



City of Hamilton PLANNING COMMITTEE ADDENDUM

Meeting #: 25-005
Date: April 8, 2025
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
8. PUBLIC HEARINGS	
8.2 PED25036	
*a. Written Submissions: (i) Imtiaz Kiani	3
8.3 PED24109(b)	
*a. Written Submissions: (i) Lois Corey (ii) Ian Hanecak	4
8.4 PED25106	
a. Written Submissions:	
*a. Added Written Submissions: (iv) Alice Plug-Buist, Helping Hands Street Mission (v) Justin Eisinga, 541 Eatery & Exchange (vi) Seán McGuire, Wentworth Baptist Church	7
*b. Delegations: (i) Seán McGuire, Wentworth Baptist Church	

9. ITEMS FOR CONSIDERATION

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- 9.1 PED24175(a)
- *a. Written Submissions: 12
(i) Andrew Hannaford, MHBC Planning

- *9.3 HMHC 25-004 14
Hamilton Municipal Heritage Committee Minutes dated April 4, 2025

- *9.4 PED25091 23
Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for
Lands Located at 1133 Industrial Drive (Ward 3)

This item was previously listed on the agenda as Item 8.7.

12. PRIVATE AND CONFIDENTIAL

- *12.2 LS25008
Update on Various Appeals for Non-Decision to the Ontario Land
Tribunal within the Airport Employment Growth District (Wards 11 and
12)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the
City's Procedural By-law 21-021, as amended; and, Section 239(2),
Subsections (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.

From: Imtiaz KIANI

Sent: April 3, 2025 5:28 PM

To: clerk@hamilton.ca

Subject: Public Meeting - Planning Committee Zoning Amendment Public Input. : File. ZAC-18-048

External Email: Use caution with links and attachments

Subject: Wildlife Sightings in Green Belt Area Proposed for Zoning Change

Dear City Clerk,

I would like to draw your attention to the fact that deer, foxes, and other small animals, such as rabbits, have been sighted multiple times in the green belt adjacent to the area under consideration for a zoning change. This change would convert the habitat into a subdivision with 17 detached residential lots. Additionally, this area is home to numerous snakes, bird species that typically nest in the trees, including songbirds, and others, which rely on the natural environment for their survival. The green belt also contains a significant number of mature trees, which provide essential shelter and nesting sites for these species. In the Ancaster area, other wildlife such as squirrels, raccoons, and occasional sightings of larger mammals like coyotes also contribute to the rich biodiversity of this green space. If it becomes absolutely necessary to disturb this area, I strongly urge that measures be taken to relocate these animals with minimal impact to their habitat. This could include carefully planned relocation efforts in collaboration with wildlife experts to ensure their safety and the preservation of their natural behaviors, ideally to nearby protected areas where they can thrive without disruption, while also prioritizing the preservation of as many mature trees as possible.

Sincerely,

Imtiaz Kiani

From: Lois Corey

Sent: March 28, 2025 5:31 PM

To: clerk@hamilton.ca

Subject: Submission of Comments re. public meeting on urban boundary expansion

Hello Planning Committee Members,

I am writing to submit my personal comments in regard to the upcoming public meeting on April 8 to consider amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan.

As a tax-payer and resident of Hamilton, I am officially opposed completely to any urban boundary expansion. The City of Hamilton should intensify within existing pre-established urban boundaries and build more small, affordable rental accommodations to address the homeless issue. But also of utmost importance is the protection of our precious greenbelt, which previous governments had the vision to establish, realizing that without these protections, the temptation to build out and pave over greenbelt would be too tempting and would proceed without control, resulting in permanent irreversible loss. Now, more than ever, with the threats from the U.S., we need to depend on growing our food locally, and not importing it from elsewhere, This is more sustainable environmentally and in terms of our economic future and well being.

As a person who values our natural world, I feel passionately that we have a responsibility to protect it for future generations, as well as our own survival. I cannot stress enough how strongly I feel about this, so I am adding my voice

as a citizen urging you to maintain the existing urban boundary at all costs.

I appreciate the opportunity to submit my comments and the time you took in listening to them.

Regards,

Lois Corey

From: Ian Hanecak

Sent: April 3, 2025 4:09 PM

To: clerk@hamilton.ca

Subject: PED24109(b) - Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications

External Email: Use caution with links and attachments

Chair & Planning Committee Members,

I am writing in support of the Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications.

As a tax-payer and family-man, I invite growth in our City and am strongly in favour of expanding opportunities for homes and community amenities. Hamilton has plenty of room to expand and my children will need places to work, grow and live.

To be clear, I am also in favour of intensification, but believe Hamilton needs to do both in order to combat the housing crisis.

Thank you for your time.

Ian Hanecak



April 2, 2025

Re: Indwell's Zoning By-law Amendment Application for 120 Wentworth St N

Dear Chair and Members of the Planning Committee,

I am writing in support of Indwell's application for a zoning by-law amendment to develop new affordable housing for our community. I write to you as Executive Director of Helping Hands Street Mission.

The project at 120 Wentworth Street North is critically needed in the context of rising rents, housing insecurity, and growing homelessness. The application deserves your full support based on the merits of the project.

I believe the requested rezoning application to a Mixed Use Medium Density Zone and requested site-specific provisions for building setback, built form, minimum rear yard and side yard, and landscaped areas are reasonable and should be supported.

Indwell's adaptive reuse plan for the property, developed in partnership with the Wentworth Baptist Church congregation, responds to the needs of the Gibson and Landsdale community. The historic sanctuary will be renovated for continued use by the congregation, as well as Indwell program use and community group bookings. The Sunday school and office buildings, no longer needed by the congregation, will be demolished to make way for a new apartment building addition, which will provide 50 units of quality affordable housing for current and future generations. The project is being designed according to CMHC's highest standards for affordability, accessibility, and energy efficiency.

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell has been in operation for 50 years and manages 1,200 units across 28 properties spanning seven regions, including Hamilton, Kitchener, London, St. Thomas, Woodstock, Simcoe, and Mississauga. Indwell operates 14 buildings in Hamilton, including 44 units at the Wentworth Program (118 Wentworth St S) and 108 units at The Oaks (219-247 East Ave N) in Ward 3.

Recent reports illustrate the scale of the affordable housing crisis in our community. The most recent point-in-time count, conducted by the City of Hamilton in 2024, reported [1,216 people](#) experiencing homelessness in our community. According to the City, there are [6,110 households](#) on the waiting list for affordable housing. Average market rents far exceed what those earning minimum wage or relying on social assistance can afford. In the context of the overwhelming need for affordable housing, I ask you to support Indwell's rezoning application and to allow the development to proceed without delay.



Thank you for noting my support as you consider Indwell's application.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Plug-Buist", with a long horizontal flourish extending to the right.

Alice Plug-Buist
Executive Director
Helping Hands Street Mission



541 Barton St. East
Hamilton, ON, L8L 2Z2
289-389-0541
hello@fivefortyone.ca

April 2, 2025

Re: Indwell's Zoning By-law Amendment Application for 120 Wentworth St N

Dear Chair and Members of the Planning Committee,

I am writing on behalf of 541 Eatery & Exchange in strong support of Indwell's application for a zoning by-law amendment to develop affordable housing at 120 Wentworth Street North.

As Executive Director of 541 Eatery & Exchange, a community-based non-profit café and gathering place located just a few blocks from the proposed site, I witness daily the impacts of housing insecurity and poverty in our neighbourhood. We serve many community members who are struggling to make ends meet or are experiencing homelessness. We believe deeply in the right of every person to have safe, affordable housing—and in the strength of communities that care for their neighbours.

Indwell's proposed development reflects the kind of compassionate, thoughtful, and community-rooted solution we need in the Gibson and Landsdale neighbourhood. The adaptive reuse of Wentworth Baptist Church for both faith-based and community purposes, alongside the construction of 50 deeply affordable housing units, is an example of what it looks like to "make room"—a value we share at 541. It's not just a housing project—it's a vision for inclusion, dignity, and hope.

We also believe the requested rezoning and site-specific provisions are both reasonable and necessary to make this project viable. Indwell's track record across Hamilton and beyond demonstrates their commitment to excellent design, accessibility, and long-term stewardship. Their programs prioritize wellness, inclusion, and stability, all of which align closely with our mission to cultivate belonging and reduce social isolation.

In a time of escalating housing need—with over 6,000 households on the affordable housing waitlist and more than 1,200 people unhoused in Hamilton—this development is not only appropriate, it is urgent. We encourage the Planning Committee to support this application without delay.

Thank you for considering our perspective as neighbours, partners, and fellow builders of a more inclusive community.

All Together at the Table

Hospitality | Community | Belonging | Advocacy



541 Barton St. East
Hamilton, ON, L8L 2Z2
289-389-0541
hello@fivefortyone.ca

Warmly,

Justin Eisinga

Justin Eisinga
Executive Director
541 Eatery & Exchange
541 Barton Street East, Hamilton, ON
www.fivefortyone.ca

All Together at the Table

Hospitality | Community | Belonging | Advocacy



120 Wentworth Street North
Hamilton, Ontario.
L8L 5V7

www.wentworthbaptist.ca

April 4, 2025

Re: Indwell's Zoning By-law Amendment Application for 120 Wentworth St N

Dear Chair and Members of the Planning Committee,

We are writing on behalf of the members of Wentworth Baptist Church in support of Indwell's application for a zoning by-law amendment to develop new affordable housing. The project at 120 Wentworth Street North is critically needed in the context of rising rents, housing insecurity, and growing homelessness. The application, including the requested rezoning to a Mixed-Use Medium Density Zone and site-specific provisions, deserves your full support based on the project's merits.

Indwell's adaptive reuse plan for the property, developed in partnership with our congregation, responds to the needs of the city, particularly the Gibson and Lansdale neighbourhood. Faced with an aging building, our congregation discerned several potential avenues forward that could serve the public good, in line with Scripture's command to "seek the peace and prosperity of the city" (Jeremiah 29:7). The need for more affordable housing has been a topic of conversation amongst our church and neighbours for some time. This need has only increased since we began discerning what to do with our property in 2018. With this significant need in mind, we started working with Indwell. Knowing their strong track record of creating holistically well-designed long-term affordable housing, in terms of both architecture and supportive programming, left us confident that, with their help, the property could find new life and purpose, continuing to be used as a house of worship and gathering place for the community while also providing hope and homes for those in need.

As part of Indwell's plan, the current sanctuary will be renovated to become a more multi-functional space, facilitating Indwell program use and community group bookings while allowing continued use by our church. The current "Sunday School Hall" and program/office building will be demolished to make way for a new apartment building addition, which will provide 50 units of quality affordable housing for current and future generations. We are proud that Indwell is designing the project according to CMHC's highest standards for affordability, accessibility, and energy efficiency.

Thank you for noting our congregation's support as you consider Indwell's application.

Sincerely,

the Rev. Dr. Seán McGuire
Lead Pastor

Stephanie Climie
Chair, Board of Directors



April 4, 2025

City of Hamilton Planning Committee
Hamilton City Hall
71 Main Street West
Hamilton, ON, L8P 4Y5

Attention: Lisa Kelsey, Legislative Coordinator

RE: Item 9.1 - Implementation of Changes to Section 41 of the of the *Planning Act* - Site Plan Approval, in Response to Provincial Bill 185

We are the planning consultants for 11096800 Canada Inc, the owners of the properties known municipally known as 166-190 Main Street West in the City of Hamilton (the "Subject Lands"). We are writing to express our client's general support for the draft Site Plan Control By-law and reintroduction of the Phasing Condition for Standard Conditions of Approval for Site Plan, which is the subject of the above-noted item.

An application for Site Plan Approval for 166-190 Main Street was filed July 3, 2020. Conditional approval was issued January 29 2024, but did not account for the phasing of the project, which we had been discussing with staff for several years prior.

In October 2024, we expressed significant concerns with the initial draft of the Site Plan Control By-law presented to Planning Committee. At that time we requested that the Committee refer the matter back to City staff for further consultation, specifically to address the recognition of existing Conditionally Approved Site Plan Applications and the phasing of Conditional Approvals.

Following additional consultation with City staff, we are pleased to see that the current draft Site Plan Control By-law includes special provisions for applications submitted between January 1, 2020 and the date of the passing of the By-law. These provisions grant a six-year window before Conditional Site Plan Approvals lapse. This approach acknowledges the unique circumstances which apply to many active Conditionally Approved Site Plan Applications across the City and helps ensure that well-intended policy updates do not jeopardize housing projects already in progress.

We are also pleased that City staff recommend reintroducing the Phasing Condition for Standard Conditions of Approval for Site Plans. This condition is essential for large development sites, as it allows for a comprehensive approach to Site Plan Approval and ensures that developments progress in line with market demand. Often, subsequent phases of a project follow 1 year or more from the completion of the first phase. For a 3-phase project, construction and occupancy of all phases could take 12 or more years.

While we appreciate the extended lapsing profile and the reintroduction of phasing to the Conditional Site Plan Approval process, we request that the lapsing provisions recommended in

the Draft Site Plan Control By-law only apply to the initial phase of phased Site Plan Approvals. Large, phased development projects are impacted by a variety of factors, including market demand, economic conditions, and construction schedules. While lapsing provisions can encourage timely development of the initial phase, applying them to subsequent phases creates significant time constraints, potentially jeopardizing the viability of large-scale developments. This could ultimately hinder the delivery of housing units across the City. We recommend the introduction of sequential lapsing provisions, which would only take effect after the final approval of the initial and each subsequent phase. This would allow subsequent phases the time to align with market conditions.

We appreciate the work that City staff have done in preparing the draft Site Plan Control By-law and the consultations that have taken place with industry stakeholders. Should you require any additional information, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,
MHBC



Dana Anderson, MA, RPP, FCIP
Partner



Andrew Hannaford, BES, MCIP, RPP
Associate

Cc: Ryan Moore, BGO



HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES HMHC 25-004

9:30 a.m.

April 4, 2025

Room 264, 2nd Floor (Hybrid)
Hamilton City Hall
71 Main Street West

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), G. Carroll (Vice-Chair), A. Douglas
(Virtual), L. Lunsted (Virtual) and S. Spolnik

**Absent with
Regrets:** K. Burke and A. MacLaren

1. CALL TO ORDER

Committee Chair Denham-Robinson called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Carroll/Lunsted)

That the agenda for the March 28, 2025, meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HMHC 25-003

Hamilton Municipal Heritage Committee Minutes from the meeting held on February 28, 2025.

(Carroll/Kroetsch)

That the Minutes of the January 24, 2025, meeting of the Hamilton Municipal Heritage Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Pete VandenArend, Park Eight Inc, respecting Item 8.3, Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 13) (PED25112)

Pete VandenArend, Park Eight Inc, addressed Committee respecting Item 8.3, Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register.

(Carroll/Lunsted)

That the delegation from Pete VandenArend, Park Eight Inc, respecting Item 8.3, Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register, be received.

CARRIED

7. ITEMS FOR INFORMATION

(Spolnik/Douglas)

That the following Items for Information, be received:

7.1 PED25109

Delegated Approvals Respecting Heritage Permit Applications: HP2025-002, HP2025-004, HP2025-005, and HP2025-006 (Ward 2)

7.2 Delegated Approvals Respecting Heritage Permit Applications:

**HP2025-002, HP2025-004, HP2025-005, and HP2025-006 (Ward 2)
Notice of Intention to Designate 105 Erie Avenue, Hamilton (Ward 3)**

7.3 Policy and Design Working Group Meeting Notes - February 10, 2025

7.4 Education & Communication Working Group Meeting Notes

- (a) December 4, 2024**
- (b) February 5, 2025**

7.5 HRPC 25-001

Heritage Permit Review Sub-Committee Minutes from the meeting held on January 21, 2025

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED25070

Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the *Ontario Heritage Act* (Ward 2)

Scott Dickinson, Cultural Heritage Planner, addressed Committee respecting Report PED25070, Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

(Carroll/Spolnik)

That report PED25070, dated March 28, 2025, respecting the Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the *Ontario Heritage Act*, and the accompanying presentation, be received, and the following recommendations be approved:

- (a) That the City Clerk BE DIRECTED to give notice of Council's intention to designate 200 Main Street East, Hamilton (First-Pilgrim United Church), shown in Appendix A attached to Report PED25070, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix B to Report PED25070, subject to the following:
 - (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council; and
 - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

8.2 PED25092

Heritage Permit Application HP2025-003, Under Part V of the *Ontario Heritage Act*, for the Demolition of Two Rear Detached Accessory Structures and the Construction of a new Rear Detached Accessory Structure at 155 Main Street North, Flamborough (Ward 15)

(Carroll/Lunsted)

That report PED25092, dated March 28, 2025, respecting the Heritage Permit Application HP2025-003, Under Part V of the *Ontario Heritage Act*, for the Demolition of Two Rear Detached Accessory Structures and the Construction of a new Rear Detached Accessory Structure at 155 Main Street North, Flamborough, be received, and the following recommendations be approved:

- (a) That Heritage Permit Application HP2025-003, for the demolition of two rear detached accessory structures and the construction of a rear detached accessory structure on the designated property at 155 Main Street North, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix A to Report PED25092, BE APPROVED, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
 - (i) That the final details of the windows, garage doors, siding and roofing material of the new structure be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
 - (ii) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
 - (iii) That demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than April 30, 2027. If the construction and site alterations are not completed by April 30, 2027, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

8.3 PED25112

Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 13)

(Douglas/Spolnik)

That Report PED25112, dated March 28, 2025, respecting a Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register, be received, and the following recommendations be approved:

- (a) That the Notice of Intention to Demolish the dwelling and detached garage structures located at 191 Melville Street, Dundas, attached as Appendix A to Report PED25112, BE RECEIVED; and
- (b) That the non-designated property located at 191 Melville Street, Dundas, BE REMOVED from the Municipal Heritage Register following its demolition.

CARRIED

9. MOTIONS

Chair A. Denham-Robinson relinquished the Chair to Vice-Chair G. Carroll in order to introduce the following Motion:

9.1 Hamilton Municipal Heritage Committee's Heritage Recognition Awards (2024-2025)

(Denham-Robinson/Carroll)

WHEREAS the mandate of the Hamilton Municipal Heritage Committee includes advising City staff and Council on programs and activities to increase public awareness and knowledge of heritage conservation issues, and to participate in heritage events and activities, such as the Annual Hamilton Municipal Heritage Committee Heritage Recognition Awards; and

WHEREAS the Education and Communication Working Group of the Hamilton Municipal Heritage Committee has reviewed the nominations for this year's Recognition Awards and have coordinated the proposed awards event date and location.

THEREFORE, BE IT RESOLVED:

That the Hamilton Municipal Heritage Committee's Heritage Recognition Awards be held on Thursday June 26th, 2025, at 7:00 p.m. at Bridgeworks, 200 Caroline Street, Hamilton, Ontario.

CARRIED

A. Denham-Robinson assumed the Chair.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Winter 2025 McMaster Student Practicum Presentation

Due to a lack of quorum, the presentation respecting the Winter 2025 McMaster Student Practicum was heard at the March 28, 2025 meeting, however, not received.

(Carroll/Kroetsch)

That the presentation respecting the Winter 2025 McMaster Student Practicum, be received.

CARRIED

11.3 Heritage Buildings and Landscapes Watch List

Committee members provided brief updates on properties of interest.

(Carroll/Spolnik)

That Cultural Heritage staff be directed to report back to the Hamilton Municipal Heritage Committee with a verbal update on the status of the property located at 86 Homewood Ave, Hamilton.

CARRIED

(Carroll/Lunsted)

That the following updates, be received:

- (a) Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik

- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (19) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (20) 120 Park Street North (R) – C. Kroetsch
- (21) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (22) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (NOID) – C. Kroetsch

- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster (I) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll
- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch
- (29) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch
- (30) 200 Main Street East, Hamilton (First-Prilgrim United Church) – C. Kroetsch

Stoney Creek

- (31) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas

- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

- (d) Heritage Properties Update (BLACK):
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,
(NOID) Notice of Intention to Designate, (NHS) National Historic
Site

CARRIED

12. ADJOURNMENT

There being no further business, the Hamilton Municipal Heritage Committee meeting was adjourned, at 9:59 a.m.

Respectfully submitted,

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

Alissa Denham-Robinson
Chair, Hamilton Municipal Heritage
Committee



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: April 8, 2025

Report No: PED25091

Subject/Title: Application for Ministry of the Environment,
Conservation and Parks Environmental Compliance
Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive

Ward(s) Affected: Ward 3

Recommendation

That Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks be advised that should the Ministry consider approving **Application 0433-D4GP8R by 2388455 Ontario Inc. (c/o Alex Agius)**, applicant for a new Environmental Compliance Approval for a Waste Disposal Site Reference # 0433-D4GP8R to permit a waste processing and transfer station on the lands located at 1133 Industrial Drive (Hamilton) as shown on Appendix A attached to Report PED25091, that the City of Hamilton requests:

- (a) That, if approved, the Environmental Compliance Approval includes the Recommended Conditions as shown in Appendix B attached to Report PED25091;
- (b) That a copy of Report PED25091 be forwarded to the Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks for their consideration; and,
- (c) That the Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks be requested to forward a copy of its final decision respecting the Certificate of Approval to the Clerk, City of Hamilton.

**Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive (Ward 3)
Page 2 of 7**

Key Facts

- The applicant has applied to the Ministry of the Environment, Conservation and Parks for a new Environmental Compliance Approval to permit a waste processing facility on the lands located at 1133 Industrial Drive within an existing vacant industrial building, as shown in Appendix C attached to Report PED25091.
- The subject lands are designated “Industrial Land” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan, and zoned General Industrial (M5, 433) Zone in City of Hamilton Zoning By-law No. 05-200.
- The operation accepts liquid soil mixtures from hydro evacuation trucks and then separates it via a combination of settling, screening, heat evaporation, and filtration into dry soil and clean water.
- The facility’s operations include receiving, processing, and shipping activities which may occur 24 hours a day, seven days a week and 365 days a year.
- Staff recommends that the conditions included in Appendix B attached to Report PED25091 be included for the proposed waste processing facility, if approved by the Ministry of the Environment, Conservation and Parks.

Financial Considerations

Not applicable.

Analysis

The subject property is municipally known as 1133 Industrial Drive and is located north of Industrial Drive. The subject lands currently contain a vacant 19,000 square metre industrial building. The subject lands do not have frontage onto a municipal right-of-way and have an area of approximately 21 hectares. Details on the surrounding land uses are included in Appendix A1 attached to Report PED25091.

The proposal is to operate a liquid soil processing site to manage excess soils and liquid soil mixtures from hydro evacuation trucks which separates them via a combination of settling, screening, heat evaporation, and filtration into dry soil and clean water.

The subject site has a maximum daily receiving rate of 276 cubic metres of liquid soil and a maximum total storage capacity of 510 tonnes of dry soil at any one time. The facility will operate 24 hours a day, seven days a week and 365 days a year for receiving, processing, and shipping activities.

A full review of the applicable Provincial Policy Statement (2024) and Urban Hamilton Official Plan policies is provided in Appendix D attached to Report PED25091.

**Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive (Ward 3)
Page 3 of 7**

Provincial Planning Statement (2024)

The proposal is for a waste processing facility on lands located within an employment area and is surrounded by existing industrial uses. The proposed development of a waste processing facility is considered a major facility that requires separation from sensitive land uses. Employment areas are an appropriate location for major facilities. The adjacent “Core Area” (Hamilton Harbour) is considered a sensitive land use, however, the operations for the proposed facility are located within an existing building and therefore impacts to sensitive land uses are not anticipated.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan

The subject lands are designated “Industrial Land” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. Adjacent lands have been identified as “Core Areas” on Schedule B – Natural Heritage System.

The “Industrial Land” designation permits a wide range of employment activity, including waste processing facilities. The Urban Hamilton Official Plan provides criteria for evaluating new waste management facilities including, compatibility between existing sensitive land uses, protection of public health and safety, protection of the natural heritage system, service capacity, and appropriate site design. The subject lands are located within an employment area and the adjacent “Core Area” (Hamilton Harbour) is considered a sensitive land use. However, the proposed facility’s operations are located within an existing building and impacts to sensitive land uses, public health and safety, and the adjacent natural heritage features, are not anticipated. The facility will operate 24 hours a day, seven days a week and 365 days a year. Noise, odour, and dust impacts are not anticipated as the site is surrounded by industrial uses.

The following conditions are included in Appendix B attached to Report PED25091 to ensure that the site is designed appropriately:

- i. Condition (a) requires that the applicant demonstrate that an access easement is in place to provide access to a public right-of-way; and,
- ii. Condition (b) requires that a Site Plan Control application be approved, which will ensure issues such as traffic management, servicing, stormwater management, parking, outdoor storage, and visual barrier are addressed.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan.

**Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive (Ward 3)
Page 4 of 7**

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned General Industrial (M5, 433) Zone in City of Hamilton Zoning By-law No. 05-200. The proposed development, which is considered a Waste Processing Facility, is a permitted use in the General Industrial (M5) Zone as per Section 9.5.1 of Zoning By-law No. 05-200. Waste Processing Facilities are not permitted to be located within 300 metres of a residentially or institutionally zoned property line. The subject lands are not located within 300 metres of either of these zones.

Based on the foregoing, the proposed use complies with City of Hamilton Zoning By-law No. 05-200.

Environmental Compliance Approval

An “Environmental Compliance Approval” pursuant to Part V of the *Environmental Protection Act* is a legally binding document, through which an individual, company, or municipality is permitted, by Ontario’s Ministry of the Environment, Conservation and Parks, to undertake an activity related to the processing and management of waste.

Each Environmental Compliance Approval is drafted to address the site specific considerations relevant to the proposal and contains enforceable requirements that ensure environmental and health protection, compliance with legislation, and policy requirements. The Environmental Compliance Approval stipulates the types of wastes that can be processed and managed at the facility and contains “conditions” that describe the manner in which the facility is to be operated. Failure to comply with any of the Environmental Compliance Approval conditions constitutes a violation of the *Environmental Protection Act* and is grounds for enforcement through the *Provincial Offences Act*.

Site Operations

The Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual prepared by Environmental Business Consultants, dated April 2024, was submitted in support of the application. The manual indicated that 2388455 Ontario Inc. is proposing a waste processing facility located at 1133 Industrial Drive. The facility specializes in the dewatering of liquid soil from hydro excavating trucks. Hydro excavation is a process of removing soil with pressurized water. The facility accepts liquid soil mixtures from hydro evacuation trucks and then separates it via a combination of settling, screening, heat evaporation, and filtration into dry soil and clean water. Once separated, arrangements are made for the dry soil to be transported to clean fill sites and the water is stored in holding tanks inside the building and pumped into hydro evacuation trucks for reuse.

The proposed waste processing facility will operate within an existing building with a floor area of approximately 1,858 square metres. Receiving and processing of the liquid

**Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive (Ward 3)
Page 5 of 7**

soil from the hydro evacuation trucks will occur inside the building. Dry soil will be stored in bins inside the building prior to being hauled away to a site that accepts clean fill.

The facility will receive and transfer soil 24 hours a day, seven days a week and 365 days a year. The facility will accept a total of 60 hydro evacuation trucks per day. The trucks carrying the hydro evacuation are expected to queue along the site access route, which is approximately 1,700 metres long which is accessed from Industrial Drive. The access route is located on an adjacent property and staff require that the applicant demonstrate that an access easement be in place to facilitate this connection or that an easement be established. Condition (a) in Appendix B attached to PED25091 requires that the applicant demonstrate that an access easement is in place to provide access to a public right-of-way.

Conditions of Approval

Based on the circulation of this application to other City Departments, and the analysis undertaken by Planning staff, the Ministry of Environment, Conservation and Parks application for an Environmental Compliance Approval is considered acceptable, subject to conditions being addressed in the Environmental Compliance Approval. The recommended conditions have been included in Appendix B attached to Report PED25091. Staff have included standard conditions to ensure all typical areas of concern will be addressed.

Site Access

The City of Hamilton requires the applicant to demonstrate that an access easement for the 1,700 metre driveway access to Industrial Drive is in place to provide access to a public right-of-way as part of the Environmental Compliance Approval.

Site Plan Control

The City of Hamilton requires that a Site Plan Control application be approved as part of the Environmental Compliance Approval. Issues such as traffic management, services, and storm water management, parking, outdoor storage, and visual barrier will be addressed through the Site Plan Control process.

Limitations of Amount of Waste

The City of Hamilton requires that the Environmental Compliance Approval limit the maximum daily receipt of non-hazardous waste to a maximum rate of 276 tonnes per day, including aggregate and soil materials, as well as water. The City of Hamilton also requires that the Environmental Compliance Approval limit the maximum storage capacity to 510 tonnes of solids and 650 cubic metres of water.

**Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive (Ward 3)
Page 6 of 7**

Emergency Response Plan

The City of Hamilton requires that a current copy of the Emergency Response Plan, Spills Containment and Contingency Plan, daily product inventory list, including product quantities and exact location within all facilities, along with the applicable Material Safety Data Sheets, will be externally stored in a secure location (exterior lock box) on site in a manner such that all noted documents are readily available to Hamilton Emergency Services - Fire, 24 hours a day, seven days a week, and 365 days a year. The storage and housekeeping practices must be in place to allow ease of access by emergency personnel such as Hamilton Fire and/or other first responders.

Spills Containment

The City of Hamilton requires that the proponent implement spills prevention on-site, and containment measures be included in the Environmental Compliance Approval. The City of Hamilton also requires that the Contingency Plans for spills on site and clean up procedures are covered under the Environmental Compliance Approval, and that the City's Spills phone number (905) 540-5188 is included in the company's on-site Contingency Plan. The Contingency Plan shall also deal with run-off water from any fire-fighting activity from the operation. Further, a copy of the Contingency Plan is to be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment, Conservation and Parks.

Alternatives

The City of Hamilton is not the approval authority for Environmental Compliance Approval applications; however, the City has been requested to submit comments on this application to the Ministry of Environmental, Conservation and Parks. The City could request that the Ministry of Environmental, Conservation and Parks deny the Environmental Compliance Approval application.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
- 1.2: Facilitate the growth of key sectors.

Consultation

Staff and agency comments received are provided in Appendix E attached to Report PED25091.

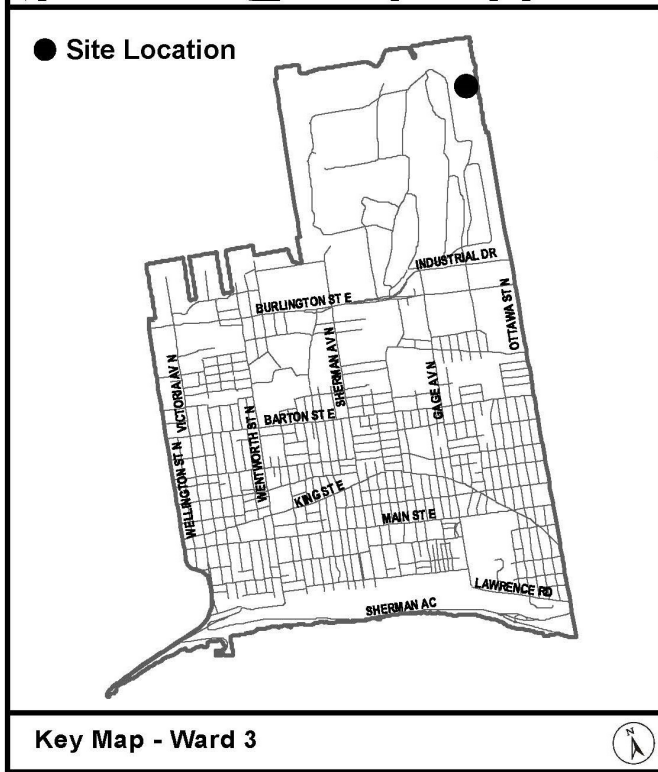
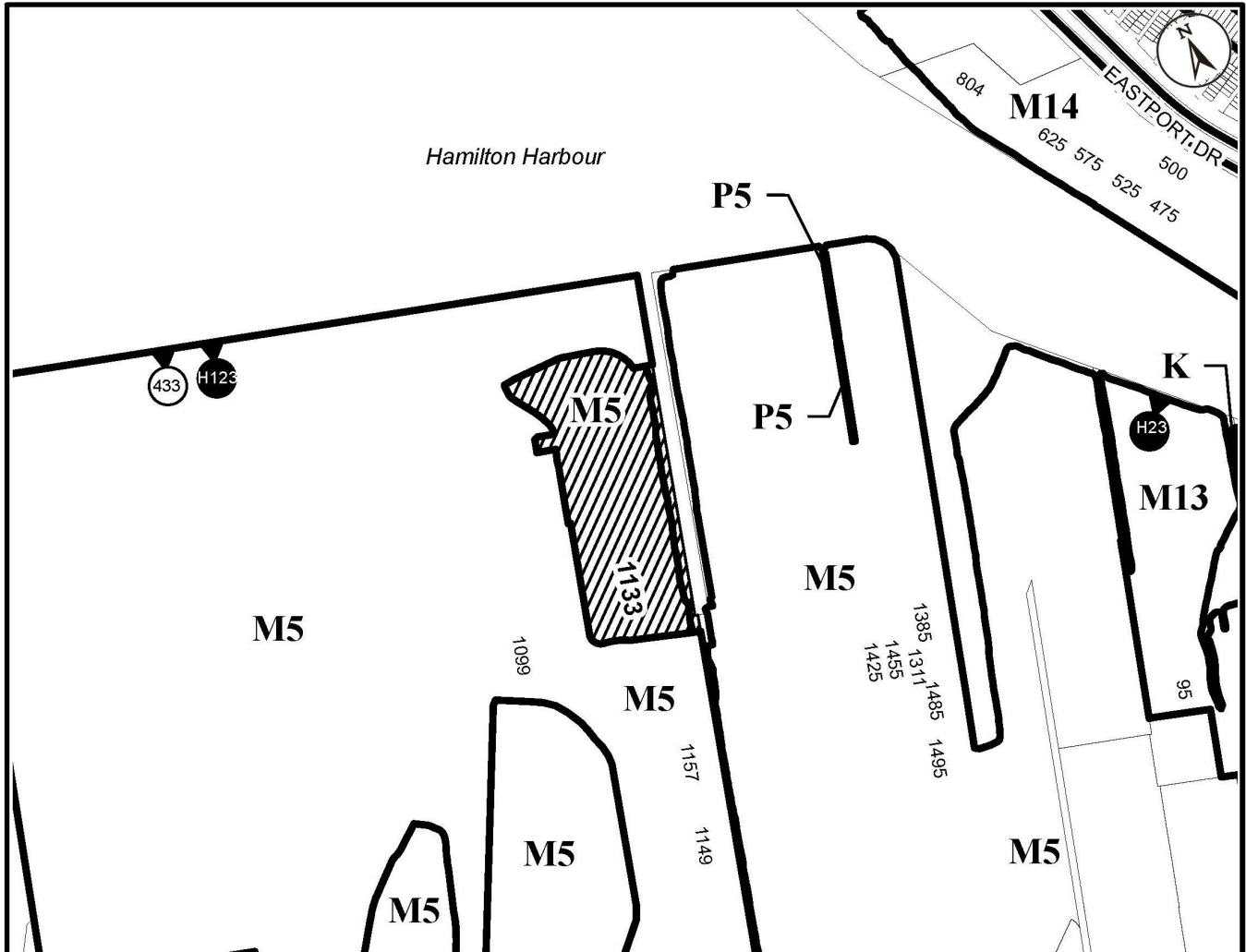
**Application for Ministry of the Environment, Conservation and Parks
Environmental Compliance Approval for a Waste Processing Facility for Lands
Located at 1133 Industrial Drive (Ward 3)
Page 7 of 7**

Appendices and Schedules Attached

- Appendix A: Location Map
- Appendix A1: Existing Land Use and Zoning chart
- Appendix B: Recommended Conditions of Approval
- Appendix C: Concept Plan
- Appendix D: Policy Review
- Appendix E: Department and Agency Comments

Prepared by: Mark Michniak, Senior Planner
Planning and Economic Development Department,
Development Planning East

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department



Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
MECP-24-03

Date:
February 13, 2025

Appendix "A"	Scale: N.T.S.	Planner/Technician: MM/AL
--------------	------------------	------------------------------

Subject Property

1133 Industrial Drive

Existing and Surrounding Land Uses and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Industrial.	General Industrial (M5, 433) Zone.

Surrounding Land Uses:

North	Industrial.	General Industrial (M5, 433, H123) Zone.
South	Industrial.	General Industrial (M5, 433, H123) Zone.
East	Industrial.	General Industrial (M5) Zone.
West	Industrial.	General Industrial (M5, 433, H123) Zone.

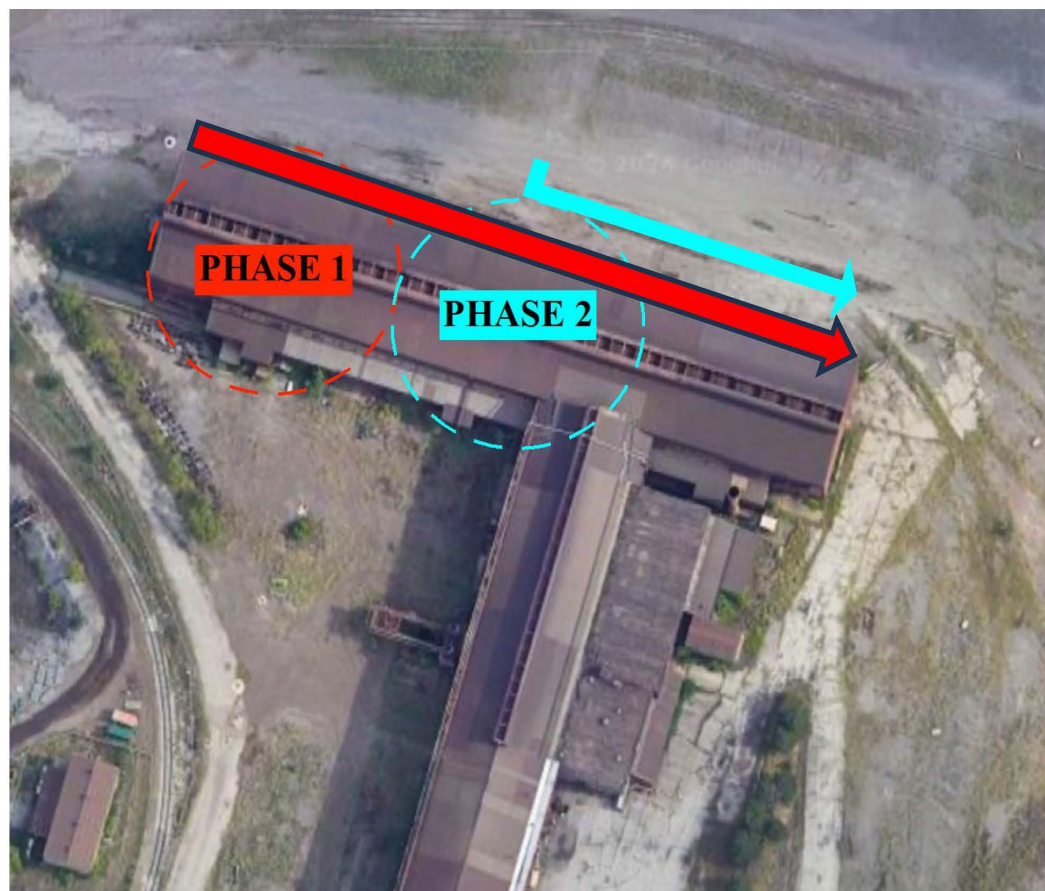
RECOMMENDED CONDITIONS OF APPROVAL:

- (a) That the applicant demonstrate or create an access easement granting access to 1133 Industrial Drive over 386 Wilcox Street to a municipal right-of-way, to the satisfaction of the Director of Development Planning.
- (b) That the applicant applies for and receives final approval of a Site Plan Control application from the City's Planning Division to the satisfaction of the Director of Heritage and Urban Design.
- (c) That a current copy of the Emergency Response Plan, Spills Containment and Contingency Plan, daily product inventory list, including product quantities and exact location within all facilities, along with the applicable Material Safety Data Sheets, be externally stored in a secure location (exterior lock box) on site in a manner such that all noted documents are readily available to Hamilton Emergency Services - Fire, 24 hours a day, seven days a week, 365 days a year.
- (d) That storage and housekeeping practices must be in place to allow ease of access by emergency personnel such as Hamilton Fire and/or other first responders.
- (e) That a final version of the Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual prepared by Environmental Business Consultants, dated April 2024, be stamped by a professional engineer, and be provided to the City of Hamilton, Superintendent, Environmental Monitoring and Enforcement, Public Works Department.
- (f) That the owner apply for and obtain a City of Hamilton's Surcharge Discharge Permit and comply with the City of Hamilton's Sewer Use By-law No. 14-090.
- (g) That the Environmental Compliance Approval limit the maximum daily receipt of non-hazardous waste to a maximum rate of 276 cubic metres per day, including aggregate and soil materials, and water.
- (h) That the Environmental Compliance Approval limit the maximum storage capacity to 510 tonnes of solids and 650 cubic metres of water.
- (i) That the applicant implements spills prevention on-site, and containment measures be included in the Environmental Compliance Approval.
- (j) That the Contingency Plans for spills on-site and clean-up procedures are covered under the Environmental Compliance Approval, and that the City's Spills phone number (905) 546-2489 is included in the company's on-site Contingency Plan. The Contingency Plan shall also deal with run-off water and from any fire-fighting activity from the operation and consider efforts to mitigate or eliminate materials and spill runoff from vehicle activity on site. Secondary containment

measures must be explored to reduce spill runoff. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment, Conservation and Parks.

- (k) That in case of any spills, the General Manager of the Operations must immediately contact the City of Hamilton's Spills line at 905-546-2489.
- (l) That an effective odour / dust / noise mitigation control plan for day-to-day activities be implemented to the satisfaction of Public Health Services.
- (m) That the owner establish a Fire Response Box providing up to date data and details (such as contents, amounts, locations, etc.) of all waste materials transferred and stored on site, to the satisfaction of the Chief Fire Prevention Officer, Hamilton Fire Department.
- (n) That the owner contact the Hamilton Fire Department's Fire Prevention Division and schedule an inspection of the facility and that all violations identified as part of the inspection be resolved prior to approval, to the satisfaction of the Chief Fire Prevention Officer, Hamilton Fire Department.
- (o) That the owner establishes a fire access route, to the satisfaction of the Chief Fire Prevention Officer, Hamilton Fire Department.
- (p) That an inventory of waste types stored on-site shall be updated daily, and be provided to the Ministry of the Environment, Conservation and Parks.
- (q) That waste shall not be accepted from the United States of America and / or any other Province or Territories.
- (r) That the owner be required to provide financial assurance to the Ministry of the Environment, Conservation and Parks to cover final clean-up of the site, following the cessation of use.
- (s) That a Ministry of the Environment, Conservation and Parks staff person be identified to the City as the contact for all issues and complaints regarding the subject property.
- (t) That Contingency Plans for water that does not meet Ontario Provincial Water Quality Guidelines and is not suitable for re-use be covered under the Environmental Compliance Approval. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment, Conservation and Parks.

- (u) That the Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual prepared by Environmental Business Consultants, dated April 2024, be updated and resubmitted to the City of Hamilton to include an alternative method for testing whether incoming material is free from contamination to the satisfaction of the Director of Growth Management and Chief Development Engineer.
- (v) That the owner prepare and submit an Environmental Emergency and Contingency Plan for review and signoff by the City of Hamilton Director of Growth Management and Chief Development Engineer prior to Environmental Compliance Approval.



Daily Dewatering Operations Phasing Plan

PHASE 1

- VOLUME OF APROX 30 LOADS PER DAY
Liquid Soil Types 1 & 2

PHASE 2

- VOLUME OF APROX 30 LOADS PER DAY
Liquid Soil Types 1 & 2 & 3

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Planning Statement (2024)		
Theme and Policy	Summary of Policy or Issue	Staff Response
Settlement Areas Policy: 2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The subject lands are located within a settlement area. The proposal is consistent with this policy.
Employment Areas Policy: 2.8.2.1	Planning authorities shall plan for, protect, and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.	The subject lands are located within an employment area. The proposed development of a waste processing facility is considered a major facility. Employment areas are an appropriate location for major facilities. The proposal is consistent with this policy.
Land Use Compatibility Policy: 3.5.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.	The subject lands are located within an employment area. The adjacent “Core Area” is considered a sensitive land use. However, the proposed facility is located within an existing building, located approximately 147 metres from the “Core Area”, Soil and water generated by the facility will be stored within the building. Impacts to sensitive land uses are not anticipated. The proposal is consistent with this policy.

Theme and Policy	Summary of Policy or Issue	Staff Response
Waste Management Policy: 3.7.1	Waste management systems need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.	The subject lands are located within an employment area. The adjacent “Core Area” is considered a sensitive land use. However, the proposed facility is located within an existing building. Impacts to sensitive land uses are not anticipated. The proposed development is in an appropriate location. The proposal is consistent with this policy.
Urban Hamilton Official Plan		
Strong Economy Policy: B.3.1.1	The City shall strengthen its economy by directing business activity to suitable locations as identified on Schedules E-Urban Structure and E-1 – Urban Land Use Designations.	The subject lands are designated “Industrial Land” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. A review of the land use designations is provided below. The proposal complies with this policy.
Employment Area – Industrial Land Designation – Function and Permitted Uses Policies: E.5.3.1 and E.5.3.2	The range of permitted uses allow for a wide range of employment activity, including heavy industrial uses and transitional uses on lands traditionally used for industry. The Employment Area – Industrial Land designation applies to the Bayfront, East Hamilton, Dundas, and the Glen Road/Tope Crescent Employment Areas, identified on Schedule E-1 – Urban Land Use Designations.	The subject lands are designated “Industrial Land” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The proposed development is a waste processing facility. The facility accepts liquid soil mixtures from hydro-evacuation trucks and then separates it via a combination of settling, screening, heat evaporation, and filtration into dry soil and clean water. The proposed use of a waste processing facility is permitted within the General Industrial (M5, 433) Zone. The proposal complies with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Employment Area – Industrial Land Designation – Function and Permitted Uses</p> <p>Policies: E.5.3.1 and E.5.3.2</p> <p>(continued)</p>	<p>The following uses may be permitted on lands designated Employment Area – Industrial Land on Schedule E-1 – Urban Land Use Designations, in accordance with the Zoning By-law: waste processing facilities and waste transfer facilities.</p>	
<p>Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies</p> <p>Policy: E.5.3.6</p>	<p>New waste management facilities shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> • Compatibility between existing sensitive land uses and the proposed waste management facility; • Protection of public health and safety; • Protection of the natural heritage system and cultural heritage resources; • Capacity to effectively service prospective waste management facilities, including traffic management, adequate water and wastewater services and storm water management facilities; and, • Appropriate site design, including access, parking, building design and setbacks, outdoor storage, noise and odour abatement, and visual barrier requirements. 	<p>The subject lands are located within an employment area. The adjacent “Core Area” (Hamilton Harbour) is considered a sensitive land use. However, the proposed facility is located within an existing building. Impacts to sensitive land uses, public health and safety, and natural heritage features are not anticipated.</p> <p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved. Issues such as traffic management, services, and storm water management, parking, outdoor storage, and visual barrier will be addressed through the Site Plan Control process.</p> <p>Condition (a) of Appendix B attached to Report PED25091 requires that the applicant demonstrate that an access easement is in place to provide access to a public right-of-way.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies</p> <p>Policy: E.5.3.6 (continued)</p>		<p>The facility will accept a total of 60 hydro evacuation trucks per day. Incoming hydro evacuation trucks are expected to queue along the site access route, which is approximately 1,700 metres long.</p> <p>The proposal complies with this policy.</p>
<p>Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies</p> <p>Policy: E.5.3.6.2</p>	<p>The City shall provide comments to the Ontario Ministry of the Environment concerning applications for a Certificate of Approval for Waste Disposal site, as required under Part V of the <i>Environmental Protection Act</i> and/or any other applicable legislation for the approval of new waste management facilities or expansions or alterations to existing waste management facilities within the City of Hamilton.</p>	<p>Staff recommend that a copy of Report PED25091 be forwarded to Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks for their consideration of the proposed waste processing facility.</p> <p>The proposal complies with this policy.</p>
<p>Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies</p> <p>Policy: E.5.3.6.5</p>	<p>Waste management facilities, including expansions, shall be subject to site plan control, in accordance with the policies in Section F.1.7 – Site Plan Control.</p>	<p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved.</p> <p>The proposal complies with this policy.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Employment Area – Industrial Land Designation – Waste Processing Facilities and Waste Transfer Facilities Policy: E.5.3.7	Waste processing facilities and waste transfer facilities, including expansions, shall be located a minimum of 300 metres from a sensitive land use within the Neighbourhoods, Institutional or Commercial and Mixed Use designations.	The subject lands are not located within 300 metres of lands designated “Neighbourhoods”, “Institutional”, or “Commercial” and “Mixed Use”. The proposal complies with this policy.

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The applicant is required to provide a site servicing plan to confirm that there are no floor drains or roof drains directly connected to the private or municipal sewer system.</p> <p>The applicant is required to include a contingency plan for when the water does not meet Ontario Provincial Water Quality Guidelines and is not suitable for reuse.</p> <p>The applicant is required to isolate the work area to eliminate the potential for stormwater runoff to encounter the material; please provide a drainage plan for review and comment.</p> <p>The Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual describes that visual and olfactory inspection will be completed during discharge. Considering the industrial nature of the subject site, which will have conflicting odours, the olfactory method will not be reliable. An alternative sampling/testing method to confirm the material is 'clean' is required.</p>	<p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved. A Servicing Plan will be required with this application.</p> <p>Condition (t) of Appendix B attached to Report PED25091 requires that Contingency Plans for water that does not meet Ontario Provincial Water Quality Guidelines and is not suitable for re-use are covered under the Environmental Compliance Approval.</p> <p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved. A Drainage Plan for stormwater runoff will be required with this application.</p> <p>Condition (u) of Appendix B attached to Report PED25091 requires that the Liquid Soil Dewatering Facility Design,</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>The applicant is required to submit an Environmental Emergency and Contingency Plan for review and signoff by the City of Hamilton prior to Environmental Compliance Approval.</p>	<p>Operations, and Procedures Manual be updated to include an alternative testing method.</p> <p>Condition (v) of Appendix B attached to Report PED25091 requires that an Environmental Emergency and Contingency Plan be approved.</p>
<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p>	<p>The applicant proposes to establish a hydrovac soil processing operation, located inside an existing 19,000 square metre building. The site receives slurry (referred to as liquid soil) from hydrovac vehicles from multiple sites in Southern Ontario and dry soil is generated by physical water separation. The site has a maximum daily receiving rate of 276 cubic metres of liquid soil and a maximum total storage capacity of 510 tonnes of dry soil at any one time. Dry soil is sent to clean fill sits in Ontario. Soil which does not meet reuse criteria is not accepted. Separated water is treated and then reused in the hydrovac trucks prior to exiting the Site. Receiving, processing, and shipping activities may take place 24 hours per day, 365 days per year.</p> <p>Building Division records indicate the property consists of multiple, existing</p>	<p>The proposed use of a Waste Processing Facility is permitted.</p> <p>The subject lands are located beyond 300.0 metres from a Residential or Institutional Zone.</p> <p>Additional details, such as outdoor storage, parking, accessory buildings, and Hamilton Conservation Authority permits will be addressed during the Site Plan Control stage.</p> <p>Additional details, such as signage, fencing, and conformity with the Ontario Building Code will be addressed during the Building Permit stage.</p>

Department/Agency	Comment	Staff Response
<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>industrial buildings associated with a Manufacture use. The proposed use of a Waste Processing Facility is permitted within the M5 Zone and is defined as follows:</p> <p>“Waste Processing Facility - Shall mean the use of land, building or structure, or part thereof, for the sorting and processing of waste and recyclable materials and for which an Environmental Compliance Approval for such purpose under Part V of the Environmental Protection Act is required. Waste Processing Facilities shall include but not be limited to thermal treatment, blue box recyclable recovery facilities, open-air or in vessel organics processing, wood waste recycling and/or a co-generation energy facility but shall not include a Motor Vehicle Wrecking Establishment or a Salvage Yard.”</p> <p>This is an interior lot. Based on “front lot line” as defined shall mean any lot line abutting a street. As such, the lot line adjacent to Industrial Drive is considered the front lot line for this property.</p> <p>Please note, insufficient information to determine Zoning compliance for Outdoor Storage and Gross Floor Area for Office use. The applicant shall ensure the proposed use</p>	

Department/Agency	Comment	Staff Response
<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>and associated Outdoor Storage does not exceed the maximum permitted 85% lot coverage as required under Section 9.5.3 d) or the Maximum 3,000 square metres for Office use under Section 9.5.3 e). In addition minimum setbacks to a Residential or Institutional Zones for the proposed Waste Processing Facility have not been provided, however as per GIS mapping the proposed use appears to be well outside the required 300.0 metre setback from either Zone.</p> <p>Further to the above, it is noted that as per Special Exception 433, Section 5.6 c) shall not apply to the proposed use and requirements for the minimum number of Parking Spaces shall not be applied. Please note however that the applicant has indicated a Staff Parking Area to be provided however insufficient information has been provided to confirm if the proposed area, including Parking Space Size, Dimensions, access aisles or other requirements are in compliance with Section 5. Should parking be proposed, the applicant shall clearly indicate all proposed spaces on the Site Plan.</p>	

Department/Agency	Comment	Staff Response
<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>The proposed use does not appear to alter existing site conditions as it relates to the existing building and as such, further review of Section 9.5 is not required beyond the Sections mentioned above. If expansion of the existing building is proposed to accommodate the proposed use, an additional Zoning compliance review may be required.</p> <p>Be advised, notwithstanding the above insufficient information has been provided to determine Accessory Building requirements for the proposed Office Trailer and Washroom. The applicant shall provide additional information to confirm compliance with Section 4.8 and 4.8.4. Furthermore, insufficient information has been provided as it relates to the “Quonset Hut (Storage)” building. Should this building be used as a storage building for equipment or other storage, other than for Soil or similar organic materials as part of the dewater/ waste processing process, this building shall also be subject to the requirements of Section 4.8 and 4.8.4 and additional information is required to confirm accessory building compliance.</p>	

Department/Agency	Comment	Staff Response
<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>Please be advised that a portion of this property is within an area regulated by Hamilton Conservation Authority. Please contact (905) 525-2181 or nature@conservationhamilton.ca prior to any development.</p> <p>Conversion/ Alteration of the existing building to a Waste Processing Facility is subject to the issuance of a building permit. Be advised that Ontario Building Code regulations may require specific setback and construction types.</p> <p>All new signs proposed for this development must comply with the regulations contained within the Sign By-law 10-197.</p> <p>All new fences proposed for this development must comply with the regulations contained within the Fence By-law 10-142.</p> <p>The designer shall ensure that the fire access route conforms to the Ontario Building Code.</p>	