



SPECIAL CITY COUNCIL MINUTES 25-010

4:48 p.m.
June 25, 2025
Room 264 (Hybrid)
Hamilton City Hall
71 Main Street West

Present: Mayor A. Horwath
Deputy Mayor C. Kroetsch
Councillors B. Clark, M. Tadeson, C. Cassar, E. Pauls, T. Hwang,
T. McMeekin, M. Wilson, T. Jackson (virtually), A. Wilson,
J. Beattie (virtually), M. Spadafora (virtually)

Absent with Councillors N. Nann, M. Francis - Personal
Regrets: Ward 8 Councillor (Vacant)

Mayor Andrea Horwath called the meeting to order at 4:48 p.m. and recognized that Council is meeting on the traditional territories of the Erie, Neutral, HuronWendat, Haudenosaunee and Mississaugas. This land is covered by the Dish with One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. It was further acknowledged that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. The City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and it was recognized that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

APPROVAL OF THE AGENDA

There being no objections, the following Private and Confidential matter was added to the agenda: Legal Advice respecting Official Plan Amendment to Expand the Urban Boundary to Include the White Church Lands (Ward 11) (PED25180) and Official Plan Amendment to Expand the Urban Boundary to Include the Elfrida Lands (Wards 9 and 11) (PED25179).

(Clark/Tadeson)

That the agenda for the June 25, 2025 special meeting of Council be approved, as amended.

CARRIED

DECLARATIONS OF INTEREST

There were no Declarations of Interest

COMMITTEE RECOMMENDATIONS

(Kroetsch/McMeekin)

That Section 5.8(3) of the City's Procedural By-law 21-021, as amended, which provides that a minimum of 2 days shall pass before the Minutes of a Standing Committee, the Selection Committee, or other Committee that reports directly to Council is presented to Council to provide adequate opportunity for review, be suspended in order to consider the minutes of the Planning Committee meeting held on Wednesday, June 25, 2025.

Result: Motion CARRIED by a 2/3rds vote of 11 to 0, as follows:

NOT PRESENT - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
VACANT - Ward 8 Councillor
NOT PRESENT - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
NOT PRESENT - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
NOT PRESENT - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

PRIVATE AND CONFIDENTIAL

(Clark/Tadeson)

That Council move into Closed Session at 4:56 p.m. to consider Legal Advice respecting Official Plan Amendment to Expand the Urban Boundary to Include the White Church Lands (Ward 11) (PED25180) and Official Plan Amendment to Expand the Urban Boundary to Include the Elfrida Lands (Wards 9 and 11) (PED25179) pursuant to Section 9.3, Subsection (f) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsection (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

NOT PRESENT - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
VACANT - Ward 8 Councillor
NOT PRESENT - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang

YES - Ward 6 Councillor Tom Jackson
 YES - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch
 YES - Ward 15 Councillor Ted McMeekin
 NOT PRESENT - Ward 3 Councillor Nrinder Nann
 YES - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Mike Spadafora
 YES - Ward 11 Councillor Mark Tadeson
 NOT PRESENT - Ward 13 Councillor Alex Wilson
 YES - Ward 1 Councillor Maureen Wilson

Council reconvened in Open Session at 5:47 p.m.

COMMITTEE RECOMMENDATIONS - Continued
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3.1 PLC 25-009

Special Planning Committee minutes of the meeting held on June 25, 2025

- (i) **(Hwang/Tadeson)**
 That PLC 25-009, being the minutes of the Special Planning Committee meeting held on Wednesday, June 25, 2025 (Item 3.1), be received and the recommendations contained therein be approved.
- (ii) **(Tadeson/Clark)**
 That Minute Items 8.1 and 8.2 of PLC 25-009, being the minutes of the Special Planning Committee meeting held on Wednesday, June 25, 2025 (Item 3.1), be voted on separately.

CARRIED

- (iii) Minute Item 8.1 was voted on separately as follows:

8.1 PED25180

Official Plan Amendment to Expand the Urban Boundary to Include the White Church Lands (Ward 11)

That Report PED25180, dated June 25, 2025, respecting Official Plan Amendment to Expand the Urban Boundary to Include the White Church Lands (Ward 11), be received, and the following recommendations be approved:

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-25-004 by Urban Solutions Planning & Land Development Consultants Inc., on behalf of the Whitechurch Landowners Group Inc., for the lands shown in Appendix A to Report PED25180, to add the lands to the Urban Hamilton Official Plan to provide for an expansion of the City of Hamilton's Urban area and to establish a site-specific policy for the White Church Urban Expansion Area, BE DENIED on the following basis:
 - (i) The application is not consistent with the Provincial Planning Statement (2024); and,
 - (ii) does not align with the general intent of the Urban Hamilton Official Plan, as it has not been demonstrated

that the development would be supported by sufficient existing or planned infrastructure and public service facilities, would be fiscally sustainable to 2051, would support the Council directed growth strategy for a firm urban boundary, would protect agricultural lands and natural heritage features, or would minimize climate impacts.

- (b) That Rural Hamilton Official Plan Amendment Application RHOPA-25-005 by Urban Solutions Planning & Land Development Consultants Inc., on behalf of the Whitechurch Landowners Group Inc., for the lands shown in Appendix A to Report PED25180, to remove the White Church lands from the applicable mapping and policies of the Rural Hamilton Official Plan, BE DENIED on the following basis:
 - (i) The application is not consistent with the Provincial Planning Statement (2024); and,
 - (ii) does not align with the general intent of the Rural Hamilton Official Plan, as it has not been demonstrated that the development would support the Council directed growth strategy for a firm urban boundary, would protect agricultural lands and natural heritage features, or would minimize climate impacts.

Result: Motion on Minute Item 8.1 of PLC 25-009 (Item 3.1), CARRIED by a vote of 11 to 0, as follows:

YES - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
VACANT - Ward 8 Councillor
NOT PRESENT - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
NOT PRESENT - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
NOT PRESENT - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
NOT PRESENT - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson
(iv) Minute Item 8.2 was voted on separately as follows:

8.2 PED25179

Official Plan Amendment to Expand the Urban Boundary to Include the Elfrida Lands (Wards 9 and 11)

That Report PED25179, dated June 25, 2025, respecting Official Plan Amendment to Expand the Urban Boundary to Include the Elfrida Lands (Wards 9 and 11), be received, and the following recommendations be approved:

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-25-007 by Bousfields Inc., on behalf of the Elfrida Community Builders Group Inc., for the lands shown in Appendix A to Report PED25179, to add the subject lands to the Urban Hamilton Official Plan to provide for an expansion of the City of Hamilton's Urban area and to designate the majority of the Elfrida Lands 'Urban Expansion Areas – Neighbourhoods' and the balance 'Urban Expansion Area'; to establish the requirement for the preparation of a Secondary Plan prior to any urban development; and, to provide policies that permit only currently existing land uses and expansions thereto and those planned through Rural Site Specific Area 21, BE DENIED on the following basis:
 - (i) The application is not consistent with the Provincial Planning Statement (2024); and,
 - (ii) does not align with the general intent of the Urban Hamilton Official Plan, as it has not been demonstrated that the development would be supported by sufficient existing or planned infrastructure and public service facilities, would be fiscally sustainable to 2051, would support the Council directed growth strategy for a firm urban boundary, would protect agricultural lands and natural heritage features, or would minimize climate impacts.
- (b) That Rural Hamilton Official Plan Amendment Application RHOPA-25-008 by Bousfields Inc., on behalf of the Elfrida Community Builders Group Inc., for the lands shown in Appendix A to Report PED25179, to remove the Elfrida lands from the applicable mapping and policies of the Rural Hamilton Official Plan, except for the site-specific mapping and policies of Rural Site Specific Area 21 as they relate to establishing permitted uses, BE DENIED on the following basis:
 - (i) The application is not consistent with the Provincial Planning Statement (2024); and,
 - (ii) does not align with the general intent of the Rural Hamilton Official Plan, as it has not been demonstrated that the development would support the Council directed growth strategy for a firm urban boundary, protect agricultural lands and natural heritage features, and minimize climate impacts.

Result: Motion on Minute Item 8.2 of PLC 25-009 (Item 3.1), CARRIED by a vote of 11 to 0, as follows:

YES - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
VACANT - Ward 8 Councillor
NOT PRESENT - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
NOT PRESENT - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
NOT PRESENT - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
NOT PRESENT - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

- (e) Legal Strategy Respecting Official Plan Amendment to Expand the Urban Boundary to Include the White Church Lands (Ward 11) (PED25180) and Official Plan Amendment to Expand the Urban Boundary to Include the Elfrida Lands (Wards 9 and 11) (PED25179) Appeals (Generated from Minute Items 8.1 and 8.2)**

(Clark/Tadeson)

That staff be directed to report back to Planning Committee in September, 2025 on a legal strategy, including internal and external resources and associated financing plan to support the strategy in the event of an appeal being filed with the Ontario Land Tribunal as a result of Council's refusal of the application(s) for an Official Plan Amendment for the White Church Lands and/or the Elfrida Lands.

Result: Motion, CARRIED by a vote of 11 to 0, as follows:

YES - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
VACANT - Ward 8 Councillor
NOT PRESENT - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
NOT PRESENT - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
NOT PRESENT - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson

NOT PRESENT - Ward 13 Councillor Alex Wilson

YES - Ward 1 Councillor Maureen Wilson

Result: Motion on the balance of PLC 25-009 (Item 3.1), CARRIED, by a vote of 11 to 0, as follows:

YES - Ward 10 Councillor Jeff Beattie

YES - Ward 12 Councillor Craig Cassar

YES - Ward 9 Councillor Brad Clark

VACANT - Ward 8 Councillor

NOT PRESENT - Ward 5 Councillor Matt Francis

YES - Mayor Andrea Horwath

YES - Ward 4 Councillor Tammy Hwang

YES - Ward 6 Councillor Tom Jackson

NOT PRESENT - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch

YES - Ward 15 Councillor Ted McMeekin

NOT PRESENT - Ward 3 Councillor Nrinder Nann

YES - Ward 7 Councillor Esther Pauls

YES - Ward 14 Councillor Mike Spadafora

YES - Ward 11 Councillor Mark Tadeson

NOT PRESENT - Ward 13 Councillor Alex Wilson

YES - Ward 1 Councillor Maureen Wilson

BY-LAWS

(M. Wilson/Cassar)

That Bill No. 25-131 be passed, and that the Corporate Seal be affixed thereto, and that the By-law, be numbered, be signed by the Mayor and the City Clerk to read as follows:

131 To Confirm the Proceedings of Council

Result: Motion, CARRIED by a vote of 11 to 0, as follows:

YES - Ward 10 Councillor Jeff Beattie

YES - Ward 12 Councillor Craig Cassar

YES - Ward 9 Councillor Brad Clark

VACANT - Ward 8 Councillor

NOT PRESENT - Ward 5 Councillor Matt Francis

YES - Mayor Andrea Horwath

YES - Ward 4 Councillor Tammy Hwang

YES - Ward 6 Councillor Tom Jackson

NOT PRESENT - Deputy Mayor - Ward 2 Councillor Cameron Kroetsch

YES - Ward 15 Councillor Ted McMeekin

NOT PRESENT - Ward 3 Councillor Nrinder Nann

YES - Ward 7 Councillor Esther Pauls

YES - Ward 14 Councillor Mike Spadafora

YES - Ward 11 Councillor Mark Tadeson

NOT PRESENT - Ward 13 Councillor Alex Wilson

YES - Ward 1 Councillor Maureen Wilson

ADJOURNMENT

There being no further business, the City Council meeting was adjourned at 5:52 p.m.

Respectfully submitted,

Lisa Kelsey
Acting City Clerk
Office of the City Clerk

Mayor Andrea Horwath