



## **PLANNING COMMITTEE MINUTES PLC 25-005**

9:30 a.m.

April 8, 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),  
J. Beattie, C. Cassar, C. Kroetsch, N. Nann, E. Pauls, T. McMeekin,  
A. Wilson, M. Wilson,

**Absent  
with Regrets:** Councillors J.P. Danko and M. Francis – Personal

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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**

Anita Fabac, Acting Director of Planning, introduced the new Committee of Adjustment staff members.

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

The Committee Clerk advised of the following amendments to the April 8, 2025 Planning Committee Agenda:

#### **8.2 PED25036**

**Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)**

Deferred to the April 29, 2025 Planning Committee meeting.

#### **8.4 PED25106**

**Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3)**

To be considered when Councillor Nann arrives at today's meeting.

**(Cassar/Beattie)**

That the agenda for the April 8, 2025 Planning Committee meeting, be approved, as amended.

**Result: Motion CARRIED by a vote of 8 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  
NOT PRESENT – 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

**4. DECLARATIONS OF INTEREST**

Councillor M. Wilson declared a disqualifying interest with Item 12.2, LS25008 – Update on Various Appeals for Non-Decision to the Ontario Land Tribunal within the Airport Employment Growth District, as her spouse is on the Board of Directors for Fengate Homestead Holdings Inc. LP.

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

**5.1 March 18, 2025**

**(Kroetsch/Cassar)**

That the minutes of the March 18, 2025 Planning Committee, be adopted, as presented.

**CARRIED**

**6. DELEGATIONS**

There were no Delegations.

**7. ITEMS FOR INFORMATION**

**(Cassar/Tadeson)**

That the following Items for Information be received:

**7.1 PED23069(a)**

**Residential Zones Project: New Mid Rise Residential Zones in Zoning By-law No. 05-200 - Consultation Update (CI 25-C) (City-Wide)**

**7.2 HMHC 25-003**

**Hamilton Municipal Heritage Committee Minutes – March 28, 2025**

**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 PED25054**

**Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8)**

Alaina Baldassarra, Planner I, addressed the Committee respecting Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8), with the aid of a PowerPoint presentation.

**(a) (Beattie/McMeekin)**

That the staff presentation from Alaina Baldassarra, Planner I, respecting Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8), be received.

**CARRIED**

Edward John with Landwise, addressed the Committee and indicated support for the staff report.

**(b) (Beattie/Tadeson)**

That the presentation from Edward John with Landwise, be received.

**CARRIED**

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

**(c) (Tadeson/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 8 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  
NOT PRESENT – 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 PED25054, dated April 8, 2025, respecting Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8), be received, and the following recommendations be approved:

(a) That Amended Zoning By-law Amendment Application ZAC-21-029, by Landwise (c/o Edward John), on behalf of Atlas Homes Corporation, Dussin Holdings Inc., Vincent James Lepore (ASO), and Maria and Tonino Di Franco, Owners, for a change in zoning from the “R-2-H/S-1822” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified, Holding, “AA” (Agricultural) District, and “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to the Low Density Residential – Small Lot (R1a, 911) Zone and Low Density Residential (R1) Zone to permit a residential

subdivision with 42 single detached dwellings, for lands located at 204, 212, 220, and 226 Rymal Road West, Hamilton, Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton, as shown in Appendix A attached to Report PED25054, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix B to Report PED25054, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024); and,
  - (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan.
- (b) That Amended Draft Plan of Subdivision Application 25T-202108, by Landwise (c/o Edward John), on behalf of Atlas Homes Corporation, Dussin Holdings Inc., Vincent James Lepore (ASO), and Maria and Tonino Di Franco, Owners, on lands located at 204, 212, 220, and 226 Rymal Road West, Hamilton, Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton, as shown in Appendix A attached to Report PED25054, BE APPROVED, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominium, on the following basis:
- (i) That this approval apply to the Draft Plan of Subdivision "Forest Breeze Estates" certified by S. D. McLaren O.L.S, dated February 23, 2024, consisting of 42 lots for single detached dwellings (Lots 1 to 42), two 0.3 metre reserve blocks (Blocks 43 and 44), four right-of-way widening blocks (Blocks 45 to 48), and extensions of two public rights-of-way, as shown in Appendix C attached to Report PED24054;
  - (ii) That the Owner enter into a standard form Subdivision Agreement as approved by City Council and that the Special Conditions of Draft Plan of Subdivision Approval 25T-202108, as show in Appendix D attached to Report PED25054, be received and endorsed by City Council;

- (iii) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual, there will be no City of Hamilton cost sharing for this subdivision; and
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

**Result: Motion CARRIED by a vote of 8 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  
NOT PRESENT – 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 PED24109(b)  
Official Plan Amendment and Final Framework for Processing and  
Evaluating Urban Boundary Expansion Applications (City Wide)**

Charlie Toman, Senior Project Manager, Policy Planning/Comprehensive Review, addressed the Committee respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), with the aid of a PowerPoint presentation.

- (a) **(Cassar/Tadeson)**  
That the staff presentation from Charlie Toman, Senior Project Manager, Policy Planning/Comprehensive Review, respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), be received.

**CARRIED**

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

**(b) (Cassar/Tadeson)**

(a) That the following public submissions were received and considered by the Committee; and,

(1) Written Submissions:

- (i) Lois Corey – Opposed
- (ii) Ian Hanecak – In support
- (iii) MaryAnn Hudecki Thompson - Opposed
- (iv) Terri Johns, Landwise – In support
- (v) Mike Collins-Williams, West End Home Builders' Association - Concerns

(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

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

That Report PED24109(b), dated April 8, 2025, respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), be received, and the following recommendations be approved:

- (a) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED24109(b), to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, BE APPROVED on the following basis:
  - (i) That the Draft Official Plan Amendment, attached as Appendix A to Report PED24109(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;

- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- (b) That the Rural Hamilton Official Plan Amendment attached as Appendix B to Report PED24109(b), to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, BE APPROVED on the following basis:
  - (i) That the Draft Official Plan Amendment, attached as Appendix B to Report PED24109(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- (c) That the Final Framework for Processing and Evaluating Urban Boundary Expansion Applications, attached as Appendix C to Report PED24109(b), BE APPROVED; and,
- (d) That the Terms of Reference for the following submission technical submission materials BE APPROVED;
  - (i) Subwatershed Study (Phase 1) (Urban Boundary Expansion Application), attached as Appendix F to Report PED24109(b);
  - (ii) Energy and Climate Change Assessment Report (Urban Boundary Expansion), attached as Appendix F1 to Report PED24109(b);
  - (iii) Housing Assessment (Urban Boundary Expansion), as Appendix F2 to Report PED24109(b)
  - (iv) Financial Impact Analysis (Urban Boundary Expansion), attached as Appendix F3 to Report PED24109(b)
  - (v) Emergency Services Assessment (Urban Boundary Expansion), attached as Appendix F4 to Report PED24109(b);
  - (vi) School Accommodation Issues Assessment (Urban Boundary Expansion), attached as Appendix F5 to Report PED24109(b); and,

- (vii) Concept Plan (Urban Boundary Expansion), as Appendix F6 to Report PED24109(b).

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

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
YES – 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  
NOT PRESENT – 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

**8.4 PED25106**

**Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3)**

Amna Amir, Planner I, addressed the Committee respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), with the aid of a PowerPoint presentation.

**(a) (Nann/Cassar)**

That the staff presentation from Amna Amir, Planner I, respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), be received.

**CARRIED**

Katelyn Gillis with Landwise, and Sylvia Harris with Flourish, addressed the Committee and indicated support for the staff report.

**(b) (Nann/Cassar)**

That the presentation from Katelyn Gillis with Landwise, and Sylvia Harris with Flourish, be received.

**CARRIED**

The following Delegate was not in attendance when called upon by the Chair:

- (i) Seán McGuire, Wentworth Baptist Church

Chair Hwang called three times for public delegations and the following member of the public came forward:

(i) Marianna Healey – In support

**(c) (Nann/Tadeson)**

(a) That the following public submissions were received and considered by the Committee; and,

(1) Written Submissions:

- (i) Brenda Duke – In support
- (ii) Sandy Ezepue, Hamilton Urban Core Community Health Centre – In support
- (iii) Anna Buhmann and Abigail Morton – In support
- (iv) Alice Plug-Buist, Helping Hands Street Mission – In support
- (v) Justin Eisinga, 541 Eatery & Exchange – In support
- (vi) Seán McGuire, Wentworth Baptist Church – In support

(2) Delegation:

(i) Marianna Healey – In support

(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  
YES – 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) **(Nann/McMeekin)**

That Report PED25106, dated April 8, 2025, respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), be received, and the following recommendations be approved:

(a) That Zoning By-law Amendment Application ZAC-25-010, by Landwise (c/o Katelyn Gillis), on behalf of Indwell Community Homes (c/o Graham Cubitt), Owner, for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933, H196) Zone, to permit the adaptive reuse of a portion of an existing place of worship and the construction of a four storey multiple dwelling containing 50 units for affordable housing with supports, on the lands located at 120 Wentworth Avenue North, Hamilton, as shown on Appendix A attached to Report PED25106, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix B to Report PED25106, 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 proposed Mixed Use Medium Density (C5, 933, H196) Zone;

The Holding Provision 'H196', is to be removed conditional on the following:

- (1) The owner submits and receives approval of an updated Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (2) The owner makes satisfactory arrangements with the City's Growth Management Division and 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 cost, should it be determined that upgrades are required to the infrastructure to support this

development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer;

- (3) The owner submits and receives approval of a Demolition Plan that identifies potential salvage items and a process for safely removing and storing them as part of a controlled demolition process. The plan should include protective measures for the 1924 Sanctuary that is being retained, including foundation shoring, vibration monitoring, and protection of stained-glass windows in the east wall of the Sanctuary, to the satisfaction of the Director of Heritage and Urban Design; and,
  - (4) The owner submits and receives approval of a Salvage & Commemorative Plan that includes a list of salvaged architectural elements and building materials and a strategy for how they will be reused elsewhere or repurposed on site as commemorative features. The plan should include interpretive material that provides a context for the commemorative features and strategies for conveying their significance, to the satisfaction of the Director of Heritage and Urban Design;
- (iii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), and complies with the Urban Hamilton Official Plan; and,
  - (iv) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic and Institutional” to “Institutional and Medium Density Apartments” in the Gibson Neighbourhood Plan and that the “Institutional and Medium Density Apartments” designation be added to the legend of Map 6607 – Gibson Neighbourhood Plan, as shown in Appendix J attached to Report PED25106.
- (e) **(Nann/McMeekin)**  
That Report PED25106 be **amended** by deleting sub-section (a)(ii) in its entirety, deleting any reference to H196 and re-numbering the balance, as follows:

(a) That Zoning By-law Amendment Application ZAC-25-010, by Landwise (c/o Katelyn Gillis), on behalf of Indwell Community Homes (c/o Graham Cubitt), Owner, for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933, ~~H196~~) Zone, to permit the adaptive reuse of a portion of an existing place of worship and the construction of a four storey multiple dwelling containing 50 units for affordable housing with supports, on the lands located at 120 Wentworth Avenue North, Hamilton, as shown on Appendix A attached to Report PED25106, BE APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix B, **as Amended**, to Report PED25106, 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 proposed Mixed Use Medium Density (C5, 933, H196) Zone;~~

~~The Holding Provision 'H196', is to be removed conditional on the following:~~

~~(1) The owner submits and receives approval of an updated Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;~~

~~(2) The owner makes satisfactory arrangements with the City's Growth Management Division and 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 cost, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report, to the satisfaction of the~~

***Director of Growth Management and Chief  
Development Engineer;***

~~(3) — The owner submits and receives approval of a Demolition Plan that identifies potential salvage items and a process for safely removing and storing them as part of a controlled demolition process. The plan should include protective measures for the 1924 Sanctuary that is being retained, including foundation shoring, vibration monitoring, and protection of stained-glass windows in the east wall of the Sanctuary, to the satisfaction of the Director of Heritage and Urban Design; and,~~

~~(4) — The owner submits and receives approval of a Salvage & Commemorative Plan that includes a list of salvaged architectural elements and building materials and a strategy for how they will be reused elsewhere or repurposed on site as commemorative features. The plan should include interpretive material that provides a context for the commemorative features and strategies for conveying their significance, to the satisfaction of the Director of Heritage and Urban Design;~~

- (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), and complies with the Urban Hamilton Official Plan; and,
- (iii) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic and Institutional” to “Institutional and Medium Density Apartments” in the Gibson Neighbourhood Plan and that the “Institutional and Medium Density Apartments” designation be added to the legend of Map 6607 – Gibson Neighbourhood Plan, as shown in Appendix J attached to Report PED25106.

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

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

**(f) Main Motion, As Amended**, to read as follows:

That Report PED25106, dated April 8, 2025, respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), be received, and the following recommendations be approved:

- (a) That Zoning By-law Amendment Application ZAC-25-010, by Landwise (c/o Katelyn Gillis), on behalf of Indwell Community Homes (c/o Graham Cubitt), Owner, for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933) Zone, to permit the adaptive reuse of a portion of an existing place of worship and the construction of a four storey multiple dwelling containing 50 units for affordable housing with supports, on the lands located at 120 Wentworth Avenue North, Hamilton, as shown on Appendix A attached to Report PED25106, BE APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix B, **as Amended**, to Report PED25106, 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), and complies with the Urban Hamilton Official Plan; and,
  - (iii) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic and Institutional” to “Institutional and Medium Density Apartments” in the Gibson Neighbourhood Plan and that the “Institutional and Medium Density Apartments” designation be added to the legend of Map 6607 – Gibson Neighbourhood Plan, as shown in Appendix J attached to Report PED25106.

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

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

**8.5 PED25038**

**Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide)**

Jennifer Allen, Planner I, and Sebastian Cuming, Planner II, addressed the Committee respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), with the aid of a PowerPoint presentation.

**(a) (Kroetsch/Nann)**

That the staff presentation from Jennifer Allen, Planner I, and Sebastian Cuming, Planner II, respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), be received.

**CARRIED**

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

**(b) (Kroetsch/Pauls)**

(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  
YES – 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

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

That Report PED25038, dated April 8, 2025, respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), be received, and the following recommendations be approved:

- (a) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, BE APPROVED on the following basis:
  - (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
  - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.
- (b) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, Residential Care Facility regulations, and other strategic amendments to various sections in Zoning By-law No. 05-200, BE APPROVED on the following basis:
  - (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix B to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

- (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038;
- (c) That City Initiative CI 25-A, respecting strategic amendments to Residential Care Facility regulations in Former City of Hamilton Zoning By-law No. 6593, BE APPROVED on the following basis:
  - (i) That the Draft By-law to amend Former City of Hamilton Zoning By-law No. 6593, attached as Appendix C to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024 and comply with the Urban Hamilton Official Plan.
- (d) **(Cassar/Hwang)**  
That Report PED25038 be **amended** by removing the reference to “Residential Care Facilities” in sub-section (b) and in the draft By-laws attached as Appendix “B” to Report PED25038 and by deleting sub-section (c) in its entirety, as follows:
  - (a) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, BE APPROVED on the following basis:
    - (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
    - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.

- (b) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, ***Residential Care Facility regulations***, and other strategic amendments to various sections in Zoning By-law No. 05-200, BE APPROVED on the following basis:
- (i) That the Draft By-law, ***As Amended by removing any reference to Residential Care Facility***, to amend Zoning By-law No. 05-200, attached as Appendix B to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
- (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038;
- ~~(c) ***That City Initiative CI 25-A, respecting strategic amendments to Residential Care Facility regulations in Former City of Hamilton Zoning By-law No. 6593, BE APPROVED on the following basis:***~~
- ~~(i) ***That the Draft By-law to amend Former City of Hamilton Zoning By-law No. 6593, attached as Appendix C to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,***~~
- ~~(ii) ***That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024 and comply with the Urban Hamilton Official Plan.***~~

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

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

(e) **Main Motion, *As Amended***, to read as follows:

That Report PED25038, dated April 8, 2025, respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), be received, and the following recommendations be approved:

- (a) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, BE APPROVED on the following basis:
  - (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
  - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.
  
- (b) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, and other strategic amendments to various sections in Zoning By-law No. 05-200, BE APPROVED on the following basis:
  - (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix B, ***As Amended by removing any reference to Residential Care Facility***, to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038.

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

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

**(Cassar/Beattie)**

That the Committee Recess from 12:21 p.m. to 1:00 p.m.

**CARRIED**

The Committee reconvened at 1:01 p.m.

**8.6 PED25097**

**Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9)**

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

That the staff presentation from Michael Fiorino, Planner II, respecting Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9), be waived.

**CARRIED**

Stephanie Mirtitsch with MHBC Planning, addressed the Committee and indicated support for the staff report.

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

That the presentation from Stephanie Mirtitsch with MHBC Planning, be received.

**CARRIED**

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

**(c) (Cassar/Beattie)**

- (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  
YES – 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) (Kroetsch/Beattie)**

That Report PED25097, dated April 8, 2025, respecting Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9), be received, and the following recommendations be approved:

- (a) That Draft Plan of Subdivision Application 25T-202405, by MHBC Planning Ltd. (c/o Stephanie Mirtitsch), on behalf of Losani Homes (1998) Ltd. (c/o Dianne Ramos), Margaret and Eric Sundin, and Imre and Eva Sarkozi), Owners, on lands located at 238, 240 and 242 Highland Road West shown as on Appendix A attached to Report PED25097, be APPROVED in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
  - (i) That this approval apply to the Draft Plan of Subdivision 25T-202405, certified by R.S. Querubin, O.L.S., dated October 25, 2024, consisting of four residential blocks to facilitate the development of five lots for single detached dwellings and two lots for one semi detached dwelling fronting onto Carlson Street (Block 1), and to retain the existing single detached dwellings along Highland Road

West (Blocks 2 to 4), as shown on Appendix B attached to Report PED25097;

- (ii) That the Owner enter into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix C attached to Report PED25097;
- (iii) That the Special Conditions of Draft Plan of Subdivision Approval 25T-202405, as shown on Appendix C attached to Report PED25097, be received and endorsed by City Council;
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council; and,
- (v) Acknowledgement by the City of Hamilton of its responsibility for cost sharing with respect to this development shall be in accordance with the City's Financial Policies and will be determined at the time of development.

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

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

8.7 PED25081

**Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3)**

**(a) (Nann/Beattie)**

That the staff presentation from Alaina Baldassarra, Planner I, respecting Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3), be waived.

**CARRIED**

Craig Rohe with GSP Group, addressed the Committee and indicated support for the staff report.

**(b) (Nann/Kroetsch)**

That the presentation from Craig Rohe with GSP Group, be received.

**CARRIED**

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

**(c) (Cassar/Nann)**

(a) That the following public submission was received and considered by the Committee; and,

(i) Kenedi Greenwood - Opposed

(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

YES – 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) **(Nann/Kroetsch)**

That Report PED25081, dated April 8, 2025, respecting A Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3), be received, and the following recommendations be approved:

(a) That Amended Zoning By-law Amendment Application ZAC-25-007, by GSP Group Inc. (c/o Craig Rohe) on behalf of Tyros Development Ltd., Owner, for a change in zoning from the Neighbourhood Commercial (C2) Zone to the Mixed Use Medium Density (C5, 929, H195) Zone to permit the development of a six storey multiple dwelling with 136 units, 89 parking spaces, and 68 long term and 16 short term bicycle spaces for lands located at 87 to 109 Ashley Street, as shown on Appendix A attached to Report PED25081, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix B to Report PED25081, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
- (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024);
- (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan; 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 property by including the Holding symbol 'H' to the proposed Mixed Use Medium Density (C5, 929, H195) Zone:

The Holding Provision 'H195', is to be removed conditional upon the following:

- (1) That the owner submit and receive approval of a revised Functional Servicing Report to demonstrate sufficient fire flow is available to meet the development demands and that there is sufficient capacity to accommodate the proposed intensification, to the satisfaction of the Director of Growth Management and Chief Development Engineer;

- (2) A signed Record of Site Condition (RSC) has been submitted to the Ministry of the Environment (MOE), including an acknowledgement of receipt of the Record of Site Condition by the Ministry of the Environment;
- (3) That the owner shall investigate the noise levels on the site and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner / applicant and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner; and,
- (4) That the owner enter into and register on title a maintenance agreement with the City of Hamilton in order to allow the proposed development to use the existing (assumed) alleyway for the proposed two way driveway for the proposed development to the satisfaction of the Manager of Transportation Planning.
- (v) That upon finalization of the Zoning By-law Amendment Application ZAC-25-007, the Landsdale Neighbourhood Plan be amended by redesignating the subject lands from "Industrial" to "Medium Density Apartments" on legend of Map 6608 - Landsdale Neighbourhood Plan, on the lands municipally known as 87 to 109 Ashley Street, as shown in Appendix J attached to Report PED25081.

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

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

**8.8 PED25063**  
**Applications for an Official Plan Amendment and Zoning By-law**  
**Amendment for Lands Located at 1278 Old Highway 8, Flamborough**  
**(Ward 12)**

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

That the staff presentation from Dhruv Mehta, Planner II, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12), be waived.

**CARRIED**

James Thomas with A.J. Clarke & Associates, addressed the Committee and indicated support for the staff report with a request to remove the Holding Provision 187.

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

That the presentation from James Thomas with A.J. Clarke & Associates, be received.

**CARRIED**

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

**(c) (Cassar/Tadeson)**

(a) That the public submissions (in the staff report) were received and considered by the Committee; 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  
YES – 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) (Cassar/Kroetsch)**

That Report PED25063, dated April 8, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12), be received, and the following recommendations be approved:

- (a) That Amended Official Plan Amendment Application RHOPA-24-003, by A.J. Clarke & Associates Ltd. (c/o Franz Kloibhofer) on behalf of Matt Barnes Photography Inc., Owner, to redesignate the subject lands from "Settlement Institutional" to "Settlement Residential" in the Rural Hamilton Official Plan to permit the adaptive reuse of an existing place of worship as a single detached dwelling with a Rural Site Specific Policy Area allowing the continued use of the existing private wastewater disposal holding tank, on the lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:
  - (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25063, be adopted by City Council; and,
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.
- (b) That Amended Zoning By-law Amendment Application ZAC-24-009, submitted by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer, on behalf of Matt Barnes Photography Inc., Owner, for a change in zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916) Zone, to permit the adaptive reuse of an existing place of worship as a single detached dwelling, on lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix C to Report PED25063, 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 Settlement Residential (S1, 916, H187) Zone;

The Holding Provision 'H187', is to be removed conditional on the following:

- (1) The necessary Building Permits have been applied for to legalize the conversion of an existing place of worship to a single detached dwelling to the satisfaction of the City's Chief Building Official.

- (iii) That the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.

(e) **(Cassar/Kroetsch)**

That Report PED25063 be **amended** by deleting sub-section (b)(ii) in its entirety and re-numbering the balance, as follows:

- (b) That Amended Zoning By-law Amendment Application ZAC-24-009, submitted by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer, on behalf of Matt Barnes Photography Inc., Owner, for a change in zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916) Zone, to permit the adaptive reuse of an existing place of worship as a single detached dwelling, on lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix C to Report PED25063, 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 Settlement Residential (S1, 916, H187) Zone;***~~

~~**The Holding Provision 'H187', is to be removed conditional on the following:**~~

~~**(1) — The necessary Building Permits have been applied for to legalize the conversion of an existing place of worship to a single detached dwelling to the satisfaction of the City's Chief Building Official.**~~

**(ii)** That the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.

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

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

**(f) Main Motion, As Amended, to read as follows:**

That Report PED25063, dated April 8, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12), be received, and the following recommendations be approved:

**(a)** That Amended Official Plan Amendment Application RHOPA-24-003, by A.J. Clarke & Associates Ltd. (c/o Franz Kloibhofer) on behalf of Matt Barnes Photography Inc., Owner, to redesignate the subject lands from "Settlement Institutional" to "Settlement Residential" in the Rural Hamilton Official Plan to permit the adaptive reuse of an existing place of worship as a single detached dwelling with a Rural Site Specific Policy Area allowing the continued use of the existing private wastewater disposal holding tank, on the lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25063, be adopted by City Council; and,
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.
- (b) That Amended Zoning By-law Amendment Application ZAC-24-009, submitted by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer, on behalf of Matt Barnes Photography Inc., Owner, for a change in zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916) Zone, to permit the adaptive reuse of an existing place of worship as a single detached dwelling, on lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix C, **as Amended**, to Report PED25063, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.

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

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

**9. ITEMS FOR CONSIDERATION**

**9.1 PED24175(a)**

**Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide)**

Mark Kehler, Program Lead Site Planning, addressed the Committee respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide), with the aid of a PowerPoint presentation.

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

That the staff presentation from Mark Kehler, Program Lead Site Planning, respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide), be received.

**CARRIED**

**(b) (Kroetsch/Pauls)**

That the following public submissions respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide) be received:

- (i) Andrew Hannaford, MHBC Planning
- (ii) Mike Collins-Williams, West End Home Builders' Association

**CARRIED**

**(c) (Tadeson/Beattie)**

That Report PED24175(a), dated April 8, 2025, respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide), be received and the following recommendations be approved:

- (a) That the Draft By-law attached as Appendix A to Report PED24175(a) to amend the Site Plan Control By-law to introduce the lapsing of Site Plan Approvals, which has been prepared in a form satisfactory to the City Solicitor, BE ENACTED by Council; and,
- (b) That the Phasing Condition attached as Appendix B to Report PED24175(a) to be added to the Standard Conditions of Approval for Site Plan applications within the Downtown Hamilton Community Improvement Project Area, BE ENDORSED by 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  
YES – 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

**9.2 PED25078  
Accessible Parking Updates to Municipal By-laws (City Wide)**

**(Cassar/Pauls)**

That Report PED25078, dated April 8, 2025, respecting Accessible Parking Updates to Municipal By-laws (City Wide), be received and the following recommendations be approved:

- (a) That the amending draft By-law, which amends By-law 01-216, being a By-law Respecting the Construction, Maintenance, Operation, Management and Regulation of Municipal Parking Facilities, attached as Appendix “A” to Report PED25078, which has been prepared in a form satisfactory to the City Solicitor, BE APPROVED;
- (b) That the amending draft By-law, which amends By-law 01-218, being a By-law to Regulate On-Street Parking, attached as Appendix “B” to Report PED25078, which has been prepared in a form satisfactory to the City Solicitor, BE APPROVED;
- (c) That the amending draft By-law, which amends By-law 01-220, being a By-law to Regulate the Parking of Motor Vehicles On Private and Municipal Property, attached as Appendix “C” to Report PED25078 BE APPROVED;
- (d) That the Director of Transportation Planning and Parking, or designate BE AUTHORIZED and directed to work with Legal Services to obtain approval from the Ministry of the Attorney General of set fines for the additional offences created in the draft By-laws in Appendices “A”, “B” and “C” attached to Report PED25078 when the By-laws have been approved;

- (e) That the amending draft By-law, which amends By-law 17-225, being a By-law to Establish a System of Administrative Penalties, attached as Appendix “D” to Report PED25078 BE APPROVED.

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

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

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

**(Pauls/Beattie)**

That Hamilton Municipal Heritage Committee Minutes dated April 4, 2025, be received and the recommendations contained therein be approved.

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

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

**9.4 PED25091**

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

Mark Michniak, Senior Planner, addressed the Committee respecting Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3), with the aid of a PowerPoint presentation.

**(a) (Nann/Cassar)**

That the staff presentation from Mark Michniak, Senior Planner, respecting Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3), be received.

**CARRIED**

**(b) (Nann/Pauls)**

That Report PED25091, dated April 8, 2025, respecting Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3), be received and the following recommendations be approved:

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

- (i) That, if approved, the Environmental Compliance Approval includes the Recommended Conditions as shown in Appendix B attached to Report PED25091;
- (ii) That a copy of Report PED25091 be forwarded to the Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks for their consideration; and,

- (iii) That the Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks be requested to forward a copy of its final decision respecting the Certificate of Approval to the Clerk, City of Hamilton.

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

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

## 10. MOTIONS

### 10.1 Feasibility of Permitting Chickens and Roosters within the Settlement Residential (S1) Zone

**(Cassar/Nann)**

That the following written submissions be received:

- (i) Trevor Smykaluk  
(ii) Jenny Zapparoli  
(iii) Mary Dawn Vessey

**CARRIED**

**(Cassar/A. Wilson)**

WHEREAS, many farm animals, including chickens and roosters are already permitted in Hamilton's rural residential areas;

WHEREAS Zoning in Rural Settlement Areas (S1 Zone) prohibits the keeping of farm animals, including chickens and roosters;

WHEREAS, in recent years, the cost of food has increased significantly making household budgeting difficult for many residents;

WHEREAS, hens are relatively inexpensive and one hen can produce approximately 260-360 eggs per year depending on the breed;

WHEREAS, free range eggs sold by local grocery stores are considerably more expensive at over \$8 per dozen;

WHEREAS, hens are extremely efficient at breaking down household scraps and turning that into fertilizer and enriching the soil;

WHEREAS, ticks and associated illnesses are a growing health concern that can be mitigated by hen keeping;

WHEREAS, backyard hens help to reduce negative impacts on the climate by eliminating the need for eggs to be transported to market;

WHEREAS, allowing chickens and roosters in Rural Settlement Areas (S1 Zone) would improve access to affordable and nutritious food close to home;

THEREFORE, BE IT RESOLVED:

That Animal Services, Municipal Law Enforcement, Public Health and Planning staff be directed to explore the feasibility of permitting chickens and roosters as permitted Agricultural uses within the Settlement Residential (S1) Zone and report back to Planning Committee in Q4, 2025.

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

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

**10.2 Hamilton Heritage Property Grant Program Application Criteria  
Exception for the Property Municipally Addressed as 2295 Troy Road,  
Flamborough (Former Troy School)**

**(Cassar/A. Wilson)**

WHEREAS, the Hamilton Heritage Property Grant Program (the Program) is intended to provide financial assistance to commercial, institutional, industrial or multi-residential properties that are designated under the *Ontario Heritage Act*, in the form of a grant for the conservation and restoration of heritage features, including the structural and stability work, up to a maximum of \$150,000, and for an additional \$20,000 for any studies, reports or assessments related to said work;

WHEREAS, applicants must meet the Council approved Program eligibility and grant criteria, including being located within defined geographic areas across the city, including Community Improvement Project Areas, the Mount Hope/Airport Gateway or the lower city between Highway 403 and the Red Hill Valley Parkway;

WHEREAS, program applications are subject to a comprehensive review by the City of Hamilton's Economic Development Division and approval of all Program applications are at the absolute discretion of the General Manager, Planning and Economic Development, and subject to the availability of funds;

WHEREAS, the property located at 2295 Troy Road, Flamborough, known as the former Troy School, (the Property) is designated under Part IV of the *Ontario Heritage Act* by Former Town of Flamborough By-law No. 95-67;

WHEREAS, the Property's existing historic wood siding is in a state of disrepair, and the estimated cost to restore and/or replace the wood siding with appropriate wood or wood-composite materials is approximately \$80,000 to \$120,000, and the Property owner has requested that the designation by-law be repealed because they do not have the funds required to appropriately conserve and repair the siding;

WHEREAS, the Property is not located within the geographic eligibility area of the existing Hamilton Heritage Property Grant Program, and would currently only be eligible for a maximum matching grant of \$5,000 per year under the Hamilton Heritage Conservation Grant Program; and,

WHEREAS, the Property is one of several designated heritage properties that are not currently eligible for the Hamilton Heritage Property Grant Program due to their geographic location, but its owners wish to undertake conservation and restoration work that warrants substantially more funding than is currently available under the Hamilton Heritage Conservation Grant Program;

THEREFORE, BE IT RESOLVED:

- (a) That, on a one-time basis, staff be directed to accept a Hamilton Heritage Property Grant Program application for 2295 Troy Road, Flamborough (Former Troy School) (the Property), for Program eligible heritage conservation and restoration work;
- (b) That staff be directed to review, process and approve any such application, provided the application, applicant and Property meet all other applicable Council-approved Program terms; and

- (c) That staff be directed to investigate opportunities to improve the Hamilton Heritage Property Grant Program and Hamilton Heritage Conservation Grant Program, including the potential to expand the geographic eligibility and funding amounts of the programs and any related impacts on funding, staffing and resources, and bring forward a report to the Planning Committee with recommendations, including any potential 2026 budget requests which may be required to support any recommended changes, by the end of Q3 2025.

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

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

### **10.3 Enhanced Parking Enforcement Services**

#### **(Nann/Kroetsch)**

WHEREAS, there are currently no regularly scheduled enforcement services between 5:45 a.m. and 10:00 p.m. on Sundays

WHEREAS, the absence of enforcement during this time has been a longstanding gap in service, and implementing changes would represent a significant improvement in customer service, public safety, and compliance with parking regulations;

WHEREAS, expanding enforcement to include Sundays could support local businesses by ensuring parking turnover as well as address concerns related to unauthorized or unsafe parking practices that may impact public safety, accessibility, traffic operations and neighborhood livability;

WHEREAS, the current staffing complement of 26 Full-Time Equivalent (FTE) Parking Control Officers is responsible for enforcement citywide, covering six working days across four designated shifts, often leaving only 2 to 8 officers available per shift to address enforcement requests (not including contracted enforcement);

WHEREAS, an evaluation of additional staffing and resources may be necessary to ensure service levels, maintain manageable workloads, and support the successful implementation of expanded enforcement hours;

THEREFORE, BE IT RESOLVED:

That City staff be directed to conduct a comprehensive review of enhanced parking enforcement service options to include regularly scheduled parking enforcement on Sundays, including consultation with the BIA's (Business Improvement Areas), and report back to Council in Q4 of 2025, in advance of the 2026 City of Hamilton Budget, with recommendations that assess operational and financial implications of expanding enforcement services, including budgetary requirements and potential revenue offsets.

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

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

**11. NOTICES OF MOTION**

There were no Notices of Motion.

**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 – March 18, 2025**

**(McMeekin/Nann)**

That the Closed Session Minutes of the March 18, 2025 Planning Committee meeting, be approved 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  
YES – 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

**(Tadeson/Cassar)**

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

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

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

The Committee reconvened in Open Session at 3:56 p.m.

**12.2 LS25008**

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

**(Beattie/Tadeson)**

- (a) That Report LS25008, dated April 8, 2025, respecting Update on Various Appeals for Non-Decision to the Ontario Land Tribunal within the Airport Employment Growth District (Wards 11 and 12) be received, and the following recommendations be approved:
- (i) That the directions to staff in Closed Session respecting Report LS25008 be approved;
  - (ii) That closed session recommendations (1) and (2) to Report LS25008, be approved and remain confidential until made public as the City' position before the Ontario Land Tribunal
  - (iii) That the balance of Report LS25008 remain confidential.

**Result: Motion CARRIED by a vote of 7 to 0, as follows:**

NOT PRESENT – Ward 1 Councillor M. Wilson  
NOT PRESENT – Ward 2 Councillor C. Kroetsch  
YES – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – Ward 5 Councillor M. Francis  
NOT PRESENT – 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

**13. ADJOURNMENT**

There being no further business, the Planning Committee adjourned at 3:57 p.m.

Respectfully submitted,

Lisa Kelsey  
Legislative Coordinator  
Office of the City Clerk

Councillor T. Hwang,  
Chair, Planning Committee