



## PLANNING COMMITTEE MINUTES PLC 25-006

9:30 a.m.

April 29, 2025

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

**Present:** Councillors T. Hwang (Chair), M. Tadeson (Vice-Chair), J. Beattie, C. Cassar, M. Francis (virtual) C. Kroetsch, T. McMeekin, N. Nann (virtual), E. Pauls (virtual), A. Wilson

**Absent  
with Regrets:** Councillor J.P. Danko – Personal  
Councillor M. Wilson – City Business

### 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

#### **(Cassar/McMeekin)**

That the consideration of Item 8.2, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster (Ward 12), be deferred to the May 23, 2025 Planning Committee meeting.

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

NOT PRESENT – 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

**(Kroetsch/Beattie)**

That the agenda for the April 29, 2025 Planning Committee meeting, be approved, as amended.

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

NOT PRESENT – 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

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

**5.1 April 8, 2025**

**(Cassar/A. Wilson)**

That the Minutes of the April 8, 2025 Planning Committee, be adopted, as presented.

**CARRIED**

**6. DELEGATIONS**

The following Delegations addressed the Committee:

- 6.1 Mike Collins-Williams, West End Home Builders' Association, respecting Green Building Standards (Item 9.1) (in-person)
- 6.2 Mackenzie Meek, Ancaster Mill respecting Demolition Permit for 535 Old Dundas Road (Item 9.2) (in-person)

- 6.3 Mike Collins-Williams, West End Home Builders' Association, respecting the 2024 Canadian Home Builders' Association Municipal Benchmarking Report (in-person)

**(McMeekin/Hwang)**

That the time limit for Mike Collins-Williams, West End Home Builders' Association delegation respecting the 2024 Canadian Home Builders' Association Municipal Benchmarking Report (Item 6.3), be extended by five minutes.

**CARRIED**

- 6.4 Andrew Selman respecting Homes in Disrepair on Ottawa Street North (in-person)
- 6.5 Lucia Iannantuono, Hamilton Climate Change Advisory Committee, respecting Green Building Standards (Item 9.1) (in-person)
- 6.6 Victoria Coffin, Bay Area Climate Change Council, respecting Green Building Standards (Item 9.1) (in-person)

**(McMeekin/Francis)**

That the following delegations be received:

- 6.1 Mike Collins-Williams, West End Home Builders' Association, respecting Green Building Standards (Item 9.1)
- 6.2 Mackenzie Meek, Ancaster Mill respecting Demolition Permit for 535 Old Dundas Road (Item 9.2)
- 6.3 Mike Collins-Williams, West End Home Builders' Association, respecting the 2024 Canadian Home Builders' Association Municipal Benchmarking Report
- 6.4 Andrew Selman respecting Homes in Disrepair on Ottawa Street North
- 6.5 Lucia Iannantuono, Hamilton Climate Change Advisory Committee, respecting Green Building Standards (Item 9.1)
- 6.6 Victoria Coffin, Bay Area Climate Change Council, respecting Green Building Standards (Item 9.1)

**CARRIED**

## 7. ITEMS FOR INFORMATION

(McMeekin/Beattie)

That the following Items for Information be received:

### 7.1 PED25035(a)

**Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Deferred from the February 4th meeting)**

### 7.2 PED25086

**Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (City Wide)**

### 7.3 PED24209(a)

**Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)  
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 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 from the April 8th Planning Committee meeting)**

Jennifer Catarino, Area Planning Manager, addressed the Committee respecting 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), with the aid of a PowerPoint presentation.

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

That the staff presentation from Jennifer Catarino, Area Planning Manager, respecting 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), be received.

**CARRIED**

Martin Quarcoopome with Weston Consulting, addressed the Committee and indicated support for the staff report.

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

That the presentation from Martin Quarcoopome with Weston Consulting, be received.

**CARRIED**

**(c) Registered Delegations**

The following Delegations addressed the Committee:

- (i) Katie Krelove, Wilderness Committee (virtual) – Concerns
- (ii) Lesia Mokrycke (virtual) - Concerns

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

**(d) (Cassar/A. Wilson)**

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

**(1) Written Submissions:**

- (i) Imtiaz Kiani - Concerns
- (ii) Tim Cushen - Opposed
- (iii) Mary Love - Opposed
- (iv) Don McLean – Opposed
- (v) Marie Covert – Opposed
- (vi) Kate Whalen – Opposed
- (vii) Peter Appleton – Opposed
- (viii) Lesia Mokrycke - Concerns
- (ix) Neil San – Concerns
- (x) Payton Mitchell, Mississaugas of the Credit First Nation – Concerns
- (xi) John O'Connor – Opposed
- (xii) Brian McHattie – Opposed
- (xiii) James and Janet Mackey - Opposed
- (xiv) Jean Wilson - Opposed
- (xv) Miriam Sager - Opposed

- (xvi) Andrew Holden - Opposed
- (xvii) Sandra Emery - Opposed
- (xviii) Ethan Patterson - Opposed
- (xix) Emmett Vanson, Six Nations of the Grand River  
Elected Council Lands and Resources  
Department – Concerns
- (xx) Lyn Folkes – Opposed
- (xxi) Rosemarie Morris - Opposed

(2) Registered Delegations:

- (i) Katie Krelove, Wilderness Committee - Concerns
- (ii) Lesia Mokrycke - Concerns

(b) That the public meeting be closed.

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

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

**(e) (Beattie/Hwang)**

That Report PED25036, dated April 29, 2025, respecting 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 from the April 8th Planning Committee meeting), be received, and the following recommendations be approved:

- (a) That Amended Zoning By-law Amendment Application ZAC-18-048, by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner, for a change in zoning from the Agricultural “A-216” Zone, Modified to a site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone to permit the development of a residential subdivision containing 17 lots

for single detached dwellings, for lands located at 387, 397, 405 and 409 Hamilton Drive, Ancaster, as shown in Appendix A attached to Report PED25036, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix B to Report PED25036, 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.
- (b) That Amended Draft Plan of Subdivision Application 25T-201809, by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner, on lands located at 387, 397, 405 and 409 Hamilton Drive, Ancaster, Lots 39 and 40, Concession 3, Geographic Township of Ancaster, in the City of Hamilton, as shown in Appendix A attached to Report PED25036, 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 certified by Bruce MacLeod, O.L.S, dated January 22, 2025, consisting of 17 lots for single detached dwellings (Lots 1 to 17), one stormwater management block (Block 18), one right-of-way widening block (Block 19), and the extension of Braithwaite Avenue, as shown on the Draft Plan of Subdivision in Appendix C attached to Report PED25036;
  - (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-201809, as shown in Appendix D attached to Report PED25036, be received and endorsed by City Council;
  - (iii) That in accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual, there will not be any 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 DEFEATED by a vote of 8 to 2, as follows:**

NOT PRESENT – Ward 1 Councillor M. Wilson  
NO – Ward 2 Councillor C. Kroetsch  
NO – Ward 3 Councillor N. Nann  
NO – 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  
NO – Ward 10 Councillor J. Beattie  
NO – Ward 11 Councillor M. Tadeson  
NO – Ward 12 Councillor C. Cassar  
NO – Ward 13 Councillor A. Wilson  
NO – Ward 15 Councillor T. McMeekin

**(Cassar/McMeekin)**

That the Committee Recess from 1:07 p.m. to 1:40 p.m.

**CARRIED**

The Committee reconvened at 1:43 p.m.

**(f) (Cassar/A. Wilson)**

That Report PED25036, dated April 29, 2025, respecting 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 from the April 8th Planning Committee meeting), be received, and the following recommendations be approved:

- (a) That Amended Zoning By-law Amendment Application ZAC-18-048, by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner, for a change in zoning from the Agricultural "A-216" Zone, Modified to a site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone to permit the development of a residential subdivision containing 17 lots for single detached dwellings, for lands located at 387, 397, 405 and 409 Hamilton Drive, Ancaster, as shown in Appendix A attached to Report PED25036 BE DENIED: and,



- (b) That Amended Draft Plan of Subdivision Application 25T-201809, by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner, on lands located at 387, 397, 405 and 409 Hamilton Drive, Ancaster, Lots 39 and 40, Concession 3, Geographic Township of Ancaster, in the City of Hamilton, as show in Appendix B attached to Report PED25036, BE DENIED;
- (c) That the reasons for the DENIAL of Application ZAC-18-048 and 25T-201809, for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster, include, but are not limited to, the following:
  - (i) Secondary Plan is out-of-date with current needs of the city and does not represent good land use planning;
  - (ii) Does not comply with the Official Plan;
  - (iii) Not consistent with Official Plan direction to protect the natural environment;
  - (iv) Not consistent with the natural heritage policies of the Provincial Policy Statement;
  - (v) The loss of 632 mature trees is a direct contradiction to Hamilton's:
    - (1) Urban Forest Strategy
    - (2) Biodiversity Action Plan
    - (3) Climate Action Strategy

**Result: Motion CARRIED by a vote of 6 to 2, as follows:**

NOT PRESENT – 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  
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

**8.3 PED25114**

**Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 541 and 545 Fifty Road, Stoney Creek (Ward 10)**

**(a) (Beattie/Kroetsch)**

That the staff presentation from Michael Fiorino, Planner II, be waived.

**CARRIED**

Matt Johnston with UrbanSolutions, addressed the Committee and indicated support for the staff report.

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

That the presentation from Matt Johnston with UrbanSolutions, be received.

**CARRIED**

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

**(c) (Beattie/A. Wilson)**

(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:**

NOT PRESENT – 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  
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

(d) **(Beattie/Cassar)**

That Report PED25114, dated April 29, 2025, respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 541 and 545 Fifty Road, Stoney Creek (Ward 10), be received, and the following recommendations be approved:

- (a) That Draft Plan of Condominium (Vacant Land) Application 25CDM-202406, by UrbanSolutions Planning and Land Development Consultants Inc. (c/o Matt Johnston) on behalf of Fifty Road Inc. (c/o Peter DeSantis), Owner, to establish a Draft Plan of Condominium (Vacant Land), on lands located at 541 and 545 Fifty Road, Stoney Creek, as shown on Appendix A attached to Report PED25114, BE APPROVED subject to the following:
  - (i) That this approval apply to the Draft Plan of Condominium (Vacant Land) 25CDM-202406, prepared by UrbanSolutions Planning and Land Development Consultants Inc., and certified by R.A. McLaren, O.L.S., dated November 13, 2024, consisting of 15 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes, as shown in Appendix B attached to Report PED25114;
  - (ii) That the Owner enter into a Standard Form Condominium Agreement as approved by City Council and with the Special Conditions as shown in Appendix C attached to Report PED25114;
  - (iii) That the Special Conditions of Draft Plan of Condominium Approval 25CDM-202406, as shown on Appendix C attached to Report PED25114, be received and endorsed by City Council;
  - (iv) That Payment of Cash-in-Lieu or dedication of Parkland will be required, pursuant to Section 51 of the Planning Act, with the calculation for the payment to be based on the value of the lands on the day prior to the day of issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-laws, as approved by Council; and,

- (v) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual (2019) there will be no cost sharing for this development.

**Result: Motion CARRIED by a vote of 8 to 0, as follows:**

NOT PRESENT – 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  
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

## **9. ITEMS FOR CONSIDERATION**

### **9.1 PED24114(a) Green Building Standards Enhanced Engagement and Recommendations - Urban Areas (City Wide)**

Mallory Smith, Planner I, Robert Rappolt and Antoni Paleshi with WSP Consultants, addressed the Committee respecting Green Building Standards Enhanced Engagement and Recommendations - Urban Areas (City Wide), with the aid of a PowerPoint presentation.

#### **(a) (A. Wilson/Cassar)**

That the staff presentation from Mallory Smith, Planner I, Robert Rappolt and Antoni Paleshi with WSP Consultants, respecting Green Building Standards Enhanced Engagement and Recommendations - Urban Areas (City Wide), be received.

**CARRIED**

#### **(b) (A. Wilson/Cassar)**

That the following public submissions respecting Green Building Standards Enhanced Engagement and Recommendations - Urban Areas (City Wide), be received:

Written Submissions:

- (i) Michelle Giovis
- (ii) Hannah Wenrich

Added Written Submission:

- (i) Mike Collins-Williams, West End Home Builders' Association  
**CARRIED**

**(c) (A. Wilson/Cassar)**

That Report PED24114(a), dated April 29, 2025, respecting Green Building Standards Enhanced Engagement and Recommendations - Urban Areas (City Wide), be received and the following recommendations be approved:

- (a) That the memorandum titled 'Hamilton Green Building Standards Building Energy Performance Refinement Technical Memorandum', attached as Appendix A to Report PED24114a, BE RECEIVED;
- (b) That the Green Building Standards Guidebook, attached as Appendix B to Report PED24114a, BE ENDORSED;
- (c) That the Green Building Standards Checklist, attached as Appendix C to Report PED24114a, BE ENDORSED.

**Result: Motion CARRIED by a vote of 8 to 0, as follows:**

NOT PRESENT – 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  
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

**9.2 PED25134**

**Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12)**

**(a) (Cassar/A. Wilson)**

That Report PED25134, dated April 29, 2025, respecting Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12), be received, and the following recommendations be approved:

- (a) That the request to issue a demolition permit for 535 Old Dundas Road, Ancaster BE DENIED as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 *The Planning Act*, has not been demonstrated and staff consider the application to be premature.

**Result: Motion DEFEATED by a vote of 6 to 2, as follows:**

NOT PRESENT – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NO – Ward 3 Councillor N. Nann  
NO – 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  
NO – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NO – Ward 12 Councillor C. Cassar  
NO – Ward 13 Councillor A. Wilson  
NO – Ward 15 Councillor T. McMeekin

**(b) (Cassar/McMeekin)**

That Report PED25134, dated April 29, 2025, respecting Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12), be received, and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 535 Old Dundas Road in accordance with By-law 22-101, pursuant to Section 33 of the Planning Act as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

**Result: Motion CARRIED by a vote of 7 to 1, as follows:**

NOT PRESENT – Ward 1 Councillor M. Wilson  
NO – 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  
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

**9.3 PED25077**

**Municipal Addressing and Street Naming By-law and Related Policy Updates (City Wide)**

**(A. Wilson/Beattie)**

That Report PED25077, dated April 29, 2025, respecting Municipal Addressing and Street Naming By-law and Related Policy Updates (City Wide), be received and the following recommendations be approved:

- (a) That the Municipal Addressing and Street Naming By-law, attached as Appendix “A” to Report PED25077, prepared in a form satisfactory to the City Solicitor, BE ENACTED;
- (b) That the amendments to the City of Hamilton Municipal Addressing Policy (the “Municipal Addressing Policy”), required to implement the Municipal Addressing and Street Naming By-law and effect best practices, attached as Appendix “B” to Report PED25077, BE APPROVED;
- (c) That the amendments to the Farm 911 – Emergency Access Point Policy (the “Farm 911 - EAP Policy”), attached as Appendix “C” to Report PED25077, BE APPROVED;
- (d) That the amendments to the City of Hamilton Local Street Naming Policies, Guidelines and Procedures (the “Street Naming Procedures”), required to implement the Municipal Addressing and Street Naming By-law and effect best practices, attached as Appendix “D” to Report PED25077, BE APPROVED;
- (e) That the City of Hamilton Multiple Unit Identification Sign Specifications, required to implement the Municipal Addressing and Street Naming By-law and effect best practices, attached as Appendix “E” to Report PED25077, BE APPROVED;
- (f) That subject to the approval of Recommendation (a), the By-law to amend the Administrative Penalty System (“APS”) By-law 17-225 to include various penalties for contraventions of the Municipal Addressing and Street Naming By-law, attached as Appendix “F” to Report PED25077, BE ENACTED;
- (g) That staff BE DIRECTED to take any steps necessary to enforce the Municipal Addressing and Street Naming By-law attached as Appendix “A” to Report PED25077, including enforcement actions by Municipal Law Enforcement.

**Result: Motion CARRIED by a vote of 8 to 0, as follows:**

NOT PRESENT – 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  
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

**9.5 PED25137**

**Adjustment to School Crossing Guard Locations (City Wide)**

**(Beattie/A. Wilson)**

That Report PED25137, dated April 29, 2025, respecting Adjustment to School Crossing Guard Locations (City Wide), be received, and the following recommendations be approved:

- (a) That the revised list of school crossing guard locations resulting from school closures, openings, construction projects, walking patterns, and lunch program changes in Wards 2, 5, 7, and 8, as outlined in Appendix A attached to Report PED25137, BE APPROVED;
- (b) That an increase of 0.19 FTE BE APPROVED and funded within the existing Transportation Planning and Parking budget;
- (c) That staff BE AUTHORIZED and BE DIRECTED to consult with the affected Ward Councillors and to use delegated authority for adding and/or removing school crossing guards prior to City Council approval for any proposed changes by the Hamilton-Wentworth District School Board, and the Hamilton-Wentworth Catholic District School Board for the 2024/2025 and 2025/2026 school year.

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

NOT PRESENT – 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  
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

**10. MOTIONS**

There were no Motions.

**11. NOTICES OF MOTION**

**11.1 Additional Modifications to the Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications**

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

That the rules of order be suspend Additional Modifications to the Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications.

**Result: Motion CARRIED by a 2/3rds vote of 7 to 0, as follows:**

NOT PRESENT – 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  
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

**(b) (Cassar/A. Wilson)**

WHEREAS, staff have identified additional modifications to be made to the Draft Urban and Rural Hamilton Official Plan to better ensure that the ecological services value of lands proposed to be urbanized through an urban boundary expansion application.

THEREFORE, BE IT RESOLVED:

That Minute Item 8.3 of Planning Committee Report 25-005, respecting Report PED24109(b), Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide) of the Planning Committee minutes, **be amended**, as follows:

**8.3 PED24109(b)**  
**Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)**

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, as amended, be approved:

- (a) That the Urban Hamilton Official Plan Amendment, attached hereto as Appendix A, **as amended**, 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 hereto as Appendix A, as amended, 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 hereto as Appendix B, **as amended**, 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 hereto as Appendix B, **as amended**, 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 7 to 0, as follows:**

NOT PRESENT – 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  
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. PRIVATE & CONFIDENTIAL**

Committee determined that discussion of Items 12.1 and 12.2 was not required in Closed Session; therefore, the matters were addressed in Open Session, as follows:

**12.1 Closed Session Minutes – April 8, 2025**

**(A. Wilson/Beattie)**

That the Closed Session Minutes of the April 8, 2025 Planning Committee meeting, be approved and remain confidential.

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

NOT PRESENT – 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  
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

**12.2 LS25003**

**Appeal to the Ontario Land Tribunal for lands located at 2876 Upper James Street for lack of decision on Official Plan Amendment (UHOPA-22-014), Zoning By-law Amendment (ZAC-22-027) and Draft Plan of Subdivision (25T-202204) Applications (Ward 11)**

**(A. Wilson/Kroetsch)**

- (a) That Report LS25003, dated April 29, 2025, respecting Appeal to the Ontario Land Tribunal for lands located at 2876 Upper James Street for lack of decision on Official Plan Amendment (UHOPA-22-014), Zoning By-law Amendment (ZAC-22-027) and Draft Plan of Subdivision (25T-202204) Applications (Ward 11), be received, and the following recommendations be approved:
  - (i) That the directions to staff within Report LS25003, BE APPROVED;
  - (ii) That the directions to staff within Report LS25003 BE RELEASED to the public, following approval by Council; and
  - (iii) That the balance of the Report LS25003, including Appendix "A", REMAIN CONFIDENTIAL.

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

NOT PRESENT – 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  
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 3:24 p.m.

Respectfully submitted,

Lisa Kelsey  
Legislative Coordinator  
Office of the City Clerk

Councillor T. Hwang,  
Chair, Planning Committee