



## **PLANNING COMMITTEE MINUTES PLC 25-007**

9:30 a.m.

May 23, 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. Kroetsch, E. Pauls, T. McMeekin, A. Wilson (virtual),  
M. Wilson, M. Francis (virtual)

**Absent**  
**with Regrets:** Councillor C. Cassar – City Business  
Councillor N. Nann - 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**

There were no ceremonial activities.

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

#### **(Tadeson/Beattie)**

That the agenda for the May 23, 2025 Planning Committee meeting, be approved, as amended by deferring Item 8.3, PED25123 respecting Application for a Zoning By-law Amendment for Lands Located at 255 Lewis Road, Stoney Creek (Ward 10), to a future meeting.

**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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

YES – Ward 11 Councillor M. Tadeson  
NOT PRESENT – 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 29, 2025**

**(Kroetsch/McMeekin)**

That the minutes of the April 29, 2025 Planning Committee, be adopted.

**CARRIED**

**6. DELEGATIONS**

**6.1 Denise Harvey respecting Dirt Dumping in Rural Areas (in-person)**

Denise Harvey addressed the Committee respecting Dirt Dumping in Rural Areas.

**(Tadeson/Beattie)**

That the Delegation from Denise Harvey respecting Dirt Dumping in Rural Areas, be received.

**CARRIED**

**6.2 Delegations respecting 1494 Upper Wellington Street (Item 12.1)**

The following Delegation addressed the Committee respecting 1494 Upper Wellington Street (Item 12.1):

(i) Helen Sardo (in-person)

**(Pauls/McMeekin)**

That the following Delegations and Written Submissions respecting 1494 Upper Wellington Street (Item 12.1), be received:

(a) Delegations:

(i) Helen Sardo (in-person)

(b) Written Submissions:

(i) Janet Bard and Jim McCallum

(ii) Judith Lee

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

(iii) Helen Sardo

**CARRIED**

**7. ITEMS FOR INFORMATION**

**7.1 PED25100**

**Current Practices with respect to the Protection of Agricultural Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices (City Wide)**

**(Beattie/Kroetsch)**

That Report PED25100, dated May 23, 2025, respecting A Current Practices with respect to the Protection of Agricultural Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices (City Wide), be received.

**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 PED25093**

**Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster (Ward 12) (Deferred from the April 29, 2025 meeting)**

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

That the staff presentation from Michael Fiorino, Planner II, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster (Ward 12), be waived.

**CARRIED**

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

Scott Beedie with Urban Solutions, addressed the Committee and indicated support for the staff report.

**(b) (Francis/Pauls)**

That the presentation from Scott Beedie with Urban Solutions, be received.

**CARRIED**

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

**(Pauls/M. Wilson)**

That the Committee recess from 10:24 a.m. to 10:30 a.m.

**CARRIED**

**(c) Delegations**

The following Delegation addressed the Committee:

- (i) Karin Hewlett (virtual)

**(d) (M. Wilson/Pauls)**

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

- (1) Written Submissions:

- (i) David Lloyd – Concerns with the development
    - (ii) Elizabeth Knight - Concerns with the development
    - (iii) Karin Hewlett - Concerns with the development

- (2) Registered Delegation:

- (i) Karin Hewlett - Concerns with the development

- (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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NOT PRESENT – Ward 12 Councillor C. Cassar

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(e) (Pauls/M. Wilson)**

That Report PED25093, dated May 23, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster (Ward 12), be received, and the following recommendations be approved:

- (a) That Amended Official Plan Amendment Application UHOPA-21-022, by UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston) on behalf of Garner South M.D Developments Inc. (c/o Hamid Hakimi), Owner, to amend the Meadowlands Neighbourhood III Secondary Plan by redesignating the subject lands from the “Low Density Residential (Infill/Existing)” designation to the “Low Density Residential 3b” designation with a site specific policy to permit the development of a seven storey multiple dwelling, containing 99 dwelling units, with a density range of a minimum of 270 units per net hectare and a maximum density of 300 units per net hectare, for lands located at 559 Garner Road East, as shown in Appendix A attached to Report PED25093, BE APPROVED on the following basis:
  - (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25093, be adopted by City Council; and,
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).
- (b) That Amended Zoning By-law Amendment Application ZAC-21-047, by UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston) on behalf of Garner South M.D Developments Inc. (c/o Hamid Hakimi), Owner, for a change in zoning from the Agricultural “A” Zone to the Holding Residential Multiple “H-RM6-719” Zone, Modified, to permit the development of a seven storey multiple dwelling, containing 99 dwelling units with a total of 146 parking spaces, for lands located at 559 Garner Road East, as shown on Appendix A attached to Report PED25093, BE APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix C to Report PED25093, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

- (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024);
- (iii) That the proposed change in zoning will comply with the Urban Hamilton Official Plan and the Meadowlands Neighbourhood III Secondary Plan upon adoption of the Official Plan Amendment; and,
- (iv) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act, R.S.O. 1990* to the subject lands by introducing the Holding “H” symbol to the proposed Holding Residential Multiple “H-RM6-719” Zone, Modified.

The Holding Provision is to be removed conditional upon:

- (1) That the Owner submit for review and approval, a revised Functional Servicing Report, and related drawings to demonstrate:
  - (i) That suitable storm and sanitary outlets are provided for the subject site, including extension of any municipal sewers, as required, in accordance with City standards to accommodate the proposed development, all to the satisfaction of the the Director of Growth Management and Chief Development Engineer; and,
  - (ii) To enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the owner’s cost, in accordance with the Functional Servicing Report accepted by the Director, Growth Management and Chief Development Engineer.

**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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

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

**8.2 PED25118**

**Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 515 Jones Road, Stoney Creek (Ward 10)**

**(a) (Beattie/M. Wilson)**

That the staff presentation from Dhruv Mehta, Planner II, respecting Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 515 Jones Road, Stoney Creek (Ward 10), be waived.

**CARRIED**

Victoria Colantonio with Urban in Mind, addressed the Committee and indicated support for the staff report.

**(b) (Beattie/Kroetsch)**

That the presentation from Victoria Colantonio with Urban in Mind, be received.

**CARRIED**

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

**(c) (Beattie/Kroetsch)**

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

(1) Written Submissions:

(i) Emmett Vanson, Six Nations of the Grand River  
Elected Council Lands and Resources  
Department - Concerns with the development

(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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

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

**(d) (Beattie/Kroetsch)**

That Report PED25118, dated May 23, 2025, respecting Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 515 Jones Road, Stoney Creek (Ward 10), be received, and the following recommendations be approved:

- (a) That Zoning By-law Amendment Application ZAC-25-008, by Urban in Mind (c/o Victoria Colantonio), on behalf of 2787685 Ontario Ltd. (c/o Salman Rehan), Owner, for a change in zoning from the Low Density Residential – Large Lot (R2) Zone to the Low Density Residential (R1) Zone, for lands located at 515 Jones Road, Stoney Creek, as shown in Appendix A attached to Report PED25118, BE APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix B to Report PED25118, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan.
- (b) That Redlined Draft Plan of Subdivision Application 25T-202501, by Urban in Mind (c/o Victoria Colantonio), on behalf of 2787685 Ontario Ltd. (c/o Salman Rehan), Owner, on lands located at 515 Jones Road, Stoney Creek, as shown in Appendix A attached to Report PED25118, 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 redlined Draft Plan of Subdivision certified by Moe Tavallaee, O.L.S, dated April 17, 2025, consisting of five lots for single detached dwellings (Lots 1 to 5), one block for a road right-of-way widening and daylight triangle (Block 1), and one future development block (Block 2), as shown in Appendix C attached to Report PED25118;

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**



- (ii) That the Owner enter into a standard form Subdivision Agreement as approved by City Council and with the Special Conditions of Draft Plan of Subdivision Approval 25T-202501, as shown in Appendix D attached to Report PED25118, be received and endorsed by City Council;
- (iii) That 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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NOT PRESENT – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**8.4 PED24163(b)  
Implementation of the Pilot Downtown Hamilton Office Conversion  
Grant Program (Ward 2)**

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

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

- (a) That there were no public submissions received regarding this matter; and,
- (b) That the public meeting be closed.

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

**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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NOT PRESENT – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(b) (Kroetsch/Beattie)**

That Report PED24163(b), dated May 23, 2025, respecting Implementation of the Pilot Downtown Hamilton Office Conversion Grant Program (Ward 2) be received, and the following recommendations be approved:

- (a) That draft amending by-law number one to By-law 21-163 (Revitalizing Hamilton's Commercial Districts Community Improvement Project Area), prepared in a form satisfactory to the City Solicitor and attached as Appendix A to Report PED24163(b), BE ENACTED;
- (b) That draft amending by-law number one to By-law 21-164 (Revitalizing Hamilton's Commercial Districts Community Improvement Plan), prepared in a form satisfactory to the City Solicitor and attached as Appendix B to Report PED24163(b), BE ENACTED;
- (c) That the implementing Downtown Office Conversion Grant Program description and terms, attached as Appendix C to Report PED24163(b), BE APPROVED and appended as Appendix L to the Revitalizing Hamilton's Commercial Districts Community Improvement Plan on such day that amending by-law number one to By-law 21-164, comes into effect; and
- (d) That draft amending by-law number one to By-law 21-165 (delegated authority to the General Manager of Planning and Economic Development for financial incentive programs), prepared in a form satisfactory to the City Solicitor and attached as Appendix D to Report PED24163(b), BE ENACTED and come into effect on such day that amending by-law number one to By-law 21-164, comes into effect.

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

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

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

## 9. ITEMS FOR CONSIDERATION

### 9.1 PED25121

#### **Application for Cash-in-Lieu of Parking for Lands Located at 121 and 135 Mary Street, Hamilton (Ward 2)**

##### **(a) (Kroetsch/Pauls)**

That Report PED25121, dated May 23, 2025, respecting Application for Cash-in-Lieu of Parking for Lands Located at 121 and 135 Mary Street, Hamilton (Ward 2), be received and the following recommendations be approved:

- (a) That Cash-in-Lieu of Parking Application CILP-25-001 by Landwise c/o Katelyn Gillis, for Good Shepherd Non-Profit Homes c/o Dmytro Petrov, Owner, for an exemption from the parking provisions of Zoning By-law No. 05-200 for 11 parking spaces, for lands located at 121 and 135 Mary Street, Hamilton, as shown on Appendix A attached to Report PED25121, BE APPROVED on the following basis:
  - (i) That the owner pays the Cash-in-Lieu of Parking sum of \$1.00 for each of the 11 parking spaces;
  - (ii) That the City Solicitor be authorized and directed to prepare the appropriate Cash-in-Lieu of Parking Agreement in accordance with Section 40 of the *Planning Act* and authorized to register the agreement on title of the subject lands; and,
  - (iii) That the City Clerk be authorized to provide a certificate in accordance with Section 40 (5) of the *Planning Act* when all money payable to the City under the Cash-in-Lieu of Parking Agreement has been paid or the agreement has been terminated.

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

**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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NOT PRESENT – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**9.2 HMHC 25-005**  
**Hamilton Municipal Heritage Committee Minutes dated April 25, 2025**

**(Kroetsch/A. Wilson)**

That Hamilton Municipal Heritage Committee Minutes dated April 25, 2025, be received and the recommendations contained therein be approved.

**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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NOT PRESENT – 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**

There were no Notices of Motion.

**12. PRIVATE & CONFIDENTIAL**

**(Pauls/Beattie)**

That Committee move into Closed Session for Items 12.1 and 12.2 pursuant Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law  
**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

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 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  
YES – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
NOT PRESENT – Ward 11 Councillor M. Tadeson  
NOT PRESENT – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**12.1 LS25011**

**Appeal to the Ontario Land Tribunal for lands located at 1494 Upper Wellington Street for lack of decision on Zoning By-law Amendment (ZAC-24-020) Application (Ward 8)**

**(Pauls/Beattie)**

- (a) That Report LS25011, dated May 23, 2025, respecting Appeal to the Ontario Land Tribunal for lands located at 1494 Upper Wellington Street for lack of decision on Zoning By-law Amendment (ZAC-24-020) Application (Ward 8), be received, and the following recommendations be approved:
- (i) That the directions provided to staff in closed session respecting Report LS25011, BE APPROVED;
  - (ii) That directions (a), (b) and (c) to staff in closed session respecting Report LS25011 BE RELEASED to the public, following approval by Council;
  - (iii) That the balance of the Report LS25011, including Appendix “A”, REMAIN CONFIDENTIAL.

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

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

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

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

**12.2 LS25014**

**Appeal to the Ontario Land Tribunal for Lands Located at 9451, 9517, 9569, 9579, 9593 & 9867 Dickenson Road and 1199 & 1205 Glancaster Road, Glanbrook, for Zoning By-law Amendment Applications (ZAH-22-021) and Draft Plan of Subdivision Application (25T-202203) (Ward 11)**

**(Tadeson/Beattie)**

- (a) That Report LS25014, dated May 23, 2025, respecting Appeal to the Ontario Land Tribunal for Lands Located at 9451, 9517, 9569, 9579, 9593 & 9867 Dickenson Road and 1199 & 1205 Glancaster Road, Glanbrook, for Zoning By-law Amendment Applications (ZAH-22-021) and Draft Plan of Subdivision Application (25T-202203) (Ward 11), be received, and the following recommendations be approved:
  - (i) That the directions provided to staff in closed session respecting Report LS25014, BE APPROVED;
  - (ii) That directions (a), (b), and (c) to staff in closed session respecting Confidential Report LS25014 remain confidential until made public as the City's position before the Ontario Land Tribunal; and,
  - (iii) That the balance of Confidential Report LS25014 REMAIN CONFIDENTIAL.

**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  
YES – Ward 7 Councillor E. Pauls  
YES – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson  
NOT PRESENT – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**Please refer to the May 28, 2025 Council minutes for the disposition of these matters.**

**13. ADJOURNMENT**

There being no further business, the Planning Committee adjourned at 12:25 p.m.

Respectfully submitted,

Lisa Kelsey  
Legislative Coordinator  
Office of the City Clerk

Councillor T. Hwang,  
Chair, Planning Committee