



PLANNING COMMITTEE MINUTES PLC 26-003

9:30 a.m.

February 24, 2026

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

Present: Councillors M. Tadeson (Chair), M. Wilson (Vice-Chair),
T. Hwang (2nd Vice-Chair), J. Beattie, C. Cassar, C. Kroetsch,
T. McMeekin, M. Francis (virtual), N. Nann (virtual), R. Cooper

**Absent with
Regrets:** Councillor E. Pauls – City Business
Councillor A. Wilson - Personal

**Also in
Attendance:** Councillor T. Jackson

1. CALL TO ORDER

Committee Chair M. Tadeson called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(Beattie/Hwang)

That the agenda for the February 24, 2026 Planning Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 February 3, 2026

(Beattie/Hwang)

That the minutes of the February 3, 2026 Planning Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

(Hwang/Cooper)

That the following Items for Information be received:

7.1 PED26043

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

7.2 PED26004

Appeal of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 448 Book Road, Ancaster (Ward 12)

CARRIED

8. PUBLIC HEARINGS

In accordance with the *Planning Act*, Chair M. Tadeson 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 specified 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 specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified 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.

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

8.1 PED26001

Application for a Zoning By-law Amendment for Lands Located at 338 and 338 1/2 Cumberland Avenue, Hamilton (Ward 3)

- (i) Dhruv Mehta, Planner II, addressed the Committee respecting Application for a Zoning By-law Amendment for Lands Located at 338 and 338 1/2 Cumberland Avenue, Hamilton (Ward 3), with the aid of a presentation.

(Nann/Hwang)

That the staff presentation from Dhruv Mehta, Planner II, respecting Application for a Zoning By-law Amendment for Lands Located at 338 and 338 1/2 Cumberland Avenue, Hamilton (Ward 3), be received.

CARRIED

Chair Tadeson called three times for public delegations and the following individual came forward:

- (i) Nada Krajac – Supports the development
- (ii) Matthew LeBlanc from UrbanSolutions Inc. was in attendance and indicated they are in support of the staff report.

(Nann/Hwang)

That the delegation Matthew LeBlanc from UrbanSolutions Inc., be received.

CARRIED

(iii) (Nann/Hwang)

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

- (i) Written Submissions (Item 8.1(a)):

- (a) Robert Falla and Joanne Falla – Opposed to the development
 - (b) CKPC Limited (Canadian Pacific / Kansas City Southern Single-Line Rail Network) - Opposed to the development

- (ii) Delegations

- (a) Nada Krajac – In support of the development

- (b) That the public meeting be closed.

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

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

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

(iv) (Nann/Hwang)

That Report PED26001, dated February 24, 2026, respecting Application for a Zoning By-law Amendment for Lands Located at 338 and 338 1/2 Cumberland Avenue, Hamilton (Ward 3), be received, and the following recommendations be approved:

- (a) That Zoning By-law Amendment application ZAC-22-049, by UrbanSolutions Planning and Land Development Inc. (c/o Matt Johnston, Agent), on behalf of Sam's Scrap Metal Ltd., 2115616 Ontario Inc., Owner, for a change in zoning from "D/S-476" and "D/S-1822" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified, and "JJ" (Restricted Light Industrial) District to "DE/S-1843-'H'" (Low Density Multiple Dwellings) District, Modified, Holding, in By-law No. District, Modified, and "JJ" (Restricted Light Industrial) District to "DE/S-1843-'H'" (Low Density Multiple Dwellings) District, Modified, Holding, in Zoning By-law No. 6593 to permit a three and a half storey multiple dwelling containing 12 stacked townhouse dwelling units with 21 parking spaces on lands located at 338 and 338 ½ Cumberland Avenue, as shown in Appendix "A" to Report PED26001, be APPROVED on the following basis:
- (i) That the draft amending By-law, attached as Appendix "B" to Report PED26001, 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;

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

- (iii) 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 "DE/S-1843" (Low Density Multiple Dwellings) District, Modified.

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

- (1) That a signed Record of Site Condition has been submitted to the Ministry of the Environment, Conservation and Parks (MECP), including an acknowledgement of receipt of the Record of Site Condition by the Ministry of the Environment, Conservation and Parks, to the satisfaction of the Director of Development Planning;
 - (2) That a revised Noise Study, peer reviewed at the owner's expense, shall be submitted, and approved, to the satisfaction of the Director of Development Planning. All mitigation measures and warning clauses are to be secured through the Site Plan Control process; and,
 - (3) That conditional Site Plan approval be granted, to the satisfaction of the Director of Development Planning.
- (iv) That Council deem the lands at 338 and 338 ½ Cumberland Avenue as a Class 4 Area pursuant to the Ministry of the Environment, Conservation and Parks Noise Guidelines NPC-300, and that the Class 4 Area designation applies to the proposal as shown in the Concept Plan in Appendix "D" to PED26001 with the requirement that all noise mitigation and warning clauses be secured through the Holding 'H' Provision attached to the implementing Zoning By-law as outlined above in Section b) ii;
- (v) That upon finalization of the amending By-law, the subject lands, known municipally as 338 and 338½ Cumberland Avenue and shown on Appendix "A" to PED26001, be redesignated from "Industrial" and "Single and Double" to "Medium Density Apartments" in the Blakely Neighbourhood Plan.

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

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

8.2 PED26037

Bill 30, *Working for Workers Seven Act, 2025*: Amendments to City of Hamilton Zoning By-law No. 05-200 and the Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, former City of Hamilton, and City of Stoney Creek, Regarding Permissions for Worker Training Facilities (City Wide)

- (i) Alaina Baldassarra, Senior Planner, addressed the Committee respecting Bill 30, *Working for Workers Seven Act, 2025*: Amendments to City of Hamilton Zoning By-law No. 05-200 and the Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, former City of Hamilton, and City of Stoney Creek, Regarding Permissions for Worker Training Facilities (City Wide) with the aid of a presentation.

(Hwang/Cooper)

That the staff presentation from Alaina Baldassarra, Senior Planner, respecting Bill 30, *Working for Workers Seven Act, 2025*: Amendments to City of Hamilton Zoning By-law No. 05-200 and the Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, former City of Hamilton, and City of Stoney Creek, Regarding Permissions for Worker Training Facilities (City Wide), be received.

CARRIED

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

(ii) **(Hwang/Cooper)**

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

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

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

(iii) (Cooper/Beattie)

That Report PED26037, dated February 24, 2026, respecting Bill 30, *Working for Workers Seven Act, 2025*: Amendments to City of Hamilton Zoning By-law No. 05-200 and the Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, former City of Hamilton, and City of Stoney Creek, Regarding Permissions for Worker Training Facilities (City Wide), be received, and the following recommendations be approved:

- (a) That this City Initiative respecting updates to Section 4: General Provisions of Zoning By-law No. 05-200 to implement permissions for worker training facilities with a funding agreement with the Ministry of Labour, Immigration, Training and Skills Development, BE APPROVED on the following basis:
- (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix “A” to Report PED26037, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed By-law implements changes to the *Planning Act* as a result of Bill 30 (*Working for Workers Seven Act, 2025*), and complies with the Urban Hamilton Official Plan, Rural Hamilton Official Plan, Hamilton-Wentworth Regional Official Plan and City of Hamilton Official Plan.

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

- (b) That this City Initiative respecting updates to the Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, former City of Hamilton, and City of Stoney Creek, to implement permissions for worker training facilities with a funding agreement with the Ministry of Labour, Immigration, Training and Skills Development, BE APPROVED on the following basis:
- (i) That the Draft By-law to amend Town of Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law No. 3581-86, Town of Flamborough Zoning By-law No. 90-145-Z, Township of Glanbrook Zoning By-law No. 464, former City of Hamilton Zoning By-law No. 6593, and City of Stoney Creek Zoning By-law No. 3692-92, attached as Appendix "B" to Report PED26037, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
- (ii) That the proposed By-law implements changes to the *Planning Act* as a result of Bill 30, *Working for Workers Seven Act, 2025*, and complies with the Rural Hamilton Official Plan, Urban Hamilton Official Plan, Hamilton-Wentworth Regional Official Plan and City of Hamilton Official Plan.

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

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

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

9. ITEMS FOR CONSIDERATION

9.1 PED25255

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11) (Deferred from the December 2, 2025 Planning Committee meeting)

(Cooper/Hwang)

That Report PED25255, dated December 3, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11) be received, and the following recommendations be approved:

- (a) That Official Plan Amendment Application UHOPA-25-011, by Arcadis Professional Services (Canada) Inc. (c/o Mike Crough), on behalf of Christemi Limited Partnership (c/o Paul Fraccaro), Owner, to amend the Urban Hamilton Official Plan by adding a new “Site Specific Policy – Area X” and expanding “Site Specific Policy – Area E” within the Binbrook Village Secondary Plan, to permit the development of multiple dwellings and a mixed use building fronting onto a condominium road, with commercial uses fronting the public street, and the extension of the existing drive-through facility onto the western portion of the subject lands, for lands located at 2640, 2646, and 2654 Binbrook Road, Glanbrook, as shown in Appendix A attached to Report PED25255, BE APPROVED on the following basis:
 - (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25255, be adopted by City Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).
- (b) That Zoning By-law Amendment Application ZAC-22-055, by Arcadis Professional Services (Canada) Inc. (c/o Mike Crough) on behalf of Christemi Limited Partnership (c/o Paul Fraccaro), Owner, for a change in zoning from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 951) Zone and the Mixed Use Medium Density – Pedestrian Focus (C5a, 317, 570, H211) Zone, to permit the development of 28 multiple dwelling townhouse units and a mixed use building containing five stacked townhouse dwellings and five commercial units, with 40 parking spaces, and the extension of a drive-through facility from the adjacent lands at 2654 Binbrook Road, for lands located at 2640, 2646, and 2654 Binbrook Road, Glanbrook, as shown in Appendix A attached to Report PED25255, BE APPROVED on the following basis:

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

- (i) That the draft By-law, attached as Appendix C to Report PED25255, 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 comply with the Urban Hamilton Official Plan and the Binbrook Village Secondary Plan upon adoption of the Official Plan Amendment.
- (iii) 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 - Pedestrian Focus (C5a, 317, 570, H211) Zone.

The Holding Provision "H211" is to be removed conditional upon:

- (1) That the owner submits and receives approval of a Consent to Sever application for the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 317, 570, H211) Zone, and merges the severed lands with the lands adjacent to the west located at 2660-2668 Binbrook Road, to the satisfaction of the Director of Development Planning.
- (c) That Council deem the lands located at 2640, 2646, 2654 Binbrook Road, Glanbrook as a Class 4 Area pursuant to the Ministry of the Environment, Conservation and Parks (MECP) Noise Guidelines NPC-300 (Stationary and Transportation Sources – Approval and Planning) and that the Class 4 Area designation apply only to the development on the lands located at 2640, 2646, and 2654 Binbrook Road, as shown in the Concept Plan in Appendix E to Report PED25255.

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

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

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9.2 PED26008
Telecommunication Tower and Antenna Protocol Update (City Wide)

- (i) Sebastian Cuming, Business Facilitator, addressed the Committee respecting Telecommunication Tower and Antenna Protocol Update (City Wide), with the aid of a presentation.

(Cooper/Hwang)

That the staff presentation from Sebastian Cuming, Business Facilitator, respecting Telecommunication Tower and Antenna Protocol Update (City Wide), be received.

CARRIED

- (ii) **(Hwang/Cooper)**
That Report PED26008, dated February 24, 2026, respecting Telecommunication Tower and Antenna Protocol Update (City Wide), be received and the recommendations contained therein be approved:

- (a) That the amended Telecommunication Tower and Antenna Protocol, attached as Appendix “A” to Report PED26008, BE ADOPTED.
- (b) That the draft By-law to amend By-law No. 12-282 (Respecting Tariff of Fees), as amended, attached as Appendix “C” to Report PED26008, which has been prepared in a form satisfactory to the City Solicitor, BE APPROVED.
- (c) That the Clerk BE DIRECTED to forward a copy of the amended Telecommunication Tower and Antenna Protocol, attached as Appendix “A” to Report PED26008, to Innovation, Science and Economic Development Canada, and to the Federation of Canadian Municipalities for information.

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

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9.4 PED26014

Draft Harmonized Private Tree By-law and Proposed Updates to the Urban Woodland By-law, Woodland Conservation By-Law, and Tree Protection Guidelines (City Wide)

(Cassar/Kroetsch)

That Report PED26014, dated February 24, 2026, respecting Draft Harmonized Private Tree By-law and Proposed Updates to the Urban Woodland By-law, Woodland Conservation By-Law, and Tree Protection Guidelines (City Wide), be received and the recommendations contained therein be approved:

- (a) That staff BE DIRECTED to undertake public consultation and report back with the final Harmonized Private Tree By-law and final Urban Woodland By-law, Woodland Conservation By-Law, and Tree Protection Guidelines.
- (b) That the following written submission, be received:
 - (i) Jen Baker, Hamilton Naturalists' Club

Result: Motion CARRIED by a vote of 8 to 2, 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
NO – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
NO – Ward 8 Councillor R. Cooper

9.5 PED25070

Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the Ontario Heritage Act (Ward 2) (Referred from the April 16, 2025 Council meeting)

(Kroetsch/Hwang)

That Report PED25070, dated March 28, 2025, respecting Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the Ontario Heritage Act (Ward 2), be received and the recommendations contained therein be approved:

- (a) That the City Clerk BE DIRECTED to give notice of Council's intention to designate 200 Main Street East, Hamilton (First-Pilgrim United Church), shown in Appendix A attached to Report PED25070, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix B to Report PED25070, subject to the following:
 - (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
 - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

Result: Motion CARRIED by a vote of 9 to 1, 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
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

9.6 PED26022(a)

Remnant Commercial Zones – Addition of Lands to the Commercial and Mixed Use Zones, Transit Oriented Corridor Zones, and the Utility (U2) Zone in Zoning By-law No. 05-200 (CI 25-J) (City Wide)

(McMeekin/Hwang)

That Report PED26022(a), dated February 24, 2026, respecting Remnant Commercial Zones – Addition of Lands to the Commercial and Mixed Use Zones, Transit Oriented Corridor Zones, and the Utility (U2) Zone in Zoning By-law No. 05-200 (CI 25-J) (City Wide), be received and the recommendations contained therein be approved:

- (a) That City Initiative CI 25-J respecting amendments to City of Hamilton Zoning By-law No. 05-200 to facilitate the addition of lands to the Commercial and Mixed Use Zones, Transit Oriented Corridor Zones, and the Utility (U2) Zone in Zoning By-law No. 05-200, as amended, BE APPROVED on the following basis:
 - (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix “A” to Report PED26022(a), 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 will comply with the Urban Hamilton Official Plan upon final adoption of Official Plan Amendment No. 249.

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
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

10. MOTIONS

10.1 Use of 'Saltfleet Avenue' for the Block 1 & 2 Servicing Strategy Areas

(Beattie/Tadeson)

WHEREAS, the approved Fruitland Winona Secondary Plan and the Block 1 Servicing Strategy identify a new Collector Road to be constructed between Fruitland Road and Jones Road, and which further extends eastward as a Local Road into the Block 2 Servicing Strategy Area;

WHEREAS, the naming of new streets is normally accomplished through the approval and registration of Plans of Subdivision in accordance with the requirements and criteria outlined in the Municipal Addressing & Street Naming By-law and the approved City of Hamilton Street Naming Procedures, including the preference for names to be chosen from the City's Pre-approved Street Name list;

WHEREAS, Saltfleet Avenue is a street name that is included on the Pre-approved Street Name list in recognition of the important historical significance of this name as the name of the former municipality preceding the City of Stoney Creek;

WHEREAS, the recent closure of the Saltfleet Community Centre (former Alliance Church) and identified eventual closure of the Saltfleet Arena (as identified in the Council adopted recreation facilities master plan, in future years) will represent a net loss of the use of this historic name;

WHEREAS, there is a community interest in ensuring that the Saltfleet name is retained on municipal assets; and,

WHEREAS, there is an interest in ensuring that name of Saltfleet Avenue is therefore reserved for the entire length of this future east-west road between Fruitland Road and its eastern-most limits in the Block 2 Servicing Strategy Area.

THEREFORE, BE IT RESOLVED:

That staff be directed to reserve 'Saltfleet Avenue' as the preferred street name for the future east-west road located in the Block 1 & 2 Servicing Strategy Areas from Fruitland Road toward Glover Road, and require that future Draft Plan of Subdivision applications which contain portions of the future road properly identify the road as Saltfleet Avenue.

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

YES – Ward 1 Councillor M. Wilson

YES – Ward 2 Councillor C. Kroetsch

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

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

11. NOTICES OF MOTION

There were no Notices of Motion.

12. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 12.3 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

12.3 LS26004

Appeal to the Ontario Land Tribunal for lands located at 1630 Main Street West and 69 Sanders Boulevard for lack of decision on Official Plan Amendment (UHOPA-24-011) and Zoning By-law Amendment (ZAC-24-034) Applications (Ward 1)

(M. Wilson/Hwang)

That Report LS26004, respecting Appeal to the Ontario Land Tribunal for lands located at 1630 Main Street West and 69 Sanders Boulevard for lack of decision on Official Plan Amendment (UHOPA-24-011) and Zoning By-law Amendment (ZAC-24-034) Applications (Ward 1), be RECEIVED 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
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Please refer to the March 4, 2026 Council minutes for the disposition of these matters.

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 11:57 a.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor M. Tadeson,
Chair, Planning Committee