



WELCOME TO THE CITY OF HAMILTON

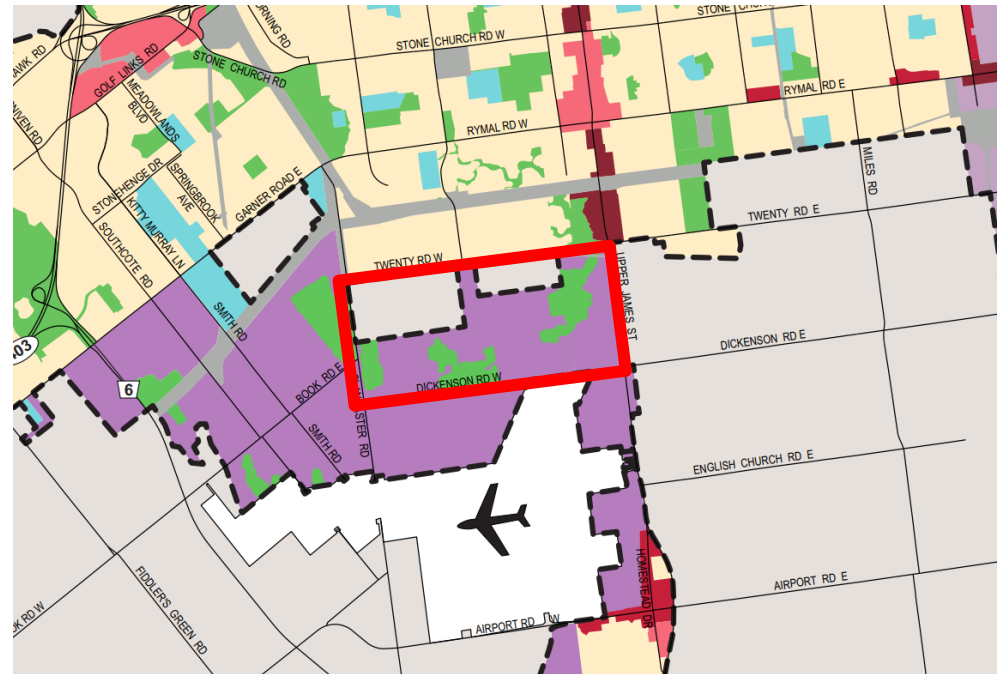
PLANNING COMMITTEE

February 4, 2025

PED25046 – Proposed Minister’s Zoning Order Request – Upper West Side Landowner’s Group (Ward 11)

Presented by: Charlie Toman, Program Lead – Policy Planning & Municipal
Comprehensive Review, Sustainable Communities Section, Planning
Division

- Request applies to lands not within the urban boundary and lands within Airport Employment Growth District
- Appeal of the Airport Employment Growth District Secondary Plan in 2010 led to a 2015 Ontario Municipal Board settlement that removed lands from the urban area
- The City has received multiple Official Plan Amendment applications for these lands, including:
 - Urban boundary expansion applications (2020)
 - Secondary Plan application (2023)
 - Removal of firm urban boundary policies application (2024)

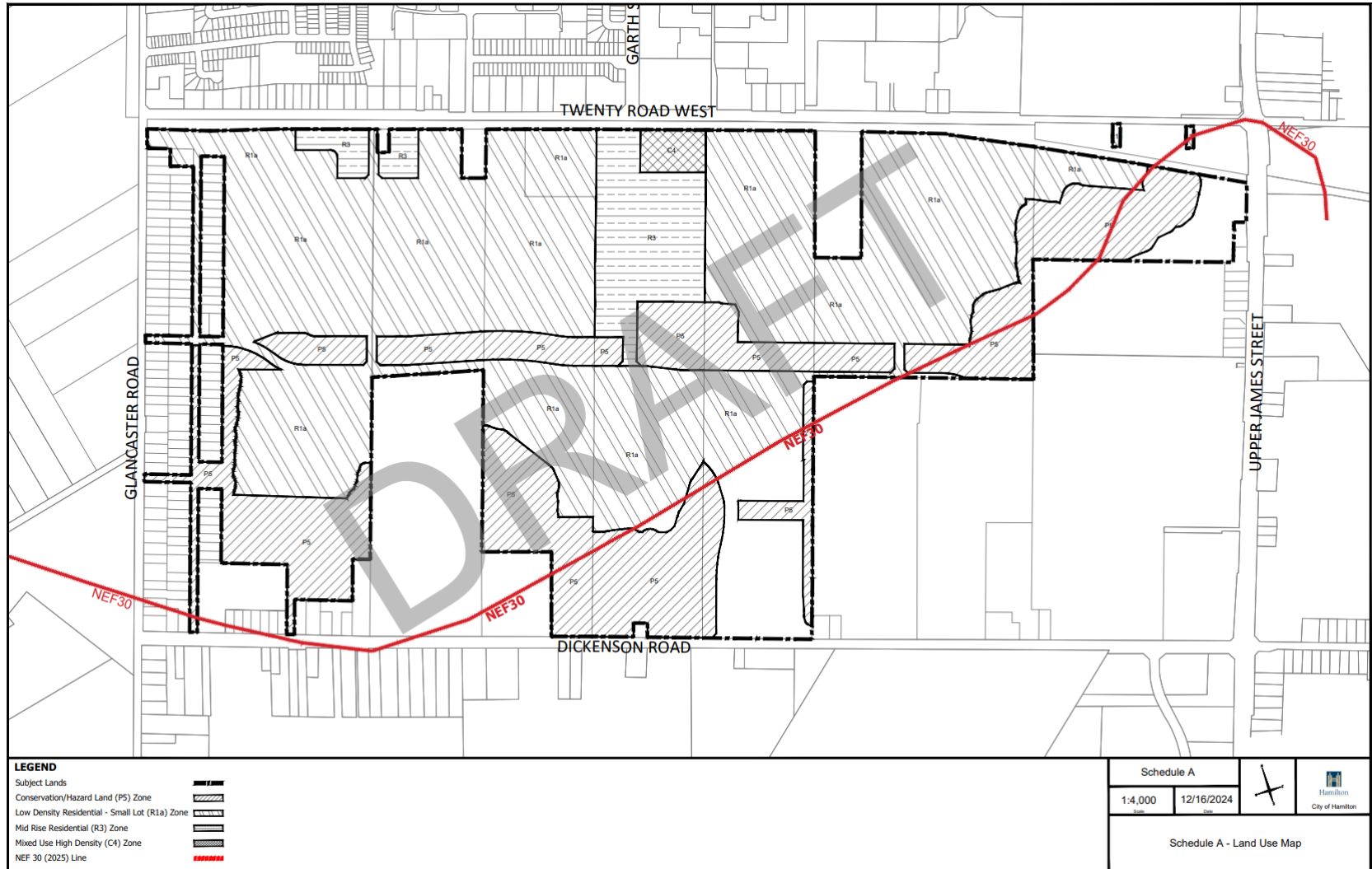


- A Minister's Zoning Order (MZO) issued by the Ministry of Municipal Affairs and Housing overrides local zoning by-law regulations
- A MZO does not need to comply with local Official Plan policies or be consistent with the Provincial Planning Statement, 2024
- The Province has established a MZO framework which states a request will be considered if it meets **one** of two criteria;
 - It delivers on a provincial priority that is supported by a minister; or,
 - It is supported by the municipality through Council resolution or letter from the Mayor where strong mayor powers have been designated.
- The MZO framework states that any request being considered by the Province will be posted on the Environmental Registry of Ontario webpage for public comment for at least 30 days

- December 2024 – Request submitted by the Upper West Side Landowners Group to Mayor Horwath seeking the City's support for proposed MZO
- The request included a copy of the proposed MZO (mapping & regulations)
- The request proposes:
 - 90 hectare urban boundary expansion
 - 99 hectares of redesignated Employment Lands
 - residential uses between 28+ to 30+ Noise Exposure Forecast contours
 - Residential Zoning to allow approximately 5,000 dwellings (majority low density)
 - Pledge that up to 10% (500 dwellings) development will be affordable housing
- The land uses in the proposed MZO do not match previous planning applications submitted

Proposed Minister's Zoning Order Map

PED25046

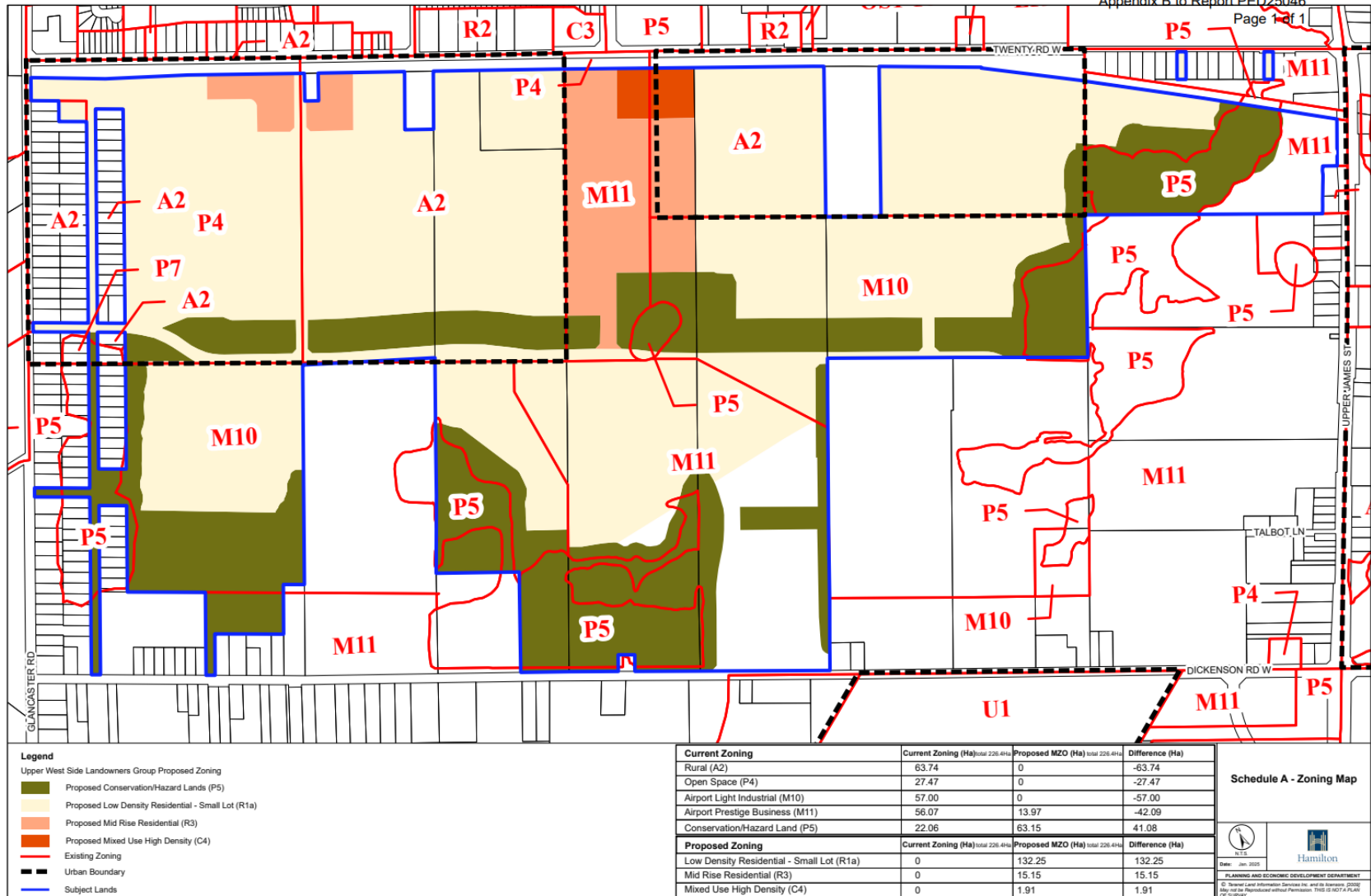


Proposed Zoning Overlayed with Current Zoning

PED25046

Appendix B to Report PED25046

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- Bypass of active applications and future processes
- Conflicts with the City's firm urban boundary growth strategy
- Affordable housing commitment not implemented in proposed Zoning
- Loss of Employment Lands and Land Use Compatibility issues with the Airport Employment Growth District Secondary Plan
- Lack of Community Amenities and Schools
- Impacts to the operation and future expansion of the Hamilton International Airport

- (a) That the City of Hamilton oppose the request for Mayoral support for the proposed Minister's Zoning Order request submitted by the Upper West Side Landowners Group attached as Appendix A to Report PED25046;
- (b) That the Director of Planning and Chief Planner be authorized and directed to submit a letter to the Upper West Side Landowners Group, copying the Ministry of Municipal Affairs and Housing, confirming the City's opposition to the proposed Minister's Zoning Order request, and attaching the rationale provided in this report; and,
- (c) That should the Ministry of Municipal Affairs and Housing consider the Minister's Zoning Order request attached as Appendix A to Report PED25046, this report will form the basis of staff's submission on any Environmental Registry of Ontario posting.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE