outlining the active Applications received after September 3, 2019, and subject to the new statutory timeframes, sorted by Ward, from oldest Application to newest. As of August 10, 2022, there were:

- 31 active Official Plan Amendment Applications;

SUBJECT: Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED22186) (City Wide) - Page 3 of 3

- 60 active Zoning By-law Amendment Applications; and,
- 17 active Plan of Subdivision Applications.

As of August 10, 2022, 19 development proposals are approaching the 90 or 120 day statutory timeframe and will be eligible for appeal. Forty-five (45) development proposals have passed the 90 or 120 day statutory timeframe.

Planning Division Active Files

Combined to reflect property addresses, there are 80 active development proposals. Thirty-five (35) proposals are 2022 files (44%), 12 proposals are 2021 files (15%), 14 proposals are 2020 files (17%) and 19 proposals are pre-2020 files (24%).

Staff continue to work with the AMANDA Implementation Team to add enhancements to the database that will allow for the creation of more detailed reporting. As a result, future tables will include a qualitative analysis of the status of active Applications. Furthermore, the long-term goal of the Planning Division is to make this information available on an interactive map accessed through the City of Hamilton website, and an e-mail system will provide notification of when a new Application is received.

Current Non-Decision Appeals to the Ontario Land Tribunal

At the February 2, 2021 Planning Committee meeting, Planning Committee requested that information be reported relating to development Applications that have been appealed for non-decision to the Ontario Land Tribunal. Attached as Appendix “D” to Report PED22186 is a table outlining Development Applications, along with the applicant/agent, that have been appealed for non-decision to the Ontario Land Tribunal. There are currently 16 active appeals for non-decision. Third party appeals are not included in this information as Council has made a decision to approve the Application.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED22186 - List of Active Development Applications (prior to December 12, 2017)

Appendix “B” to Report PED22186 - List of Active Development Applications (after December 12, 2017)

Appendix “C” to Report PED22186 - List of Active Development Applications (after September 3, 2019)

Appendix “D” to Report PED22186 - *Planning Act* Applications Currently Appealed for Non-Decision to the Ontario Land Tribunal

SE:sd

**Active Development Applications
Deemed Complete Prior to December 12, 2017
(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	120 day cut off (Rezoning)	180 day cut off (Plan of Sub)	270 day cut off OPA*	Applicant/ Agent	Days Since Received and/or Deemed Complete as of August 10, 2022
Ward 7									
UHOPA-17-31 ZAC-17-071	1625 - 1655 Upper James Street, Hamilton	27-Sep-17	n/a	02-Oct-17	25-Jan-18	n/a	24-Jun-18	MB1 Development Consulting Inc.	1805
Ward 9									
UHOPA-16-26 ZAC-16-065 25T-201611	478 and 490 First Road West, Stoney Creek	12-Oct-16	n/a	02-Nov-16	09-Feb-17	10-Apr-17	09-Jul-17	T. Johns Consultants Inc.	2155
UHOPA-16-27 ZAC-16-066 25T-201612	464 First Road West, Stoney Creek	12-Oct-16	n/a	02-Nov-16	09-Feb-17	n/a	09-Jul-17	T. Johns Consultants Inc.	2155
UHOPA-17-01 ZAC-17-001 25T-201701	15 Ridgeview Drive, Stoney Creek	02-Dec-16	n/a	16-Dec-16	01-Apr-17	31-May- 17	29-Aug-17	A.J. Clarke & Associates Ltd.	2104
Ward 10									
ZAC-15-040	9 Glencrest Avenue, Stoney Creek	02-Jul-15	n/a	17-Jul-15	30-Oct-15	n/a	n/a	WEBB Planning Consultants Inc.	2623

**Active Development Applications
Deemed Complete Prior to December 12, 2017
(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	120 day cut off (Rezoning)	180 day cut off (Plan of Sub)	270 day cut off OPA*	Applicant/ Agent	Days Since Received and/or Deemed Complete as of August 10, 2022
Ward 12									
ZAC-16-006 25T-201602	285, 293 Fiddlers Green Road, Ancaster	23-Dec-15	n/a	06-Jan-16	21-Apr-16	20-Jun-16	n/a	Liam Doherty	2449
ZAC-17-062	45 Secinaro Avenue, Ancaster	28-Jul-17	n/a	01-Aug-17	25-Nov-17	n/a	n/a	T. Johns Consultants Inc.	1866

Active Development Applications

- When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 120, 180 and 270 day timeframe commences on the date the new materials were submitted. In all other situations, the 120, 180 and 270 day timeframe commences the day the Application was received.

* In accordance with Section 17 (40.1) of the *Planning Act*, the City of Hamilton has extended the approval period of Official Plan Amendment Applications by 90 days from 180 days to 270 days. However, Applicants can terminate the 90 day extension if written notice to the Municipality is received prior to the expiration of the 180 statutory timeframe.

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	150 day cut off (Rezoning)	180 day cut off (Plan of Sub.)	300 day cut off (OPA)	Applicant/Agent	Days since Received and/or Deemed Complete as of August 10, 2022
Ward 2									
ZAR-19-008	124 Walnut Street South, Hamilton	21-Dec-18	n/a	18-Jan-19	20-May-19	n/a	n/a	IBI Group	1355
Ward 6									
ZAC-19-035	694 Pritchard Road, Stoney Creek	08-May-19	n/a	21-May-19	05-Oct-19	n/a	n/a	Urban in Mind Planning Consultants	1217
Ward 8									
ZAC-19-017	1020 Upper James Street, Hamilton	28-Feb-19	n/a	11-Mar-19	28-Jul-19	n/a	n/a	Wellings Planning Consultants Inc.	1286
Ward 10									
UHOPA-19-003* ZAC-19-007 25T-2019001	238 Barton Street, Stoney Creek	19-Dec-18	n/a	02-Jan-19	n/a	17-Jun-19	15-Oct-19*	A.J. Clarke & Associates Ltd.	1357
Ward 11									
UHOPA-18-016* ZAC-18-040 25T-2018007	9511 Twenty Road West, Glanbrook	10-Jul-18	n/a	15-Aug-18	n/a	06-Jan-19	06-May-19*	Corbett Land Strategies	1519

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	150 day cut off (Rezoning)	180 day cut off (Plan of Sub.)	300 day cut off (OPA)	Applicant/Agent	Days since Received and/or Deemed Complete as of August 10, 2022
Ward 12									
ZAC-18-048 25T-2018009	387, 397, 405 and 409 Hamilton Drive, Ancaster	09-Sep-18	n/a	28-Sep-18	06-Feb-19	08-Mar-19	n/a	Fothergill Planning & Development Inc.	1458
.UHOPA-18-022* ZAC-18-056 25T-2018010	26 Southcote Road, Ancaster	05-Nov-18	n/a	15-Nov-18	n/a	04-May-19	01-Sep-19*	A.J. Clarke & Associates Ltd.	1401
Ward 14									
ZAC-19-011	1933 Old Mohawk Road, Ancaster	12-Dec-18	n/a	10-Jan-19	11-May-19	n/a	n/a	Urban Solutions Planning & Land Development	1364
Ward 15									
RHOPA-18-020* ZAC-18-045	173 and 177 Dundas Street East, Flamborough	23-Jul-18	n/a	15-Aug-18	n/a	n/a	19-May-19*	MHBC Planning Limited	1506

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective August 10, 2022)**

Active Development Applications

1. When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 150, 180, 210 and 300 day timeframe commences on the date the new materials were submitted. In all other situations, the 150, 180, 210 and 300 day timeframe commences the day the Application was received.

- * In accordance with Section 34 (11.0.0.0.1), of the *Planning Act*, the approval period for Zoning By-law Amendment Applications submitted concurrently with an Official Plan Amendments, will be extended to 210 days.
- * In accordance with Section 17 (40.1) of the *Planning Act*, the City of Hamilton has extended the approval period of Official Plan Amendment Applications by 90 days from 210 days to 300 days. However, Applicants can terminate the 90 day extension if written notice to the Municipality is received prior to the expiration of the 210 statutory timeframe.

**Active Development Applications
Deemed Complete After September 3, 2019
(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of August 10, 2022
Ward 1								
UHOPA-20-027 ZAC-20-042	1629-1655 Main Street West, Hamilton	2-Nov-20	n/a	1-Dec-20	n/a	02-Mar-21	GSP Group	667
UHOPA-22-005 ZAC-22-012	200 Market Street, 55 Queen Street North, Hamilton	19-Jan-22	n/a	19-Jan-22	n/a	19-May-22	GSP Group	202
Ward 2								
UHOPA-20-001 ZAR-20-001	383 and 383 1/2 Hughson Street North, Hamilton	29-Nov-19	n/a	29-Dec-19	n/a	28-Mar-20	T. Johns Consulting Group	1012
UHOPA-20-025 ZAC-20-038	115 George Street and 220-222 Main Street West, Hamilton	04-Sep-20	n/a	28-Sep-20	n/a	02-Jan-21	GSP Group	732
UHOPA-21-007 ZAC-21-014	101 Hunter Street East, Hamilton	23-Mar-21	n/a	8-Apr-21	n/a	21-Jul-21	Coletara Developments	562
UHOPA-22-001 ZAC-22-003	65 Guise Street, Hamilton	15-Nov-21	n/a	18-Nov-21	n/a	15-Mar-22	James Webb Consulting Inc.	263

**Active Development Applications
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(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of August 10, 2022
Ward 3								
ZAC-22-049	338 Cumberland Avenue, Hamilton	20-July-22	n/a	20-July-22	18-Oct-22	n/a	Urban Solutions Planning & Land Development	21
Ward 5								
ZAC-21-043	300 Albright Road, Hamilton	29-Sep-21	n/a	30-Sep-21	04-Jan-22	n/a	MHBC Planning Ltd.	342
ZAC-22-013	200 Centennial Parkway North, Hamilton	19-Jan-22	n/a	20-Jan-22	19-April-22	n/a	Calloway REIT (Stoney Creek) Inc.	201
UHOPA-22-009 ZAC-22-018	651 Queenston Road, Hamilton	27-Jan-22	n/a	16-Feb-22	n/a	27-May-22	A.J. Clarke & Associates Ltd.	195
UHOPA-22-012 ZAC-22-023	2782 Barton Street East, Hamilton	17-Mar-22	n/a	n/a	n/a	14-July-222	A.J. Clarke & Associates Ltd.	146
UHOPA-22-016 ZAC-22-030	399 Greenhill Avenue, Stoney Creek	26-Apr-22	n/a	27-Apr-22	n/a	28-July-22	Bousfields Inc.	105
UHOPA-22-022 ZAC-22-048	2900 King Street East, Hamilton	18-July-22	n/a	20-July-22	n/a	15-Nov-22	Urban Solutions Planning & Land Development	23
Ward 6								
ZAC-22-037 25T-202207	61 Eleanor Avenue, Hamilton	13-June-22	n/a	15-June-22	n/a	12-Oct-22	A.J. Clarke & Associates Ltd.	58

**Active Development Applications
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(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of August 10, 2022
Ward 6 Continued								
ZAC-22-038	4 & 10 Trinity Church Road, Hamilton	13-June-22	n/a	22-June-22	12-Sep-22	n/a	T. Johns Consulting Group	58
UHOPA-22-019 ZAC-22-045	570 Upper Ottawa Street, Hamilton	8-July-22	n/a	8-July-22	n/a	5-Nov-22	Urban Solutions Planning & Land Development	33
Ward 7								
UHOPA-20-021 ZAC-20-037 25T-202006	544 and 550 Rymal Road East, Hamilton	11-Sep-20	n/a	11-Oct-20	n/a	09-Jan-20	Rymal East Development Corp.	762
ZAC-22-016	48 Miles Road, Hamilton	25-Jan-22	n/a	10-Feb-22	25-Apr-22	n/a	IBI Group	180
ZAR-22-052	311Rymal Road East, Hamilton	3-Aug-22	n/a	n/a	1-Nov-22	n/a	GSP Group Inc.	7
Ward 8								
ZAC-19-056	11 Springside Crescent, Hamilton	26-Nov-19	n/a	06-Dec-19	25-Mar-20	n/a	Urban in Mind Planning Consultants	1015

**Active Development Applications
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Ward 8 Continued								
ZAC-20-018	212 and 220 Rymal Road West, Hamilton	20-Feb-20	n/a	16-Mar-20	19-Jun-20	n/a	T. Johns Consulting Group	929
UHOPA-20-017 ZAC-20 029 25T-202003	393 Rymal Road West, Hamilton	20-Jul-20	n/a	19-Aug-20	n/a	17-Nov-20	GSP Group Inc.	770
ZAC-21-029 25T-202108	204, 212, 220, 226 Rymal Road West, Hamilton	05-July-21	n/a	09-Aug-21	n/a	02-Nov-21	T. Johns Consulting Group	394
ZAC-22-024 25T-202204	1456-1460 Upper James Street, Hamilton	28-Mar-22	n/a	08-Apr-22	n/a	26-Jul-22	A.J. Clarke & Associates	135
ZAR-22-035	105 Horning Drive, Hamilton	27-May-22	n/a	n/a	25-Aug-22	n/a	Metropolitan Consulting Inc.	75
ZAC-22-041	251 Stone Church Road, Hamilton	22-June-22	n/a	29-June-22	21-Sep-22	n/a	T. Johns Consulting Group	49
UHOPA-22-021 ZAC-22-047	1177, 1183, 1187 West 5 th Street, Hamilton	13-July-22	n/a	13-July-22	n/a	10-Nov-22	Urban Solutions Planning & Land Development	28
Ward 9								
ZAC-20-004	329 Highland Road West, Stoney Creek	20-Dec-19	n/a	16-Jan-20	18-Apr-20	n/a	WEBB Planning Consultants Inc.	991

**Active Development Applications
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(Effective August 10, 2022)**

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Ward 9 Continued								
UHOPA-20-010 ZAC-20-015 25T-200303R	2080 Rymal Road East, Glanbrook	20-Dec-19	20-Jan-20	31-Jan-20	n/a	19-May-20	A.J. Clarke & Associates Ltd.	949
ZAC-22-001	2153, 2155, and 2157 Rymal Road East, Stoney Creek	4-Nov-21	n/a	n/a	2-Feb-22	n/a	Weston Consulting	278
ZAC-22-029 25T-202206	481 First Road W., Stoney Creek	22-Apr-22	n/a	n/a	n/a	24-Jul-22	Kuok Kei Hong	110
Ward 10								
ZAC-19-036	564 Fifty Road, Stoney Creek	08-May-19	28-May-19	16-Mar-20	n/a	n/a	DeFilippis Design	910
UHOPA-21-018 ZAC-21-039	1400 South Service Road, Stoney Creek	10-Sep-21	n/a	16-Sep-21	n/a	14-Jan-22	MHBC Planning Ltd.	355
UHOPA-21-006 ZAC-21-011	582 and 584 Hwy. 8, Stoney Creek	08-Feb-21	n/a	08-Mar-21	n/a	21-Jul-21	SIMNAT Consulting Inc.	575
ZAC-21-045	541 and 545 Fifty Road, Stoney Creek	04-Oct-21	n/a	12-Oct-21	02-Jan-22	n/a	IBI Group	329

**Active Development Applications
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(Effective August 10, 2022)**

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Ward 10 Continued								
UHOPA-22-007 ZAC-22-015	526 Winona Road, Stoney Creek	21-Jan-22	n/a	1-Feb-22	n/a	5-May-22	Urban Solutions Planning & Land Development	184
UHOPA-22-020 ZAC-22-046 25T-202208	220 McNeilly Road, Hamilton	8-July-22	n/a	22-July-22	n/a	5-Nov-22	T. Johns Consulting Group	33
Ward 11								
ZAC-20-019	9255 Airport Road, Glanbrook	25-Feb-20	n/a	16-Mar-20	25-May-20	n/a	The MBTW Group	924
25T-202002	9326 and 9322 Dickenson Road, Glanbrook	16-May-20	n/a	09-Apr-20	n/a	07-Aug-20	WEBB Planning Consultants Inc.	907
UHOPA-21-001 ZAC-21-001 25T-202101	3169 Fletcher Road, Glanbrook	14-Dec-20	n/a	12-Jan-21	n/a	12-May-21	A.J. Clarke & Associates Ltd.	631
ZAC-22-008 25T-202201	3479 Binbrook Road, Glanbrook	10-Jan-22	n/a	24-Jan-22	n/a	10-May-22	Metropolitan Consulting	212
UHOPA-22-008 ZAC-22-017	3054 Homestead Drive, Hamilton	27-Jan-22	n/a	10-Feb-22	n/a	25-May-22	Urban Solutions Planning & Land Development	197

**Active Development Applications
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(Effective August 10, 2022)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of August 10, 2022
Ward 11 Continued								
UHOPA-22-020 ZAC-22-010 25T-2022003	3250 and 3260 Homestead Drive, Hamilton	17-Feb-22	n/a	8-Mar-22	n/a	17-June-22	Urban Solutions Planning & Land Development	175
UHOPA-22-014 ZAC-22-027 25T-202205	2876 Upper James Street, Glanbrook	05-Apr-22	n/a	05-Apr-22	n/a	03-Aug-22	Rice Group	127
ZAR-22-033	91 Strathearne Place, Glanbrook	10-May-22	n/a	26-May-22	8-Aug-22	n/a	Urban in Mind	92
UHOPA-22-023 ZAC-22-050	3064, 3070, 3078, 3084 Regional Road 56, Glanbrook	21-July-22	n/a	22-July-22	n/a	18-Nov-22	MHBC Planning Ltd.	20
UHOPA-22-024 ZAC-22-051	3160, 3180, 3190 Regional Road 56, Glanbrook	21-July-22	n/a	22-July-22	n/a	18-Nov-22	MHBC Planning Ltd.	20
Ward 12								
25T-200720R (2019 File)	1020 Osprey Drive, Ancaster	15-Apr-19	30-Aug-19	11-Dec-19	n/a	02-Apr-20	Coltara Development / 1892757 Ontario INC.	1000

**Active Development Applications
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Ward 12 Continued								
UHOPA-20-013 ZAC-20-017	210 Calvin Street, Ancaster	18-Feb-20	04-Mar-20	11-Jun-20	n/a	09-Oct-20	SGL Planning & Design Inc.	817
ZAC-20-024	140 Wilson Street West, Ancaster	15-Jun-20	n/a	02-Jul-20	13-Sep-20	n/a	A.J. Clarke & Associates Ltd.	813
ZAR-20-040	1552 Concession 2 West, Flamborough	15-Oct-20	n/a	29-Oct-20	13-Jan-21	n/a	Urban in Mind	967
25T-202102	370 Garner Road East, Ancaster	18-Dec-20	n/a	22-Jan-21	n/a	17-Apr-21	A.J. Clarke & Associates Ltd.	627
25T-202105	700 Garner Road East, Ancaster	18-Jan-21	n/a	04-Feb-21	n/a	18-May-21	MHBC Planning Ltd.	596
ZAC-21-027	140 and 164 Sulphur Springs Road, Ancaster	05-Jul-21	n/a	16-July-21	02-Oct-21	n/a	Fothergill Planning & Development Inc.	418
UHOPA-22-002 ZAC-22-005	487 Shaver Road, Ancaster	2-Nov-21	n/a	17-Nov-21	n/a	2-Mar-22	GSP Group Inc	264
ZAR-22-042	198 Lovers Lane, Ancaster	23-June-22	n/a	30-June-22	22-Sep-22	n/a	A.J. Clarke & Associates Ltd.	48

**Active Development Applications
Deemed Complete After September 3, 2019
(Effective August 10, 2022)**

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Ward 13								
ZAC-21-003	125 Pirie Drive, Dundas	23-Dec-20	n/a	22-Jan-21	23-Mar-21	n/a	Wellings Planning Consultants	595
ZAC-22-044	64 Hatt Street, Dundas	6-July-22	n/a	7-July-22	4-Oct-22	n/a	GSP Group Inc.	35
Ward 14								
ZAR-22-004	12 Louisa Street, Flamborough	15-Nov-21	n/a	23-Nov-21	13-Feb-22	n/a	MB1 Development Consulting Inc.	258
UHOPA-22-015 ZAC-22-028	631 and 639 Rymal Road West, Hamilton	22-Apr-22	n/a	28-Apr-22	n/a	29-July-22	Bousfields Inc.	110
Ward 15								
ZAC-20-006	518 Dundas Street East, Dundas	23-Dec-19	n/a	22-Jan-20	n/a	21-Apr-20	Urban Solutions Planning and Land Development	961
UHOPA-21-003 ZAC-21-007 25T-202103	562 Dundas Street East, Flamborough	23-Dec-20	n/a	08-Feb-21	n/a	22-Apr-21	Metropolitan Consulting Inc.	595
UHOPA-22-017 ZAC-22-031	306-308 Parkside Drive, Flamborough	27-Apr-22	n/a	3-May-22	n/a	25-Aug-22	MHBC Planning Ltd.	99

**Active Development Applications
Deemed Complete After September 3, 2019
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Ward 15 Continued								
UHOPA-22-018 ZAC-22-032	909 North Waterdown Drive, Flamborough	5-May-22	n/a	16-May-22	n/a	23-Aug-22	Corbett Land Strategies Inc.	97

Active Development Applications

- When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 90 and 120 day timeframe commences on the date the new materials were submitted. In all other situations, the 90 and 120 day timeframe commences the day the Application was received.

**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (OLT)
(Effective August 10, 2022)**

Ward	Address	Applicant /Agent	Date Appeal Received
Ward 1			
1	354 King Street West, Hamilton	GSP Group	July 2021
Ward 2			
2	299-307 John Street South, Hamilton	Urban Solutions Planning & Land Development Consultants Inc.	November 2021
3	186 Hunter Street West, Hamilton	Urban Solutions Planning & Land Development Consultants Inc.	June 2022
Ward 9			
4	157 Upper Centennial Parkway, Stoney Creek	WEBB Planning Consultants Inc.	September 2017
Ward 10			
5	1036, 1038, 1054, 1090 Barton Street, and 262 McNeilly Road, Stoney Creek	Glen Schnarr & Associates Inc.	November 2021
6	860, and 884 Barton Street, Stoney Creek	MHBC Planning Limited	March 2022
Ward 11			
7	3033, 3047, 3055 and 3063 Binbrook Road, Glanbrook (Binbrook)	GSP Group	August 2017
8	3355 Golf Club Road, Glanbrook	Corbett Land Strategies Inc.	June 2021
9	526 Winona Road, Stoney Creek	Urban Solutions Planning & Land Development Consultants Inc.	June 2022

**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (OLT)
(Effective August 10, 2022)**

Ward	Address	Applicant /Agent	Date Appeal Received
Ward 12			
10	140 Garner Road, Ancaster	MHBC Planning Limited	February 2022
11	1019 Wilson Street West, Ancaster	MHBC Planning Limited	July 2022
12	442-462 Wilson Street East, Ancaster	GSP Group	July 2022
Ward 14			
13	801-870 Scenic Drive, Hamilton	Valery Developments Inc.	May 2021
Ward 15			
14	609 and 615 Hamilton Street North and 3 Nesbit Boulevard and 129 – 137 Trudell Circle, Flamborough (Waterdown)	Urban Solutions Planning and Land Development Consultants Inc.	October 2017
15	111 Silverwood Drive (111 Parkside Drive, Flamborough (Waterdown)	Metropolitan Consulting Inc.	October 2017
16	30, 36 and 42 Dundas Street East, 50 Horseshoe Crescent, and 522 Highway 6, Flamborough	MHBC Planning	August 2021



Hamilton

Agriculture and Rural Affairs Sub-Committee

REPORT 22-002

Monday, September 12, 2022

7:00 p.m.

Due to COVID-19 and the Closure of City Hall, this meeting was held virtually.

Present: Councillors B. Johnson, L. Ferguson, A. VanderBeek,
A. Spoelstra (Chair), D. Smith (Vice-Chair), J. Mantel, C. McMaster,
R. Shuker, G. Smuk, and M. Switzer

Absent: Councillor B. Clark
N. Mills, A. Payne, C. Roberts

THE AGRICULTURE AND RURAL AFFAIRS SUB-COMMITTEE PRESENTS REPORT 22-002 AND RESPECTFULLY RECOMMENDS:

1. Farm Labour Residence Review (Item 8.1)

- (a) That staff be directed to provide the Agriculture and Rural Affairs Sub-Committee an opportunity to comment on the draft recommendations for the Farm Labour Residence Policy prior to its consideration at Planning Committee; and
- (b) That staff be directed to provide the Agriculture and Rural Affairs Sub-Committee an opportunity to comment on the Secondary Dwelling Units prior to its consideration at Planning Committee.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised there were no changes to the agenda.

The agenda for the September 12, 2022 meeting of the Agriculture and Rural Affairs Sub-Committee was approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

Planning Committee – September 20, 2022

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**(i) March 29, 2022 (Item 4.1)**

The Minutes of the March 29, 2022 meeting of the Agriculture and Rural Affairs Advisory Committee were approved, as presented.

(d) CONSENT ITEMS (Item 7)**(i) Terms of Reference – Agriculture and Rural Affairs Sub-Committee
(Amended by Council July 8, 2022) (Item 7.1)**

The Terms of Reference – Agriculture and Rural Affairs Sub-Committee (Amended by Council July 8, 2022), were received.

(e) STAFF PRESENTATIONS (Item 8)**(i) Farm 911 Signs Update (Item 8.1)**

Tyson McMann, Business Development Consultant – Agri-Food and Food & Beverage Processing, provided a verbal update respecting Farm 911 Signs.

The verbal update from Tyson McMann, respecting Farm 911 Signs, was received.

(ii) Farm Labour Residence Review (Item 8.1)

Aminu Bello, Planner II, provided a verbal update respecting the Farm Labour Residence Policy Review.

The verbal update from Aminu Bello respecting the Farm Labour Residence Policy Review, was received.

For further disposition of this matter, refer to Item 1.

(f) ADJOURNMENT (Item 15)

The meeting of the Agriculture and Rural Affairs Sub-Committee adjourned at 7:54 p.m.

Respectfully submitted,

Andrew Spoelstra, Chair
Agriculture and Rural Affairs Sub-
Committee

Carrie McIntosh

Legislative Coordinator
Office of the City Clerk



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 6, 2022
SUBJECT/REPORT NO:	Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-006 and Zoning By-law Amendment Application ZAC-22-014 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 186 Hunter Street East, Hamilton (PED22190) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Alaina Baldassarra (905) 546-2424 Ext. 7421
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

Council Direction

In accordance with Subsections 34(11) and 51(34) of the *Planning Act*, an Official Plan Amendment application and a Zoning By-law Amendment application may be appealed by the Applicant to the Ontario Land Tribunal (OLT) after 120 days, if Council has not made a decision on the respective applications.

A motion to direct staff to advise the Planning Committee on matters relating to appeals of Council's non-decision, pursuant to the *Planning Act*, was passed by City Council on May 18, 2010. This Information Report has been prepared in accordance with Council's policy for staff to advise the Planning Committee and City Council of appeals for non-decision to the OLT.

The following information is provided to Planning Committee with regards to Urban Hamilton Official Plan Amendment application UHOPA-22-006 and Zoning By-law Amendment application ZAC-22-014, which have been appealed by the proponent for non-decision.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-006 and Zoning By-law Amendment Application ZAC-22-014 for Lands Located at 186 Hunter Street East, Hamilton (PED22190) (Ward 2) - Page 2 of 4

The appeal of the Urban Hamilton Official Plan Amendment and Zoning By-law Amendment, filed by Russell D. Cheeseman, counsel for Wellington Hamilton Non-Profit Housing Inc., was received by the City Clerk's Office on June 21, 2022, 152 days after the receipt of the initial applications (refer to Appendix "D" attached to Report PED22190).

Background

The subject property is municipally known as 186 Hunter Street East (refer to Appendix "A" attached to Report PED22190). The Applicant, UrbanSolutions Planning & Land Development Consultants Inc., on behalf of Wellington Hamilton Non-Profit Housing Inc. (Owner), applied for an Urban Hamilton Official Plan Amendment (application UHOPA-22-006) and Zoning By-law Amendment (application ZAC-22-014) to permit a 12 storey multiple dwelling with 104 residential units. The proposed development includes driveway accesses on Ferguson Avenue South and Liberty Street for the proposed parking spaces (46 spaces underground and four spaces at grade).

The subject property is rectangular shaped with a lot area of ±0.18 ha and is located on the south side of Hunter Street East, west side of Liberty Street and east side of Grange Street. A vacant building with at grade surface parking is currently located on the subject lands.

The Urban Hamilton Official Plan and Zoning By-law Amendment applications were received on December 22, 2021 and deemed complete on January 21, 2022.

Urban Hamilton Official Plan

The subject lands are designated "Neighbourhoods" on Schedule E-1 – Urban Land Use Designations. The proposed Urban Hamilton Official Plan Amendment is to increase the proposed density to permit 595 units per hectare.

Neighbourhood Plan

The property is identified as "Medium Density Apartments" in the Corktown Neighbourhood Secondary Plan.

Zoning By-law Amendment Application

The subject property is currently zoned Community Commercial (C3) Zone in Zoning By-law No. 05-200, as shown on Appendix "A" attached to Report PED22190. The proposed Zoning By-law Amendment application is to change the zoning from the

SUBJECT: Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-006 and Zoning By-law Amendment Application ZAC-22-014 for Lands Located at 186 Hunter Street East, Hamilton (PED22190) (Ward 2) - Page 3 of 4

Community Commercial (C3) Zone to a site specific High Density Multiple Dwellings “E-3” District in Hamilton Zoning By-law No. 6593. The Zoning By-law Amendment would require the removal of the property from Zoning By-law No. 05-200.

The proposed modifications to the High Density Multiple Dwellings “E-3” District include definition of the front lot line, increase in maximum building height, reductions to minimum yards (front yard, side yard and rear yard), add minimum setback requirements above two storeys in height for the front yard, side yard and rear yard, increase in the floor area ratio factor, reduction in the minimum required parking, and reduction in the minimum landscaped area.

The requested site specific modifications are shown conceptually on the Concept Plan in Appendix “B” attached to Report PED22190.

Issues/concerns identified through the circulation include:

- Lack of transition to the stable residential neighbourhood adjacent to the subject lands;
- Lack of landscape buffer along the south side and overall lack of landscaping on site;
- Reduction in number of parking spaces and location of parking within the podium;
- Podium design for the south elevation;
- Incomplete Functional Servicing Study and Stormwater Management Report;
- Tree protection; and,
- Driveway width and radii and lack of required daylight triangles.

Public Consultation

In accordance with the provisions of the *Planning Act* and the Council Approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation for the applications were sent to 229 property owners within 120 m of the subject lands on February 3, 2022.

To date staff have received a total of 25 written submissions by residents expressing concerns with the proposed development. Issues raised by the public relate to increased traffic, concern with parking spaces on the street, pedestrian safety in the neighbourhood, increase in the maximum height, increase in the residential density and trust and transparency of the project submission in relation to the project being identified as affordable housing but shared through public consultation that the affordable housing component would only be a percentage of the proposed development.

SUBJECT: Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-006 and Zoning By-law Amendment Application ZAC-22-014 for Lands Located at 186 Hunter Street East, Hamilton (PED22190) (Ward 2) - Page 4 of 4

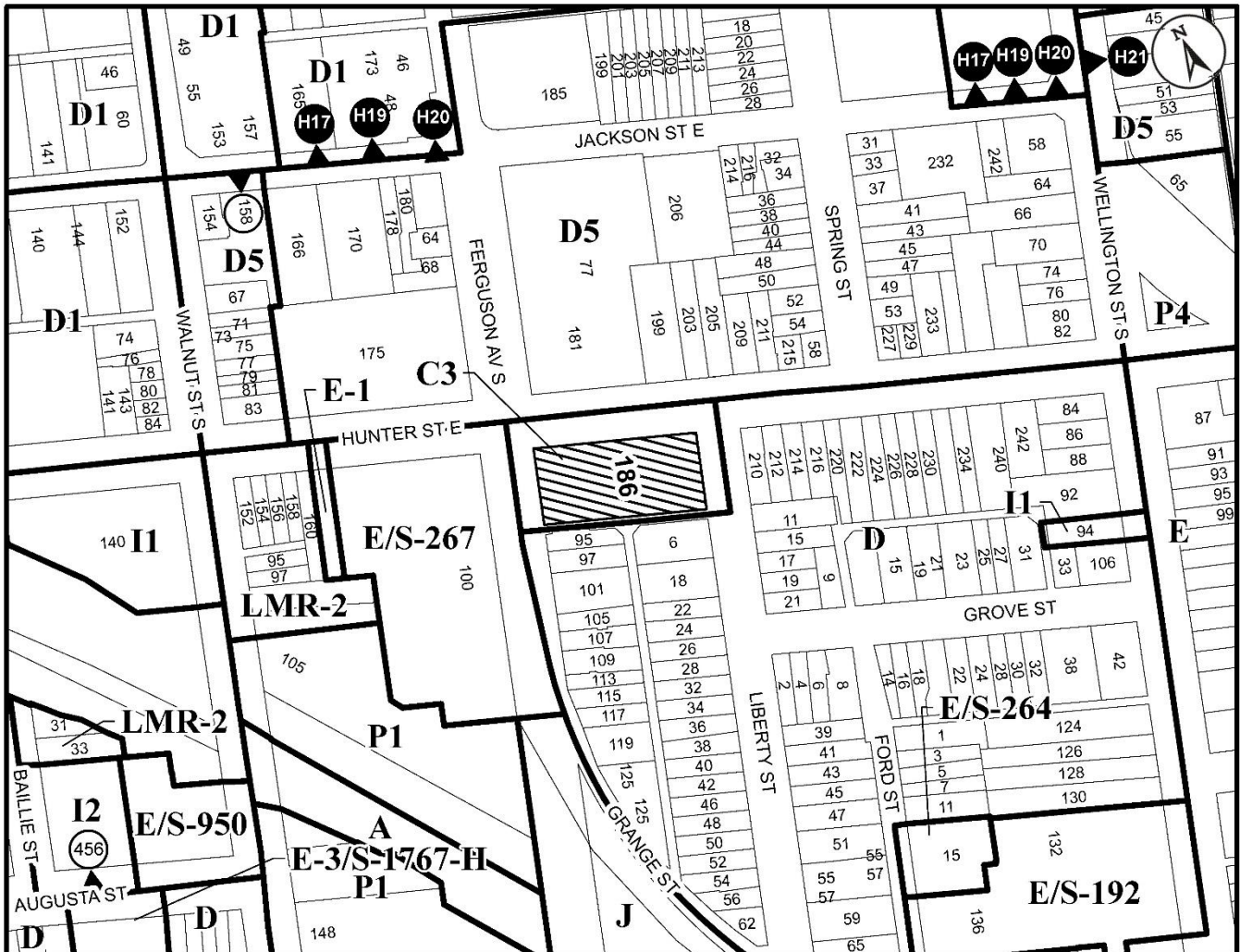
The appeal of both applications was received by the City Clerk's Office on June 21, 2022, 152 days after the receipt of the application (refer to Appendix "C" to Report PED22190).

APPENDICES AND SCHEDULES ATTACHED

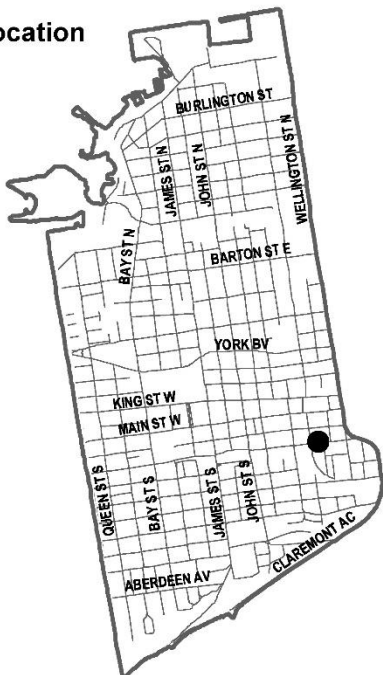
Appendix "A" to Report PED22190 - Location Map
Appendix "B" to Report PED22190 - Concept Plans
Appendix "C" to Report PED22190 - Letter of Appeal

AB:sd

Appendix "A" to Report PED22190
Page 1 of 1



● Site Location



Key Map - Ward 2

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-014/UHOPA-22-006

Date:
January 27, 2022

Appendix "A"

Scale:
N.T.S

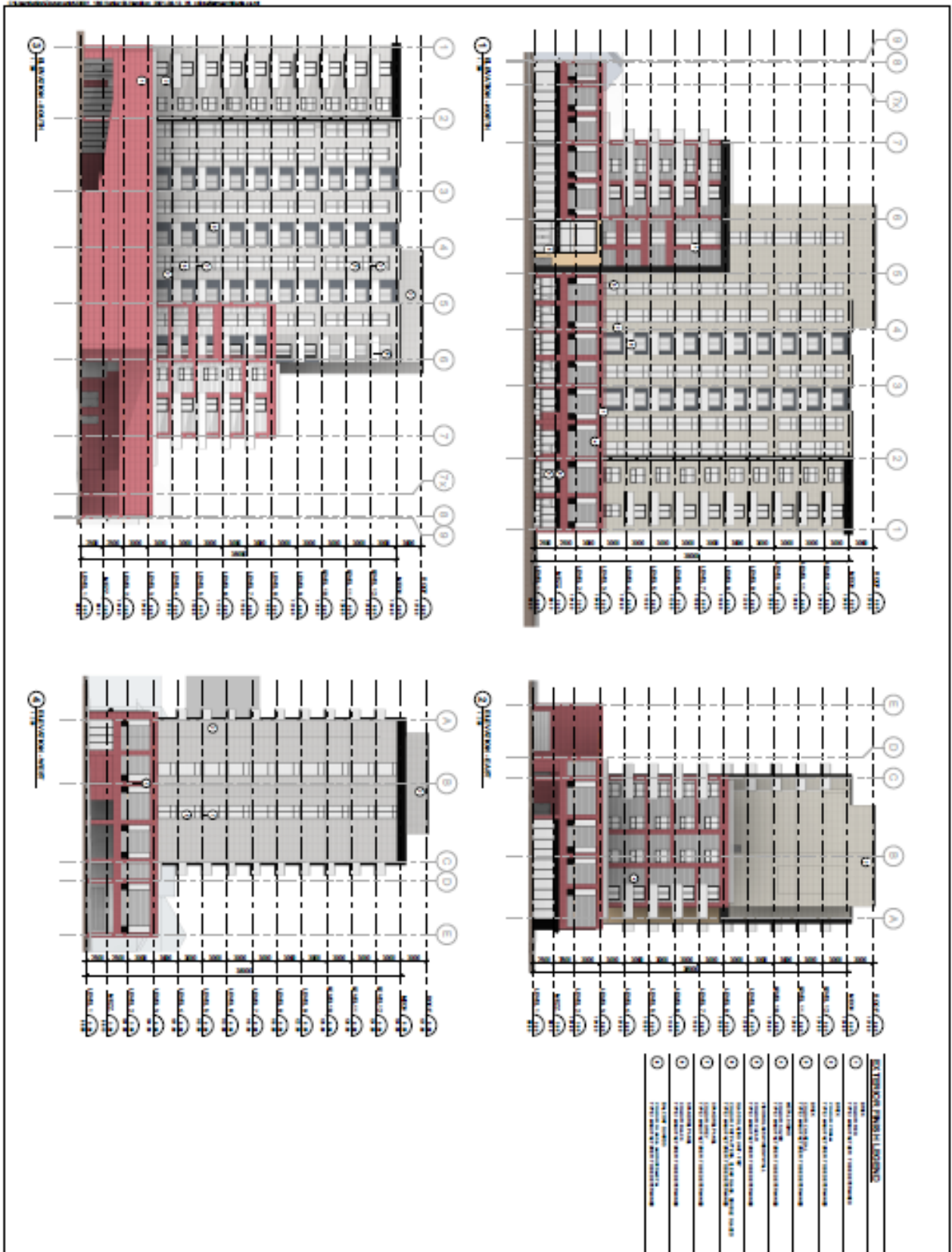
Planner/Technician:
AB/NB

Subject Property



186 Hunter Street East, Hamilton
(Ward 2)

Appendix "B" to Report PED22190
Page 2 of 2



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF HAMILTON.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF HAMILTON STANDARD SPECIFICATIONS FOR CONSTRUCTION.

SM

STRUCTURAL MATERIALS

CONCRETE

BRICK

GLASS

ALUMINUM

STEEL

WOOD

ASBESTOS

CEMENT

ROOFING

PAINT

INSULATION

MECHANICAL

ELECTRICAL

PLUMBING

HEATING

Cooling

Lighting

Acoustic

Fire

Security

Accessibility

Other

03.3 - 11

HUNTER STREET,
HAMILTON

ELEVATIONS

SM

STRUCTURAL MATERIALS

CONCRETE

BRICK

GLASS

ALUMINUM

STEEL

WOOD

ASBESTOS

CEMENT

ROOFING

PAINT

INSULATION

MECHANICAL

ELECTRICAL

PLUMBING

HEATING

Cooling

Lighting

Acoustic

Fire

Security

Accessibility

Other

RUSSELL D. CHEESEMAN
- Barrister & Solicitor -

REAL ESTATE DEVELOPMENT | MUNICIPAL LAW | ENVIRONMENTAL LAW

June 21, 2022

DELIVERED BY COURIER AND EMAIL

Ms. Andrea Holland
City Clerk
Corporation of the City of Hamilton
71 Main Street West, 1st Floor
Hamilton, Ontario
L8P 4Y5

Dear Ms. Holland:

**Re: Notice of Appeals Pursuant to Section 22(7) and 34(11) of the
Planning Act, R.S.O. 1990, c. P. 13, as amended – Wellington
Hamilton Non-Profit Housing Inc. – 186 Hunter Street East, City
of Hamilton
City of Hamilton File Nos. UHOPA-22-006 & ZAC-22-014**

We are counsel for Wellington Hamilton Non-Profit Housing Inc., the owner of the above referenced lands in the City of Hamilton.

Wellington Hamilton Non-Profit Housing Inc., through its land use planning consultants, Urban Solutions Planning & Land Development Consultants Inc., filed applications to amend both the Official Plan and the Comprehensive Zoning By-law of the City of Hamilton in respect of the above referenced property on December 15, 2021. The applications were deemed complete by the City of Hamilton on January 21, 2022.

To date the City of Hamilton has failed to adopt the Official Plan Amendment and neglected to make a decision on the Zoning By-law Amendment.

This letter will serve as our client's Notice of Appeal of Hamilton Council's failure to adopt the requested Official Plan Amendment Application pursuant to Section 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. This letter will also serve as our client's Notice of Appeal of Hamilton Council's neglect to make a decision on the Zoning By-law pursuant to Section 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Please find enclosed our firm's cheque in the amount of \$2200.00, payable to the "Minister of Finance – Ontario", which we understand to be the required combined

Royal Building
277 Lakeshore Road East, Suite 211
Oakville ON L6J 1H9



Toronto Meeting Rooms
Brookfield Place, 161 Bay Street, Suite 2700
Toronto ON M5J 2S1

fee for these types of appeals. Please also find enclosed one set of completed Form "A1" of the Ontario Land Tribunal, for inclusion with the documentation you will forward to the Ontario Land Tribunal.

Our client is of the opinion that the applications as submitted are consistent with the Provincial Policy Statement 2020, issued under Section 3 of the *Planning Act*. We also are of the opinion that the applications are in conformity with the Growth Plan for the Greater Golden Horseshoe 2019, which is the Provincial Plan in effect and applicable to these lands. We believe the applications that were submitted constitute good land use planning.

Our client and its consultants look forward to the opportunity to continue to work with staff of the City to try to resolve any issues that they might have with this application. We trust that you will now prepare a record and forward the prescribed material to the Ontario Land Tribunal within fifteen days of the receipt of this notice, in compliance with Sections 22(9) and 34(23) of the *Planning Act*.

Thank you for your cooperation in respect of this matter.

Yours very truly,



Russell D. Cheeseman

cc. Mr. Riccardo Persi (via e-mail)
Mr. Shawn Marr (via e-mail)
Mr. Andrew Salomon (via e-mail)



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
 Tel: 416-212-6349 | 1-866-448-2248
 Web Site olt.gov.on.ca

Appeal Form (A1)

<p>Municipal/Approval Authority Date Stamp</p>	<p>Receipt Number (OLT Office Use Only)</p>	<p>Date Stamp – Appeal Received by OLT</p>
	<p>OLT Case Number (OLT Office Use Only)</p>	

Please complete this Appeal Form by following the instructions in the companion document titled “Appeal Form Instructions”. Please read **both** documents carefully to ensure you submit the correct information and complete this form correctly.

There are guides available for review on the Tribunal’s [website](#) for different appeal types to assist you in filing an appeal.

Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.

Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information					
Last Name:			First Name:		
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):					
Wellington Hamilton Non-Profit Housing Inc.					
Email Address:					
asolomon@thehi-risegroup.com					
Daytime Telephone Number:			Alternative Telephone Number:		
416-484-1230		ext.			
Mailing Address					
Unit Number:	Street Number:	Street Name:		P.O. Box:	
200	25	Imperial Street			
City/Town:		Province:	Country:	Postal Code:	
Toronto		Ontario	Canada	M5P 1B9	

Representative Information			
<input type="checkbox"/> I hereby authorize the named company and/or individual(s) to represent me			
Last Name:		First Name:	
Cheeseman		Russell	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):			
Barrister and Solicitor			
Email Address:			
rdcheese@aol.com			
Daytime Telephone Number:		Alternative Telephone Number:	
416-955-9529	ext.	416-520-9854	
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
211	277	Lakeshore Road East	
City/Town:	Province:	Country:	Postal Code:
Oakville	Ontario	Canada	L6J 1H9
Note: If your representative is not licensed under the <i>Law Society Act</i> , please confirm that they have your written authorization, as required by the <i>OLT Rules of Practice and Procedure</i> , to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.			
<input type="checkbox"/> I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.			

Location Information	
Are you the current owner of the subject property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Address and/or Legal Description of property subject to the appeal:	
186 Hunter Street East	
Municipality:	
City of Hamilton	
Upper Tier (Example: county, district, region):	

Language Requirements	
Do you require services in French?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

To file an appeal, please complete the section below. Complete one line for each appeal type			
Subject of Appeal		Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example	Minor Variance	Planning Act	45(12)
1	Official Plan Amendment	Planning Act	22(7)
2	Zoning By-law Amendment	Planning Act	34(11)
3			
4			
5			

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
x	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A

<input type="checkbox"/>	Appeal of <i>Development Charges, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act, Environmental Protection Act, Nutrient Management Act, Ontario Water Resources Act, Pesticides Act, Resource Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information

Number of new residential units proposed:

104

Municipal Reference Number(s):

UHOPA-22-006 and ZAC-22-014

List the reasons for your appeal:

Please see accompanying letter dated June 21, 2022.

Has a public meeting been held by the municipality? Yes x No

For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:

A: A decision of a Council or Approval Authority is:

- Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*
- Fails to conform with or conflicts with a provincial plan
- Fails to conform with an applicable Official Plan

And

B: For a non-decision or decision to refuse by council:

- Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*
- x Conformity with a provincial plan
- Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan

If it is your intention to argue one or more of the above grounds, please explain your reasons:

Please see accompanying letter dated June 21, 2022 and Planning Justification Report of Urban Solutions Inc. dated December, 2021.

Oral/Written submissions to council

Did you make your opinions regarding this matter known to council?

Oral submissions at a public meeting of council

Written submissions to council

Not applicable

Related Matters

Are there other appeals not yet filed with the Municipality?

Yes No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application).

Yes No

If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

Section 3B – Other Planning Matters

Appeal Specific Information (Continued)

Date application submitted to municipality if known (yyyy/mm/dd):

Date municipality deemed the application complete if known (yyyy/mm/dd):

Please briefly explain the proposal and describe the lands under appeal:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 3B Checklist(s) located here and submit all documents listed.

Section 4A – Appeals under Environmental Legislation

Appeal Specific Information

Outline the grounds for the appeal and the relief requested:

Reference Number of the decision under appeal:

Portions of the decision in dispute:
Date of receipt of Decision or Director's Order (yyyy/mm/dd):
Applying for Stay? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, outline the reasons for requesting a stay: (Tribunal's Guide to Stays can be viewed here)
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 4A Checklist(s) located here and submit all documents listed on the checklist.

Section 4B – Environmental Application for Leave to Appeal

Are you filing an Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
Identify the portions of the instrument you are seeking to appeal:
Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:
Outline the relief requested:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 4B Checklist(s) located here and submit all documents listed on the checklist.

Section 5 – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act*

Appeal Specific Information
Development Permit Application File No:
Address or legal description of the subject property:
Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission's website (www.escarpment.org))

Section 6 – Mining Claim and Conservation Matters

Appeal Specific Information
List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all "Filed Only" Mining Claims, if appropriate: (This is to be completed for <i>Mining Act</i> appeals only.)
List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):
Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:
Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:

Respondent Information		
Conservation Authority:		
Contact Person:		
Email Address:		
Daytime Telephone Number:	ext.	Alternative Telephone Number:

Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available			
Unit Number:	Street Number:	Street Name:	P.O. Box:
City/Town:	Province:	Country:	Postal Code:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 6 Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 7 – Filing Fee


Required Fee			
Please see the attached link to view the OLT Fee Chart .			
Total Fee Submitted: \$ 2200.00			
Payment Method	<input type="checkbox"/> Certified Cheque	<input type="checkbox"/> Money Order	<input checked="" type="checkbox"/> Lawyer's general or trust account cheque
	<input type="checkbox"/> Credit Card		

If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form. **DO NOT INCLUDE YOUR CREDIT CARD INFORMATION ON THIS FORM. YOU WILL BE CONTACTED TO COMPLETE YOUR PAYMENT OVER THE PHONE.**

If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the [Fee Reduction request form](#).

Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)

Section 8 – Declaration (Mandatory)

Declaration		
I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.		
By signing this appeal form below, I consent to the collection of my personal information.		
Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Russell D. Cheeseman		2022/06/21

Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation	
You must file your Appeal Form with the appropriate authority(s) by the filing deadline.	
If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.
If the completed Section is:	You must file with the following:

<p align="center">Section 3A</p>	<p align="center">Municipality or the Approval Authority/School Board</p> <p align="center">*If you are filing under the <i>Ontario Heritage Act</i>, including under s. 34.1(1), please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal in addition to the Municipality or Approval Authority.</p>	
<p>Section 3A & 3B or Section 4A or Section 4B or Section 6</p>	<p align="center">Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5</p> <p align="right">Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca</p>	
<p align="center">Section 5</p>	<p align="center">For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton</p> <p align="center">File with: NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1 Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p align="center">For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)</p> <p align="center">File with: NIAGARA ESCARPMENT COMMISSION 1450 7th Avenue Owen Sound, ON N4K 2Z1 Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p>

NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.



WELCOME TO THE CITY OF HAMILTON

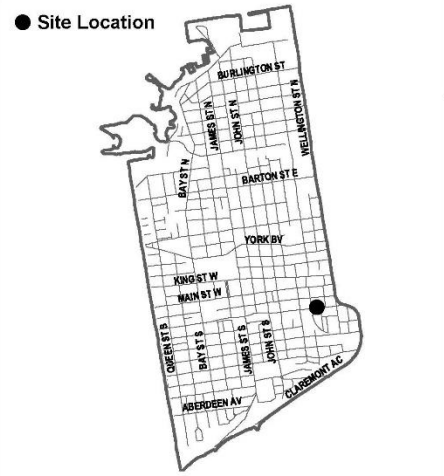
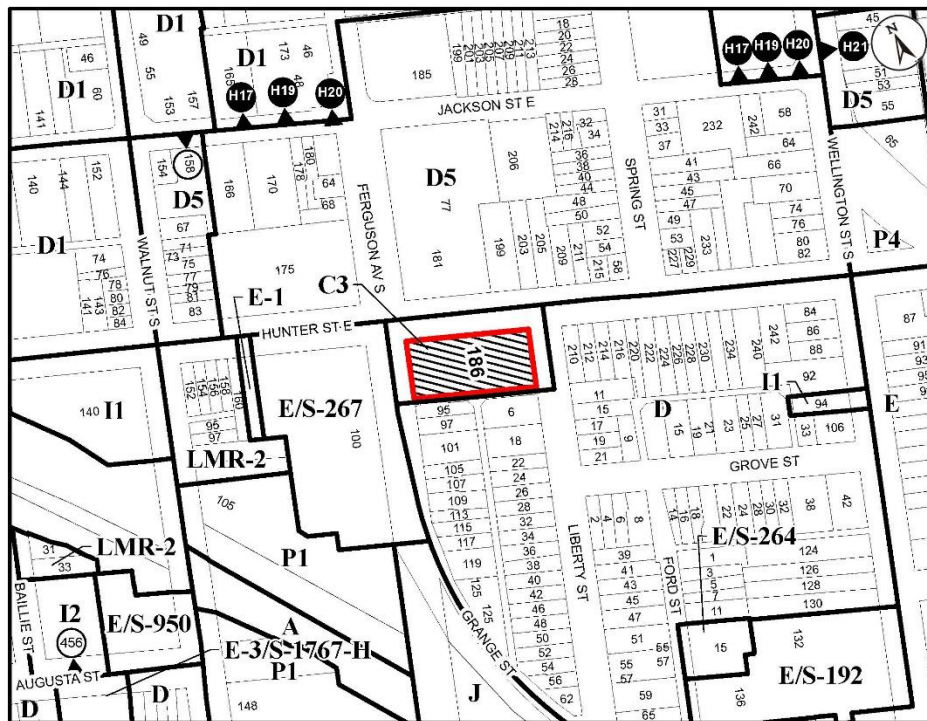
PLANNING COMMITTEE

September 20, 2022

PED22190 – (ZAC-22-014 & UHOPA-22-006)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-006 and Zoning By-law Amendment Application ZAC-22-014 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 186 Hunter Street East, Hamilton.

Presented by: Alaina Baldassarra



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-22-014/UHOPA-22-006	Date: January 27, 2022
Appendix "A"	Planner/Technician: AB/NB

Subject Property
 186 Hunter Street East, Hamilton
 (Ward 2)

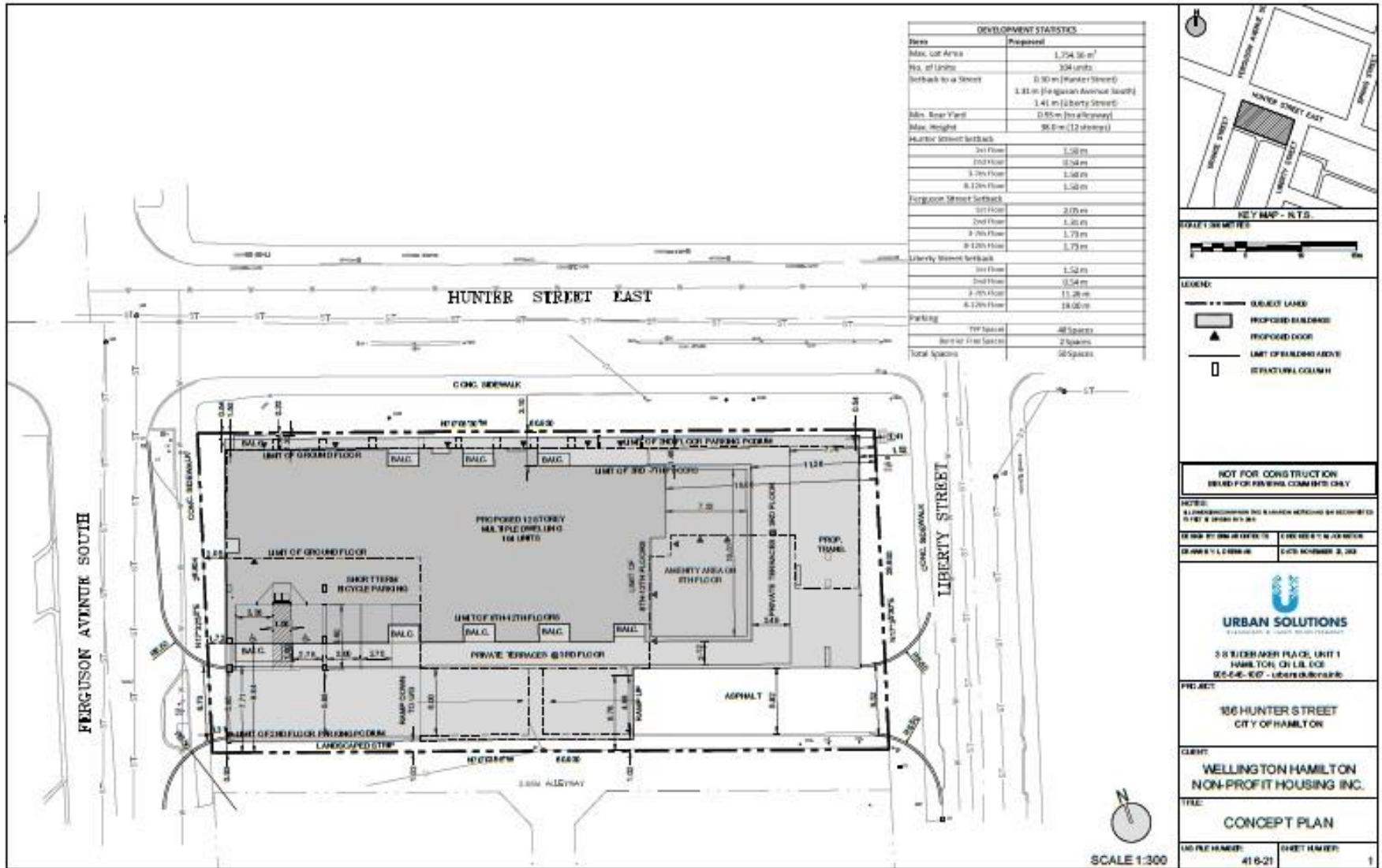


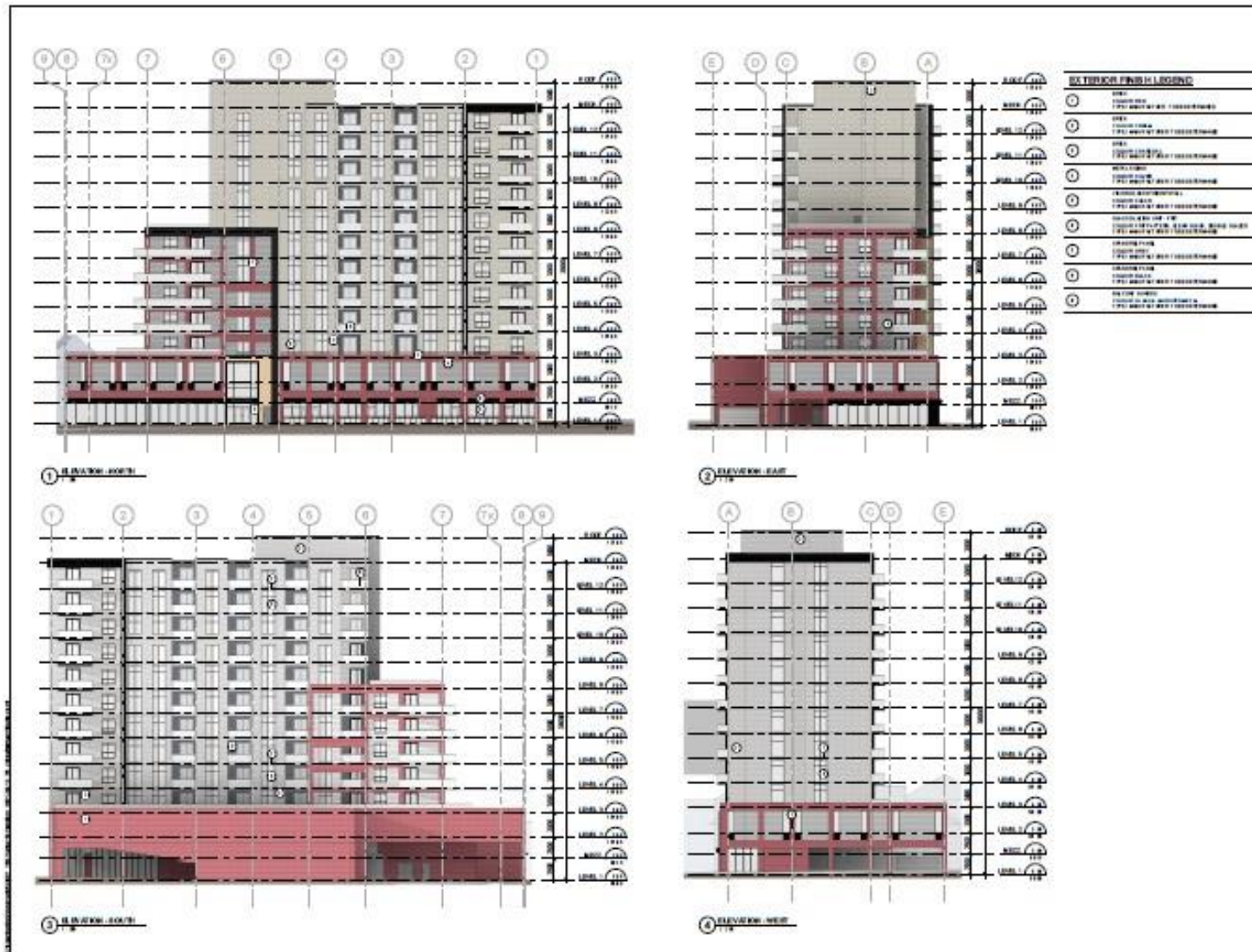
SUBJECT PROPERTY



186 Hunter Street East, Hamilton







GENERAL NOTE
 1. ALL WINDOW AND DOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS UNLESS OTHERWISE NOTED.
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 10. ALL WINDOW AND DOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS UNLESS OTHERWISE NOTED.

DATE	DESCRIPTION



HUNTER STREET,
 HAMILTON

ELEVATIONS





Subject lands and existing structure



Streetscape looking east and west on Hunter Street East



Properties north of the Subject lands



Streetscape of Liberty Street (east of the subject lands)



Streetscape of Ferguson Avenue (west of the subject lands)



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 20, 2022
SUBJECT/REPORT NO:	Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 522 and 526 Winona Road, Stoney Creek (PED22191) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	James Van Rooi (905) 546-2424 Ext. 4283
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

In accordance with subsections 22(7) and 34(11), of the *Planning Act*, an Official Plan Amendment Application and a Zoning By-law Amendment Application, may be appealed to the Ontario Land Tribunal (OLT) after 120 days if Council has not made a decision on the applications.

A motion to direct staff to advise the Planning Committee on matters relating to appeals regarding lack of decision by Council, pursuant to the *Planning Act* was passed by City Council on May 18, 2010. This Information Report has been prepared in accordance with Council's policy for staff to advise the Planning Committee and City Council of appeals for non-decision to the OLT.

The following information is provided for Planning Committee's information with regards to Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment application ZAC-22-015, which have been appealed for lack of decision.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 522 and 526 Winona Road, Stoney Creek (PED22191) (Ward 10) - Page 2 of 4

INFORMATION

The subject property is municipally known as 522 and 526 Winona Road (refer to Appendix "A" attached to Report PED22191).

The subject property is irregular in shape, having a lot area of 3.42 hectares and has frontage along Winona Road, Liuna Court and East Street. The property is bound by Lake Ontario to the north, East Street to the east, Winona Road to the west and Liuna Court, single detached dwellings, as well as a utility building to the south. The property is located within the Winona North Neighbourhood.

The subject lands at 526 Winona Road were formally used as a banquet hall/convention facility and a construction training centre by LiUNA, these buildings have been demolished. There is a single detached dwelling municipally known as 530 Winona Road that remains and is unoccupied. The subject lands being 522 Winona Road are vacant after demolition of a single detached dwelling.

Applications UHOPA-22-007 and ZAC-22-015 were submitted on December 24, 2021 and were deemed complete on January 20, 2022.

PROPOSED DEVELOPMENT

The proposed development is for two, 24-storey multiple dwellings and two, 15-storey multiple dwellings connected by a two-storey podium. Also proposed are two, four-storey stacked townhouse blocks and five, two-storey townhouse dwellings blocks which front onto a waterfront trail, a two-storey amenity building and a private road. In total, 1,212 units are proposed and would be supported by approximately 1,067 parking spaces and 727 bicycle parking spaces.

OFFICIAL PLAN AMENDMENT APPLICATION

The Official Plan Amendment Application is to redesignate the lands from Low Density Residential 2b and Local Commercial to General Open Space and Medium Density Residential 3 and establish a Site Specific Policy Area that would increase the overall density from 50-99 units per net hectare to 425 units per net residential hectare and increase the overall height from nine storeys to 24 storeys.

SUBJECT: Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 522 and 526 Winona Road, Stoney Creek (PED22191) (Ward 10) - Page 3 of 4

ZONING BY-LAW AMENDMENT APPLICATION

The Zoning By-law Amendment application proposes to remove a portion of the lands from the City of Hamilton Zoning By-law No. 05-200, being Community Commercial (C3, 579) Zone, and to add the lands to Stoney Creek Zoning By-law No. 3692-92 as a Multiple Residential "RM5" Zone, Modified and a Single Residential "R1" Zone. Additionally, the lands north of the proposed development abutting Lake Ontario are proposed to be rezoned from Community Commercial (C3, 579) Zone to Open Space (P4) Zone. Lastly, a portion of the land is proposed to be rezoned from the Single Residential "R2" Zone to a Multiple Residential "RM5" Zone, Modified in Stoney Creek Zoning By-law No. 3692-92.

In addition, a number of site specific modifications were proposed to implement the proposed development, including a reduced front yard, reduced side yard, reduced rear yard, increase in maximum lot coverage, increase in maximum density, increase in maximum landscaped open space, modification for a minimum distance between buildings, and modification for a minimum parking ratio. The requested site specific modifications are shown on the concept plan in Appendix "B" attached to Report PED22191.

Public Consultation

As part of the applicant's Public Consultation Strategy and in consultation with the Ward Councillor's office, a virtual open house meeting was held on March 29, 2022. Notice of the virtual open house meeting was sent out by the applicant to residents roughly +/-230 metres west, +/-280 metres east and +/- 430 metres south of the subject lands.

To date staff have received a total of 34 written submissions by residents opposed to the development.

Issues raised by the public related to character, height, density, traffic and parking, pedestrian and vehicular safety, pedestrian and public transit connectivity, visual impact, lack of commercial uses, lack of open space, notification and circulation process, infrastructure, crime, site servicing capacity, overdevelopment of the site, vegetation, construction, sun and shadow impacts, tenure, community benefit and compatibility with adjacent existing low density development.

The appeal of both applications was received by the City Clerk's Office on June 6, 2022, 164 days after the receipt of the application (refer to Appendix "C" to Report PED22191).

**SUBJECT: Appeal of Urban Hamilton Official Plan Amendment Application
UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-
015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands
Located at 522 and 526 Winona Road, Stoney Creek (PED22191)
(Ward 10) - Page 4 of 4**

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED22191 - Location Map

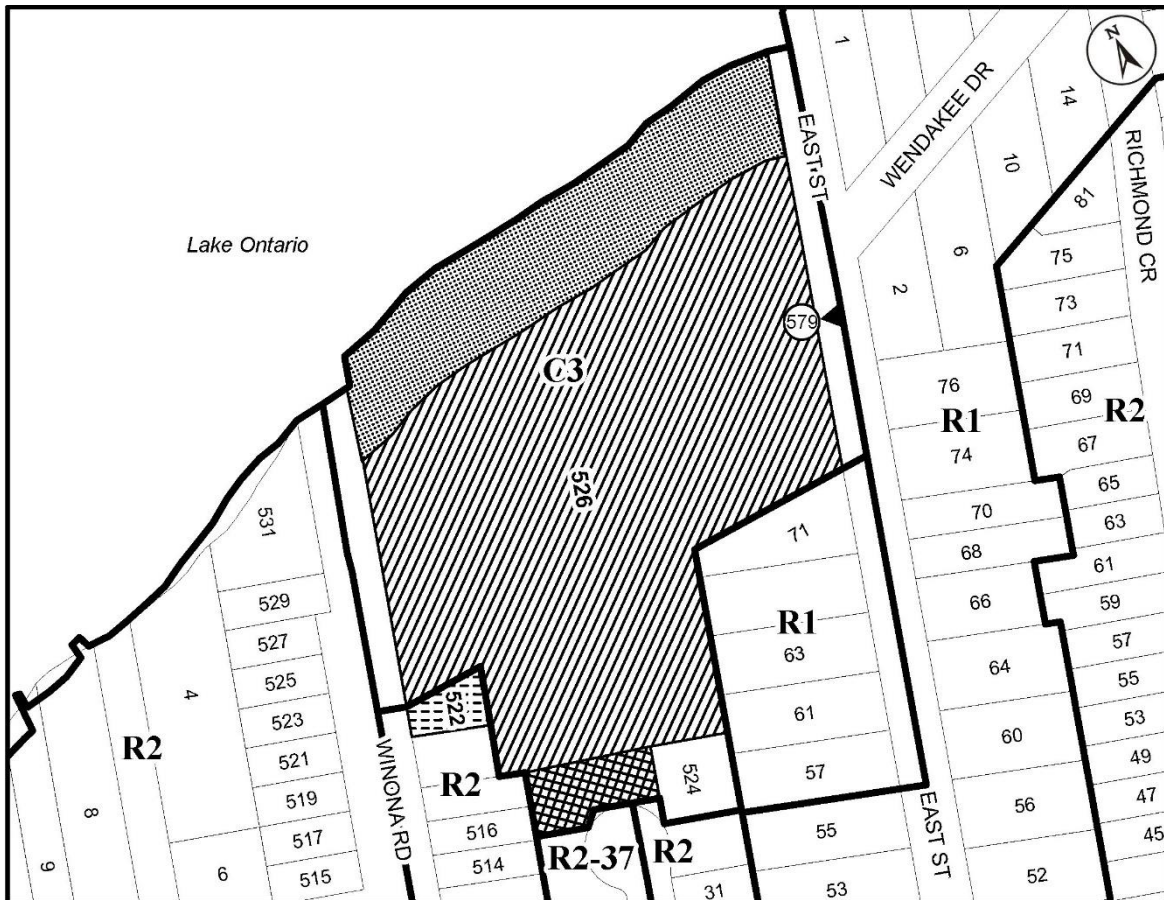
Appendix "B" to Report PED22191 - Site Plan

Appendix "C" to Report PED22191 - Letter of Appeal

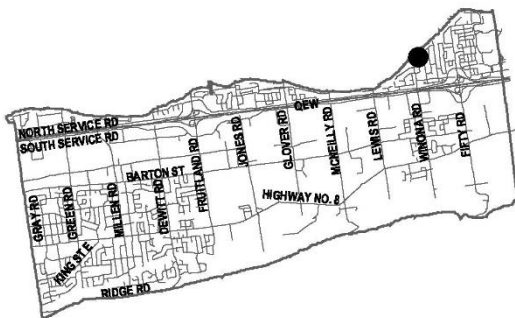
Appendix "D" to Report PED22191 - Virtual Open House Circulation Map

JVR:sd

Appendix "A" to Report PED22191
Page 1 of 1



● Site Location



Key Map - Ward 10

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-015 & UHOPA-22-007

Date:
February 1, 2022





Appendix "A"

Scale:
N.T.S

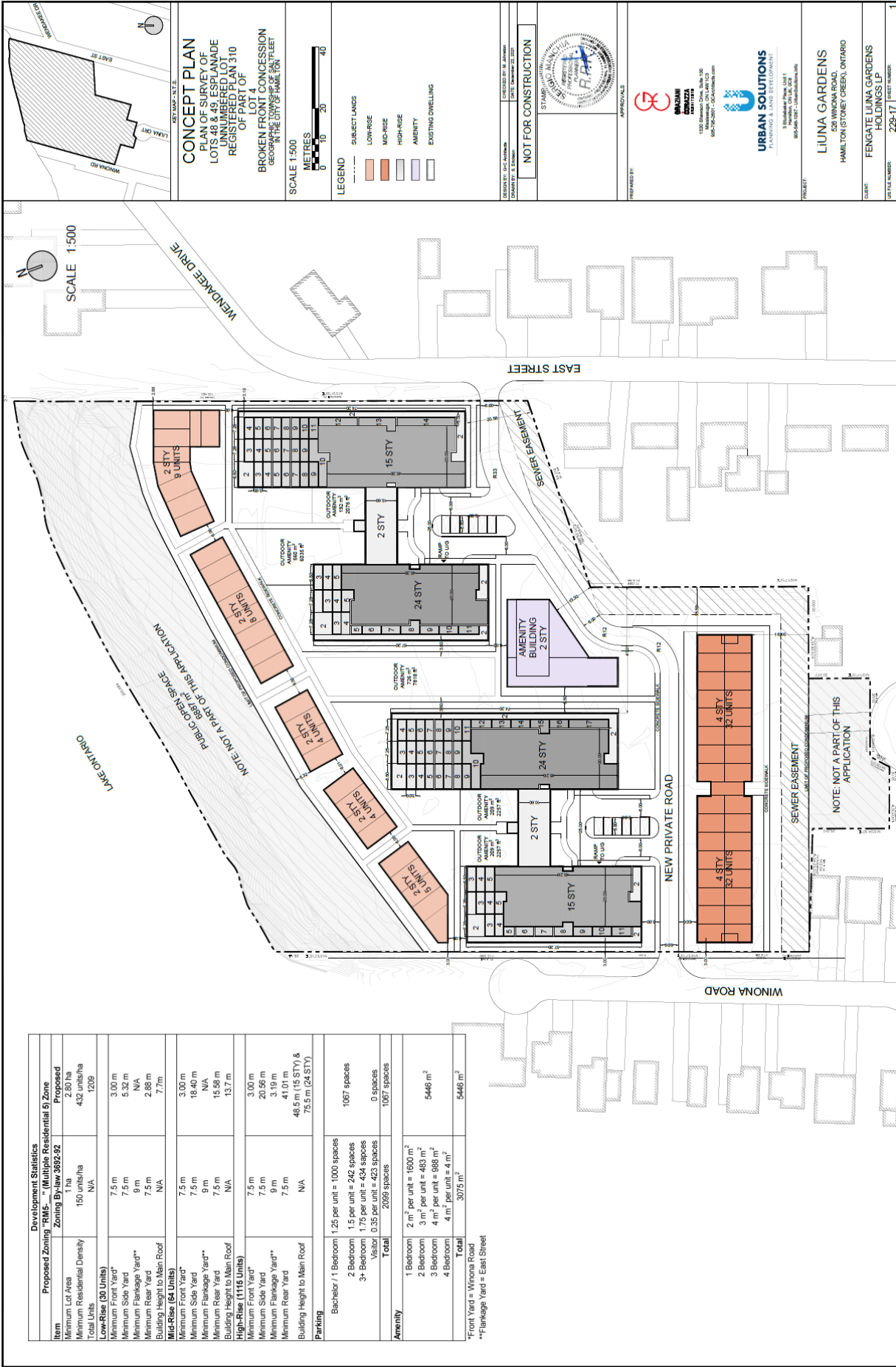
Planner/Technician:
JV/VS

Subject Property

522 & 526 Winona Road, Stoney Creek

-  Block 1 - Change in Zoning from Community Commercial (C3, 579) Zone to the Multiple Residential "RM5-___" Zone
-  Block 2 - Change in Zoning from Community Commercial (C3, 579) Zone to the Single Residential "R1" Zone
-  Block 3 - Change in Zoning from Single Residential "R2" Zone to the Multiple Residential "RM5-___" Zone
-  Block 4 - Change is Zoning from the Community Commercial (C3, 579) Zone to the Open Space (P4) Zone

Appendix "B" to Report PED22191
 Page 1 of 1



Development Statistics		
Item	Proposed Zoning "RM5-..." (Multiple Residential 5) Zone	Proposed Zoning Bylaw 3692-32
Minimum Lot Area	1 ha	2.80 ha
Minimum Residential Density	150 units/ha	432 units/ha
Total Units	N/A	1209
Low-Rise (30 Units)		
Minimum Front Yard*	7.5 m	3.00 m
Minimum Side Yard	7.5 m	18.40 m
Minimum Rear Yard	7.5 m	N/A
Minimum Flankage Yard**	9 m	5.32 m
Minimum Flankage Yard**	9 m	N/A
Minimum Rear Yard	7.5 m	2.88 m
Building Height to Main Roof	N/A	7.7 m
Mid-Rise (64 Units)		
Minimum Front Yard*	7.5 m	3.00 m
Minimum Side Yard	7.5 m	18.40 m
Minimum Rear Yard	7.5 m	N/A
Minimum Flankage Yard**	9 m	5.32 m
Minimum Flankage Yard**	9 m	N/A
Minimum Rear Yard	7.5 m	2.88 m
Building Height to Main Roof	N/A	7.7 m
High-Rise (119 Units)		
Minimum Front Yard*	7.5 m	3.00 m
Minimum Side Yard	7.5 m	20.56 m
Minimum Rear Yard	7.5 m	31.10 m
Minimum Flankage Yard**	9 m	41.01 m
Minimum Flankage Yard**	9 m	N/A
Minimum Rear Yard	7.5 m	48.5 m (15 STY) & 75.5 m (24 STY)
Building Height to Main Roof	N/A	7.7 m
Parking		
Bachelor/1 Bedroom	1.25 per unit = 1000 spaces	
2 Bedroom	1.5 per unit = 242 spaces	1067 spaces
3+ Bedroom	1.75 per unit = 434 spaces	
Visitor	0.35 per unit = 423 spaces	0 spaces
Total	2099 spaces	1067 spaces
Amenity		
1 Bedroom	2 m ² per unit = 1600 m ²	
2 Bedroom	3 m ² per unit = 483 m ²	5446 m ²
3 Bedroom	4 m ² per unit = 988 m ²	
4 Bedroom	4 m ² per unit = 4 m ²	
Total	3075 m ²	5446 m ²

*Front Yard = Winona Road
 **Flankage Yard = East Street

CONCEPT PLAN
 PLAN OF SURVEY OF LOTS 48 & 49 ESPLANADE UNNUMBERED LOT REGISTERED PLAN 310 OF PART OF BROKEN FRONT CONGRESSION IN THE CITY OF HAMILTON

SCALE 1:500
 METRES
 0 10 20 40

LEGEND

- SUBJECT LANDS
- LOW-RISE
- MID-RISE
- HIGH-RISE
- AMENITY
- EXISTING DWELLING

APPROVED BY: [Stamp]

NOT FOR CONSTRUCTION

PREPARED BY: [Logos]

PROJECT: LIUNA GARDENS
 520 WINONA ROAD,
 HAMILTON (STONEY CREEK), ONTARIO

CLIENT: FENGATE LIUNA GARDENS HOLDINGS LP

LOT FILE NUMBER: 229-17 SHEET NUMBER: 1

Goodmans^{LLP}

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

June 1, 2022

Via Email and Courier

Our File No.: 221594

Office of the City Clerk
Hamilton City Hall
1st Floor, 71 Main Street West
Hamilton, Ontario L8P 4Y5

Attention: City Clerk (clerk@hamilton.ca)

Dear Sirs/Mesdames:

**Re: Notice of Appeal – 526 Winona Road, Stoney Creek
City of Hamilton Files: ZAC-22-015 and UHOPA-22-007
– Zoning By-law Amendment and Official Plan Amendment Applications**

We are solicitors for Fengate Liuna Gardens Holdings LP, who is the owner of the property known municipally in the City of Hamilton (the "City") as 526 Winona Road (the "Property"). On behalf of our client, we are appealing the above-noted zoning by-law amendment and official plan amendment applications (the "Applications") to the Ontario Land Tribunal pursuant to subsections 22(7) and 34(11) of the *Planning Act*. On December 24, 2021, our client filed official plan amendment and rezoning applications for the Property, which the City of Hamilton (the "City") confirmed as complete on the date of submission by letter dated February 1, 2022.

Background

The Property is located on the south shore of Lake Ontario, north of Liuna Court between Winona Road and East Street. The irregularly shaped parcel has a site area of approximately 3.4 hectares (8.6 acres) based on frontage of approximately 113.4 metres on Winona Road, 155.5 metres on East Street and 32.7 metres on Liuna Court. The Property are currently vacant but were previously occupied by the LiUNA Gardens Banquet Hall and local 837 E.H. Mancinelli Training Centre. An on-site pumping station exists on the southern portion of the Property, with the Applications preserving access from Winona Road to it.

The surrounding context includes low-rise residential uses with redevelopment occurring in the form of infill and severances. As noted in the Planning Justification Report included with the Applications, more broadly, there are recent approvals for higher and denser developments. The Winona Area is undergoing a period of transition from traditional low-rise single detached dwellings to higher intensity uses. The Planning Justification Report also reviewed the policy



context in detail and concluded that the Applications are consistent with the Provincial Policy Statement (2020) and conform with the Growth Plan for the Greater Golden Horseshoe. Further, the Applications would facilitate the redevelopment of the Property in a manner that is good planning and with a built form that implements the general intent of the Urban Hamilton Official Plan.

In particular, the Applications would permit redevelopment of the Property for two (2) 24-storey buildings and two (2) 15-storey buildings connected by a 2-storey podium, as well as two (2) four-storey stacked townhouse blocks and five (5) 2-storey townhouse blocks. The proposal would facilitate approximately 1212 residential units, supported by 1067 vehicle parking spaces and 727 bicycle parking spaces. A public open space with a depth of 30-metres would be provided along the shoreline running along the complete length of the Property.

Reasons for the Appeal

Based on the materials submitted in support of the Applications, including but not limited to the above-noted Planning Justification Report, it is clear that the Applications represent good planning and urban design. The proposal will result in the desirable intensification of underutilized lands having excellent access to planned and existing infrastructure, including a variety of transportation options, in accordance with the applicable policy framework. The proposed development will assist in achieving Provincial and City policy directions promoting intensification within built-up areas. Finally, from a built form and urban design perspective, the proposal appropriately responds to and harmoniously fits within the existing and planned context for the Property, including both existing and proposed buildings.

However, and based on circulation comments from various departments and agencies, it is clear that the assistance of the Tribunal is necessary to ensure a timely approval of the Application. Further, the break in Council meetings as a result of the municipal election will delay community consultation opportunities and push back any decision on the Application, which decision could still be appealed. This leaves open the potential for significant delay in the approval timeline. Despite the appeal, our client's goal would be to engage with the City and any stakeholders identified as part of the initial case management conference, including through mediation, to ensure that meaningful dialogue will continue.

Please find enclosed an appeal form, as well two cheques in the amount of \$1,100.00 payable to the Minister of Finance. Please do not hesitate to contact us if any further information is required.

Goodmans^{LLP}

Yours truly,

Goodmans LLP



David Bronskill
DB/

Encl
7272714



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
 Tel: 416-212-6349 | 1-866-448-2248
 Web Site: olt.gov.on.ca

Appeal Form (A1)

Municipal/Approval Authority Date Stamp
--

Receipt Number (OLT Office Use Only)

OLT Case Number (OLT Office Use Only)
--

Date Stamp – Appeal Received by OLT
--

Please complete this Appeal Form by following the instructions in the companion document titled "Appeal Form Instructions". Please read **both** documents carefully to ensure you submit the correct information and complete this form correctly.

There are guides available for review on the Tribunal's [website](#) for different appeal types to assist you in filing an appeal.

Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.

Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information			
Last Name:	First Name:		
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):			
Fengate Liuna Gardens Holdings LP			
Email Address:			
Daytime Telephone Number:		Alternative Telephone Number:	
	ext.		
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:

City/Town:	Province:	Country:	Postal Code:

Representative Information

I hereby authorize the named company and/or individual(s) to represent me

Last Name:	First Name:
Bronskill	David

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):
 Goodmans LLP

Email Address:
 dbronskill@goodmans.ca

Daytime Telephone Number:	Alternative Telephone Number:
416-597-4299 ext.	

Mailing Address

Unit Number:	Street Number:	Street Name:	P.O. Box:
3400	333	Bay Street	

City/Town:	Province:	Country:	Postal Code:
Toronto	ON	Canada	M5H 2S7

Note: If your representative is not licensed under the *Law Society Act*, please confirm that they have your written authorization, as required by the *OLT Rules of Practice and Procedure*, to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.

I certify that I understand that my representative is not licensed under the *Law Society Act* and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.

Location Information

Are you the current owner of the subject property? Yes No

Address and/or Legal Description of property subject to the appeal:
 526 Winona Road

Municipality:
 City of Hamilton

Upper Tier (Example: county, district, region):

Language Requirements

Do you require services in French? Yes No

To file an appeal, please complete the section below. Complete one line for each appeal type

Subject of Appeal		Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example	Minor Variance	<i>Planning Act</i>	45(12)
1	Official Plan Amendment	Planning Act	22(7)
2	Zoning By-law Amendment	Planning Act	34(11)
3			
4			
5			

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter

Select	Legislation associated with your matter	Complete Only the Section(s) Below
<input checked="" type="checkbox"/>	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A
<input type="checkbox"/>	Appeal of <i>Development Charges Act, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act, Environmental Protection Act, Nutrient Management Act, Ontario Water Resources Act, Pesticides Act, Resource Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B

<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information	
Number of new residential units proposed:	
1212	
Municipal Reference Number(s):	
ZAC-22-015 and UHOPA-22-007	
List the reasons for your appeal:	
Please see attached letter.	
Has a public meeting been held by the municipality? <input type="checkbox"/> Yes <input type="checkbox"/> No	
For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:	
A: A decision of a Council or Approval Authority is:	
<input type="checkbox"/> Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the <i>Planning Act</i> <input type="checkbox"/> Fails to conform with or conflicts with a provincial plan <input type="checkbox"/> Fails to conform with an applicable Official Plan	
And	
B: For a non-decision or decision to refuse by council:	
<input type="checkbox"/> Consistency with the provincial policy statement, issued under subsection 3(1) of the <i>Planning Act</i>	

<input type="checkbox"/> Conformity with a provincial plan
<input type="checkbox"/> Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan
If it is your intention to argue one or more of the above grounds, please explain your reasons:

Oral/Written submissions to council
Did you make your opinions regarding this matter known to council?
<input type="checkbox"/> Oral submissions at a public meeting of council
<input type="checkbox"/> Written submissions to council
<input type="checkbox"/> Not applicable

Related Matters
Are there other appeals not yet filed with the Municipality?
<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there other matters related to this appeal? (For example: A consent application connected to a variance application).
<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

Section 3B – Other Planning Matters

Appeal Specific Information (Continued)
Date application submitted to municipality if known (yyyy/mm/dd):
Date municipality deemed the application complete if known (yyyy/mm/dd):
Please briefly explain the proposal and describe the lands under appeal:
Please see attached letter.

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 3B Checklist\(s\)](#) located [here](#) and submit all documents listed.

Section 4A – Appeals under Environmental Legislation

Appeal Specific Information

Outline the grounds for the appeal and the relief requested:

[Empty space for outlining grounds for the appeal and the relief requested]

Reference Number of the decision under appeal:

[Empty space for reference number of the decision under appeal]

Portions of the decision in dispute:

[Empty space for portions of the decision in dispute]

Date of receipt of Decision or Director's Order (yyyy/mm/dd):

[Empty space for date of receipt of Decision or Director's Order]

Applying for Stay? Yes No

If Yes, outline the reasons for requesting a stay: (Tribunal's Guide to Stays can be viewed [here](#))

[Empty space for reasons for requesting a stay]

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 4A Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 4B – Environmental Application for Leave to Appeal

Are you filing an Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
Identify the portions of the instrument you are seeking to appeal:
Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:
Outline the relief requested:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 4B Checklist(s) located here and submit all documents listed on the checklist.

Section 5 – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act*

Appeal Specific Information
Development Permit Application File No:
Address or legal description of the subject property:
Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission's website (www.escarpment.org))

--

Section 6 – Mining Claim and Conservation Matters

Appeal Specific Information
List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all "Filed Only" Mining Claims, if appropriate: (This is to be completed for <i>Mining Act</i> appeals only.)
List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):
Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:
Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:

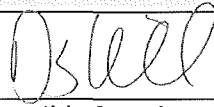
Respondent Information	
Conservation Authority:	
Contact Person:	
Email Address:	
Daytime Telephone Number:	Alternative Telephone Number:

		ext.		
Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available				
Unit Number:	Street Number:	Street Name:		P.O. Box:
City/Town:	Province:	Country:	Postal Code:	
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <u>Section 6 Checklist(s)</u> located <u>here</u> and submit all documents listed on the checklist.				

Section 7 – Filing Fee

Required Fee						
Please see the attached link to view the <u>OLT Fee Chart</u> .						
Total Fee Submitted: \$2,200.00						
Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	<input checked="" type="checkbox"/>	Lawyer's general or trust account cheque
	<input type="checkbox"/>	Credit Card				
If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form. DO NOT INCLUDE YOUR CREDIT CARD INFORMATION ON THIS FORM. YOU WILL BE CONTACTED TO COMPLETE YOUR PAYMENT OVER THE PHONE.						
If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the <u>Fee Reduction request form</u> .						
<input type="checkbox"/> Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)						

Section 8 – Declaration (Mandatory)

Declaration		
I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.		
By signing this appeal form below, I consent to the collection of my personal information.		
Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
David Bronskill		2022/06/01
Personal information or documentation requested on this form is collected under the authority of the <i>Ontario Land Tribunal Act</i> and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance		

with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation
 You must file your Appeal Form with the appropriate authority(s) by the filing deadline.

If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.

If the completed Section is:	You must file with the following:	
Section 3A	Municipality or the Approval Authority/School Board *If you are filing under the <i>Ontario Heritage Act</i> , including under s. 34.1(1) , please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal in addition to the Municipality or Approval Authority.	
Section 3A & 3B or Section 4A or Section 4B or Section 6	Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5 Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca	
Section 5	For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton	For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon) File with:

	<p style="text-align: center;">File with:</p> <p style="text-align: center;">NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p style="text-align: center;">Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p style="text-align: center;">NIAGARA ESCARPMENT COMMISSION</p> <p style="text-align: center;">1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p style="text-align: center;">Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p>
--	---	--

NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.

Appendix "D" to Report PED22191
Page 1 of 1





WELCOME TO THE CITY OF HAMILTON

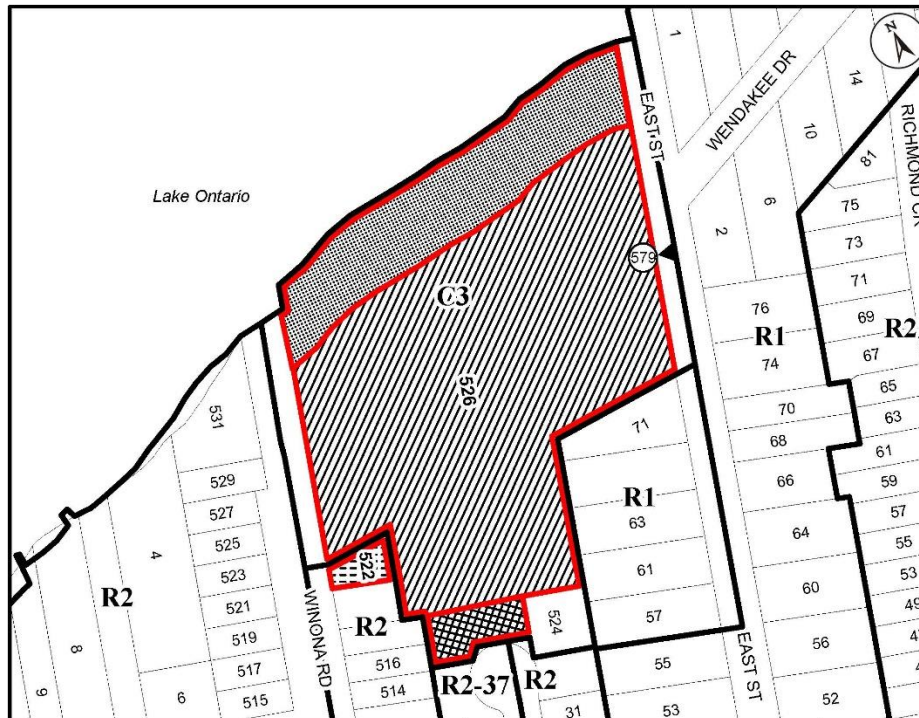
PLANNING COMMITTEE

September 20, 2022

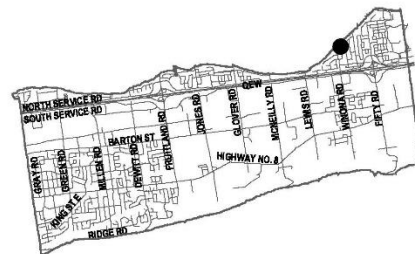
PED22191 – (ZAC-22-015 & UHOPA-22-007)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 522 and 526 Winona Road, Stoney Creek.

Presented by: James Van Rooi



● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-015 & UHOPA-22-007

Date:
February 1, 2022





Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JV/VS

Subject Property

522 & 526 Winona Road, Stoney Creek

-  Block 1 - Change in Zoning from Community Commercial (C3, 579) Zone to the Multiple Residential "RM5-___" Zone
-  Block 2 - Change in Zoning from Community Commercial (C3, 579) Zone to the Single Residential "R1" Zone
-  Block 3 - Change in Zoning from Single Residential "R2" Zone to the Multiple Residential "RM5-___" Zone
-  Block 4 - Change is Zoning from the Community Commercial (C3, 579) Zone to the Open Space (P4) Zone



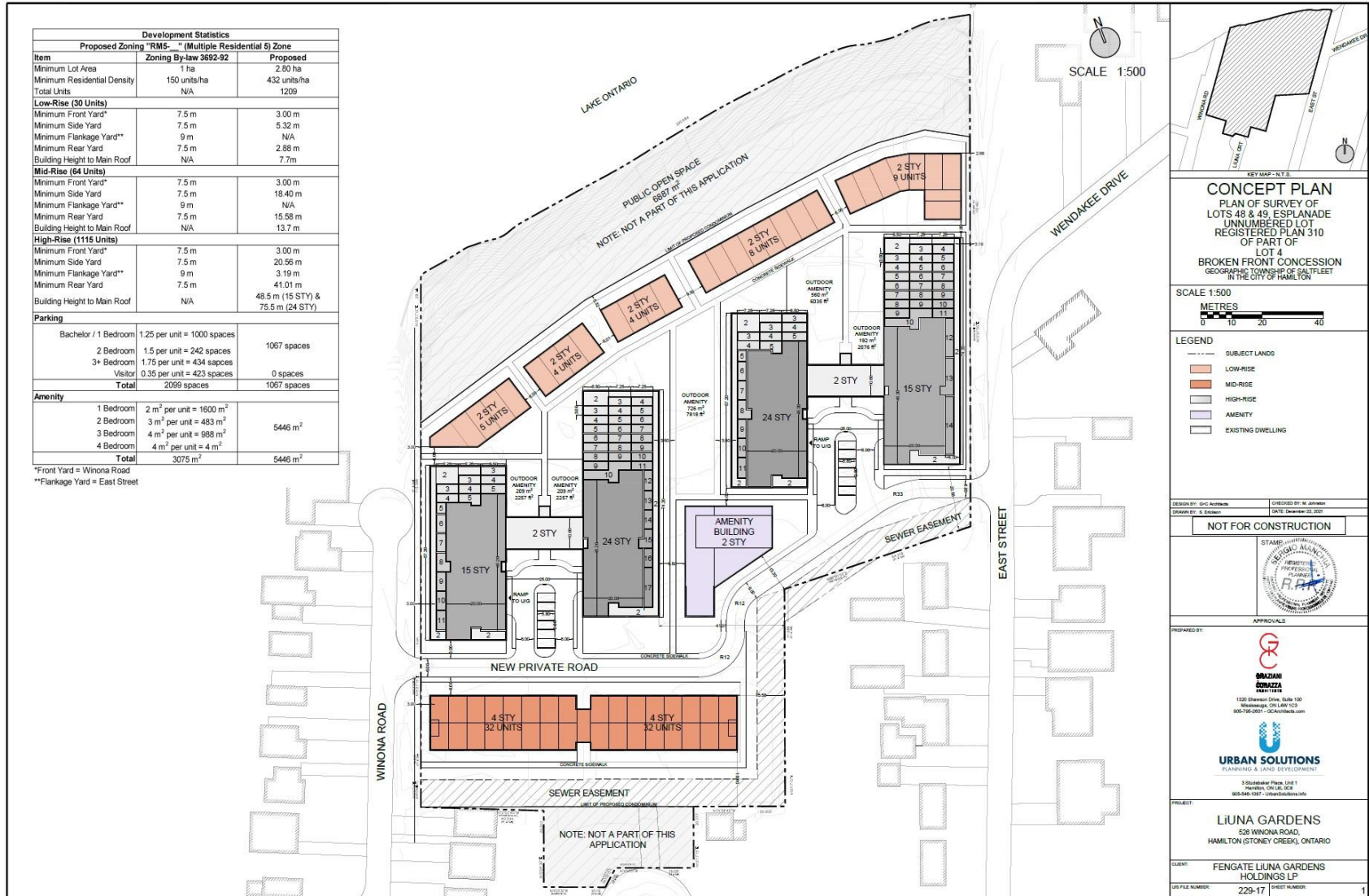
Lake Ontario

SUBJECT PROPERTY



522 & 526 Winona Road, Stoney Creek









View of Site looking south east



Same point looking north east



522 Winona Road



View of Site from East Street looking west



View of nearby Single Detached Dwellings on Winona Road



View of nearby Single Detached Dwellings on west side of Winona Road



View of Liuna Court looking north



View of neighbouring property to the south on East Street



View of nearby Single Detached Dwellings on East Street Continued



View of Lido Drive and Riviera Ridge



View of East Street looking north



View of Wendakee Drive looking east



View of Winona Road looking north



View of Winona Road looking south



View of newer development at Baseline Road and Winona Road



View of John Wilson Park



View QEW looking east



View of QEW looking west



View looking south on Winona Road bridge



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 20, 2022
SUBJECT/REPORT NO:	Comprehensive Zoning By-law Workplan (PED22193) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Shannon McKie (905) 546-2424 Ext. 1288
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

Not applicable.

INFORMATION

The Comprehensive Zoning By-law was initiated in 2005 with the Downtown Zones. Since that time the By-law has been developed in stages based on land use categories. The following sections of the Zoning By-law have been completed:

- Downtown Zones – 2005, 2018;
- Parks and Open Space – 2006;
- Institutional – 2007;
- Industrial
 - West Hamilton Innovation District - 2007;
 - Employment and Industrial Lands – 2010;
 - Airport Employment Growth District – 2015; and,
 - Shipping and Navigation – 2018.
- Rural – 2015;
- Transit Oriented Corridor – 2016, 2018;
- Commercial and Mixed Use – 2017;

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**SUBJECT: Comprehensive Zoning By-law Workplan (PED22193) (City Wide) -
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- Utility Zones – 2015, 2017, and 2018; and,
- Waterfront Zones - 2017.

The land use categories reflect the designations of the Rural and Urban Hamilton Official Plans and the applicable policies. Each category required review, analysis, background research, public consultation and Statutory Public Meetings in accordance with the *Planning Act*.

Appeals

Each of the sections that have been brought forward for approval have been under appeal in some fashion, requiring staff to attend and defend Council's decision, participate in negotiations and present settlement options. Staff continue to work through the appeals with owners/appellants to come to a resolution. Where a resolution is not possible, staff are required to attend a hearing in defence of the regulations. It is anticipated that appeals will be received for future Zoning By-law Amendments and staff will be required to support the appeal process with the City's Legal Division.

Other Strategic Projects

During the development of the zoning for the larger land use categories the Zoning By-law Reform team have participated in other strategic projects to advance the Comprehensive Zoning By-law, provide continued service and interpretation for the existing Community Zoning By-laws, and assist in other Corporate Projects. These projects are an important part of the work plan as they often create opportunities and resolve issues in addressing issues related to sustainability, affordable housing, growth and development. Some examples of the strategic projects that have been advanced by the Zoning By-law Reform team include:

- Entertainment on Outdoor Commercial Patios;
- Pleasant View Updates;
- Additional Dwelling Units;
- Waterdown Node Secondary Plan Implementation;
- Centennial Neighbourhood Secondary Plan Implementation; and,
- Municipal Comprehensive Review/GRIDS2 Implementation.

The Zoning By-law Reform Workplan attached as Appendix "A" to Report PED22193 includes other strategic projects that the team will assist in advancing over the next two years.

**SUBJECT: Comprehensive Zoning By-law Workplan (PED22193) (City Wide) -
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Housekeeping Amendments and By-law Administration

Zoning By-law No. 05-200 is regarded as a live document. Since the approval of the original zones, staff have continuously monitored and reported on interpretation issues, administrative corrections and technical errors (i.e. typographical and numbering corrections). Staff regularly bring forward housekeeping amendments to avoid unnecessary delays, conflicts or interpretation issues to ensure that the Zoning By-law is up-to-date. Going forward, staff will be planning on bringing forward housekeeping amendments on a more regular basis (i.e. quarterly) to avoid a back log of amendments and to reinforce the importance of maintaining up-to-date regulations.

Residential Zones

Residential Zones are the last to be incorporated into Zoning By-law No. 05-200 and are being implemented in stages. The first phase of the Low Density Residential Zones (LDR), being the Low Density Residential (R1) Zone and Low Density Residential – Small Lot (R1a) Zone were presented at the August 3, 2022 Planning Committee (PED22154) and approved by Council on August 12, 2022. Phase two of the LDR Zones will incorporate low density residential lands in Secondary Plan Areas as well as incorporate new built form standards for purpose built tri-plex and four-plex dwellings. The City will be completing new City Wide Urban Design Standards and Neighbourhood Infill Guidelines to provide design based direction for zoning regulations in all of the new Residential Zones.

The remaining phases, being Medium Density Residential (MDR) and High Density Residential Zones (HDR) are currently being developed. The MDR and HDR zones will incorporate lands that currently exist in higher density form as well as lands that are appropriately located and of an appropriate size to accommodate intensification. Staff will be evaluating lands along arterial and collector roads to determine appropriate zoning to accommodate the City's intensification targets. The future residential zoning phases and will require additional public consultation prior to implementation.

Additional Work to be Completed

While the Residential Zones represent the last of the land use categories, there are other components of the Zoning By-law that require action. Zoning By-law Reform staff will be working on and bringing forward recommendation reports for the following topics areas:

**SUBJECT: Comprehensive Zoning By-law Workplan (PED22193) (City Wide) -
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	Project Leads	Project Inputs/Dependency
Comprehensive Zoning By-law Review – Legislative Consistency		
Residential Zoning		
Secondary Plan Implementation	Zoning By-law Reform; Sustainable Communities	OPA No. 167; Phase 2 of MCR.
Green Building Standards	Zoning By-law Reform; Sustainable Communities; Urban Design	Develop Green Building Standards for the Medium and High Density Residential Zones to be incorporated into the Site Plan Guidelines.
Commercial Zoning		
Arterial Corridor Review	Zoning By-law Reform;	Review of intensification options along the BLAST network and other arterial roads.
Arterial Commercial and District Commercial Zoning Review	Zoning By-law Reform; Sustainable Communities	Review the application of the Arterial Commercial (C7) Zone and the District Commercial (C4) Zone along Upper James Street and Wilson Street.
Commercial and Mixed Use Zoning - Official Plan Alignment	Zoning By-law Reform; Sustainable Communities	Incorporate the lands left out of the CMU Zones (i.e. lands that were subject to a development application or Secondary Plan process).
Commercial and Mixed Use Zoning Appeals	Zoning By-law Reform; Legal	Review and negotiate remaining four appeals for the CMU Zones.

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Rural Zoning		
Rural Zoning Updates	Zoning By-law Reform	Review and consult on regulations relating to farm severances, and adequate servicing, and incorporate the lands left out of the Rural Zones (i.e. lands that were deferred from approval).
Secondary Dwelling Units – Detached (Rural Area)	Zoning By-law Reform;	Review Source Water Protection information related to Secondary Dwelling Units – Detached (SDU-D) in the Rural area and develop associated regulations for public consultation in advance of incorporating Rural SDU-D permissions into the General Provisions Section.
Institutional Zoning		
Section 8 – Institutional Zones Review	Zoning By-law Reform	Uses, commercial parking permissions for excess parking.
Downtown Zoning/Schedule “D” Holding Provisions		
Update Downtown Zoning Maps and Schedule “D” - Holding Provision Update	Zoning By-law Reform	Delete Holding Provision 19 to align with recent <i>Planning Act</i> revisions that deleted and replaced Section 37 – Bonusing with Section 37 – Community Benefits Charge. Mapping revisions also required.

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Administrative Review		
Section 3 – Definitions Review	Zoning By-law Reform; Licensing and By-law Services	Review and consultation on revisions to the terminology associated with accommodation for the travelling public.
Section 4 - General Provisions Review	Zoning By-law Reform	Review Section 4 – General Provisions Section to reformat and consolidate regulations. Review and consult on general provisions for the adaptive reuse of heritage buildings, and MZO provisions.
Section 5 - Parking Review	Zoning By-law Reform; Transportation Planning.	Review Section 5 – Parking to consolidate and reformat regulations, establish regulations for Electric Vehicles and Commercial Motor Vehicles, review visitor and required parking rates and implement findings of the City-Wide Parking study.
Schedule “A” – Zoning Maps	Zoning By-law Reform	Review remnant parcels of land to determine applicable zoning category (i.e. remnant institutional, industrial, commercial and open space lands not currently incorporated into Zoning By-law No. 05-200). Remove Holding Provision 19 from Downtown Zoning Maps.

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Administrative Review		
Schedule "C" – Special Exceptions Review	Zoning By-law Reform	Review existing Special Conditions to eliminate duplications, align terminology with the parent Zoning By-law Definitions Section, and consolidate exceptions.

The detailed Zoning By-law Reform Workplan is attached as Appendix "A" to Report PED22193 and provides a breakdown of all outstanding tasks and associated timelines for 2023-2025. The Workplan will be amended from time to time to accommodate new and urgent projects.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED22193 - Zoning By-law Reform Workplan
Appendix "B" to Report PED22193 - Remnant Lands to be Incorporated

SM:sd

Remnant Commercial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
73 CANNON ST E	02	H	Zoning By-Law No. 6593
20 BARTON ST E	02	H	Zoning By-Law No. 6593
97 BARTON ST E	02	H	Zoning By-Law No. 6593
5743 TWENTY RD E	11	C3-116	Zoning By-law No. 464
127 BAY ST N	02	H	Zoning By-Law No. 6593
18 BARTON ST E	02	H/S-1741	Zoning By-Law No. 6593
128 CANNON ST W	02	H	Zoning By-Law No. 6593
98 MELVIN AVE	04	H	Zoning By-Law No. 6593
2164 KING ST E	04	G-3/S-319a	Zoning By-Law No. 6593
188 GRAHAM AVE S	04	H	Zoning By-Law No. 6593
176 GLOW AVE	04	G	Zoning By-Law No. 6593
174 GLOW AVE	04	G	Zoning By-Law No. 6593
170 GLOW AVE	04	G	Zoning By-Law No. 6593
15 SANFORD AVE S	03	H/S-1073	Zoning By-Law No. 6593
21 CROSTHWAITE AVE N	04	G-3/S-1659	Zoning By-Law No. 6593
19 CROSTHWAITE AVE N	04	G-3/S-1659	Zoning By-Law No. 6593
275 GLASSCO AVE N	04	H	Zoning By-Law No. 6593
100 RAY ST N	01	H/S-481 H/S-745	Zoning By-Law No. 6593
150 LOCKE ST N	01	H/S-700a H/S-745	Zoning By-Law No. 6593
16 MAGILL ST	01	G-3 G-3/S-481e G-3/S-481d	Zoning By-Law No. 6593
460 YORK BLVD	01	H/S-641 H/S-745	Zoning By-Law No. 6593
139 LOCKE ST S	01	G/S-1299	Zoning By-Law No. 6593
620 KING ST W	01	H-H/S-1730	Zoning By-Law No. 6593
16 MARGARET ST	01	G-3	Zoning By-Law No. 6593
767 KING ST W	01	H/S-1361	Zoning By-Law No. 6593
745 KING ST W	01	H/S-1361	Zoning By-Law No. 6593
1870 MAIN ST W	01	H	Zoning By-Law No. 6593
1029 MAIN ST W	01	HH/S-886 HH/S-886a HH/S-886b HH/S-886c	Zoning By-Law No. 6593
440 YORK BLVD	01	H/S-481 H/S-745	Zoning By-Law No. 6593
798 MAIN ST E	03	H	Zoning By-Law No. 6593
1443 KING ST E	03	H	Zoning By-Law No. 6593
249 GLENDALE AVE N	03	G-3	Zoning By-Law No. 6593
870 MAIN ST E	03	H	Zoning By-Law No. 6593
114 MELVIN AVE	04	H	Zoning By-Law No. 6593
1522 KING ST E	04	H	Zoning By-Law No. 6593
17 CROSTHWAITE AVE N	04	G-3/S-1659	Zoning By-Law No. 6593
1605 KING ST E	04	H	Zoning By-Law No. 6593
55 PRINCESS ST	03	G	Zoning By-Law No. 6593
689 MAIN ST E	03	H	Zoning By-Law No. 6593
44 FRANCIS ST	03	H/S-647b	Zoning By-Law No. 6593
11 ARTHUR AVE S	03	G-3	Zoning By-Law No. 6593
655 MAIN ST E	03	H	Zoning By-Law No. 6593
58 CANNON ST W	02	H	Zoning By-Law No. 6593
130 CANNON ST W	02	H	Zoning By-Law No. 6593
24 CANNON ST W	02	H	Zoning By-Law No. 6593
63 CANNON ST E	02	H	Zoning By-Law No. 6593
48 BARTON ST E	02	H	Zoning By-Law No. 6593
129 MACNAB ST N	02	H	Zoning By-Law No. 6593
145 MACNAB ST N	02	H	Zoning By-Law No. 6593
200 BARTON ST E	02	H-'H'/S-1569a	Zoning By-Law No. 6593
15 COLBOURNE ST	02	H/S-1741	Zoning By-Law No. 6593
61 CANNON ST E	02	H	Zoning By-Law No. 6593
101 BARTON ST E	02	H	Zoning By-Law No. 6593

Remnant Commercial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
522 JAMES ST N	02	G/S-997	Zoning By-Law No. 6593
33 CANNON ST E	02	H	Zoning By-Law No. 6593
205 CANNON ST E	02	H	Zoning By-Law No. 6593
57 BARTON ST E	02	H	Zoning By-Law No. 6593
486 JAMES ST N	02	G/S-276	Zoning By-Law No. 6593
249 JOHN ST N	02	H	Zoning By-Law No. 6593
170 BARTON ST E	02	H	Zoning By-Law No. 6593
29 BARTON ST E	02	H	Zoning By-Law No. 6593
190 BARTON ST E	02	H-'H'/S-1569a	Zoning By-Law No. 6593
74 CANNON ST W	02	H	Zoning By-Law No. 6593
127 MACNAB ST N	02	H	Zoning By-Law No. 6593
167 BARTON ST W	02	H	Zoning By-Law No. 6593
37 BARTON ST E	02	H	Zoning By-Law No. 6593
1057 CANNON ST E	03	H	Zoning By-Law No. 6593
504 MAIN ST E	03	H	Zoning By-Law No. 6593
76 WENTWORTH ST S	03	H	Zoning By-Law No. 6593
500 MAIN ST E	03	H	Zoning By-Law No. 6593
648 MAIN ST E	03	H	Zoning By-Law No. 6593
800 MAIN ST E	03	H	Zoning By-Law No. 6593
281 CATHARINE ST N	02	G-3	Zoning By-Law No. 6593
157 MACNAB ST N	02	H	Zoning By-Law No. 6593
ROBERT ST	02	H-'H'/S-1569b	Zoning By-Law No. 6593
22 MULBERRY ST	02	G-3/S-277	Zoning By-Law No. 6593
11 BARTON ST E	02	H/S-991	Zoning By-Law No. 6593
33 BARTON ST E	02	H	Zoning By-Law No. 6593
107 BARTON ST E	02	H	Zoning By-Law No. 6593
140 MACNAB ST N	02	H	Zoning By-Law No. 6593
88 CANNON ST W	02	H	Zoning By-Law No. 6593
107 BARTON ST E	02	H	Zoning By-Law No. 6593
15 BARTON ST E	02	H	Zoning By-Law No. 6593
139 CANNON ST E	02	H	Zoning By-Law No. 6593
83 CANNON ST E	02	H	Zoning By-Law No. 6593
183 BARTON ST W	02	H	Zoning By-Law No. 6593
587 JAMES ST N	02	H/S-818	Zoning By-Law No. 6593
43 BARTON ST E	02	H	Zoning By-Law No. 6593
175 JOHN ST N	02	H	Zoning By-Law No. 6593
256 JOHN ST N	02	H	Zoning By-Law No. 6593
251 JOHN ST N	02	H	Zoning By-Law No. 6593
221 BARTON ST E	02	H	Zoning By-Law No. 6593
227 JOHN ST N	02	H	Zoning By-Law No. 6593
60 CANNON ST W	02	H	Zoning By-Law No. 6593
151 BAY ST N	02	H	Zoning By-Law No. 6593
22 CANNON ST W	02	H	Zoning By-Law No. 6593
130 PARK ST N	02	H	Zoning By-Law No. 6593
203 CANNON ST E	02	H	Zoning By-Law No. 6593
217 CANNON ST E	02	H/S-1292	Zoning By-Law No. 6593
574 JAMES ST N	02	G/S-902	Zoning By-Law No. 6593
186 FERGUSON AVE N	02	H-H/S-1569	Zoning By-Law No. 6593
250 HUGHSON ST N	02	H	Zoning By-Law No. 6593
26 BARTON ST E	02	H	Zoning By-Law No. 6593
27 BARTON ST E	02	H	Zoning By-Law No. 6593
17 BARTON ST E	02	H/S-969	Zoning By-Law No. 6593
24 BARTON ST E	02	H	Zoning By-Law No. 6593
150 BARTON ST E	02	H/S-472	Zoning By-Law No. 6593
110 MULBERRY ST	02	H	Zoning By-Law No. 6593

Remnant Commercial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
10 BARTON ST E	02	H/S-1741	Zoning By-Law No. 6593
274 CATHARINE ST N	02	H	Zoning By-Law No. 6593
437 ABERDEEN AVE	01	H	Zoning By-Law No. 6593
1960 MAIN ST W	01	G/S-455	Zoning By-Law No. 6593
136 LOCKE ST S	01	H/S-584	Zoning By-Law No. 6593
1872 MAIN ST W	01	H	Zoning By-Law No. 6593
370 CANNON ST E	03	H	Zoning By-Law No. 6593
100 SHERMAN AVE S	03	H	Zoning By-Law No. 6593
11 ARTHUR AVE N	03	H	Zoning By-Law No. 6593
20 EMERALD ST N	03	CR-2	Zoning By-Law No. 6593
482 WENTWORTH ST N	03	H/S-647b	Zoning By-Law No. 6593
1120 MAIN ST E	03	H	Zoning By-Law No. 6593
1117 CANNON ST E	03	H	Zoning By-Law No. 6593
1419 KING ST E	03	H	Zoning By-Law No. 6593
72 WENTWORTH ST S	03	H	Zoning By-Law No. 6593
498 MAIN ST E	03	H	Zoning By-Law No. 6593
457 KENILWORTH AVE N	04	H	Zoning By-Law No. 6593
384 BEACH RD	04	H	Zoning By-Law No. 6593
1622 BARTON ST E	04	H	Zoning By-Law No. 6593
2596 KING ST E	05	G	Zoning By-Law No. 6593
2440 BARTON ST E	05	HH	Zoning By-Law No. 6593
2434 BARTON ST E	05	HH	Zoning By-Law No. 6593
173 CENTENNIAL PKY N	05	HH/S-390	Zoning By-Law No. 6593
207 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
21 MOUNTAIN AVE S	05	CA2	Zoning By-law No. 3692-92
133 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
2372 BARTON ST E	05	G/S-707	Zoning By-Law No. 6593
82 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
38 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
247 CENTENNIAL PKY N	05	HH/S-1408	Zoning By-Law No. 6593
211 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
32 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
118 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
2444 BARTON ST E	05	HH	Zoning By-Law No. 6593
265 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
395 CENTENNIAL PKY N	05	HH/S-772	Zoning By-Law No. 6593
2366 BARTON ST E	05	G/S-707	Zoning By-Law No. 6593
553 QUEENSTON RD	05	HH	Zoning By-Law No. 6593
395 CENTENNIAL PKY N	05	HH/S-772	Zoning By-Law No. 6593
191 CENTENNIAL PKY N	05	HH/S-299a	Zoning By-Law No. 6593
975 QUEENSTON RD	05	G/S-1054	Zoning By-Law No. 6593
220 CENTENNIAL PKY N	05	G-1/S-43	Zoning By-Law No. 6593
817 QUEENSTON RD	05	HH/S-343	Zoning By-Law No. 6593
2450 BARTON ST E	05	G-3/S-1260	Zoning By-Law No. 6593
210 CENTENNIAL PKY N	05	G-1/S-635	Zoning By-Law No. 6593
130 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
140 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
150 CENTENNIAL PKY N	05	HH/S-1058	Zoning By-Law No. 6593
48 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
826 QUEENSTON RD	05	GC	Zoning By-law No. 3692-92
350 CENTENNIAL PKY N	05	HH/S-1155	Zoning By-Law No. 6593
160 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
652 LAWRENCE RD	04	H/S-187	Zoning By-Law No. 6593
58 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
92 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593

Remnant Commercial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
106 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
1543 KING ST E	04	H	Zoning By-Law No. 6593
267 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
257 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
315 CENTENNIAL PKY N	05	HH	Zoning By-Law No. 6593
1594 BARTON ST E	04	H	Zoning By-Law No. 6593
1227 BARTON ST E	04	H	Zoning By-Law No. 6593
1162 BARTON ST E	04	H	Zoning By-Law No. 6593
1970 KING ST E	04	H	Zoning By-Law No. 6593
675 RYMAL RD E	06	G-1	Zoning By-Law No. 6593
680 STONE CHURCH RD E	06	G-1/S-1086	Zoning By-Law No. 6593
1645 UPPER SHERMAN AVE	06	G-1/S-996	Zoning By-Law No. 6593
248 CROCKETT ST	07	H	Zoning By-Law No. 6593
619 UPPER WENTWORTH ST	07	H	Zoning By-Law No. 6593
335 UPPER WENTWORTH ST	07	H	Zoning By-Law No. 6593
760 CONCESSION ST	07	H	Zoning By-Law No. 6593
1066 UPPER JAMES ST	08	G-3/S-1103	Zoning By-Law No. 6593
14 HESTER ST	08	HH	Zoning By-Law No. 6593
157 UP CENTENNIAL PKY	09	GC-49	Zoning By-law No. 3692-92
1307 HWY 8	10	LC	Zoning By-law No. 3692-92
1227 HWY 8	10	GC-30	Zoning By-law No. 3692-92
1252 HWY 8	10	GC	Zoning By-law No. 3692-92
1139 HWY 8	10	HC	Zoning By-law No. 3692-92
1247 HWY 8	10	LC	Zoning By-law No. 3692-92
1304 HWY 8	10	LC	Zoning By-law No. 3692-92
655 HWY 8	10	GC	Zoning By-law No. 3692-92
1223 HWY 8	10	GC-30	Zoning By-law No. 3692-92
244 HWY 8	10	HC	Zoning By-law No. 3692-92
1065 HWY 8	10	HC	Zoning By-law No. 3692-92
660 BARTON ST	10	GC-3	Zoning By-law No. 3692-92
1242 HWY 8	10	LC-3	Zoning By-law No. 3692-92
1283 BARTON ST	10	HC	Zoning By-law No. 3692-92
423 BARTON ST	10	GC-28	Zoning By-law No. 3692-92
1381 HWY 8	10	HC	Zoning By-law No. 3692-92
1260 HWY 8	10	GC	Zoning By-law No. 3692-92
1287 HWY 8	10	LC-4	Zoning By-law No. 3692-92
385 HWY 8	10	GC	Zoning By-law No. 3692-92
369 HWY 8	10	GC-46	Zoning By-law No. 3692-92
685 HWY 8	10	HC	Zoning By-law No. 3692-92
661 HWY 8	10	GC	Zoning By-law No. 3692-92
310 FRANCES AVE	10	MUC-4	Zoning By-law No. 3692-92
823 HWY 8	10	HC	Zoning By-law No. 3692-92
34 STONE CHURCH RD	12	C1-422	Zoning By-law No. 87-57
72 WILSON ST E	12	C1-664	Zoning By-law No. 87-57
807 GARNER RD E	12	C4-338	Zoning By-law No. 87-57
111 FIDDLERS GREEN RD	12	C3-211	Zoning By-law No. 87-57
548 OLD DUNDAS RD	12	C3-280	Zoning By-law No. 87-57
116 WILSON ST E	12	C4	Zoning By-law No. 87-57
44-48 YORK RD	13	CH-FP	Zoning By-law No. 3581-86
56 HATT ST	13	CAC/S-79	Zoning By-law No. 3581-86
100 HAMILTON ST N	15	UC-17	Zoning By-law No. 90-145-Z
930 UPPER PARADISE RD	14	CR-2/S-959 CR-2/S-959a	Zoning By-Law No. 6593
39 MALLARD TRAIL	15	UC-13	Zoning By-law No. 90-145-Z
MALLARD TRAIL	15	UC-13	Zoning By-law No. 90-145-Z
2070 RYMAL RD E	09	C3-301	Zoning By-law No. 464

Remnant Commercial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
29 SEVERN ST	02	H/S-1310	Zoning By-Law No. 6593
DUNDAS ST E	15	UC-8	Zoning By-law No. 90-145-Z
488 DUNDAS ST E	15	UC-13	Zoning By-law No. 90-145-Z
585 SKINNER RD	15	UC-14-H	Zoning By-law No. 90-145-Z
177 GLOW AVE	04	G	Zoning By-Law No. 6593
32 BARTON ST E	02	H	Zoning By-Law No. 6593
25 CANNON ST E	02	H	Zoning By-Law No. 6593
600 JAMES ST N	02	H/S-1783-H	Zoning By-Law No. 6593
567 SCENIC DR	14	CR-1/S-1766	Zoning By-Law No. 6593
2620 BINBROOK RD	11	C3-242	Zoning By-law No. 464

Remnant Industrial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
201 BURLINGTON ST E	02	J	Zoning By-law No. 6593
201 BURLINGTON ST E	02	J	Zoning By-law No. 6593
BURLINGTON ST E	02	J	Zoning By-law No. 6593
195 BURLINGTON ST E	02	J	Zoning By-law No. 6593
227 BURLINGTON ST E	02	J	Zoning By-law No. 6593
VICTORIA AVE S	03	JJ	Zoning By-law No. 6593
565 ABERDEEN AVE	01	K	Zoning By-law No. 6593
138 STROUD RD	01	J	Zoning By-law No. 6593
1 RAILWAY ST	01	J	Zoning By-law No. 6593
5 ROADWAY	05	KK	Zoning By-law No. 6593
174 CATHARINE ST N	02	J/S-378	Zoning By-law No. 6593
5 ROADWAY	01	K/S-1482	Zoning By-law No. 6593
2 ROADWAY	01	K/S-1482	Zoning By-law No. 6593
5 ROADWAY	05	KK	Zoning By-law No. 6593
193 ELGIN ST	02	K	Zoning By-law No. 6593
205 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
141 PARK ST N	02	JJ/S-450	Zoning By-law No. 6593
5 ROADWAY	01	K/S-1482	Zoning By-law No. 6593
207 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
145 BARTON ST E	02	K	Zoning By-law No. 6593
75 ELGIN ST	02	J/S-378	Zoning By-law No. 6593
180 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
160 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
193 FERGUSON AVE S	02	J	Zoning By-law No. 6593
246 MARY ST	02	J/S-378 A-5/S-678a	Zoning By-law No. 6593
109 SIMCOE ST W	02	K/S-1482	Zoning By-law No. 6593
325 BAY ST N	02	K/S-1482	Zoning By-law No. 6593
330 MACKLIN ST N	01	J	Zoning By-law No. 6593
195 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
138 STROUD RD	01	J	Zoning By-law No. 6593
880 YORK BLVD	01	K/S-1482	Zoning By-law No. 6593
213 FERGUSON AVE S	02	J	Zoning By-law No. 6593
194 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
315 MELVIN AVE	04	J	Zoning By-law No. 6593
325 MELVIN AVE	04	J	Zoning By-law No. 6593
345 MELVIN AVE	04	J	Zoning By-law No. 6593
355 MELVIN AVE	04	J	Zoning By-law No. 6593
365 MELVIN AVE	04	J	Zoning By-law No. 6593
BARTON ST E	04	K	Zoning By-law No. 6593
476 BEACH RD	04	J/S-740	Zoning By-law No. 6593
BEACH RD	04	J/S-740	Zoning By-law No. 6593
440 VICTORIA AVE N	03	K	Zoning By-law No. 6593
5 ROADWAY	03	K	Zoning By-law No. 6593
5 ROADWAY	03	J	Zoning By-law No. 6593
BILARDI CRT	04	K	Zoning By-law No. 6593
MELVIN AVE	04	K	Zoning By-law No. 6593
5 ROADWAY	03	J/S-404	Zoning By-law No. 6593
17 EWEN RD	01	J/S-1522	Zoning By-law No. 6593
45 EWEN RD	01	J/S-1522	Zoning By-law No. 6593
162 WARD AVE	01	J	Zoning By-law No. 6593
99 MACKLIN ST N	01	J	Zoning By-law No. 6593
138 STROUD RD	01	J	Zoning By-law No. 6593
82 STIRTON ST	03	J/S-326	Zoning By-law No. 6593
237 BURLINGTON ST E	03	J	Zoning By-law No. 6593
191 VICTORIA AVE S	03	JJ	Zoning By-law No. 6593

Remnant Industrial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
5 ROADWAY	03	J	Zoning By-law No. 6593
227 SANFORD AVE S	03	J	Zoning By-law No. 6593
210 SANFORD AVE S	03	J	Zoning By-law No. 6593
358 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
366 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
310 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
82 STIRTON ST	03	J/S-326	Zoning By-law No. 6593
GAGE AVE S	03	J	Zoning By-law No. 6593
5 ROADWAY	03	JJ	Zoning By-law No. 6593
SHERMAN AVE S	03	J	Zoning By-law No. 6593
100 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
100 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
265 MELVIN AVE	04	J	Zoning By-law No. 6593
385 MELVIN AVE	04	J	Zoning By-law No. 6593
DOUGLAS ST	03	J/S-648	Zoning By-law No. 6593
243 MARY ST	02	J/S-378	Zoning By-law No. 6593
244 CATHARINE ST N	02	J/S-378	Zoning By-law No. 6593
165 BARTON ST E	02	K	Zoning By-law No. 6593
184 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
174 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
151 CATHCART ST	02	JJ/S-378	Zoning By-law No. 6593
149 CATHCART ST	02	JJ/S-378	Zoning By-law No. 6593
124 HUNTER ST E	02	J/S-409	Zoning By-law No. 6593
PATTERSON ST	02	JJ/S-450	Zoning By-law No. 6593
149 BARTON ST E	02	K	Zoning By-law No. 6593
293 WELLINGTON ST N	02	K/S-1077 K/S-1077a	Zoning By-law No. 6593
192 ROBERT ST	02	JJ/S-378	Zoning By-law No. 6593
215 BARTON ST E	02	K	Zoning By-law No. 6593
172 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
5 ROADWAY	02	K	Zoning By-law No. 6593
201 FERGUSON AVE S	02	J/S-920	Zoning By-law No. 6593
197 FERGUSON AVE S	02	J	Zoning By-law No. 6593
209 FERGUSON AVE S	02	J	Zoning By-law No. 6593
2 ROADWAY	02	J	Zoning By-law No. 6593
FERGUSON AVE S	02	J	Zoning By-law No. 6593
5 ROADWAY	02	J	Zoning By-law No. 6593
5 ROADWAY	02	J/S-409	Zoning By-law No. 6593
162 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
81 STUART ST	02	J	Zoning By-law No. 6593
HUNTER ST E	02	J/S-409	Zoning By-law No. 6593
5 ROADWAY	02	J/S-409	Zoning By-law No. 6593
235 MARY ST	02	J/S-510B	Zoning By-law No. 6593
181 CANNON ST E	02	JJ/S-378	Zoning By-law No. 6593
57 STUART ST	02	J	Zoning By-law No. 6593
191 BARTON ST E	02	K	Zoning By-law No. 6593
203 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
153 CATHCART ST	02	JJ/S-378	Zoning By-law No. 6593
246 CATHARINE ST N	02	J/S-378	Zoning By-law No. 6593
BARTON ST E	02	JJ/S-378	Zoning By-law No. 6593
5 ROADWAY	02	J	Zoning By-law No. 6593
170 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
168 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
166 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
200 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
215 FERGUSON AVE S	02	J	Zoning By-law No. 6593

Remnant Industrial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
211 FERGUSON AVE S	02	J	Zoning By-law No. 6593
124 HUNTER ST E	02	J/S-409	Zoning By-law No. 6593
178 MARY ST	02	J/S-378 A-5/S-678a	Zoning By-law No. 6593
145 CATHCART ST	02	JJ/S-378	Zoning By-law No. 6593
191 FERGUSON AVE S	02	J	Zoning By-law No. 6593
344 FERGUSON AVE N	02	K	Zoning By-law No. 6593
325 WELLINGTON ST N	02	K	Zoning By-law No. 6593
29 HARRIET ST	02	JJ/S-450	Zoning By-law No. 6593
5 ROADWAY	02	J	Zoning By-law No. 6593
234 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
160 BAY ST N	02	J	Zoning By-law No. 6593
207 FERGUSON AVE S	02	J	Zoning By-law No. 6593
205 FERGUSON AVE S	02	J	Zoning By-law No. 6593
195 FERGUSON AVE S	02	J	Zoning By-law No. 6593
217 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
BARTON ST E	02	K	Zoning By-law No. 6593
199 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
5 ROADWAY	02	K	Zoning By-law No. 6593
221 MARY ST	02	J/S-378 J/S-765	Zoning By-law No. 6593
51 STUART ST	02	J	Zoning By-law No. 6593
2 ROADWAY	02	K/S-1482	Zoning By-law No. 6593
144 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
143 CATHCART ST	02	JJ/S-378	Zoning By-law No. 6593
147 CATHCART ST	02	JJ/S-378	Zoning By-law No. 6593
137 CANNON ST E	02	J/S-378	Zoning By-law No. 6593
176 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
178 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
177 HESS ST N	02	JJ/S-450	Zoning By-law No. 6593
104 ROBERT ST	02	J/S-378 J/S-378a J/S-378b	Zoning By-law No. 6593
208 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
182 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
164 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
198 QUEEN ST N	02	JJ/S-450	Zoning By-law No. 6593
241 MARY ST	02	J/S-510B	Zoning By-law No. 6593
189 HESS ST N	02	JJ/S-450a	Zoning By-law No. 6593
HUNTER ST E	02	J/S-409	Zoning By-law No. 6593
400 LONGWOOD RD S	01	J	Zoning By-law No. 6593
120 BEDDOE DR	01	K	Zoning By-law No. 6593
100 BEDDOE DR	01	K	Zoning By-law No. 6593
330 MACKLIN ST N	01	J	Zoning By-law No. 6593
200 MARKET ST	01	J/S-1208 J/S-1208a	Zoning By-law No. 6593
468 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
408 CUMBERLAND AVE	03	M-14	Zoning By-law No. 6593
5 ROADWAY	03	JJ	Zoning By-law No. 6593
312 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
318 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
324 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
338 CUMBERLAND AVE	03	JJ	Zoning By-law No. 6593
203 WENTWORTH ST S	03	J	Zoning By-law No. 6593
WENTWORTH ST S	03	J	Zoning By-law No. 6593
256 GAGE AVE S	03	JJ	Zoning By-law No. 6593
5 ROADWAY	04	K	Zoning By-law No. 6593
70 HOBSON RD	04	K	Zoning By-law No. 6593
260 CENTENNIAL PKY N	05	JJ	Zoning By-law No. 6593
645 NASH RD N	05	KK	Zoning By-law No. 6593

Remnant Industrial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
635 NASH RD N	05	KK	Zoning By-law No. 6593
665 NASH RD N	05	KK	Zoning By-law No. 6593
258 CENTENNIAL PKY N	05	JJ	Zoning By-law No. 6593
2418 BARTON ST E	05	JJ/S-1498a	Zoning By-law No. 6593
689 NASH RD N	05	KK	Zoning By-law No. 6593
282 CENTENNIAL PKY N	05	JJ	Zoning By-law No. 6593
255 VAN WAGNERS BEACH	05	KK	Zoning By-law No. 6593
695 NASH RD N	05	KK	Zoning By-law No. 6593
2416 BARTON ST E	05	JJ	Zoning By-law No. 6593
RYMAL RD W	05	KK	Zoning By-law No. 6593
555 NASH RD N	05	KK	Zoning By-law No. 6593
CONFEDERATION DR	05	KK	Zoning By-law No. 6593
191 CENTENNIAL PKY N	05	JJ/S-1416	Zoning By-law No. 6593
2400 KING ST E	05	JJ	Zoning By-law No. 6593
2477 BARTON ST E	05	JJ	Zoning By-law No. 6593
590 NASH RD N	05	KK	Zoning By-law No. 6593
2425 BARTON ST E	05	JJ/S-1027	Zoning By-law No. 6593
2420 BARTON ST E	05	JJ	Zoning By-law No. 6593
685 NASH RD N	05	KK	Zoning By-law No. 6593
655 NASH RD N	05	KK	Zoning By-law No. 6593
2411 BARTON ST E	05	JJ	Zoning By-law No. 6593
2411 BARTON ST E	05	JJ	Zoning By-law No. 6593
333 CENTENNIAL PKY N	05	KK	Zoning By-law No. 6593
5 ROADWAY	04	J/S-740	Zoning By-law No. 6593
267 CENTENNIAL PKY N	05	JJ	Zoning By-law No. 6593
257 CENTENNIAL PKY N	05	JJ	Zoning By-law No. 6593
2415 BARTON ST E	05	JJ	Zoning By-law No. 6593
26 ARROWSMITH RD	05	JJ	Zoning By-law No. 6593
83 STAPLETON AVE	04	J/S-740	Zoning By-law No. 6593
375 MELVIN AVE	04	J	Zoning By-law No. 6593
347 CENTENNIAL PKY N	05	KK	Zoning By-law No. 6593
472 BEACH RD	04	J/S-740	Zoning By-law No. 6593
99 RED HILL VALLEY PKWY	05	K	Zoning By-law No. 6593
600 PRITCHARD RD	06	M-14	Zoning By-law No. 6593
119 ARBOUR RD	06	M-13	Zoning By-law No. 6593
160 PRITCHARD RD	06	M-13	Zoning By-law No. 6593
115 ARBOUR RD	06	M-13	Zoning By-law No. 6593
150 PRITCHARD RD	06	M-12	Zoning By-law No. 6593
123 ARBOUR RD	06	M-13	Zoning By-law No. 6593
109 ARBOUR RD	06	M-13	Zoning By-law No. 6593
297 UP CENTENNIAL PKY	09	ME-1	Zoning By-law No. 3692-92
1285 ARVIN AVE	10	MG-13(H)	Zoning By-law No. 3692-92
7 PORTSIDE ST	09	M6	Zoning By-law No. 464
1 PORTSIDE ST	09	M6	Zoning By-law No. 464
101 SWAYZE RD	09	M6	Zoning By-law No. 464
4 PORTSIDE ST	09	M6	Zoning By-law No. 464
1310 ARVIN AVE	10	MG	Zoning By-law No. 3692-92
1199 BARTON ST	10	MS	Zoning By-law No. 3692-92
3 PORTSIDE ST	09	M6	Zoning By-law No. 464
138 UP CENTENNIAL PKY	09	MR-3	Zoning By-law No. 3692-92
1277 ARVIN AVE	10	MG	Zoning By-law No. 3692-92
130 UP CENTENNIAL PKY	09	MR-3	Zoning By-law No. 3692-92
2 PORTSIDE ST	09	M6	Zoning By-law No. 464
5 PORTSIDE ST	09	M6	Zoning By-law No. 464
2200 RYMAL RD E	09	M6-025	Zoning By-law No. 464

Remnant Industrial Lands

ADDRESS	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
92 HIGHLAND RD E	09	MR-1	Zoning By-law No. 3692-92
175 SWAYZE RD	09	M6	Zoning By-law No. 464
151 SWAYZE RD	09	M6	Zoning By-law No. 464
2260 RYMAL RD E	09	M6-138	Zoning By-law No. 464
154 UP CENTENNIAL PKY	09	MR	Zoning By-law No. 3692-92
146 UP CENTENNIAL PKY	09	MR	Zoning By-law No. 3692-92
2250 RYMAL RD E	09	M6-138	Zoning By-law No. 464
PETTIT ST	10	MG(H)	Zoning By-law No. 3692-92
1290 ARVIN AVE	10	MS	Zoning By-law No. 3692-92
1 OLD ANCASTER RD	13	I.L-FP	Zoning By-law No. 3581-86
447 MOXLEY RD	13	M3-15	Zoning By-law No. 90-145-Z Flam
363 PARK ST W	13	I.L	Zoning By-law No. 3581-86
300 MILL ST	13	I.L/FP	Zoning By-law No. 3581-86
48 MARKET ST N	13	I.L	Zoning By-law No. 3581-86
67 WITHERSPOON ST	13	I.L	Zoning By-law No. 3581-86
5 ROADWAY	01	K/S-1482	Zoning By-law No. 6593
STUART ST	02	K/S-1482	Zoning By-law No. 6593
STUART ST	02	K/S-1482	Zoning By-law No. 6593
252 CATHARINE ST N	02	J/S-378	Zoning By-law No. 6593
600 FERGUSON AVE N	02	J	Zoning By-law No. 6593
227 BURLINGTON ST E	02	J	Zoning By-law No. 6593
560 FERGUSON AVE N	02	J	Zoning By-law No. 6593
231 BURLINGTON ST E	02	J	Zoning By-law No. 6593
BURLINGTON ST E	02	J	Zoning By-law No. 6593
51 SWAYZE RD	09	M6-088	Zoning By-law No. 464
2481 BARTON ST E	05	JJ	Zoning By-law No. 6593
227 BURLINGTON ST E	02	J	Zoning By-law No. 6593

Remnant Institutional Lands

LOCATION	WARD	ZONING_CODE	PARENT_BY_LAW_NUMBER
700 GARNER RD E	12	I3	Zoning By-law No. 87-57
726 GARNER RD E	12	I3	Zoning By-law No. 87-57
1021 GARNER RD E	12	I	Zoning By-law No. 87-57
734 GARNER RD E	12	I3	Zoning By-law No. 87-57
263 GARNER RD W	12	I-495	Zoning By-law No. 87-57
163 SULPHUR SPRINGS	12	I	Zoning By-law No. 87-57
777 GARNER RD E	12	I	Zoning By-law No. 87-57
437 WILSON ST E	12	I	Zoning By-law No. 87-57
111 SULPHUR SPRINGS	12	I	Zoning By-law No. 87-57
746 GARNER RD E	12	I3	Zoning By-law No. 87-57
716 GARNER RD E	12	I3	Zoning By-law No. 87-57
211 STONEHENGE DR	12	I	Zoning By-law No. 87-57
187 STONE CHURCH RD	12	I-469	Zoning By-law No. 87-57
132 DUNDAS ST E	15	I-5	Zoning By-law No. 90-145-Z
HWY 6	15	I-1	Zoning By-law No. 90-145-Z
PARKSIDE DR	15	I	Zoning By-law No. 90-145-Z
207 PARKSIDE DR	15	I	Zoning By-law No. 90-145-Z
606 DUNDAS ST E	15	I-3	Zoning By-law No. 90-145-Z
19 COLE ST	15	I	Zoning By-law No. 90-145-Z

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
9 FALCON RD	10	RR	Zoning By-law No. 3692-92
21 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
39 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
5 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
502 FIFTY RD	10	RR	Zoning By-law No. 3692-92
576 FIFTY RD	10	RR	Zoning By-law No. 3692-92
9 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
47 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
62 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
60 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1075 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
52 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1497 BASELINE RD	10	RR	Zoning By-law No. 3692-92
58 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
56 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
22 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
38 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
36 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
64 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
54 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1037 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
7 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
470 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
112 WATERCREST DR	10	RR	Zoning By-law No. 3692-92
68 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
50 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
11 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
28 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
552 FIFTY RD	10	RR	Zoning By-law No. 3692-92
1033 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
74 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
72 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1065 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
32 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
30 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
7 FALCON RD	10	RR	Zoning By-law No. 3692-92
17 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
63 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
1031 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
8 FALCON RD	10	RR	Zoning By-law No. 3692-92
45 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
218 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
1041 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
199 JONES RD	10	RR	Zoning By-law No. 3692-92
1166 BARTON ST	10	RR	Zoning By-law No. 3692-92
296 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
1073 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
1083 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
1093 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
511 GLOVER RD	10	RR	Zoning By-law No. 3692-92
14 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
8 LOCHSIDE DR	10	RRE-1	Zoning By-law No. 3692-92
16 LOCHSIDE DR	10	RRE	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
92 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
94 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
90 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
286 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
247 JONES RD	10	RR	Zoning By-law No. 3692-92
231 GLOVER RD	10	RR	Zoning By-law No. 3692-92
486 GLOVER RD	10	RR	Zoning By-law No. 3692-92
216 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
214 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
282 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
1178 BARTON ST	10	RR	Zoning By-law No. 3692-92
1182 BARTON ST	10	RR	Zoning By-law No. 3692-92
1172 BARTON ST	10	RR	Zoning By-law No. 3692-92
WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
1057 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
25 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
29 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
84 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
217 JONES RD	10	RR	Zoning By-law No. 3692-92
211 JONES RD	10	RR	Zoning By-law No. 3692-92
294 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
243 GLOVER RD	10	RR	Zoning By-law No. 3692-92
239 GLOVER RD	10	RR	Zoning By-law No. 3692-92
210 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
580 FIFTY RD	10	RR	Zoning By-law No. 3692-92
46 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
240 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
1026 BARTON ST	10	RR	Zoning By-law No. 3692-92
278 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
189 JONES RD	10	RR	Zoning By-law No. 3692-92
1176 BARTON ST	10	RR	Zoning By-law No. 3692-92
82 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1027 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
66 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
18 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
251 JONES RD	10	RR	Zoning By-law No. 3692-92
296 JONES RD	10	RR	Zoning By-law No. 3692-92
203 JONES RD	10	RR-4	Zoning By-law No. 3692-92
667 HWY 8	10	RR	Zoning By-law No. 3692-92
190 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
750 BARTON ST	10	RR	Zoning By-law No. 3692-92
12 FALCON RD	10	RR	Zoning By-law No. 3692-92
61 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
13 LOCHSIDE DR	10	RRE-2	Zoning By-law No. 3692-92
38 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
36 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
34 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
8 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
26 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
24 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
116 WATERCREST DR	10	RR	Zoning By-law No. 3692-92
41 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
1 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
478 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
560 FIFTY RD	10	RR	Zoning By-law No. 3692-92
43 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
49 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
1451 BASELINE RD	10	RR	Zoning By-law No. 3692-92
40 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
184 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
508 FIFTY RD	10	RR	Zoning By-law No. 3692-92
258 JONES RD	10	RR	Zoning By-law No. 3692-92
SPRINGSTEAD AVE	10	RR	Zoning By-law No. 3692-92
48 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
474 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
514 GLOVER RD	10	RR	Zoning By-law No. 3692-92
743 HWY 8	10	RR	Zoning By-law No. 3692-92
25 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
50 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
1045 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
1069 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
1202 BARTON ST	10	RR	Zoning By-law No. 3692-92
224 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
222 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
290 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
282 LEWIS RD	10	RR	Zoning By-law No. 3692-92
663 HWY 8	10	RR	Zoning By-law No. 3692-92
20 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
1049 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
1023 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
70 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1053 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
1061 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
96 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
12 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
688 BARTON ST	10	RR	Zoning By-law No. 3692-92
556 FIFTY RD	10	RR	Zoning By-law No. 3692-92
265 LEWIS RD	10	RR-2	Zoning By-law No. 3692-92
1059 HWY 8	10	RR	Zoning By-law No. 3692-92
270 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
276 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
280 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
14 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
12 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
24 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
30 COPES LANE	10	RR	Zoning By-law No. 3692-92
1125 HWY 8	10	RR	Zoning By-law No. 3692-92
820 BARTON ST	10	RR	Zoning By-law No. 3692-92
1191 HWY 8	10	RR	Zoning By-law No. 3692-92
268 JONES RD	10	RR	Zoning By-law No. 3692-92
745 HWY 8	10	RR	Zoning By-law No. 3692-92
16 COPES LANE	10	RR	Zoning By-law No. 3692-92
1079 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
53 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
1135 HWY 8	10	RR	Zoning By-law No. 3692-92
266 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
55 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
468 JONES RD	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
1073 HWY 8	10	RR	Zoning By-law No. 3692-92
1079 HWY 8	10	RR	Zoning By-law No. 3692-92
250 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
835 HWY 8	10	RR	Zoning By-law No. 3692-92
22 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
1471 BASELINE RD	10	RR	Zoning By-law No. 3692-92
752 BARTON ST	10	RR	Zoning By-law No. 3692-92
754 BARTON ST	10	RR	Zoning By-law No. 3692-92
1119 HWY 8	10	RR	Zoning By-law No. 3692-92
1346 HWY 8	10	RR	Zoning By-law No. 3692-92
26 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
1030 BARTON ST	10	RR	Zoning By-law No. 3692-92
1117 HWY 8	10	RR	Zoning By-law No. 3692-92
257 JONES RD	10	RR-11	Zoning By-law No. 3692-92
287 JONES RD	10	RR	Zoning By-law No. 3692-92
261 JONES RD	10	RR	Zoning By-law No. 3692-92
14 COPES LANE	10	RR	Zoning By-law No. 3692-92
40 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
30 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
3 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
484 GLOVER RD	10	RR	Zoning By-law No. 3692-92
1189 HWY 8	10	RR	Zoning By-law No. 3692-92
276 JONES RD	10	RR	Zoning By-law No. 3692-92
280 JONES RD	10	RR	Zoning By-law No. 3692-92
219 GLOVER RD	10	RR	Zoning By-law No. 3692-92
1123 HWY 8	10	RR	Zoning By-law No. 3692-92
44 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1038 BARTON ST	10	RR	Zoning By-law No. 3692-92
1036 BARTON ST	10	RR	Zoning By-law No. 3692-92
1184 BARTON ST	10	RR	Zoning By-law No. 3692-92
1185 HWY 8	10	RR	Zoning By-law No. 3692-92
282 JONES RD	10	RR	Zoning By-law No. 3692-92
274 JONES RD	10	RR	Zoning By-law No. 3692-92
252 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
292 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
200 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
1187 HWY 8	10	RR	Zoning By-law No. 3692-92
30 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
291 FIFTY RD	10	RR	Zoning By-law No. 3692-92
10 HARBINGER DR	09	RR	Zoning By-law No. 3692-92
4 HARBINGER DR	09	RR	Zoning By-law No. 3692-92
230 FIRST RD E	09	RR	Zoning By-law No. 3692-92
44 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
10 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
289 FIFTY RD	10	RR	Zoning By-law No. 3692-92
1359 HWY 8	10	RR	Zoning By-law No. 3692-92
1363 HWY 8	10	RR	Zoning By-law No. 3692-92
1361 HWY 8	10	RR	Zoning By-law No. 3692-92
1367 HWY 8	10	RR	Zoning By-law No. 3692-92
1371 HWY 8	10	RR	Zoning By-law No. 3692-92
331 FIFTY RD	10	RR	Zoning By-law No. 3692-92
293 FIFTY RD	10	RR	Zoning By-law No. 3692-92
285 FIFTY RD	10	RR	Zoning By-law No. 3692-92
1375 HWY 8	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
1381 HWY 8	10	RR	Zoning By-law No. 3692-92
33 SECOND RD E	09	RR	Zoning By-law No. 3692-92
27 FIRST RD E	09	RR	Zoning By-law No. 3692-92
91 SECOND RD E	09	RR	Zoning By-law No. 3692-92
1374 BARTON ST	10	RR	Zoning By-law No. 3692-92
1356 BARTON ST	10	RR	Zoning By-law No. 3692-92
142 FIRST RD E	09	RR	Zoning By-law No. 3692-92
107 REGIONAL RD 20	09	RR	Zoning By-law No. 3692-92
40 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
38 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
32 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
1360 BARTON ST	10	RR	Zoning By-law No. 3692-92
1364 BARTON ST	10	RR	Zoning By-law No. 3692-92
1370 BARTON ST	10	RR	Zoning By-law No. 3692-92
24 HARBINGER DR	09	RR	Zoning By-law No. 3692-92
87 SECOND RD E	09	RR	Zoning By-law No. 3692-92
21 HARBINGER DR	09	RR	Zoning By-law No. 3692-92
232 FIRST RD E	09	RR	Zoning By-law No. 3692-92
9 HARBINGER DR	09	RR	Zoning By-law No. 3692-92
14 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
18 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
25 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
95 SECOND RD E	09	RR	Zoning By-law No. 3692-92
24 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
186 MUD ST E	09	RR	Zoning By-law No. 3692-92
2 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
5 HARBINGER DR	09	RR	Zoning By-law No. 3692-92
MUD ST	09	RR	Zoning By-law No. 3692-92
10 FALCON RD	10	RR	Zoning By-law No. 3692-92
UP CENTENNIAL PKY	09	RR	Zoning By-law No. 3692-92
39 SECOND RD E	09	RR	Zoning By-law No. 3692-92
29 SECOND RD E	09	RR	Zoning By-law No. 3692-92
25 SECOND RD E	09	RR	Zoning By-law No. 3692-92
20 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
32 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
92 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
16 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
524 FIFTY RD	10	RR	Zoning By-law No. 3692-92
2 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
51 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
810 BARTON ST	10	RR	Zoning By-law No. 3692-92
262 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
572 FIFTY RD	10	RR	Zoning By-law No. 3692-92
738 BARTON ST	10	RR	Zoning By-law No. 3692-92
782 BARTON ST	10	RR	Zoning By-law No. 3692-92
34 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
254 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
JONES RD	10	RR	Zoning By-law No. 3692-92
86 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
80 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
219 JONES RD	10	RR	Zoning By-law No. 3692-92
223 JONES RD	10	RR	Zoning By-law No. 3692-92
24 COPES LANE	10	RR	Zoning By-law No. 3692-92
1376 BARTON ST	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
512 GLOVER RD	10	RR	Zoning By-law No. 3692-92
156 WATERCREST DR	10	RR	Zoning By-law No. 3692-92
1089 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
482 GLOVER RD	10	RR	Zoning By-law No. 3692-92
263 GLOVER RD	10	RR	Zoning By-law No. 3692-92
259 GLOVER RD	10	RR	Zoning By-law No. 3692-92
278 JONES RD	10	RR	Zoning By-law No. 3692-92
1 LOCHSIDE DR	10	RRE	Zoning By-law No. 3692-92
56 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
255 JONES RD	10	RR-11	Zoning By-law No. 3692-92
20 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
817 HWY 8	10	RR	Zoning By-law No. 3692-92
829 HWY 8	10	RR	Zoning By-law No. 3692-92
1164 BARTON ST	10	RR	Zoning By-law No. 3692-92
208 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
204 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
290 JONES RD	10	RR	Zoning By-law No. 3692-92
294 JONES RD	10	RR	Zoning By-law No. 3692-92
302 JONES RD	10	RR	Zoning By-law No. 3692-92
786 BARTON ST	10	RR	Zoning By-law No. 3692-92
788 BARTON ST	10	RR	Zoning By-law No. 3692-92
256 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
213 JONES RD	10	RR	Zoning By-law No. 3692-92
859 HWY 8	10	RR	Zoning By-law No. 3692-92
728 BARTON ST	10	RR	Zoning By-law No. 3692-92
FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
196 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
194 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
293 JONES RD	10	RR	Zoning By-law No. 3692-92
46 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
715 HWY 8	10	RR	Zoning By-law No. 3692-92
227 JONES RD	10	RR-16	Zoning By-law No. 3692-92
1214 BARTON ST	10	RR	Zoning By-law No. 3692-92
1216 BARTON ST	10	RR	Zoning By-law No. 3692-92
244 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
292 LEWIS RD	10	RR	Zoning By-law No. 3692-92
286 LEWIS RD	10	RR	Zoning By-law No. 3692-92
1188 BARTON ST	10	RR	Zoning By-law No. 3692-92
1196 BARTON ST	10	RR	Zoning By-law No. 3692-92
266 JONES RD	10	RR	Zoning By-law No. 3692-92
808 BARTON ST	10	RR	Zoning By-law No. 3692-92
724 BARTON ST	10	RR	Zoning By-law No. 3692-92
4 FALCON RD	10	RR	Zoning By-law No. 3692-92
464 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
62 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
232 JONES RD	10	RR	Zoning By-law No. 3692-92
228 JONES RD	10	RR	Zoning By-law No. 3692-92
226 JONES RD	10	RR	Zoning By-law No. 3692-92
1315 BARTON ST	10	RR	Zoning By-law No. 3692-92
264 JONES RD	10	RR	Zoning By-law No. 3692-92
744 BARTON ST	10	RR	Zoning By-law No. 3692-92
270 JONES RD	10	RR	Zoning By-law No. 3692-92
806 BARTON ST	10	RR	Zoning By-law No. 3692-92
690 BARTON ST	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
1077 HWY 8	10	RR	Zoning By-law No. 3692-92
192 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
18 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
722 BARTON ST	10	RR	Zoning By-law No. 3692-92
730 BARTON ST	10	RR	Zoning By-law No. 3692-92
61 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
37 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
43 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
186 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
MCNEILLY RD	10	RR-14	Zoning By-law No. 3692-92
742 BARTON ST	10	RR	Zoning By-law No. 3692-92
748 BARTON ST	10	RR	Zoning By-law No. 3692-92
481 GLOVER RD	10	RR	Zoning By-law No. 3692-92
35 SPRINGBREEZE HTS	10	RR	Zoning By-law No. 3692-92
1190 BARTON ST	10	RR	Zoning By-law No. 3692-92
1162 BARTON ST	10	RR	Zoning By-law No. 3692-92
1071 HWY 8	10	RR	Zoning By-law No. 3692-92
1170 BARTON ST	10	RR	Zoning By-law No. 3692-92
291 JONES RD	10	RR	Zoning By-law No. 3692-92
822 BARTON ST	10	RR	Zoning By-law No. 3692-92
843 HWY 8	10	RR	Zoning By-law No. 3692-92
839 HWY 8	10	RR	Zoning By-law No. 3692-92
851 HWY 8	10	RR	Zoning By-law No. 3692-92
847 HWY 8	10	RR	Zoning By-law No. 3692-92
272 JONES RD	10	RR	Zoning By-law No. 3692-92
289 JONES RD	10	RR	Zoning By-law No. 3692-92
483 GLOVER RD	10	RR	Zoning By-law No. 3692-92
224 MCNEILLY RD	10	RR-15	Zoning By-law No. 3692-92
678 BARTON ST	10	RR	Zoning By-law No. 3692-92
8 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
833 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
790 BARTON ST	10	RR	Zoning By-law No. 3692-92
794 BARTON ST	10	RR	Zoning By-law No. 3692-92
798 BARTON ST	10	RR	Zoning By-law No. 3692-92
52 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
235 GLOVER RD	10	RR	Zoning By-law No. 3692-92
809 HWY 8	10	RR	Zoning By-law No. 3692-92
227 GLOVER RD	10	RR	Zoning By-law No. 3692-92
505 GLOVER RD	10	RR	Zoning By-law No. 3692-92
272 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
160 WATERCREST DR	10	RR	Zoning By-law No. 3692-92
229 GLOVER RD	10	RR	Zoning By-law No. 3692-92
225 GLOVER RD	10	RR	Zoning By-law No. 3692-92
248 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
674 BARTON ST	10	RR	Zoning By-law No. 3692-92
686 BARTON ST	10	RR	Zoning By-law No. 3692-92
188 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
518 GLOVER RD	10	RR-21	Zoning By-law No. 3692-92
148 WATERCREST DR	10	RR	Zoning By-law No. 3692-92
3 FALCON RD	10	RR	Zoning By-law No. 3692-92
1 FALCON RD	10	RR	Zoning By-law No. 3692-92
601 FIFTY RD	10	RR	Zoning By-law No. 3692-92
267 GLOVER RD	10	RR	Zoning By-law No. 3692-92
298 JONES RD	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
245 JONES RD	10	RR	Zoning By-law No. 3692-92
247 GLOVER RD	10	RR	Zoning By-law No. 3692-92
76 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
42 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
252 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
254 JONES RD	10	RR	Zoning By-law No. 3692-92
507 GLOVER RD	10	RR	Zoning By-law No. 3692-92
526 FIFTY RD	10	RR	Zoning By-law No. 3692-92
735 HWY 8	10	RR	Zoning By-law No. 3692-92
205 JONES RD	10	RR	Zoning By-law No. 3692-92
201 JONES RD	10	RR	Zoning By-law No. 3692-92
258 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
578 FIFTY RD	10	RR	Zoning By-law No. 3692-92
717 HWY 8	10	RR	Zoning By-law No. 3692-92
221 GLOVER RD	10	RR	Zoning By-law No. 3692-92
292 JONES RD	10	RR	Zoning By-law No. 3692-92
284 JONES RD	10	RR	Zoning By-law No. 3692-92
226 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
10 TRILLIUM AVE	10	RR	Zoning By-law No. 3692-92
28 LOCHSIDE DR	10	RRE	Zoning By-law No. 3692-92
672 BARTON ST	10	RR	Zoning By-law No. 3692-92
670 BARTON ST	10	RR	Zoning By-law No. 3692-92
831 HWY 8	10	RR	Zoning By-law No. 3692-92
197 JONES RD	10	RR	Zoning By-law No. 3692-92
294 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
1208 BARTON ST	10	RR	Zoning By-law No. 3692-92
1212 BARTON ST	10	RR	Zoning By-law No. 3692-92
1220 BARTON ST	10	RR	Zoning By-law No. 3692-92
1224 BARTON ST	10	RR	Zoning By-law No. 3692-92
739 HWY 8	10	RR	Zoning By-law No. 3692-92
1194 BARTON ST	10	RR	Zoning By-law No. 3692-92
1501 BASELINE RD	10	RR	Zoning By-law No. 3692-92
PALACEBEACH TRAIL	10	RR	Zoning By-law No. 3692-92
233 JONES RD	10	RR-10	Zoning By-law No. 3692-92
1028 BARTON ST	10	RR	Zoning By-law No. 3692-92
1181 HWY 8	10	RR	Zoning By-law No. 3692-92
256 JONES RD	10	RR	Zoning By-law No. 3692-92
288 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
692 BARTON ST	10	RR	Zoning By-law No. 3692-92
294 LEWIS RD	10	RR	Zoning By-law No. 3692-92
252 JONES RD	10	RR-6	Zoning By-law No. 3692-92
182 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
22 LOCHSIDE DR	10	RRE-4	Zoning By-law No. 3692-92
746 BARTON ST	10	RR	Zoning By-law No. 3692-92
11 FALCON RD	10	RR	Zoning By-law No. 3692-92
63 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
818 BARTON ST	10	RR	Zoning By-law No. 3692-92
250 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
230 JONES RD	10	RR	Zoning By-law No. 3692-92
280 LEWIS RD	10	RR	Zoning By-law No. 3692-92
800 BARTON ST	10	RR	Zoning By-law No. 3692-92
804 BARTON ST	10	RR	Zoning By-law No. 3692-92
812 BARTON ST	10	RR	Zoning By-law No. 3692-92
814 BARTON ST	10	RR	Zoning By-law No. 3692-92

Remnant Rural Residential Lands

LOCATION	WARD	ZONING CODE	PARENT BY-LAW NUMBER
248 MCNEILLY RD	10	RR	Zoning By-law No. 3692-92
734 BARTON ST	10	RR	Zoning By-law No. 3692-92
1198 BARTON ST	10	RR	Zoning By-law No. 3692-92
826 BARTON ST	10	RR	Zoning By-law No. 3692-92
241 JONES RD	10	RR	Zoning By-law No. 3692-92
292 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
288 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
18 FALCON RD	10	RR	Zoning By-law No. 3692-92
6 FALCON RD	10	RR	Zoning By-law No. 3692-92
718 BARTON ST	10	RR	Zoning By-law No. 3692-92
562 FIFTY RD	10	RR	Zoning By-law No. 3692-92
206 FRUITLAND RD	10	RR	Zoning By-law No. 3692-92
564 FIFTY RD	10	RR	Zoning By-law No. 3692-92
1097 NORTH SERVICE RD	10	RR	Zoning By-law No. 3692-92
696 BARTON ST	10	RR	Zoning By-law No. 3692-92
88 HIGHLAND RD E	09	RR	Zoning By-law No. 3692-92
720 BARTON ST	10	RR	Zoning By-law No. 3692-92
295 FIFTY RD	10	RR	Zoning By-law No. 3692-92
37 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
35 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
33 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
31 WINDEMERE RD	10	RR	Zoning By-law No. 3692-92
34 LAKESHORE DR	10	RR	Zoning By-law No. 3692-92
65 SEABREEZE CRES	10	RR	Zoning By-law No. 3692-92
1024 BARTON ST	10	RR	Zoning By-law No. 3692-92
225 JONES RD	10	RR-17	Zoning By-law No. 3692-92



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 20, 2022

PED22193 – Comprehensive Zoning By-law Workplan

Presented by: Shannon McKie

Zoning By-law No. 05-200



Downtown Zones – 2005, 2018



Parks and Open Space Zones – 2006



Institutional Zones – 2007



Industrial Zones – 2007, 2010, 2015, 2018



Transit Oriented Corridor Zones – 2016, 2018



Rural Zones – 2015



Commercial and Mixed Use Zones - 2017



Waterfront Zones – 2017



Utility Zones – 2015, 2017, 2018

Other Strategic Projects



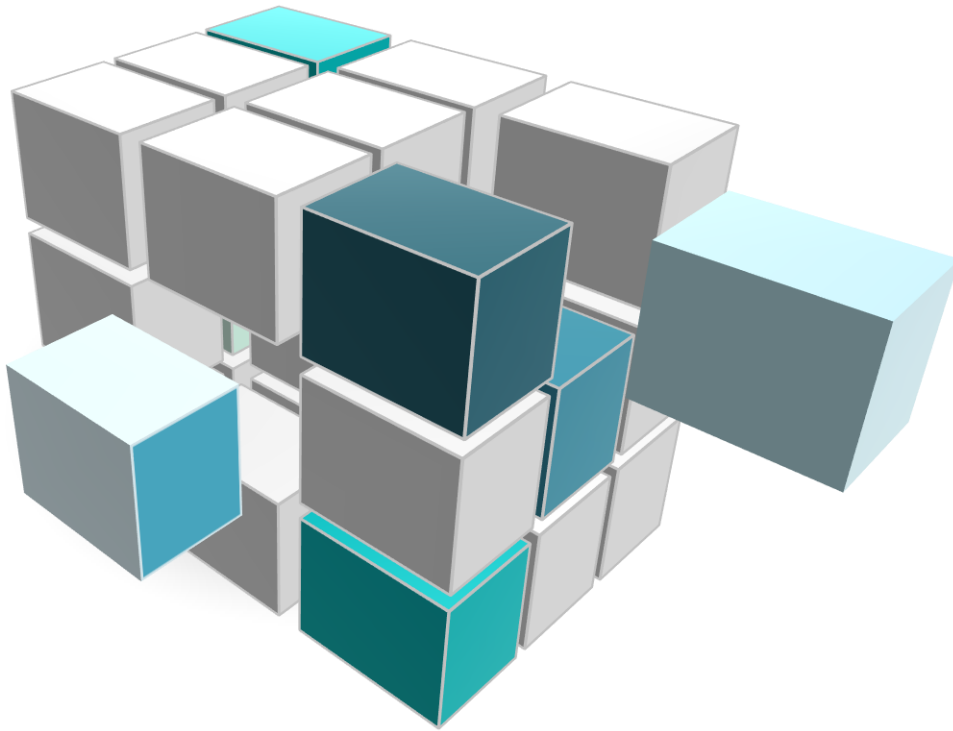
- Entertainment on Outdoor Commercial Patios
- Pleasant View Updates
- Additional Dwelling Units
- Waterdown Node Secondary Plan Implementation
- Centennial Neighbourhood Secondary Plan Implementation
- Municipal Comprehensive Review/GRIDS2 Implementation

Residential Zones

- Low Density Residential Zones
 - Phase 1 - Two new LDR Zones approved August 14th
 - Phase 2 – LDR Zones for Secondary Plan Areas
 - Phase 3 – Remaining LDR Zones
- Medium Density Residential Zones
 - Secondary Plan Areas
 - Arterial roads
- High Density Residential Zones



Additional Work to be Completed



- Legislative Alignment
- Outstanding Council Motions
- Parking Review
- Secondary Dwelling Units – Detached Rural
- Administrative Section Updates
- Remnant Parcel Review
- Outstanding Appeals




THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Transportation Planning and Parking Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 20, 2022
SUBJECT/REPORT NO:	School Zone Special Enforcement Area Pilot (PED19238(a)) (Wards 1 and 11) (Outstanding Business List Item)
WARD(S) AFFECTED:	Wards 1 and 11
PREPARED BY:	Mike Newell (905) 546-2424 Ext. 1746
SUBMITTED BY:	Brian Hollingworth Director, Transportation Planning and Parking Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Council direct staff to implement two pilot Special Enforcement Areas (SEAs) in proximity to Earl Kitchener Elementary School and St. Matthew Catholic Elementary School and report back to the Planning Committee on their effectiveness following the 2022/2023 School Year;
- (b) That the matter respecting Item 19BB, staff consultation with Hamilton schools and School Boards regarding issues related to parking and stopping in front of schools be identified as complete and removed from the Planning Committee Outstanding Business List.

EXECUTIVE SUMMARY

Parking around schools during bell times is a significant issue and source of complaints. Key issues include, but are not limited to, pedestrian safety due to improperly parked cars, added congestion adjacent to schools, and parking spill over into adjacent residential streets. Currently, Parking Enforcement Staff schedule schools for enforcement on a rotating basis with multiple staff attending the site and issuing parking penalties to vehicles in violation. Often these enforcement efforts are carried out in collaboration with Hamilton Police Services (HPS) with the intent to try to change

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: School Zone Special Enforcement Area Pilot (PED19238(a)) (Wards 1 and 11) - Page 2 of 4

parking behaviour and improve safety around schools. Enforcement efforts are generally well received at the time and improve compliance on those specific days but do not have a lasting impact on parking behaviour.

This Report proposes to implement a pilot program to test the use of Special Enforcement Areas (SEAs) around school sites, initially focusing on two school locations. The program is the result of discussions with School Board representatives and is modelled after the Waterfalls SEA program, which has been effective.

Both Boards provided candidate school sites which experience significant parking problems. The proposed school sites for implementation of the pilot are Earl Kitchener Elementary School, and St. Matthew Catholic Elementary School.

Alternatives for Consideration – See Page 3

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

At its meeting on November 19, 2019, the Planning Committee directed staff to report back following consultation with Hamilton Schools and School Boards regarding parking and stopping in front of schools during discussion of the Parking Fee Review Report (PED19238). Following that direction, staff met with Hamilton-Wentworth District School Board (HWDSB), and Hamilton-Wentworth Catholic District School Board (HWDCDSB) representatives in 2020 and 2021 to discuss potential solutions and methods to curb parking concerns during bell times.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

Hamilton Municipal Parking System (HMPS) Staff have reviewed the pilot locations with HWDSB Staff, HWDCDSB Staff, and affected Ward Councillors.

SUBJECT: School Zone Special Enforcement Area Pilot (PED19238(a)) (Wards 1 and 11) - Page 3 of 4

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

With over 150 plus schools within the City of Hamilton, and approximately 190-200 school days, it is not possible for Parking Enforcement Staff to be at all school sites to address parking concerns. Typical penalties being issued during bell times are for No Parking Areas, and No Stopping Areas. Penalty amounts for these infractions are \$35 and \$80. Although these penalty amounts aren't insignificant, general deterrence is not being met. The risk and effect of these penalties is not deterring potential offenders.

This phenomenon was similar around Waterfall Sites (such as Greensville) where visitors were willing to risk parking in violation. Implementation of SEA's with a \$250 penalty has shown a decrease in illegal parking behaviour with increased general deterrence associated with higher penalties. There was a 60% decrease in issued penalties in the Greensville Waterfall Area from 2020 to 2021.

Implementation of SEAs with a \$250 penalty around school sites is expected to have a similar effect in reducing illegal and unsafe parking behaviours that jeopardizes the safety of children during bell times. If the Recommendations noted in this Report are passed, the SEAs can be implemented to be in place only during the School Year on weekdays and within specified times (7:00 a.m. to 5:00 p.m.). Amendments to the existing SEA Schedule within Parking By-law 01-218 can be enacted through a routine amendment submission to Council in order to have the SEA active early into the 2022/2023 School Year.

Staff would also engage Communications Staff to ensure a public messaging is done prior to implementation, which can be shared with the School Boards, the selected school site Principals, and other stakeholders for public awareness. This would be coupled with routine signage that would be consistent with the other SEAs within the City of Hamilton.

This pilot would also support ongoing programs for Active and Sustainable School Travel (ASST) Planning that are overseen by the Transportation Planning and Parking Sustainable Mobility Group, the Healthy and Safe Communities Department, and external organizations such as Daily School Route, and Green Communities Canada.

ALTERNATIVES FOR CONSIDERATION

- (a) Staff could be directed to implement SEAs around additional school locations.
- (b) Staff could be directed to look at increasing Parking Enforcement staffing complement to provide additional staffing resources at schools during bell times.

SUBJECT: School Zone Special Enforcement Area Pilot (PED19238(a)) (Wards 1 and 11) - Page 4 of 4

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

APPENDICES AND SCHEDULES ATTACHED

N/A