



## **PLANNING COMMITTEE MINUTES PLC 25-003**

9:30 a.m.

February 25, 2025

Council Chambers (Hybrid), City Hall, 2<sup>nd</sup> Floor  
71 Main Street West, Hamilton, Ontario

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**Present:** Councillors T. Hwang (Chair), M. Tadeson (Vice-Chair) (virtual), J.P. Danko (2<sup>nd</sup> Vice Chair) (virtual), J. Beattie, C. Cassar, M. Francis, C. Kroetsch, E. Pauls, A. Wilson (virtual), M. Wilson, T. McMeekin

**Absent with Regrets:** Councillor N. Nann - Personal

**Also in Attendance:** Councillor B. Clark

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### **1. CALL TO ORDER**

Committee Chair T. Hwang called the meeting to order at 9:30 a.m.

### **2. CEREMONIAL ACTIVITIES**

There were no ceremonial activities.

### **3. APPROVAL OF AGENDA**

**(Beattie/Pauls)**

That the agenda for the February 25, 2025 Planning Committee meeting, be approved, as presented.

**CARRIED**

### **4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

#### **5.1 February 4, 2025**

**(Cassar/Tadeson)**

That the minutes of the February 4, 2025 Planning Committee meeting, be adopted.

**CARRIED**

**6. DELEGATIONS**

There were no delegations.

**7. ITEMS FOR INFORMATION**

**(Pauls/Danko)**

That the following items be received:

**7.1 PED25039**

**Appeal of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 2876 Upper James Street, Glanbrook (Ward 11)**

**7.2 PED25031**

**Appeal of Zoning By-law Amendment Application ZAC-24-020 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 1494 Upper Wellington Street, Hamilton (Ward 8)**

**CARRIED**

**8. PUBLIC HEARINGS**

In accordance with the *Planning Act*, Chair T. Hwang advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

If a person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**8.1 PED24208(a)**

**Modifications and Updates to existing Accessory Dwelling Unit and Accessory Dwelling Unit – Detached Regulations to Implement Ontario Regulation 462/24 – Additional Residential Units (City Wide – Urban Area)**

Emily Coe, Manager of Zoning and Committee of Adjustment, addressed the Committee respecting Modifications and Updates to existing Accessory

Dwelling Unit and Accessory Dwelling Unit – Detached Regulations to Implement Ontario Regulation 462/24 – Additional Residential Units (City Wide – Urban Area), with the aid of a PowerPoint presentation.

**(a) (Cassar/Kroetsch)**

That the staff presentation from Emily Coe, Manager of Zoning and Committee of Adjustment, respecting Modifications and Updates to existing Accessory Dwelling Unit and Accessory Dwelling Unit – Detached Regulations to Implement Ontario Regulation 462/24 – Additional Residential Units (City Wide – Urban Area), be received.

**CARRIED**

**(b)** The following Registered Delegation, was withdrawn:

Registered Delegation:

- (i) Andrew Selman (in-person) - WITHDRAWN

Chair Hwang called three times for public delegations and no one came forward.

**(Cassar/A. Wilson)**

- (c) (i) That there were no public submissions regarding this matter; and,
- (ii) That the public meeting be closed.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(d) (Cassar/Tadeson)**

That Report PED24208(a), dated February 4, 2025, Modifications and Updates to existing Accessory Dwelling Unit and Accessory Dwelling Unit – Detached Regulations to Implement Ontario Regulation 462/24

– Additional Residential Units (City Wide – Urban Area), be received, and the following recommendations be approved:

- (a) That City Initiative CI-25-B respecting modifications to the Accessory Dwelling Unit and Accessory Dwelling Unit – Detached regulations in City of Hamilton Zoning By-law No. 05-200 and the Zoning By-laws applicable to the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, former City of Hamilton, and City of Stoney Creek be approved on the following basis:
  - (i) That the Draft By-laws to amend Zoning By-law No. 05-200, the Town of Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law No. 3581-86, the Town of Flamborough Zoning By-law No. 90-145-Z, the Township of Glanbrook Zoning By-law No. 464, the City of Hamilton Zoning By-law No. 6593, and the City of Stoney Creek Zoning By-law No. 3692-92, attached as Appendix “A” to Appendix “G” to Report PED24208(a), which have been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024) and comply with the Urban Hamilton Official Plan.

**Result: Motion CARRIED by a vote of 8 to 2, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – Ward 5 Councillor M. Francis  
NO – Ward 7 Councillor E. Pauls  
NO – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**8.2 PED25048  
Application for a Zoning By-law Amendment for Lands Located at 475  
Powerline Road, Stoney Creek (Ward 9)**

Dhruv Mehta, Planner II, addressed the Committee respecting Application for a Zoning By-law Amendment for Lands Located at 475 Powerline Road, Stoney Creek (Ward 9), with the aid of a PowerPoint presentation.

**(a) (Beattie/Cassar)**

That the staff presentation from Dhruv Mehta, Planner II, respecting Application for a Zoning By-law Amendment for Lands Located at 475 Powerline Road, Stoney Creek (Ward 9), be received.

**CARRIED**

Ritee Haider with Arcadis, addressed the Committee and indicated support for the staff report with the addition of suggested revisions to the Holding Provision conditions.

**(b) (Beattie/Cassar)**

That the presentation from Ritee Haider with Arcadis, be received.

**CARRIED**

Chair Hwang called three times for public delegations and no one came forward.

**(c) (Cassar/Kroetsch)**

(a) That there were no public submissions received regarding this matter; and,

(b) That the public meeting be closed.

**Result: Motion CARRIED by a vote of 9 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(d) (Beattie/Tadeson)**

That Report PED25048, dated February 25, 2025, Application for a Zoning By-law Amendment for Lands Located at 475 Powerline Road,

Stoney Creek (Ward 9), be received, and the following recommendations be approved:

- (a) That Amended Zoning By-law Amendment application ZAC-25-003, by Arcadis (c/o Ritee Haider), on behalf of Jaswinder Khaira, Owner, for a change in zoning from the Conservation/Hazard Land Rural (P6) Zone to the Conservation/Hazard Land Rural (P6, 924, H192) Zone, to permit the development of a single detached dwelling on a portion of lands located at 475 Powerline Road, Stoney Creek, as shown on Appendix A attached to Report PED25048, be APPROVED on the following basis:
  - (i) That the draft amending By-law, attached as Appendix B to Report PED25048, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act, R.S.O. 1990* to the subject property by including the Holding symbol 'H' to the Conservation/Hazard Land Rural (P6, 924, H192) Zone.

The Holding Provision 'H192', is to be removed conditional on the following:

- (1) The owner submits and receives approval of an updated Hydrogeological Study to the satisfaction of the Director of Growth Management and Chief Development Engineer; and,
  - (2) That the Owner receives approval of an easement for access purposes from Hydro One Network Inc. prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Development Planning
- (iii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the Rural Hamilton Official Plan.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**8.3 PED25053**

**Applications for an Official Plan Amendment and Zoning By-law  
Amendment for Lands Located at 3530 Upper James Street, Glanbrook  
(Ward 11)**

**(a) (Kroetsch/Francis)**

That the staff presentation from Michael Fiorino, Planner II, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 3530 Upper James Street, Glanbrook (Ward 11), be waived.

**CARRIED**

Shannon McKie, with Landwise, addressed the Committee and indicated they were in support of the staff report.

**(b) (Tadeson/Francis)**

That the presentation from Shannon McKie, with Landwise, be received.

**CARRIED**

Chair Hwang called three times for public delegations and no one came forward.

**(c) (Tadeson/McMeekin)**

(a) That there were no public submissions received regarding this matter; and,

(b) That the public meeting be closed.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch

NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(d) (Tadeson/Beattie)**

That Report PED252053, dated February 25, 2025, Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 3530 Upper James Street, Glanbrook (Ward 11), be received, and the following recommendations be approved:

- (a) That Official Plan Amendment Application UHOPA-24-010, by Landwise (c/o Edward John) on behalf of 2784320 Ontario Inc. (c/o Hussein Ghaddar), Owner, to amend the Mount Hope Secondary Plan by redesignating a portion of the subject lands from the “Institutional” designation to the “Low Density Residential 2c” designation and adding “Site Specific Policy – Area X”, to permit the development of nine three storey townhouse blocks, containing a total of 56 units fronting onto a private condominium road with a density range of 26 to 42 units per net hectare, for lands located at 3530 Upper James Street, as shown in Appendix A attached to Report PED25053, be APPROVED on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25053, be adopted by City Council; and,
- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).
- (b) That Amended Zoning By-law Amendment Application ZAC-24-032, by Landwise (c/o Edward John) on behalf of 2784320 Ontario Inc. (c/o Hussein Ghaddar), Owner, for a change in zoning from the Deferred Development “DD” Zone to the Residential Multiple - Holding “H-RM3-329” Zone, Modified, to permit the development of nine three storey townhouse blocks, containing a total of 56 units fronting onto a private condominium road, for lands located at 3530 Upper James



Street, as shown on Appendix A attached to Report PED25053, be APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix C to Report PED25053, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024);
- (iii) That this amending By-law will comply with the Urban Hamilton Official Plan and the Mount Hope Secondary Plan upon adoption of the Official Plan Amendment; and,
- (iv) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject lands by introducing the Holding “H” symbol as a prefix to the proposed Residential Multiple – Holding “H-RM3-329” Zone, Modified, as shown on Schedule “A” of Appendix C attached to Report PED25053 and shall be lifted conditional upon the following:

That the Owner submit to the Director of Development Engineering for review and approval, a revised Functional Servicing Report, and related drawings to demonstrate:

- (1) That there is adequate capacity in the existing municipal infrastructure system including the pumping station in accordance with City standards to accommodate the proposed wastewater flows to support this development, to the satisfaction of the Director of Development Engineering.
- (2) To enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner’s expense, should it be determined that upgrades are required to the infrastructure to support the development, according to the Functional Servicing Report and Watermain

Hydraulic Analysis, to the satisfaction of the  
Director of Development Engineering.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

## **9. ITEMS FOR CONSIDERATION**

### **9.1 PED25058 Demolition Permit – 2 McDonalds Lane, Stoney Creek (Ward 10)**

The item as noted on the Agenda has been Withdrawn and will be brought to a future Planning Committee meeting.

### **9.2 PED25059 Demolition Permit – 6 McDonalds Lane, Stoney Creek (Ward 10)**

The item as noted on the Agenda has been Withdrawn and will be brought to a future Planning Committee meeting.

### **9.3 PED25060 Demolition Permit – 822 Barton Street, Stoney Creek (Ward 10)**

The item as noted on the Agenda has been Withdrawn and will be brought to a future Planning Committee meeting.

### **9.4 PED25061 Demolition Permit – 829 Highway No. 8, Stoney Creek (Ward 10)**

The item as noted on the Agenda has been Withdrawn and will be brought to a future Planning Committee meeting.

### **9.5 PED25044**

**Notice of Objection to the Notice of Intention to Designate 21-25 Jones Street, Stoney Creek (The Powerhouse), under Part IV of the *Ontario Heritage Act* (Ward 5)**

**(Francis/Beattie)**

That Report PED25044, dated February 25, 2025, respecting Notice of Objection to the Notice of Intention to Designate 21-25 Jones Street, Stoney Creek (The Powerhouse), under Part IV of the *Ontario Heritage Act* (Ward 5), be received, and the following recommendations be approved:

- (a) That the Notice of Objection to the Notice of Intention to Designate 21-25 Jones Street, Stoney Creek (The Powerhouse), under Part IV of the *Ontario Heritage Act*, attached as Appendix A to Report PED25044, BE RECEIVED;
- (b) That Council NOT WITHDRAW the Notice of Intention to Designate 21-25 Jones Street, Stoney Creek, under Part IV of the *Ontario Heritage Act*; and,
- (c) That the draft By-law to designate 21-25 Jones Street, Stoney Creek (The Powerhouse), under Part IV of the *Ontario Heritage Act*, attached as Appendix B to Report PED25044, which has been prepared in a form satisfactory to the City Solicitor, BE ENACTED by City Council.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**9.6 PED25045**

**Notice of Objection to the Notice of Intention to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (Ward 9)**

**(Beattie/Francis)**

That Report PED25045, dated February 25, 2025, respecting Notice of Objection to the Notice of Intention to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (Ward 9), be received, and the following recommendations be approved:

- (a) That the Notice of Objection to the Notice of Intention to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act*, attached as Appendix A to Report PED25045, BE RECEIVED;
- (b) That Council NOT WITHDRAW the Notice of Intention to Designate 2251 Rymal Road East, Stoney Creek, under Part IV of the *Ontario Heritage Act*; and,
- (c) That the draft By-law to designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act*, attached as Appendix B to Report PED25045, which has been prepared in a form satisfactory to the City Solicitor, BE ENACTED by City Council.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

## 12. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 12.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

### 12.1 Closed Session Minutes – February 4, 2025

**(Beattie/Pauls)**

That the Closed Session minutes of the February 4, 2025 Planning Committee meeting, be adopted and remain confidential.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(Cassar/Pauls)**

That Committee move into Closed Session at 11:29 a.m. to discuss Items 12.2, 12.3 and 12.4 pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**CARRIED**

The Committee reconvened in Open Session at 12:45 p.m.

**12.2 LS25005**

**Appeal of Zoning By-law Amendment Application ZAC-23-010 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 299, 307 and 325 Fiddler's Green Road, Ancaster (ZAC-23-010) (Ward 12)**

**(Cassar/Kroetsch)**

(a) That Report LS25005, dated February 25, 2025, respecting Appeal of Zoning By-law Amendment Application ZAC-23-010 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 299, 307 and 325 Fiddler's Green Road, Ancaster (ZAC-23-010) (Ward 12) be received, and the following recommendations be approved:

(i) That the directions to staff in Closed Session respecting Report LS25005 be approved;

- (ii) That closed session recommendations of Confidential Report LS25005 be approved and remain confidential until made public as the City's position before the Tribunal; and,
- (iii) That the balance of Report LS25005 remain confidential.

**Result: Motion CARRIED by a vote of 9 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 8 Councillor J.P. Danko  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**12.3 LS23040(a)**

**Appeal to the Ontario Land Tribunal for lands located at 499 Mohawk Road East, Hamilton, for Lack of Decision on Official Plan Amendment Application (UHOPA-23-001) and Zoning By-law Amendment Application (ZAC-23-001) (Ward 7)**

**(Kroetsch/Cassar)**

- (a) That Report LS23040(a), dated February 25, 2025, respecting Appeal to the Ontario Land Tribunal for lands located at 499 Mohawk Road East, Hamilton, for Lack of Decision on Official Plan Amendment Application (UHOPA-23-001) and Zoning By-law Amendment Application (ZAC-23-001) (Ward 7) be received, and the following recommendations be approved:
  - (i) That the directions to staff in Closed Session respecting Report LS23040(a) be approved;
  - (ii) That closed session recommendations (1), (2), and (3) to Report LS23040(a), be approved and remain confidential until made public as the City's position before the Ontario Land Tribunal; and,
  - (iii) That the balance of Report LS23040(a) remain confidential.

**Result: Motion CARRIED by a vote of 6 to 3, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NO – Ward 5 Councillor M. Francis  
NO – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
NO – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**12.4 LS25009**

**Appeal to the Ontario Land Tribunal for lands located at 399 Greenhill Avenue for refusal of Official Plan Amendment (UHOPA-22-016) and Zoning By-law Amendment (ZAC-22-030) applications (Ward 5)**

**(Kroetsch/M. Wilson)**

- (a) That Report LS25009, dated February 25, 2025, respecting Appeal to the Ontario Land Tribunal for lands located at 399 Greenhill Avenue for refusal of Official Plan Amendment (UHOPA-22-016) and Zoning By-law Amendment (ZAC-22-030) applications (Ward 5) be received, and the following recommendations be approved:
- (i) That the directions to staff in Closed Session respecting Report LS25009 be approved;
  - (ii) That closed session recommendations (1), (2), and (3) to Report LS25009, be approved and remain confidential until made public as the City's position before the Ontario Land Tribunal; and,
  - (iii) That the balance of Report LS25009 remain confidential.

**Result: Motion CARRIED by a vote of 7 to 2, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NO – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – Ward 8 Councillor J.P. Danko  
NO – Ward 10 Councillor J. Beattie

NOT PRESENT – Ward 11 Councillor M. Tadeson  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**13. ADJOURNMENT**

There being no further business, the Planning Committee adjourned at 12:49 p.m.

Respectfully submitted,

Lisa Kelsey  
Legislative Coordinator  
Office of the City Clerk

Councillor T. Hwang,  
Chair, Planning Committee