



City of Hamilton

CITY COUNCIL WEEKLY CORRESPONDENCE LISTING

Friday, May 16, 2025, 12:00 P.M.

Council Chambers

Hamilton City Hall

71 Main Street West

Council's Weekly Correspondence Listing is circulated pursuant to section 5.14 of the City's Procedural By-law 21-021, as Amended.

If a Member of Council would like a correspondence item listed in the Council's Weekly Correspondence Listing placed on a Committee agenda, the Member must advise the Clerk's Office no later than 12:00 p.m. (Noon) on the day prior to the meeting.

1. **CWCL 147-2025**
Communication Update - Quarterly Update (January - March 2025) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3 and 4)
2. **CWCL 148-2025**
Communication Update - Bill 5 – *Protect Ontario by Unleashing Our Economy Act* and Bill 6 – *The Safer Municipalities Act*
3. **CWCL 149-2025**
Communication Update - Sir Wilfrid Laurier Recreation Centre Re-opening
4. **CWCL 150-2025**
Communication Update - Maintenance on the Lincoln M. Alexander Parkway (TRANS2502) (City Wide)
5. **CWCL 151-2025**
Communication Update - Vacant Unit Tax – May Courtesy Letter Mailout (City Wide)


Members of the public can contact the Clerk's Office to acquire the documents contained within this correspondence listing, in an alternate format.

6. **CWCL 152-2025**
Communication Update - Ancaster Aquatic Centre Maintenance Closure
7. **CWCL 153-2025**
Communication Update - Section 16 Order Requests Filed for Environmental Assessments (ENG2502) (Wards 6, 7, 8, 11, 12, 13, and 14)
8. **CWCL 154-2025**
AMO Watchfile - May 15, 2025
9. **CWCL 155-2025**
Correspondence from Marianne Hoffman respecting a Formal Notice of Fiduciary Failure and Circumvention of Public Safety Safeguards - Tower Park Water Tower Project.
10. **CWCL 156-2025**
Correspondence from the Honourable Robert J. Flack, Minister of Municipal Affairs and Housing respecting the *Protect Ontario by Building Faster and Smarter Act, 2025*.
11. **CWCL 157-2025**
Communication Update - *Protect Ontario by Building Faster and Smarter Act, 2025*
12. **CWCL 158-2025**
Communication Update - 2025 Employment Inventory Launch (City Wide)
13. **CWCL 159-2025**
Communication Update - Immediate Safety Closure of Stairs at York Boulevard to Waterfront Trail (ES2507) (Ward 1)
14. **CWCL 160-2025**
Correspondence from Viv Saunders respecting a Stormwater Fee Estimator - Great Tool!

Members of the public can contact the Clerk's Office to acquire the documents contained within this correspondence listing, in an alternate format.



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 12, 2025
SUBJECT:	Quarterly Update (January - March 2025) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3 and 4)
WARD(S) AFFECTED:	Wards 1, 2, 3 and 4
SUBMITTED BY:	Steve Robichaud Acting General Manager Planning and Economic Development Department
SIGNATURE:	

On September 29, 2021, City Council enacted By-law 21-165, being a by-law to delegate authority to the General Manager of Planning and Economic Development (General Manager) to approve grants/loans to a maximum of \$200,000 per grant/loan under financial incentive programs provided under the Revitalizing Hamilton's Commercial Districts Community Improvement Plan (2021) and the *Ontario Heritage Act*. Programs subject to this delegated authority are:

- Barton/Kenilworth Planning and Building Fees Rebate Program;
- Barton/Kenilworth Revitalization Grant Program;
- Commercial District Housing Opportunities Program;
- Commercial District Revitalization Grant Program;
- Commercial Vacancy Assistance Program;
- Gore Building Improvement Grant Program;
- Hamilton Heritage Conservation Grant Program; and,
- Hamilton Heritage Property Grant Program.

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SUBJECT: Quarterly Update (January - March 2025) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3 and 4) - Page 2 of 3

As of June 7, 2023, the General Manager was also provided delegated authority under By-law 23-108 to approve grants/loans to a maximum of \$200,000 under the following Environmental Remediation and Site Enhancement Community Improvement Plan (2023) Programs respecting environmentally contaminated properties:

- Environmental Remediation and Site Enhancement Affordable Housing Grant Program; and,
- Environmental Remediation and Site Enhancement Commercial District Remediation Loan Program.

On a quarterly basis, staff provide to City Council details of the grants/loans approved by the General Manager over the previous quarter.

During the months of January – March 2025, the General Manager approved the following program applications:

Commercial District Revitalization Grant Program

Twelve grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$69,959.62.

The total estimated value of the proposed works under the Commercial District Revitalization Grant Program is \$244,907.92. Therefore, the City's grant represents 28.57% of the total improvement costs. The properties that are being improved under the Program are located within the following Community Improvement Project Areas:

- Downtown Hamilton Commercial District Community Improvement Project Area;
- Barton Village Commercial District Community Improvement Project Area;
- Main Street East Commercial Corridor Community Improvement Project Area;
- York Boulevard Commercial Corridor Community Improvement Project Area; and,
- Ottawa Street Commercial District Community Improvement Project Area.

Barton Kenilworth Revitalization Grant Program

Two grant applications were approved under the Barton Kenilworth Revitalization Grant Program in the total amount of \$61,229.38.

SUBJECT: Quarterly Update (January - March 2025) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3 and 4) - Page 3 of 3

The total estimated value of the proposed works under the Barton Kenilworth Revitalization Grant Program is \$128,633.55. Therefore, the City's grant represents 47.60% of the total improvement costs. The properties that are being improved under the Program are located within the Barton Village Commercial District Community Improvement Project Area.

Barton/Kenilworth Planning and Building Fees Rebate Program

One grant application was approved under the Barton/Kenilworth Planning and Building Fees Rebate Program in the total amount of \$1,459. The property improved under the Program is located within the Barton Village Commercial District Community Improvement Project Area.

Please refer to Appendix A, attached to this Communication Update, for a more detailed description of each property and the proposed improvements.

If you require any further information on the above matter, please contact Carlo Gorni, Co-ordinator, Urban Renewal Incentives by e-mail at carlo.gorni@hamilton.ca or at (905) 546-2424 Ext. 2755.

APPENDICES AND SCHEDULES ATTACHED

Appendix A – Loans / Grants Approved Through General Manager's Delegated Authority: January – March 2025



Loans and Grants Approved by General Manager (January - March, 2025)								
Commercial District Revitalization Grant Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA
CDRGG 01/25	Applicant: 1297707 Ontario Inc. O/A Williams Jewellery Owner: Brian Miller Business: H. Williams Jewellery	136 James Street North, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	25-Jan-25	2	Downtown Hamilton Commercial District
CDRGG 21/24	Applicant/Owner: 1407887 Ontario Ltd. (Darrin DeRoches) Business: Circle Studios Yoga, Spencer Krueger Registered Massage Therapist	12 Ferguson Avenue North, Hamilton	Removal of four instances of graffiti	N/A	\$800.00	12-Feb-25	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
BAR 03/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	589 Barton Street East, Hamilton	Installation of new storefront	\$ 19,775.00	\$9,887.50	20-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BAR 04/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	591 Barton Street East, Hamilton	Installation of new storefront	\$ 19,775.00	\$9,887.50	20-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BAR 05/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	593 Barton Street East, Hamilton	Installation of new storefront	\$ 19,775.00	\$9,887.50	20-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
INT 01/24	Applicant: Creative Guild Property Owner: 197 King William Street Ltd. (The Simkins 2019 Family Trust, Tiffany Simkins) Business: Creative Guild	197 King William Street, Hamilton	Installation of 20 new windows	\$ 30,000.00	\$15,000.00	5-Mar-25	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)

Commercial District Revitalization Grant Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA
CDRGG 04/25	Applicant/Owner: Office Mortgage Investments c/o Markland Property Management	40 James Street South, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	5-Mar-25	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRGG 03/25	Applicant/Owner: 1555828 Ontario Inc. Business: Daleo Motors	1553 Main Street East, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	10-Mar-25	4	Main Street East Commercial Corridor
CDRGG 02/25	Applicant/Owner: 1555828 Ontario Inc. Business: Daleo Motors	1583 Main Street East, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	10-Mar-25	4	Main Street East Commercial Corridor
CDRG-G 05/25	Applicant/Owner: Hughson Business Space Corporation c/o Markland Property Management (Gozde Roth)	4 Hughson Street South, Hamilton	Removal of three instances of graffiti	N/A	\$600	14-Mar-25	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
MF 02/25	Applicant/Owner: York Locke Inc.	435 York Blvd, Hamilton	Supply/install elevator and supply/install new door system with automatic door opener	\$ 137,069.00	\$ 12,500.00	14-Mar-25	1	York Boulevard Commercial Corridor
OTT 01/23	Applicant/Owner: John Gut and Alicia Gut Business: Argyle Bar & Golf	304-306 Ottawa Street North, Hamilton	Installation of new mdf cladding on front façade; Installation of new electrical and lighting on front façade; Masonry repair where required; power washing of masonry to prepare for painting; prime and paint existing masonry and extra cladding; and professional fees (architect)	\$ 18,513.92	\$10,197.12	28-Mar-25	4	Ottawa Street Commercial District (Ottawa Street Business Improvement Area)
Total				\$244,907.92	\$69,959.62			

Barton Kenilworth Revitalization Grant Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA
BKRG 05/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	589-593 Barton Street East, Hamilton	Installation of new roof	\$106,174.80	\$ 50,000.00	7-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BKRG 01/25	Applicant: Trocadero Restaurant (Hamilton) Limited Owner: Lois Pantalone	525 Barton Street East, Hamilton	Prepare second floor exterior party wall for work, install corrugated metal and new cap flashing to repair deteriorating brick wall	\$22,458.75	\$11,229.38	5-Mar-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$128,633.55</u>	<u>\$61,229.38</u>			
Barton Kenilworth Planning and Building Fees Rebate Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA
BKPB 24/01	Applicant/Owner: Urban Fields Inc. (Brian Fields, Steve Arruda) Business: Nanny & Bull's	627 Barton Street East, Hamilton	Pre-Consultation fee; Building Engineering and Zoning Review Fee; and Building Permit Fees;	N/A	\$1,459.00	10-Mar-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$0.00</u>	<u>\$1,459.00</u>			



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 12, 2025
SUBJECT:	Bill 5 – <i>Protect Ontario by Unleashing Our Economy Act</i> and Bill 6 – <i>The Safer Municipalities Act</i>
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	
SUBMITTED BY:	Dan Smith Acting Director, Licensing and By-law Services Planning and Economic Development Department
SIGNATURE:	

Bill 5 – *Protect Ontario by Unleashing Our Economy Act*

On April 17, 2025, the province introduced an omnibus bill, Bill 5 – *Protect Ontario by Unleashing Our Economy Act*, which proposes changes including:

- Allowing the province to designate “special economic zones” including geographic areas, “trusted proponents” or projects that would be exempt from provincial legislation and regulations, and from municipal by-laws;
- Replace species-at-risk permitting requirements with a registration-first approach that would allow work to begin immediately upon registration;
- Streamline the archaeological assessment and artifact protection process for developments where archaeological sites are present; and,
- Streamline the province’s mine permitting process.

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The proposed Bill 5 has been released on the Environmental Registry of Ontario Website as four separate postings:

[ERO# 025-0418](#) – Proposed Amendments to the *Ontario Heritage Act*

[ERO# 025-0380](#) – Proposed Interim Changes to the *Endangered Species Act, 2007* and a proposal for the *Species Conservation Act, 2025*

[ERO # 025-0409](#) – Proposed Amendments to the *Mining Act, 1990*, *Electricity Act, 1998*, and *Ontario Energy Board Act, 1998*, to Protect Ontario's Economy and Build a More Prosperous Ontario

[ERO# 025-0391](#) – *Special Economic Zones Act, 2025*

The comment period on the above ERO postings will be open for 30 days until May 17, 2025. Staff are reviewing the proposed Bill 5 and will submit comments to the province in advance of the deadline. A report to Planning Committee is anticipated to follow in July 2025.

Bill 6 – *The Safer Municipalities Act*

On April 30, 2025, the province reintroduced Bill 6 – *The Safer Municipalities Act, 2025*, which proposes the following changes including:

- Amendments to Section 2 of the *Trespass to Property Act* that are intended to help clear encampments in parks through enhancement of penalties. Section 2 establishes a trespass offence and the maximum fine that may be imposed upon conviction of an offence (not more than \$10,000). The bill introduces two new aggravating factors that are required to be considered by a court when deciding a penalty; 1) that notice to leave a premises was provided to a defendant and that the defendant continued to be on that premises and 2) that the court determines that a defendant is likely to trespass in the future.
- Amendments to the *Trespass to Property Act* to incorporate minor updates and corrections to the French version of the Act.
- Introduces the *Restricting Public Consumption of Illegal Substances Act, 2025* intended to stop the consumption of illegal substances in public spaces (including encampments located on City property). Where an officer has reasonable grounds to believe a person is consuming illegal substances in a public space, the legislation will allow police and/or other provincial offences officers to direct individuals to; 1) stop using illegal substances, and/or 2) to leave the public space and/or 3) provide their full name, date of birth and address. Officers will also have the authority to seize, remove or destroy substances they reasonably believe are illegal. Individuals that do not comply with the legislation may be issued a ticket up to \$10,000 or arrested and face up to six months in prison.

SUBJECT: Bill 5 – *Protect Ontario by Unleashing Our Economy Act* and Bill 6 – *The Safer Municipalities Act (City Wide)* - Page 3 of 3


On April 30, 2025, the Bill was Ordered for Second Reading and debated on May 6 and 7, 2025. Staff will continue to monitor the progression and status of the Bill and provide Council with updates.

APPENDICES AND SCHEDULES ATTACHED

N/A



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 12, 2025
SUBJECT:	Sir Wilfrid Laurier Recreation Centre Re-opening
WARD(S) AFFECTED:	Ward 5
SUBMITTED BY:	Steve Sevor Director (Acting), Recreation Healthy and Safe Communities Department
SIGNATURE:	

The purpose of this update is to communicate the re-opening of Sir Wilfrid Laurier Recreation Centre (60 Albright Road) in Ward 5 which was temporarily closed in July 2023 to complete a large-scale gymnasium expansion project and lifecycle renewal of the existing building. The Recreation Division is pleased to share that **the facility will re-open for drop-in programming on June 18, 2025**, and a reopening celebration will be confirmed and communicated in the coming weeks.

The following work was completed during the facility closure:

- 12,000 sq ft. expansion on the North side of the existing recreation centre
- New double gymnasium sized to accommodate adult courts for multiple sports
- New multi-purpose room with fitness flooring, audio/video capability and hearing loop
- New reception area and front entrance canopy
- Painting, flooring, fixture, and kitchen updates within the existing building
- Pool filtration system replacement
- Pool basin regROUT and tile renewal within pool enclosure
- Upgraded pool chair lift and removable stair accessibility enhancements
- Enhanced social lounge areas with seating in common areas
- Expanded parking lot with new entrance and site walkability enhancements
- Site grading and additional landscaping features

Recreation staff will begin to notify affected user groups about the reopening via email or phone, will post signage at the facility and provide a project update at www.hamilton.ca/recprojects to keep the community informed. The drop-in schedule is available online at www.hamilton.ca/dropin and summer program registration can be accessed at www.hamilton.ca/registration beginning May 16, 2025.

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SUBJECT: Sir Wilfrid Laurier Recreation Centre Re-opening - Page 2 of 2

Extended thanks and appreciation to colleagues in the Corporate Facilities and Energy Management Division of Public Works for their efforts in completing this work and enabling the facility to open to the public earlier than planned.


Should you require further information, please contact Dawn Walton, Manager, Business Support, Recreation Division via email at dawn.walton@hamilton.ca or by telephone at (905) 546-2424 ext. 4755.

APPENDICES AND SCHEDULES ATTACHED

N/A



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
COMMITTEE DATE:	May 13, 2025
SUBJECT/REPORT NO:	Maintenance on the Lincoln M. Alexander Parkway (TRANS2502) (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Carolyn Ryall Director, Transportation Division Public Works Department
SIGNATURE:	

This Communication Update is to inform the Mayor and Members of Council about the asphalt repairs and general maintenance on the Lincoln M. Alexander Parkway commencing next week.

This initiative marks the Transportation Division's sixth annual weekend maintenance closure of the Lincoln M. Alexander Parkway. Full closure of the Parkway has consistently proven effective in minimizing traffic disruptions by concentrating impacts into a single weekend, while also enhancing the safety and operational efficiency of maintenance crews by allowing for uninterrupted work.

Planned maintenance activities will include localized asphalt repairs, mill-and-pave resurfacing in designated sections, catch basin cleaning, bridge maintenance, graffiti removal, ditching, vegetation control, pavement marking, and signage repairs.

To facilitate the scope of work and uphold health and safety standards, both eastbound and westbound lanes of the Lincoln M. Alexander Parkway will be fully closed from Friday, May 23, 2025, through to Monday, May 26, 2025.

- Eastbound closure: Friday, May 23, 2025 at 8:00 a.m. – Monday, May 26, 2025 at 5:00 a.m. from Golf Links Road to the Red Hill Valley Parkway, including the RHVP off ramp from the eastbound LINC; and,
- Westbound closure: Friday, May 23, 2025 at 10:00 a.m. – Monday, May 26, 2025 at 5:00 a.m. from the Red Hill Valley Parkway to Highway 403.

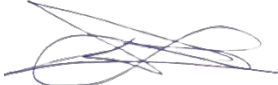
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COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 14, 2025
SUBJECT:	Vacant Unit Tax – May Courtesy Letter Mailout (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Clayton Pereira Director, Revenue Services Corporate Services Department
SIGNATURE:	

To ensure property owners are aware of the Vacant Unit Tax extended declaration period, the attached courtesy letter will be mailed to approximately 9,100 or 5% of residential property owners that have not yet completed their mandatory occupancy declaration. Letters will be mailed starting on the week of May 12, 2025. As a one-time courtesy for the first year of the Vacant Unit Tax program, residential property owners are being given an opportunity to submit a late declaration by May 30, 2025 without penalties.

Background

The Vacant Unit Tax is one of the multiple measures that Council has approved to address the City's housing crisis. The program aims to increase the supply of housing in Hamilton by encouraging residential property owners to keep their properties occupied rather than vacant.

Starting in 2025, the City will be charging an additional one per cent tax on any property that has been left vacant for more than 183 days in a year. Following the recovery of administrative costs, revenues generated from the Vacant Unit Tax will be reinvested into affordable housing initiatives.

If an occupancy declaration is not submitted, the property will be considered vacant and the Vacant Unit Tax will be charged. A principal residence will not be subject to the tax, but all residential property owners are still required to submit an occupancy declaration annually, regardless of whether the property is occupied or vacant.

Exemptions

There are some instances where a property may be left vacant and be exempt from the Vacant Unit Tax:

- Principal residence
- Death of an Owner: exemption applies to year of death plus one subsequent year only.
- Major Renovations: major renovations or redevelopment make occupation of a unit impossible for more than 183 days in the same calendar year, provided a building permit has been issued.
- Sale of the property: the VUT will not apply in the year of the sale if the transfer is to an unrelated individual or corporation.
- Principal resident is in care, institutionalized or hospitalized: the period of time when the principal resident resides in a hospital, long-term or a supportive care facility.
- Court order: if a court order prohibiting occupancy of the residential property is in effect.
- Non-profit housing: the exemption applies to designated housing projects owned and operated by non-profit corporations.

Key Dates

Date	Details
Early February 2025	Notice to declare letters with declaration instructions are mailed to residential property owners
February 10, 2025	Mandatory declaration period begins
Week of March 31, 2025	Reminder to declare letters are mailed to all residential property owners that have not yet declared.
Week of April 21, 2025	Final notice to declare letters are mailed to all residential property owners that have not yet declared.
April 30, 2025	Mandatory declaration period deadline
May 7, 2025	Extended late declaration of May 30 – approved by Council
Week of May 12, 2025	Extended declaration deadline courtesy letters are mailed to all residential property owners that have not yet declared
May 30, 2025	Extended declaration deadline
First week of June 2025	Vacant Unit Tax Supplementary Tax Bills are mailed out
June 30, 2025	First Vacant Unit Tax equal installment payment is due
July 2, 2025	Complaint/appeal period begins
September 30, 2025	Second Vacant Unit Tax equal installment payment is due

For more information about the Vacant Unit Tax, visit www.hamilton.ca/VacantUnitTax or contact vacantunittax@hamilton.ca.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Communication Update - Courtesy Letter



City of Hamilton
City Hall, 71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Appendix "A"
Vacant Unit Tax
Revenue Services
Corporate Services Department

May 12, 2025

Owner
Owner
Address
Address
Address

**RESIDENTIAL VACANT UNIT TAX
DECLARATION REQUIRED BEFORE
May 30, 2025**

INFORMATION REQUIRED FOR THE DECLARATION:

**Property Address
Roll Number
Access Code**

ACTION REQUIRED: City of Hamilton - Vacant Unit Tax

Our records indicate the 2024 Vacant Unit Tax occupancy status declaration has not been received for **PROPERTY ADDRESS**. As part of the City's commitment to supporting residential property owners during the first year of implementing the Vacant Unit Tax program, Council has approved the waiving of penalties for late declarations related to the 2024 tax year. As a one-time courtesy for the first year of the Vacant Unit Tax program, residential property owners who have not yet declared their property status for 2024 are being given an opportunity to submit a late declaration by **May 30, 2025** without penalties.

If a declaration is not completed by May 30, 2025, your property will be deemed vacant and a Vacant Unit Tax charge of \$XXXX will be added to your property tax account as of June 2, 2025.





<u>Residential Assessment</u>	<u>Tax Rate</u>	<u>Vacant Unit Tax Charge</u>
\$XXXX	1%	\$XXXX

Payment of the Vacant Unit Tax will be due in two equal installments, the first due on June 30, 2025 and second due on September 30, 2025.

If you are on a Pre-Authorized Payment (PAP) Plan, the Vacant Unit Tax will coincide with your scheduled Property Tax Payment Plan.

How to Submit Your Declaration

You will need your Roll Number and Access Code which is listed at the top of this notice.

Declaration Options	Details	Time Requirement
Online 	www.hamilton.ca/VacantUnitTax	5 minutes or less
Paper 	<p>Completed paper forms can be mailed to:</p> <p>Vacant Unit Tax, 71 Main Street West, Hamilton, ON, L8P 4Y5</p> <p>Please note a potential Canada Post labour disruption is planned in late May 2025</p> <p>Alternatively, a completed paper form can be dropped off in-person at any Municipal Service Centre. To find a location near you, visit www.hamilton.ca/MSC.</p>	5 minutes or less
Email 	vacantunittax@hamilton.ca	5 minutes or less
Phone 	<p>905-546-2573</p> <p>Long-distance charges may apply if you are calling from outside Hamilton.</p>	Please note: High call volumes may cause delays between Monday to Friday from 8:30 am-4:30 pm.

If you have already submitted your declaration and have received a confirmation number, kindly disregard this notice.

We appreciate your cooperation and support.


For more details, please visit www.hamilton.ca/VacantUnitTax.

Thank you.

Vacant Unit Tax Team



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 14, 2025
SUBJECT:	Ancaster Aquatic Centre Maintenance Closure
WARD(S) AFFECTED:	Ward 12
SUBMITTED BY:	Steve Sevor, Acting Director Recreation Division Healthy and Safe Communities Department
SIGNATURE:	

The purpose of this Communication Update is to announce that **Ancaster Aquatic Centre** will be **closed for 6 weeks** from **August 2 to September 15, 2025**, to complete scheduled pool re-grout and basin maintenance, parking lot repair and exterior entrance enhancements. The closure will enable all required work to be completed safely at one time to minimize disruptions in service and programming at the facility.

Drop-in gym and swim, and all registered programs at Ancaster Aquatic Centre will remain operational until **August 1, 2025**. During the closure, residents are encouraged to attend drop-in and registered programming at the following locations:

- Ancaster Lions Outdoor Pool
- Sir Allan MacNab Recreation Centre
- Dundas Community Pool
- Dalewood Recreation Centre

This closure is coordinated in partnership with the Hamilton Wentworth District School Board (HWDSB) to maintain shared City properties and parking lots to a standard quality for members of the community. It is also part of a robust preventative maintenance program managed through the Corporate Facilities and Energy Management Division in Public Works, to routinely assess maintenance requirements for Hamilton's recreation centres, arenas, senior centres, pools, and community halls.

Closure details will be shared at hamilton.ca/recreation and through social media channels.

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SUBJECT: Ancaster Aquatic Centre Maintenance Closure (Ward 12) - Page 2 of 2


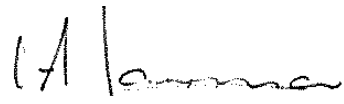
Should you require further information, please contact Dawn Walton, Manager, Business Support, Recreation Division via email at dawn.walton@hamilton.ca or by telephone at (905) 546-2424 ext. 4755.

APPENDICES AND SCHEDULES ATTACHED

N/A



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 14, 2025
SUBJECT:	Section 16 Order Requests Filed for Environmental Assessments (ENG2502) (Wards 6, 7, 8, 11, 12, 13, and 14)
WARD(S) AFFECTED:	Wards 6, 7, 8, 11, 12, 13, and 14
SUBMITTED BY:	Ed English Acting Director, Engineering Services Public Works Department
SIGNATURE:	
SUBMITTED BY:	Ashraf Hanna Director, Growth Management Planning & Economic Development Department
SIGNATURE:	

Introduction

On January 14, 2025, the City received notice from the Ministry of Environment Conservation and Parks (“Ministry”) that Section 16 Order requests had been filed for four (4) Municipal Class Environmental Assessment projects: Rymal Road (Upper James Street to Dartnall Road); Garner Road (Wilson Street to the Highway 403 off-ramp); Safari Road (Kirkwall Road to Valens Road); and, Airport Employment Growth District Transportation Master Plan Update.

A Section 16 Order request (previously known as a Part II Order request) is a request from an individual, or party, for the Minister of Environment, Conservation and Parks to review a Municipal Class Environmental Assessment project if there are outstanding concerns tied to constitutionally protected Aboriginal rights and treaties, or if there is a belief “that an Order may prevent, mitigate, or remedy this impact” (per the Ministry of Environment, Conservation and Parks’ website).

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.

Section 16 Order Request Process

In the context of Municipal Class Environmental Assessments, Section 16 Orders can only be requested for Schedule B or C projects or for specific projects identified in Master Plans that fulfil the requirements of a Schedule B or C project.

Typically, a Section 16 Order request is sent to both the Proponent and the Ministry and includes minimum information as set out by the province (e.g. basis for request, goal of request, etc.). Once a Section 16 Order is submitted, the project cannot proceed to implementation (design and construction) until a decision is issued by the Minister. Through the review of the project, the Minister can: 1) deny the Section 16 Order request; 2) allow the project to continue after certain conditions are met (e.g. completion of additional technical work); 3) require that the project goes through a mediation process; or, 4) can elevate the project to require that an Individual Environmental Assessment be completed (instead of following the Class process).

Requests are typically submitted after the Notice of Completion is circulated and during the 30-Day Review Period. If no Section 16 Order requests are received, the project can proceed with implementation at the completion of the 30-Day Review Period.

Section 16 Order Requests Received

The Section 16 Order requests received on January 14, 2025 are slightly unconventional. Three of the four requests (Rymal Road, Garner Road, and Safari Road) were received for ongoing projects that had not issued a Notice of Completion. Since the receipt of the requests the Notice of Completion has been issued for Rymal Road.

The fourth request is for the Airport Employment Growth District Transportation Master Plan Update. With this request, there are three main concerns regarding the validity of the request: the request did not identify individual projects; none of the projects in the Master Plan Update fulfilled enough requirements to qualify for a Section 16 Order Request (i.e., the completion of Schedule B or C requirements); and the Master Plan Update already completed the 30-Day Review Period and resolved any concerns received in Q2 2024.

For all projects identified in the requests, correspondence from the Ministry to date has not supplied the information typically required through the Section 16 Order process, including the reason for the request and the desired outcome. Staff have requested this additional information, and communications are ongoing with the Ministry.

Impacts on City Projects

In correspondence received by the City on January 21, 2025, the Ministry confirmed that the ongoing projects – Rymal Road, Garner Road, and Safari Road – can continue with the Municipal Class Environmental Assessment process but cannot proceed to detailed design until the Minister has issued a response.

Since the release of this clarification, the Rymal Road Environmental Assessment has issued the Notice of Completion and the 30-Day Review Period ended on May 6th, 2025. A response from the Ministry is anticipated, project impacts are not yet clear; further updates will be provided when there is an anticipated path forward.

At this time, there are no schedule or budget impacts for Garner Road and Safari Road, but this may change when specific details are provided by the Ministry.

For the Airport Employment Growth District Transportation Master Plan Update, there are currently three separate City-led and one developer-led Class EA projects underway as directed by the Master Plan and no further direction has been received for these projects at this time.

Next Steps

Staff will proceed with the environmental assessments as planned, and are currently awaiting additional direction from the Ministry. No timelines have been provided by the Ministry as to when the Minister's decisions can be expected. Once more information becomes available and should there be impacts (schedule, budgetary and/or scope) to any of the projects, additional communications will be provided.

APPENDICES AND SCHEDULES ATTACHED

None

Pilon, Janet

Subject: AMO Watchfile - May 15, 2025



May 15, 2025

In This Issue:

- AMO releases *Engaging Youth in Local Democracy* report.
- AMO resources to support your classroom engagement.
- New Health and Safety Water Stream fund.
- Nominations open for Medal of Distinction in Public Administration.
- One spot remaining for AMO Rural Healthy Democracy Forum!
- AMO 2025 Conference - Ontario's premier municipal event.
- MMAH has opened its Request for Delegations for AMO 2025 - Now open.
- Showcase your innovation - Submit your projects for the PJ Marshall Awards.
- Before you know it, it's August! AMO 2025 Conference trade show selling out fast!
- Teeny Tiny Summits 2025 - Don't miss these important community building events.
- Virtual Net-Zero Workshop is one month away.
- RailCan proximity survey live until June 1.
- Humber Polytechnic Emergency Management Symposium - June 6, Toronto.
- Ontario Bike Summit.
- Net-Zero Communities Accelerator Program coming to Ontario.
- Careers.

AMO Matters

Improving the health of local democracies requires a renewed focus on engaging young people in our communities. Through AMO's Healthy Democracy Project and in partnership with Apathy is Boring, we've developed a new [Engaging Youth in Local Democracy](#) resource that will help you learn how to better engage youth in your communities with actionable strategies and tactics for elected officials, municipalities, and public sector organizations.

[AMO's Municipal Rep Day program](#) provides AMO's members with a set of resources they can use when visiting classrooms in their communities. Resources and guides for teachers and elected officials can support a productive and engaging visit with students and help ignite interest in local government with future voters and community leaders.

Provincial Matters

Intake is open for Ontario's new Health and Safety Water Stream fund to help municipalities and First Nations build, repair and expand aging water infrastructure. [Apply now!](#)

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate a colleague](#) from your municipality by June 27,

Education Opportunities

Partnering with the Rural Ontario Municipal Association (ROMA), AMO's Rural Healthy Democracy Forum will bring together municipal and sector leaders, academics and experts for insightful discussions

on the state of democracy in rural Ontario. [Register today](#) for the only remaining spot!

AMO's 2025 Annual Conference is back in Ottawa. In this unprecedented time, coming together with municipal, provincial and key sector partners is more important than ever. [Register for AMO 2025](#) and [book your accommodations today](#).

Delegation meetings with Cabinet Ministers are a key feature of the AMO Conference experience. These meetings are a unique opportunity for your council to engage with Ministers, Parliamentary Assistants and senior Ontario Government officials on local matters that impact your municipality. [Request your delegation meetings now](#). A reminder that the Ministry of Municipal Affairs and Housing is your contact for the delegation meetings.

The Peter J. Marshall Municipal Innovation Award celebrates municipal governments in Ontario showcasing innovation in approaches to services, facilities, and infrastructure better for Ontarians. View full details [here](#).

Connect with over 3,000 of Ontario's municipal leaders representing Ontario's 444 municipalities and a \$68 billion sector at the AMO 2025 Conference in Ottawa this August. Click [here](#) to download the Exhibitor Package and [here](#) for the Sponsorship Package. Limited space available.

ROMA in partnership with the Minister of Rural Affairs, are happy to share the 2025 Teeny Tiny Summit line-up. These compelling events are designed with innovation in mind for Ontario's rural communities. Registration and information is available for the Summit in [Strathroy-Caradoc - June 18](#).

LAS

LAS' virtual net zero workshop is only a month away. Mark June 18 in your calendar to discover how you can cut energy costs, boost savings and incorporate low carbon initiatives in your municipal buildings. [Register today](#).

Municipal Wire*

The Railway Association of Canada is asking municipalities to [complete a survey](#) on the modernization of the proximity guidelines of land close to railway operations. More information on the [RailCan website](#).

Join [Humber Polytechnic Broadcast-Broadband Convergence B²C Lab](#) in a one-day free informational symposium on June 6 to present emerging emergency communications technologies using the ATSC 3.0 broadcast communications system. There are new solutions using broadcast that can bolster risk mitigation strategies for municipalities while offering enhanced capabilities. [Register today!](#)

The [Ontario Bike Summit](#), Canada's largest cycling and active transportation conference, will be in Windsor from May 27-29. Be inspired by success stories including enhancing infrastructure and design, citizen safety and economic development.

Small and mid-sized Ontario municipalities are invited to [submit an expression of interest](#) to participate in Quest Canada's Net-Zero Communities Accelerator program by June 13.

Careers

[Two Senior Advisor Roles - Association of Municipalities of Ontario \(AMO\)](#). Closing Date: May 23, 2025.

[Manager, Parks and Outdoor Recreation - City of Kingston](#). Closing Date: May 14, 2025.

[Manager, Affordable Housing - City of Kingston](#). Closing Date: June 1, 2025.

[Chief Administrative Officer - Town of Kapuskasing](#). Closing Date: June 2, 2025.

[Manager of Communications - City of Orillia](#). Closing Date: May 30, 2025.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

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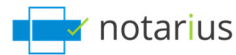
[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)



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Association of Municipalities of Ontario (AMO)

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This email was sent to janet.pilon@hamilton.ca.

To continue receiving our emails, add us to your address book.

TO: Members of Hamilton City Council

FROM: Marianne Hoffmann, [REDACTED] Carlisle

DATE: May 10, 2025

RE: Formal Notice of Fiduciary Failure and Circumvention of Public Safety Safeguards – Tower Park Water Tower Project

Dear Council Members,

Let me begin with clarity:

We are not opposing the need for a water tower. That is a separate discussion—one that should be had openly, with the Carlisle community, and the City, based on facts, options, and environmental responsibility.

The problem is the location.

What we are objecting to, and putting you on formal notice for is:

the deliberate circumvention of safeguards designed to protect drinking water, residential safety, and lawful public oversight. The project as approved is fundamentally unsafe, legally flawed, and strategically indefensible. The site you selected is within metres of active municipal wells, surrounded by homes, and zoned for passive parkland—not industrial infrastructure.

This is not about opposing growth. It's about **how you chose to proceed**—with false zoning claims, a misrepresented project scope, and a complete absence of consultation with the people most at risk.

How could any of you even imagine authorizing a massive construction site atop one of the most sensitive and vulnerable wellhead zones in all of Ontario?

Carlisle's groundwater vulnerability is not speculation—it's confirmed by your own City documents, and by the Halton-Hamilton Source Protection Plan. The municipal wellheads at this site tap directly into a **shallow bedrock aquifer**, overlain by thin, permeable soil. These wells lie within a **WHPA-A zone**, with a **vulnerability score of 10**—the highest level of risk classification under the Clean Water Act.

In fact, Hamilton's own consultants used a **calibrated groundwater flow model** to define this risk. The model showed that **surface contamination could reach the wellheads in minutes**, not days, due to the direct subsurface pathways and overlapping wellhead zones.

In Guelph—a city with similar karstic limestone and groundwater vulnerabilities—no such *planned tower* would ever be permitted in a WHPA-A without a full Schedule C Environmental Assessment and Risk Management Plan. And yet here, in Carlisle, your administration is treating this as routine.

You approved a project you didn't understand.

Every member of Council voted for the by-law authorizing construction in Tower Park. But it is now clear you were misinformed, and that by voting in favour, **you fell short of your fiduciary responsibility.**

- You were told this was a simple infrastructure upgrade. It is not.
- You were told the site was zoned S1. It is not. It is legally zoned **P1 – Neighbourhood Park**, and that designation imposes clear restrictions on height, footprint, and use.
- You were told the project did not require a Schedule C Environmental Assessment. But your own **engineering consultants** advised the opposite. The report stated:

“The site is located in a WHPA-A and B. This introduces additional constraints and may trigger regulatory review. Depending on the level of disturbance and construction scope, this project may be better suited to a full Schedule C process.”

— Hydraulic Modelling Technical Memo, Appendix 3, City of Hamilton Project File Report (2023)

You approved construction inside a WHPA-A drinking water protection zone.

Recent analysis using Google Earth and city overlays proves that the **foundation of the planned tower is 24–35 metres from the active municipal wellheads**—well within the 100-metre exclusion zone defined under Ontario's **Clean Water Act**.

Worse, your own staff authorized **grading, crane staging, excavation, and concrete pouring within 5–10 metres of those same wellheads** last week—without informing the public, posting warnings, or demonstrating compliance with Section 58 or 59 of the Act. Residents observed construction equipment parked directly atop the WHPA-A zone with **no signage, no environmental controls, and no oversight.**

This is not theoretical. It happened last week. You have already breached the protection zone.

And if you allow further grading to proceed—without knowing how it may alter sub-surface flow or destabilize the sensitive aquifer—you may cause irreparable damage not just to the project, but to the drinking water supply of the entire Carlisle community.

You are now on formal notice.

You cannot claim ignorance. The evidence is before you:

- A P1-zoned site falsely labeled S1
- A major construction footprint misrepresented as “maintenance”

- Engineering reports warning of Schedule C obligations
- Construction activity within 10 metres of drinking water wells
- No Risk Management Plan filed
- No Indigenous consultation
- No public notification
- And no meaningful engagement with the families who live 20–30 metres from the site

This is a complete breakdown of procedural integrity.

Legal violations are only half the story.

This letter addresses the **legal and procedural failures** behind your approval of the Tower Park water project. But the **real-world consequences of your decisions**—to health, human rights, child development, biodiversity, and long-term land safety—are far more serious.

Each of the following is being filed or prepared as a **formal complaint, brief, or tribunal submission**:

- **Environmental Safety and Wildlife Breach (P7/P6 Buffer Violation)** – Failure to apply the required 120m buffer between the proposed tower site and sensitive ecological zones under provincial environmental planning rules.
- **Ontario Human Rights Tribunal (OHRT) Complaint** – Impacts on individuals with autism and other disabilities due to chronic construction noise, forced displacement, and loss of safe park space.
- **Infant & Child Health Risk Brief** – Documented evidence shows that **prolonged exposure to construction noise above 50–60 dB** can negatively impact infants and young children. Studies have found:
 - **50 dB**: Recommended maximum during infant sleep; higher levels may interfere with neurodevelopment.
(Source: www.publications.aap.org/pediatrics/article/133/4/677/32749)
 - **60 dB**: Chronic exposure above this level may begin to impact auditory development in children.
(Source: www.ceenta.com/news-blog/how-loud-is-too-loud-for-my-baby)
 - **70 dB**: Long-term exposure linked to auditory damage, attention difficulties, and language delay.
(Source: www.healthychildren.org/English/news/Pages/sounds-the-alarm-on-excessive-noise-and-risks-to-children.aspx)

- **85 dB:** Formerly considered an occupational safety limit; now flagged by pediatric experts as unsafe for children over moderate durations.

(Source: www.publications.aap.org/pediatrics/article/152/5/e2023063753/194472)

These thresholds are far below the **90+ dB construction noise levels** anticipated by the City's own documentation. Children living within 50 metres of the planned tower will face daily exposure during excavation, crane work, and diesel staging. This poses a serious risk to child health, speech development, and long-term wellbeing.

- **Clean Water Act Enforcement Request (MECP)** – Based on confirmed WHPA-A violations and illegal construction activity within a 100m exclusion zone.
- **Ombudsman Oversight Request** – To act as an intermediary due to broken trust, and to investigate administrative and procedural misconduct by City officials and Council.
- **Petition Submission and Zoning Challenge** – Supported by residents and land-use maps, disputing the City's claims regarding zoning, parcel ownership, and public notification.

These are not threats. They are the inevitable response to your failure to uphold the law, protect the community, or consult those most affected.

Your duty going forward

We are calling on you to take immediate and lawful action:

1. **Immediately pause all construction and staging activity at Tower Park and formally commit that no further approvals, tenders, or contracts will be issued or finalized until all legal, environmental, and zoning concerns raised in this letter are fully resolved.**
2. Revoke the project's MCEA exemption and reclassify it as a Schedule C undertaking, as recommended by your own consultants.
3. Investigate the zoning misrepresentation and approval process, including how a P1-zoned site was treated as S1.
4. Disclose all internal communications, planning documents, and legal reviews related to exemption classification, Schedule C obligations, and WHPA-A risks.
5. Hold a public meeting in Carlisle to explain how this decision was made and to hear directly from affected residents.
6. Be fully transparent with the entire community by:
 - Posting project updates, maps, and contact information on the park's public notice board;
 - Creating and maintaining a public email list for residents who wish to receive timely updates;

– Sending a formal Notice of Intent by registered mail to all impacted municipal addresses within the surrounding area.

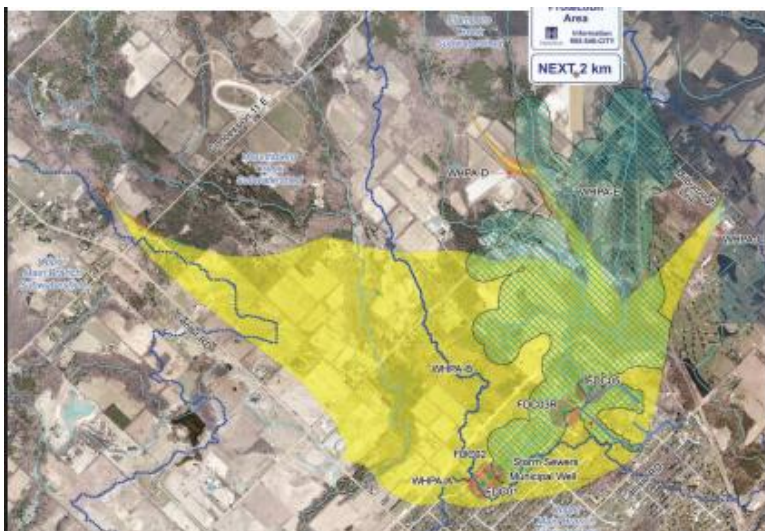
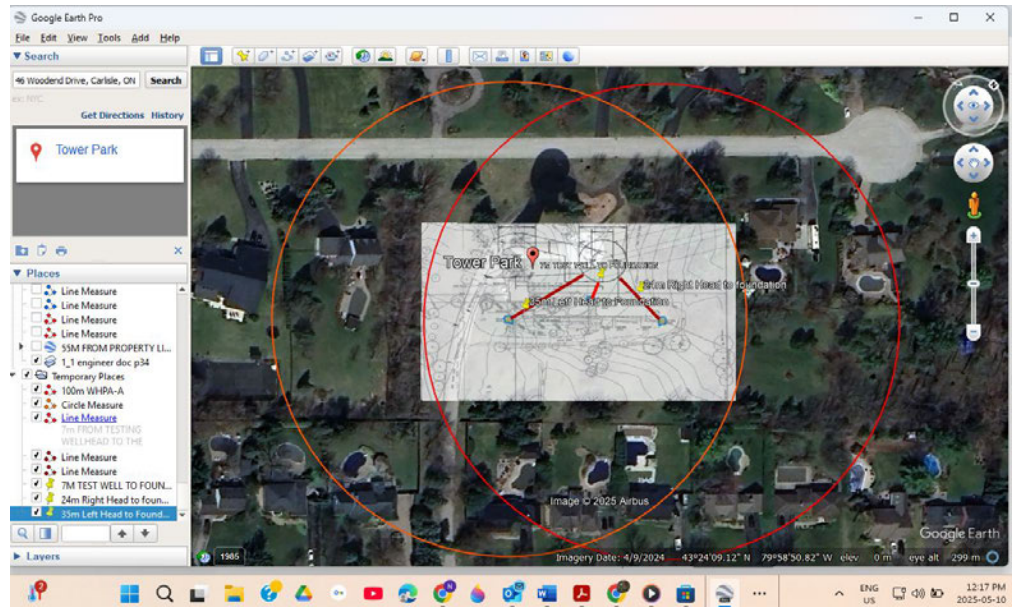
Respectfully,

Marianne Hoffmann

[REDACTED], Carlisle

Google Earth Pro – Red circles represent a 100m radius around the Wellheads in WHPA-A-10
Rough work anchoring the plan to google – using wellheads _ Aspect ratio preserved

NOTE: ALL OF THE CITY'S LAND (S1) AND (P1) IS WITHIN 100m of the Wellheads -a breach of the OSWA



PETITION TO HALT AND RELOCATE THE TOWER PARK WATER TOWER PROJECT

To:

- Mayor Andrea Horwath and Hamilton City Council

Cc:

- The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - MPP Donna Skelly, Flamborough–Glanbrook
 - Ontario Ombudsman, Municipal Services Branch
 - Ontario Land Tribunal (OLT)
-

We, the undersigned residents of Carlisle and concerned citizens across Ontario, urgently call for an immediate halt to construction activities at Tower Park (46 Woodend Drive) and the lawful relocation of the proposed 49-metre industrial water tower to a safer, properly planned location.

We support responsible investment in Carlisle's water infrastructure.

We do not support the reckless, unlawful, and short-sighted decision to site a massive industrial tower in the middle of a protected children's park, beside family homes, and on top of the town's drinking water supply — without lawful environmental review, public consultation, or zoning compliance.

For the significant public funds being spent, Carlisle deserves better.

Instead of safeguarding our future, the City's plan destroys critical parkland, endangers our aquifer, threatens nearby homes, and cripples Carlisle's ability to grow responsibly.

Grounds for Opposition:

1. Ignoring the Lessons of Walkerton and Violating Drinking Water Safety

The Walkerton tragedy proved that neglecting groundwater protection has catastrophic consequences. In 2000, contaminated runoff entered municipal wellheads during a period of negligent construction and maintenance oversight, leading to widespread E. coli poisoning, seven deaths, and over 2,300 people sickened.

The same dangerous conditions are now being recreated in Carlisle:

- The proposed Tower Park construction site lies within approximately 15–21 metres of active municipal wellheads supplying Carlisle's drinking water, based on site maps and engineering documents.
- Tower Park has an elevation that varies by approximately 5 metres, sloping from about 278 metres above sea level (AMSL) at its highest point, down to 273 metres AMSL at the construction staging area, and further down to approximately 272 metres AMSL in adjacent residential yards.

- The usable flat portion of the site is only approximately 0.9 acres, despite the City incorrectly claiming a 3-acre project area.
- Tower Park was intentionally graded by Flamborough Hills Developments to serve as a groundwater recharge zone for these municipal wells.

Due to the natural downhill slope of the land toward the wellheads, contaminants introduced by excavation, concrete leachate, diesel emissions, construction dust, vibration, chemical spills, and dewatering activities will naturally flow downhill — infiltrating both surface and subsurface pathways.

The City's own Hydraulic Modelling Technical Memo (Appendix 3) warned:

"The site is located in a Wellhead Protection Area-A and Wellhead Protection Area-B. This introduces additional constraints and may trigger regulatory review."

It further stated:

"Depending on the level of disturbance and construction scope, this project may be better suited to a full Schedule C process."

Despite these direct expert warnings, the City exempted itself from conducting the required full Environmental Assessment, bypassed mandatory soil testing, and proceeded without informing residents of the extreme proximity risks to the drinking water supply.

This violates the requirements of Ontario's Clean Water Act, 2006, which mandates rigorous protection of highly vulnerable drinking water sources — particularly those with a vulnerability score of 10, as Tower Park is classified.

Groundwater contamination, once it occurs, cannot easily be reversed and may permanently degrade the municipal water supply — just as it did in Walkerton.

The lessons of Walkerton were not optional suggestions.

They were binding warnings — and they are being ignored at Carlisle.

BREACH: Clean Water Act, 2006 (Ontario); Source Protection Technical Rules (Ontario); Municipal Class Environmental Assessment Manual (Ontario)

2. Illegal Site Selection and Misrepresentation of Zoning and Ownership

The Tower Park site (46 Woodend Drive) is legally zoned P1 (Neighbourhood Park) under Hamilton's Zoning By-law No. 05-200, which strictly prohibits large utility infrastructure like water towers on passive parkland.

The City falsely merged multiple parcels — 40, 42, and 46 Woodend — and misrepresented the zoning to Council and the public as S1 (Utility/Open Space).

In reality:

- Only 40 and 42 Woodend are zoned S1.
- 46 Woodend, where the majority of construction and tower staging would occur, remains zoned P1.
- No lawful rezoning has occurred under Ontario's Planning Act.
- No Site Plan Control Application was submitted as required by the City's Site Plan Control By-law No. 03-294.

By blending land parcels and hiding critical zoning restrictions, the City materially misled decision-makers and residents — violating both the Planning Act and procedural fairness obligations.

This is a fundamental flaw that invalidates the project's approval process.

BREACH: *Planning Act, R.S.O. 1990; Hamilton Zoning By-law No. 05-200*

3. Circumvention of Environmental Safeguards and Public Consultation

Despite clear expert warnings from their own technical consultants, the City of Hamilton self-exempted from conducting a full Schedule C Environmental Assessment.

The Hydraulic Modelling Memo (Appendix 3) explicitly stated:

"Depending on the level of disturbance and construction scope, this project may be better suited to a full Schedule C process."

Schedule C assessments are mandatory under Ontario's Municipal Class Environmental Assessment (MCEA) framework for large water infrastructure projects impacting sensitive areas.

By improperly claiming exemption, the City avoided:

- Full public notice
- Public meetings
- Comparative site analysis
- Environmental Impact Study

This constitutes a violation of the Environmental Assessment Act, 1990, and the rights of residents to be consulted before high-risk infrastructure projects proceed in vulnerable locations.

BREACH: *Environmental Assessment Act, R.S.O. 1990; Municipal Class Environmental Assessment Manual*

4. Reckless Threat to Drinking Water and Aquifer Safety

Tower Park lies within a Wellhead Protection Area-A (WHPA-A), classified with a vulnerability score of 10 — the highest possible threat level under Ontario's Clean Water Act, 2006.

The City's construction activities — including:

- Deep excavation
- Dewatering operations
- Diesel machinery use
- Concrete mixing and chemical runoff

all present severe risks to groundwater quality, especially given the park's natural slope directing contaminants toward the municipal wellheads.

Despite these dangers, the City conducted no updated hydrogeological study or risk mitigation plan before approving construction — a breach of duty under the Clean Water Act's preventive principles.

BREACH: *Clean Water Act, 2006 (Ontario); Environmental Protection Act (Ontario)*

5. Exposure of Homes and Families to Moderate Construction Risks

The City's own Construction Impacts Assessment (Appendix 11) openly admitted:

"Moderate risk levels are anticipated to nearby residences from construction dust, debris, vibration, and traffic during the multi-year construction phase."

Despite acknowledging these threats, no property protections, compensation measures, or health safeguards have been offered to affected residents.

Families living as close as 15 metres from heavy diesel equipment and industrial construction operations face unjustified and unlawful health and safety risks.

BREACH: *Environmental Protection Act (Ontario); Occupational Health and Safety Act (Ontario)*

6. Violation of Setback, Infrastructure, and Community Safety Standards

The new water tower itself would sit only 25 metres from existing homes.

Worse, the construction staging area (cranes, materials, diesel generators) would operate just 15 metres from residential property lines.

Tower Park lacks the critical infrastructure required under Hamilton's Site Plan Control By-law No. 03-294 and Zoning By-law No. 05-200, including:

- No curbs

- No sidewalks
- No stormwater management systems
- No industrial-access roads

Proceeding without these minimum protections exposes children, seniors, and the entire community to preventable harm.

BREACH: *Hamilton Site Plan Control By-law No. 03-294; Hamilton Zoning By-law No. 05-200*

7. Irreparable Harm to Childhood Development and Vulnerable Residents

Construction noise levels at Tower Park are expected to exceed 90 decibels (comparable to jackhammers), sustained for months or years.

The U.S. Environmental Protection Agency (EPA) and the World Health Organization (WHO) warn that:

"Noise levels above 75 decibels can impair children's learning, speech development, and emotional regulation."

A ten-month-old infant currently resides approximately 70 metres from the site.

At least three elementary-aged children live approximately 80 metres away and play daily in Tower Park.

Moreover, a person [REDACTED] — directly adjacent to the construction staging zone (15 metres away) — and is highly vulnerable to sensory overload, vibration, and diesel exposure.

The City's decision to proceed without proper accommodation considerations violates the Ontario Human Rights Code and the Accessibility for Ontarians with Disabilities Act (AODA).

BREACH: *Ontario Human Rights Code; Accessibility for Ontarians with Disabilities Act (AODA)*

8. Availability of Safer, Lawful Alternatives

Fully serviced, properly zoned lands exist east of Highway 6, offering safer and lawful locations for Carlisle's future water infrastructure expansion.

Despite available options, the City failed to conduct a genuine alternative site assessment — a required step under the Municipal Class Environmental Assessment (MCEA) framework.

BREACH: *Planning Act (Ontario); Environmental Assessment Act; Municipal Class EA Manual*

9. Violation of Wildlife Protection Setbacks

The proposed construction zone lies approximately 60 metres from P6/P7 designated conservation areas.

Under Ontario's Provincial Policy Statement (PPS) 2020, Section 2.1.8, and the Natural Heritage Reference Manual:

"Development and site alteration shall not be permitted within 120 metres of significant wildlife habitat unless it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts."

The City conducted no EIS.

No mitigation measures were proposed.

This constitutes a direct violation of Ontario's land use and conservation policies.

BREACH: Provincial Policy Statement (PPS) 2020, Section 2.1.8; Natural Heritage Reference Manual

10. Destruction of Protected Parkland Character

Tower Park is legally designated as P1 (Neighbourhood Park) under Hamilton's Zoning By-law No. 05-200.

The site is protected for:

- Passive recreation
- Naturalized green space
- Community health and aesthetic value

The City's construction plan involves:

- Removal of mature trees
- Destruction of wildlife corridors
- Conversion of a naturalized environment into a concrete industrial zone

This violates the spirit and letter of parkland protection zoning.

Allowing industrial construction on protected parkland sets a dangerous precedent city-wide.

BREACH: Hamilton Zoning By-law No. 05-200; Municipal Official Plan Policies

11. Destruction of a Naturalized Aquifer Recharge Area

Tower Park was specifically graded by Flamborough Hills Developments decades ago to function as a groundwater recharge zone, feeding the underlying municipal aquifer.

Regrading the site for tower construction, heavy crane staging, and truck operations will:

- Increase runoff
- Reduce natural infiltration
- Risk chemical migration into the drinking water source

The City failed to provide any stormwater management plan or groundwater protection strategy — a reckless omission in a WHPA-A zone.

BREACH: *Clean Water Act, 2006 (Ontario); Source Protection Technical Rules (Ontario); Municipal Class EA Manual*

Relief Requested:

We respectfully demand:

- Immediate halt to all construction, staging, and preparation activities at Tower Park.
 - Completion of a full Schedule C Environmental Assessment, with proper public, ecological, and Indigenous consultation.
 - Enforcement of zoning, planning, accessibility, and environmental laws.
 - Formal investigation by the Ontario Ombudsman into the project's procedural irregularities.
 - Relocation of the project to a safer, lawfully zoned site that protects drinking water, children, wildlife, and public green space.
-

Additional Relief Requested:

Immediate Suspension, Legal Review, and Referral to the Ontario Land Tribunal (OLT)

We further demand:

- Immediate suspension of the by-law approving the Tower Park water tower project.
 - Quashing of the by-law due to procedural defects, zoning misrepresentation, and failure to disclose material environmental risks.
 - Referral to the Ontario Land Tribunal for adjudication if the City refuses to halt the project voluntarily.
-

End of Petition Text

(Signatures Below)

Scientific and Hydrogeological Opposition to the Carlisle Water Tower Project

**Prepared for inclusion in Ministerial, Legal, and Public Submissions – May 2025
Focus: WHPA-A Violation, Fractured Aquifer Risk, Public Exclusion, and Clean Water Act Breach**

Preface: Peer-Reviewed Science Flags Major Risk to WHPA-A and Aquifer Integrity

This scientific opposition brief is based primarily on the published research of Dr. Beth L. Parker and the Morwick G360 Groundwater Research Institute at the University of Guelph.

Their decades of work on fractured bedrock aquifers and WHPA-A zones—particularly in Guelph, Ontario—provides the foundation for all hydrogeological conclusions in this document.

Key studies informing this brief include:

- Marshall, R., Levison, J., Parker, B., & McBean, E. (2022). Septic System Impacts on Source Water. <https://www.mdpi.com/2071-1050/14/4/1959>
- Opazo, T., Aravena, R., & Parker, B. (2016). Nitrate Distribution in a Municipal Water Supply Bedrock Aquifer. <https://atrium.lib.uoguelph.ca/server/api/core/bitstreams/b9f3e9e0-8200-4768-a95d-87f03da89df4/content>
- Bairos, K., Quinn, P., Pehme, P., & Parker, B. L. (2023). High-Resolution Fracture Mapping. <https://doi.org/10.1016/j.jhydrol.2023.129362>

For more on Dr. Parker's team, visit: <https://g360group.org>

Section 1: Fractured Bedrock Contamination – Why Tower Park Is Scientifically Indefensible

Scientific Danger:

The fractured dolostone under Tower Park will allow pollutants to bypass filtration and rapidly reach nearby municipal wells. The site is designated WHPA-A with a vulnerability score of 10—indicating maximum risk. There is no clay cap or aquitard. Any spill of diesel, oil, or concrete leachate during construction would immediately enter the fracture system and travel downslope to drinking water infrastructure.

Expert Authority:

Dr. Beth L. Parker is one of Canada's foremost hydrogeologists and a global authority on fractured bedrock aquifers. She directs the *Morwick G360 Groundwater Research Institute* at the University of Guelph—just 20 km from Carlisle—and has led multi-decade studies on contaminant transport in the exact geological formations that underlie the proposed Tower Park site.

“The Carlisle water tower in Ontario is situated atop a fractured bedrock aquifer, specifically within the Amabel Dolostone formation. This geological formation is characterized by its fractured nature, allowing water to move rapidly through its fissures.”

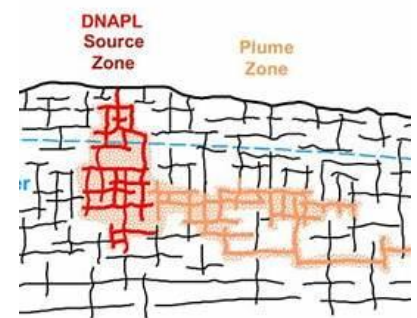
From Carlisle's last fight see: stopthequarry.ca

Expert Source Quote:

“In fractured bedrock aquifers, groundwater flow and contaminant transport are controlled by interconnected fractures. These systems are particularly vulnerable because contaminants can rapidly travel great distances with limited natural attenuation.”

— Parker, B.L., Chapman, S.W., Cherry, J.A. (2008). *Journal of Contaminant Hydrology*, 102(1–2), 86–104.

<https://doi.org/10.1016/j.jconhyd.2008.05.008>



Conclusion:

It is not scientifically defensible to build industrial-scale infrastructure on fractured WHPA-A terrain immediately upslope from vulnerable wellheads. The site is **permanently unsuitable** for this purpose. Proceeding is a rejection of well-established hydrogeological science and public protection standards.

Section 2: Persistent Contamination Through Back Diffusion – A Hidden Long-Term Threat

Expert Authority:

Dr. Parker's research on **back diffusion** shows that even small chemical intrusions into fractured rock can persist for decades, leaching slowly into the aquifer long after the original spill is gone.

Expert Source Quote:

“Back diffusion from low-permeability zones causes contaminant persistence in fractured porous media. This slow release creates a long-term source, undermining remediation and threatening drinking water over decades.”

— Parker, B.L., Chapman, S.W., Guilbeault, M.A. (2004). *Ground Water*, 42(7), 107–118.

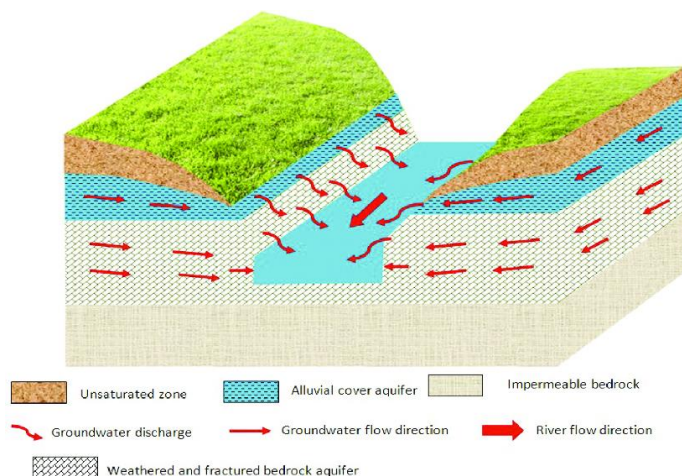
<https://doi.org/10.1111/j.1745-6584.2004.tb02614.x>

Scientific Danger:

Back diffusion means that once concrete leachate or diesel enters this aquifer, **it will not flush out**. The chemical remains trapped in micro-fractures and releases slowly into drinking water for decades. No mitigation is possible after the fact.

Conclusion:

This site presents not just a construction-phase risk, but a **multi-generational contamination threat**. Any intrusion now will become a permanent feature of Carlisle's drinking water system.



Section 3: Dewatering and Excavation in Shallow Bedrock – Disruption of Natural Aquifer Integrity

Expert Authority:

Dr. Martin Preene's work on construction dewatering highlights how excavation in fractured bedrock changes groundwater gradients and induces contamination from unintended sources.

Expert Source Quote:

"Dewatering systems required for construction in shallow fractured rock aquifers often result in wider drawdown cones than expected, inducing flow from contaminated or vulnerable zones."

— Preene, M. & Brassington, R. (2009). CIRIA Report C750.

https://www.preene.com/uploads/preene/files/Preene_and_Brassington_Groundwater_Impacts.pdf

Scientific Danger:

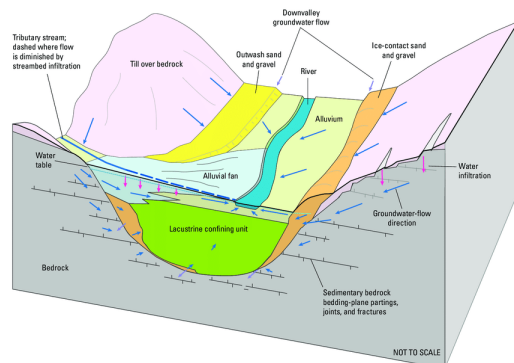
Excavation for the tower foundation will create an artificial pull on the aquifer. This can **redirect surface runoff, septic influence, or road contaminants into deep groundwater**. Once the aquifer is disturbed, it cannot be "re-sealed."

Carlisle Context:

The **entire construction and staging area falls within 100 metres of municipal wellheads**. The site slopes downslope toward them. Any aquifer disruption here is a direct threat to drinking water.

Conclusion:

No large-scale excavation should occur in this terrain. **There is no safe way to dewater or pour foundations in fractured WHPA-A rock**—doing so introduces irreversible risk.



Section 4: Diesel, Concrete, and Construction Chemicals – Direct Threats to Drinking Water in WHPA-A

Expert Authority:

Ontario's Clean Water Act and Dr. Parker's reports for the MECP identify diesel, hydraulic oil, concrete additives, and leachate as **significant drinking water threats** in WHPA-A.

Expert Source Quote:

"Leachate from surface spills or construction waste is not filtered in fractured rock... Even trace diesel or solvents can persist and travel rapidly in the groundwater."

— Parker, B.L., et al. (2008). *Fractured Rock Contamination: Scientific Understanding and Environmental Risk*.

<https://g360group.org/publications>

Regulatory Source Quote:

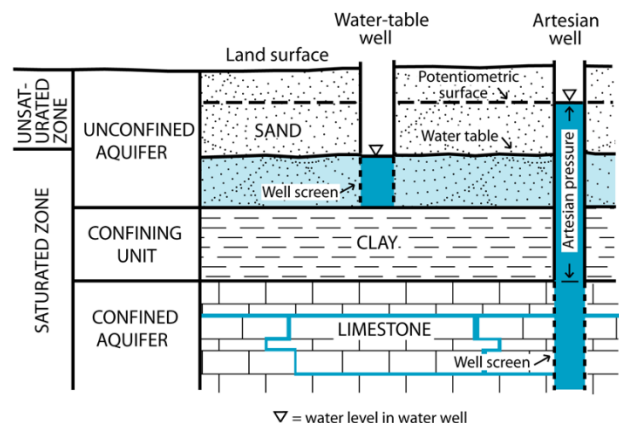
"Concrete leachate is highly alkaline and contains soluble chromium, sulfates, and metals... It poses a toxic risk to aquatic life and human health."

— MECP, 2011.

fractured rock system **without natural filtration**, reaching nearby wells in hours or days. No containment measures are shown in the City's documentation.

Conclusion:

Use of these substances within WHPA-A is listed as a **significant threat under Ontario law**. The City has proceeded without a Section 59 Risk Management Plan. **The legal and environmental breach is total.**



Section 5: Absence of Field Data and Modeling – A Case of Scientific Misconduct by Omission

Expert Authority:

Dr. Parker's G360 Institute stresses that **desktop studies cannot determine aquifer safety** in fractured rock. Boreholes, tracer testing, and modeling are mandatory.

Expert Source Quote:

“Desktop data alone cannot reveal the key pathways and controls on contaminant transport in fractured rock... Only detailed site-specific investigations can determine whether a site is hydrogeologically safe.”

— Parker, B.L. (2017). *High-Resolution Characterization of Fractured Rock Sites*.

<https://g360group.org/publications>

(Note: The city only did a Desktop study!)

Scientific Danger:

The City's own report admits it conducted **no boreholes, no water level monitoring, no fracture mapping, and no contaminant modeling**. Every conclusion drawn is speculative.

Context:

Despite having had time and funding, and despite the approval by Council on **February 13, 2025**, the City has **never done the basic field science** required for a project of this scale and risk.

Conclusion:

This isn't just a missing study. It is a willful omission. **No responsible hydrologist would permit construction under these conditions.** The site is unfit. The risks are unknown because they were never measured. However, what we do know about the area, from the “Stop the Quarry !” research is that: *“ the Carlisle water tower in Ontario is situated atop a fractured bedrock aquifer, specifically within the Amabel Dolostone formation”, which means it is high risk for contamination.*

And yet Hamilton's city council (including the Mayor) voted unanimously to approve the project, with out the consultation of the Carlisle community.

Section 6: Scientific Consensus, Legal Violations, and Total Public Exclusion

Scientific Consensus:

The risk factors identified across Ontario's groundwater science community are unanimous: fractured bedrock, shallow water tables, and WHPA-A zones are **off-limits for high-risk construction**. **The Carlisle site fits all three.**

Regulatory Source Quote:

"Significant drinking water threats must be proactively managed or prohibited within WHPA-A zones... A Section 59 Risk Management Plan is required."

— *Ontario Ministry of the Environment, 2017*

<https://www.ontario.ca/document/technical-rules-assessment-and-mitigation-drinking-water-threats>

Legal and Procedural Breach:

On February 13, 2025, Hamilton City Council approved the water tower without notifying residents, disclosing the vote, or holding a single town hall. This violated:

- **Ontario Building Code Act** provisions for community notice
- **Zoning By-law 05-200** prohibitions on tower construction in P1 parkland
- **Environmental Assessment Act** obligations to consult on high-risk projects

Public Impact:

No engagement, no outreach, no science. The City has knowingly pursued a project that violates Ontario law, environmental science, and the community's trust.

Final Conclusion:

The Tower Park project is not just flawed—it is **illegitimate**. Scientifically, legally, and morally, this project must be stopped.

Disqualify this site. Shut the project down.

Do not wait for disaster to prove the experts right!

More about Dr. Beth L. Parker

Dr. Beth L. Parker is a globally recognized hydrogeologist, and the founder and Director of the Morwick - G360 Groundwater Research Institute, at the University of Guelph, located just 20 km from Carlisle. Her pioneering research focuses on contaminant transport in fractured bedrock aquifers—the exact geological setting of the Tower Park site. Dr. Parker has authored over 180 peer-reviewed publications and served as principal investigator on multi-million-dollar research projects related to groundwater protec...



The G360 Institute, under Dr. Parker's leadership, has become one of Canada's foremost authorities on groundwater vulnerability and contaminant migration, working in collaboration with municipalities, provincial ministries, and environmental engineers across Ontario. Their field-based methods, high-resolution modeling, and long-term monitoring programs have directly influenced drinking water safety standards in the province. For more, visit: <https://g360group.org>



**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

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234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)). Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

Building Code Act – Ministry of Municipal Affairs and Housing

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:

.../2

- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
- Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

Planning Act – Ministry of Municipal Affairs and Housing

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

- [ERO 025-0462](#): Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- [ERO 025-0463](#): Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario ([RR-25MOI003](#)) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

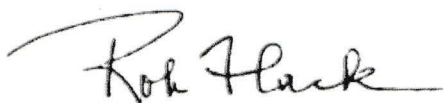
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,





Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
 The Honourable Prabmeet Sarkaria, Minister of Transportation
 The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
 Robert Dodd, Chief of Staff, Minister's Office
 Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
 Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
 Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
 Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
 David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
 Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
 Municipal Chief Administrative Officers



COMMUNICATION UPDATE

TO:	Mayor and Members of Council
DATE:	May 16, 2025
SUBJECT:	Protect Ontario by Building Faster and Smarter Act, 2025
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Steve Robichaud Acting General Manager Planning and Economic Development Department
SIGNATURE:	
SUBMITTED BY:	Mike Zegarac General Manager Finance and Corporate Service Department
SIGNATURE:	

On May 12, 2025, the province introduced an omnibus bill, Bill 17 – *Protect Ontario by Building Faster and Smarter Act*, which proposes to amend various Acts with respect to infrastructure, housing and transit including the *Building Code Act*, *Building Transit Faster Act*, *Development Charges Act*, *Metrolinx Act*, *Ministry of Infrastructure Act*, *Planning Act* and *Transit-oriented Communities Act*.

The province also released two regulations on the Environmental Registry of Ontario for feedback, as well as several items for future consultation through a Ministry technical briefing. The province also posted a final decision on Inclusionary Zoning on the Environmental Registry of Ontario.

The stated goal of Bill 17 is to speed up the construction of infrastructure and homes to support the economy and community growth and keeping workers on the job and remove barriers to building so Ontario can get shovels in the ground faster for vital projects and protect Ontario workers.

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.

Environmental Registry of Ontario

The proposed Bill 17 and regulations have been released on the Environmental Registry of Ontario website as five separate postings.

[ERO# 025-0450](#) – Proposed Amendments to the *Building Transit Faster Act* (Schedule 2 of Bill 17)

- Provides the tools needed for Metrolinx to deliver the current “priority transit projects” under the Act, which includes Hamilton’s LRT.

The comment period closes on June 11, 2025.

[ERO# 025-0461](#) – Proposed *Planning Act* Changes (Schedules 3 and 7 of Bill 17) – *Protect Ontario by Building Faster and Smarter Act, 2025*

- Permit regulation-making authority that could provide for variations to zoning by-laws as-of-right if a proposal is within a prescribed percentage.
- Allow the Minister to impose conditions that must be met before a use is permitted by an MZO.
- Restrict the ability to require new complete application studies/reports beyond what is currently identified in an Official Plan except where/if the Ministry approves the new requirements.
- Create regulation-making authority to stipulate what studies/reports may be required as part of a complete application and provide greater recognition of planning reports prepared by prescribed certified professionals.
- Exempt the placement of portables at public school sites from site plan control.
- Permit for the use of public schools and ancillary uses (such as associated childcare) on urban land zoned for residential uses “as-of-right”.

The comment period closes on June 11, 2025.

[ERO# 025-0504](#) – Bill 17 – *Protect Ontario by Building Faster and Smarter Act, 2025* – Accelerating Delivery of Transit-Oriented Communities (Schedule 8 of Bill 17)

- Proposes legislative and regulatory changes to make it easier and faster to build new homes, businesses, and infrastructure by changing the definition of Transit-Oriented Communities, exempting certain agreements from requiring Order-in-Council approval, and enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing transit-oriented communities.

The comment period closes on June 12, 2025.

[ERO# 025-0462](#) – Proposed Regulation – Complete Application.

- Proposes to amend the *Planning Act* to limit complete application (studies/reports) requirements to what is currently identified in municipal official plans except where the Ministry of Municipal Affairs and Housing approves the changes. It also includes additional regulation-making authority to further regulate reports or studies required as part of a complete application. The effect is to reduce the number of studies that make up a complete application.

The comment period closes on June 26, 2025.

[ERO# 025-0463](#) – Proposed Regulation – As-of-right Variations from Setback Requirements

- Proposes to amend the *Planning Act* to provide regulation-making authority to reduce the need for minor variance applications. If passed, would enable the Minister to permit variation to a Zoning By-law to be “as-of-right” if a proposal is within 10% of the required setback.

The comment period closes on June 26, 2025.

Amendments to Various Acts

Bill 17 also proposes to amend the following Acts:

Building Code Act – Schedule 1 of Bill 17 amends the *Building Code Act* to include a new subsection to clarify that the *Municipal Act* does not authorize a municipality to pass by-laws respecting the construction or demolition of buildings as municipalities do not have the authority to require their own unique standards beyond the Building Code. The changes also include eliminating the need for a secondary provincial approval and fees for innovative construction materials.

Development Charges Act – Schedule 4 of Bill 17 amends the *Development Charges Act*. The proposed changes include:

- Exemption for Long-Term Care Homes
- Regulation-Making Authority to Impose Limits on Eligible Capital Costs
- Simplified DC By-Law Amendment Process
- Deferral of DCs for Residential Developments to Occupancy
- Removal of Interest on Instalments

- Permit Early Payment for Institutional, Rental Housing and Residential Developments
- Mandate Lowest DC Rate for Lock-In Developments
- Regulation-Making Authority to Combine DC Services for Credit Purposes
- Regulation-Making Authority to Determine What Constitutes a Local Service

Metrolinx Act – Schedule 5 of Bill 17 amends the *Metrolinx Act* to provide that the Minister may direct a municipality or its agency to provide information and data to support the development of a provincial transit project or transit-oriented community project.

Ministry of Infrastructure Act – Schedule 6 of Bill 17 amends the Ministry of Infrastructure Act to provide that the Minister may direct a municipality or its agency to provide information and data where needed to support provincially funded infrastructure projects to speed up the delivery of critical infrastructure and revokes O. Reg. 378/24.

Technical Briefing

The Ministry of Municipal Affairs and Housing has also released a [Technical Briefing](#) where it outlined additional matters for review or consultation:

- Reviewing MTO Corridor Management process and standards.
- MTO to consult with municipalities by Fall 2025 on a framework for greater harmonization of certain road building standards.
- Consult on opportunities for making provincial policy tests inapplicable with respect to all Minister's decisions under the Planning Act.
- Consult on proposed legislation/regulatory changes to establish simplified, standardized land use designations with more permitted uses.
- Undertake targeted outreach to municipalities where additional population growth is projected to surpass previous estimates in current Official Plans and require those municipalities to update their plans to align with the Ministry of Finance's October 2024 population forecast. The updates would be informed by updated provincial growth planning guidance.
- Explore standardization of municipal data tracking, permit application spaces and leverage technology to automate planning and permitting processes and improve transparency.
- Consultation on amendments to the Building and Fire Codes to improve the economic viability of single-unit four storey townhouses.
- Consultation to consider potential approaches to streamline municipal consent for communal water/sewage systems.
- Explore the use of a public utility model for water and wastewater.

Next Steps

Staff are currently reviewing the proposal and will submit comments to the province in advance of the deadlines. A report to the Audit, Finance and Administration Committee on the changes to the *Development Charges Act* is scheduled for later in May 2025. A report to General Issues Committee on the remaining items is scheduled for July 2025.

Inclusionary Zoning

In addition, on May 12, 2025, the province published notice that changes were made to O. Reg. 232/18 – Inclusionary Zoning under the *Planning Act*. These changes establish:

- A maximum 25 year period during which IZ units must be maintained as affordable;
- An upper limit on the number of units that can be required to be set aside as affordable, at 5% of the total number of units or 5% of the total gross floor area of the total residential units, not including common areas.

The province is not proceeding with the definition of affordable residential unit as initially proposed and municipalities may use the definition of “affordable residential unit” as set out in the Provincial Planning Statement and *Development Charges Act*. The decision is posted as [ERO# 019-6173](#).

If you require any further information, please contact Anita Fabac, Acting Director of Planning and Chief Planner by email at anita.fabac@hamilton.ca or at (905) 546-2424 ext. 1258.

APPENDICES AND SCHEDULES ATTACHED

Appendix 1 – Letter from Hon. Robert J. Flack, Minister of Municipal Affairs and Housing

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



Office of the Minister

Bureau du ministre

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

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234-2025-2204

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- 2 -

- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
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We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

- 3 -

- [ERO 025-0462](#): Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- [ERO 025-0463](#): Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario ([RR-25MOI003](#)) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

- 4 -

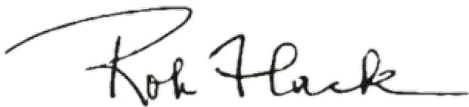
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Prabmeet Sarkaria, Minister of Transportation
The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 16, 2025
SUBJECT:	2025 Employment Inventory Launch (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Anita Fabac Acting Director of Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to advise Council that the City of Hamilton's Planning and Economic Development Department's Information Systems & Cartography Planning group has launched the 2025 Employment Inventory Survey.

Over the summer, a team of student surveyors will be dispatched throughout the city with the goal of meeting with every business and organization in Hamilton. Equipped with mobile GIS mapping technology and a two-minute questionnaire, this team will provide a refresh to a city-wide dataset last updated in 2023. The project also includes a webform on the City of Hamilton website, allowing for easy feedback if a business wishes to submit their information directly through that channel – or is otherwise unable to do so in person with a student surveyor.

This type of industry snapshot will provide important information to address immediate and long-term planning and development opportunities, while also assisting with monitoring the extent, nature, and location of employment and land use in Hamilton. The staff project team, which includes representatives from multiple divisions within the Planning and Economic Development Department, is also working toward the goal of a public data release on the findings of this initiative, while ensuring confidentiality obligations with this data are maintained.

Sensitive data on job counts and business conditions collected through the portal and through interviews with the surveyors will be consolidated and treated as confidential. Public facing insights derived from the data will only reflect company names, locations,

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data aggregations, and other readily available data that exists within the public domain. The granularity of this location-based data for approximately 16,000 businesses across the City will be analyzed to show trends in various geographies and will provide key information to address density targets as defined by the provincial Growth Plan.

This project and its dataset recognize that Hamilton's businesses have a key voice in informing the City's plans for future facilities and development while also offering essential insight into the types of initiatives that could best serve local businesses and their employees. However, the inventory aims to be inclusive of all organizations, and will capture organizations operating within the not-for-profit and charity sector.

In the coming weeks, the Planning and Economic Development Department will be promoting the Employment Inventory Survey through a social media campaign. This campaign will introduce this initiative and the students who will be doing this work. Project staff can provide social sharing packages to the Mayor and members of Council interested in promoting the survey through personal social media channels.


If you have any questions respecting this communication, please contact Krysha Dukacz, Coordinator, Information Systems & Cartography Planning by email at Krysha.Dukacz@hamilton.ca or by phone at (905) 546-2424 Ext. 4203.

APPENDICES AND SCHEDULES ATTACHED

N/A



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 16, 2025
SUBJECT:	Immediate Safety Closure of Stairs at York Boulevard to Waterfront Trail (ES2507) (Ward 1)
WARD(S) AFFECTED:	Ward 1
SUBMITTED BY:	Cynthia Graham Director, Environmental Services Public Works Department
SIGNATURE:	

This Communication Update is to inform the Mayor and Members of Council that the stairs located at York Boulevard, at the McQuesten High Level Bridge, that leads pedestrians from the York Boulevard multi-use path to the Waterfront Trail at the Desjardins Canal, are required to be closed.

It has been discovered through regular maintenance inspections that a retaining wall, that is part of the structure that the stairs are constructed on, has loose stones and is showing signs of failure. The steel stair structure itself is not failing, rather the wall upon which some of the stair footings are located is the concern.

It is anticipated that this will be a long-term closure, as the retaining wall needs to be more thoroughly inspected and design work completed to determine what a permanent fix might be. As this is anticipated to require significant remediation, staff predict that a capital budget ask will be included in the 2026 capital budget for consideration.

The Waterfront Trail from Princess Point to Bayfront Park will remain open during the closure and residents will be redirected to either Bayfront Park or Princess Point for access.

Staff understand that this is an important recreational link that is well used by residents, and staff will work as quickly as possible, while still ensuring all proper due diligence is considered to repair the retaining wall.

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SUBJECT: Immediate Safety Closure of Stairs at York Boulevard to Waterfront Trail (ES2507) (City Wide) - Page 2 of 2

A photo of the retaining wall failure at the York Boulevard stairs is included below.



Should you require further information, please contact Cynthia Graham, Director, Environmental Services, at 905-546-2424 extension 2337, or Cynthia.Graham@hamilton.ca.

APPENDICES AND SCHEDULES ATTACHED

N/A

Pilon, Janet

Subject: Stormwater Fee Estimator - Great Tool!

From: Viv Saunders

Sent: May 16, 2025 8:35 AM

To: <mailto:clerk@hamilton.ca>

Cc: Horwath, Andrea <<mailto:Andrea.Horwath@hamilton.ca>>; Wilson, Maureen <<mailto:Maureen.Wilson@hamilton.ca>>; Kroetsch, Cameron <<mailto:Cameron.Kroetsch@hamilton.ca>>; Nann, Nrinder <<mailto:Nrinder.Nann@hamilton.ca>>; Hwang, Tammy <<mailto:Tammy.Hwang@hamilton.ca>>; Francis, Matt <<mailto:Matt.Francis@hamilton.ca>>; Jackson, Tom <<mailto:Tom.Jackson@hamilton.ca>>; Pauls, Esther <<mailto:Esther.Pauls@hamilton.ca>>; Clark, Brad <<mailto:Brad.Clark@hamilton.ca>>; Beattie, Jeff <<mailto:Jeff.Beattie@hamilton.ca>>; Tadeson, Mark <<mailto:Mark.Tadeson@hamilton.ca>>; Cassar, Craig <<mailto:Craig.Cassar@hamilton.ca>>; Wilson, Alex <<mailto:Alex.Wilson@hamilton.ca>>; Spadafora, Mike <<mailto:Mike.Spadafora@hamilton.ca>>; McMeekin, Ted <<mailto:Ted.McMeekin@hamilton.ca>>

Subject: Stormwater Fee Estimator - Great Tool!

Good Morning

If you haven't taken the time yet to look around the new tool,

(link: <https://spatialsolutions.maps.arcgis.com/apps/instant/lookup/index.html?appid=77596d5c91b84eec9ba04c44e77bea48>),

I implore you to set aside some time with a focus on properties within each of your Wards after my having noted the following:

1. Estimations for Anchor Employment & Institutional Entities:

\$1,000,000 per year Dofasco properties
\$860,000 per year Hamilton Airport lands
\$250,000 per year McMaster University
\$142,000 per year Mohawk College

2. Estimations for School Boards:

~ \$6,000 upwards of \$30,000 per year per school

3. Estimations for Hospitals:

\$120,000 per year St. Joes

4. Impact to Property Tax Payors due to downloading of increased operating costs of municipally owned properties (City Hall, arenas, parks, Municipal Centres, libraries, etc)

\$127,000 per year Confederation Beach Park
\$58,000 per year Mohawk Sports Complex
\$35,000 per year Bayfront Park?
\$??? per year for all City Housing Hamilton properties / social housing subsidies

I would also ask that you pull this email from Council Communications Weekly report and request a report back from Staff including:

1. What will the General levy impact be due to these increased annual operating costs for all municipally owned properties (over and above the \$200 per residential property); and 2. How exactly did we get to a point where we need to collect an additional \$36 per residential property when we're expecting to collect multi-millions of dollars in additional revenues as touched upon above?

Thank you kindly,

Viv Saunders