



# City of Hamilton

## PLANNING COMMITTEE REVISED AGENDA

**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

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|   | <b>Pages</b> |
|---|--------------|
| <b>1. CALL TO ORDER</b>   |              |
| <b>2. CEREMONIAL ACTIVITIES</b>   |              |
| <b>3. APPROVAL OF AGENDA</b><br>(Added Items, if applicable, will be noted with *)  |              |
| <b>4. DECLARATIONS OF INTEREST</b>  |              |
| <b>5. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>   |              |
| 5.1 March 18, 2025  | 5            |
| <b>6. DELEGATIONS</b>   |              |
| <b>7. ITEMS FOR INFORMATION</b>   |              |
| 7.1 PED23069(a)<br>Residential Zones Project: New Mid Rise Residential Zones in Zoning<br>By-law No. 05-200 - Consultation Update (CI 25-C) (City-Wide) | 21           |
| 7.2 HMHC 25-003<br>Hamilton Municipal Heritage Committee Minutes - March 28, 2025   | 108          |
| <b>8. PUBLIC HEARINGS</b>   |              |

|     |   |     |
|-----|---|-----|
| 8.1 | PED25054<br>Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8) | 109 |
| 8.2 | PED25036<br>Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)  | 157 |
|     | *a. Written Submissions:<br>(i) Imtiaz Kiani  | 215 |
| 8.3 | PED24109(b)<br>Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)  | 216 |
|     | *a. Written Submissions:<br>(i) Lois Corey<br>(ii) Ian Hanecak  | 604 |
| 8.4 | PED25106<br>Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3)  | 607 |
|     | a. Written Submissions:<br>(i) Brenda Duke<br>(ii) Sandy Ezepue, Hamilton Urban Core Community Health Centre<br>(iii) Anna Buhrmann and Abigail Morton  | 709 |
|     | *a. Added Written Submissions:<br>(iv) Alice Plug-Buist, Helping Hands Street Mission<br>(v) Justin Eisinga, 541 Eatery & Exchange<br>(vi) Seán McGuire, Wentworth Baptist Church   | 713 |
|     | *b. Delegations:<br>(i) Seán McGuire, Wentworth Baptist Church  |     |

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|-----|---|-----|
| 8.5 | PED25038  | 718 |
|     | Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide) |     |
| 8.6 | PED25097  | 872 |
|     | Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9)   |     |
| 8.7 | PED25081  | 900 |
|     | Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3)   |     |
| 8.8 | PED25063  | 950 |
|     | Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12)  |     |

## 9. ITEMS FOR CONSIDERATION

|      |   |      |
|------|---|------|
| 9.1  | PED24175(a)   | 992  |
|      | Implementation of Changes to Section 41 of the <i>Planning Act</i> – Site Plan Approval, in Response to Provincial Bill 185 (City Wide)   |      |
|      | *a. Written Submissions:  | 1002 |
|      | (i) Andrew Hannaford, MHBC Planning   |      |
| 9.2  | PED25078  | 1004 |
|      | Accessible Parking Updates to Municipal By-laws (City Wide)   |      |
| *9.3 | HMHC 25-004   | 1019 |
|      | Hamilton Municipal Heritage Committee Minutes dated April 4, 2025   |      |
| *9.4 | PED25091  | 1028 |
|      | 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.*

## 10. MOTIONS

|      |   |      |
|------|---|------|
| 10.1 | Feasibility of Permitting Chickens and Roosters within the Settlement Residential (S1) Zone | 1052 |
|------|---|------|

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|------|--|------|
| 10.2 | Hamilton Heritage Property Grant Program Application Criteria<br>Exception for the Property Municipally Addressed as 2295 Troy Road,<br>Flamborough (Former Troy School) | 1053 |
| 10.3 | Enhanced Parking Enforcement Services  | 1055 |

## 11. NOTICES OF MOTION

## 12. PRIVATE AND CONFIDENTIAL

- 12.1 Closed Session Minutes - March 18, 2025  
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.

- \*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.

## 13. ADJOURNMENT