



## City of Hamilton

# Report for Information

**To:** Chair and Members  
Planning Committee

**Date:** March 26, 2026

**Report No:** PED26067

**Subject/Title:** Appeal of a City Non-Decision on a Secondary Plan  
Amendment-Twenty Road West

**Ward(s) Affected:** Ward 11

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## Recommendations

- a) That Report PED25200 respecting Appeal of a City non-decision of a Secondary Plan Amendment for Twenty Road West **BE RECEIVED** for information.

## Key Facts

- The purpose of this report is to inform Planning Committee that the City has received an appeal of a City non-decision of an Official Plan Amendment to establish a Secondary Plan for the area referred to as the Twenty Road West lands. Attached as Appendix “A” to Report PED26067 is the proposed concept plan. The applicant, Upper West Side Landowners Group Inc., submitted a Secondary Plan amendment

on November 19, 2023, which was deemed incomplete by City staff. The applicant challenged the incomplete decision to the Ontario Land Tribunal.

- Prior to the August 14, 2025, Ontario Land Tribunal (Tribunal) Hearing, the applicant submitted a revised Secondary Plan Amendment which was also deemed incomplete.
- On November 26, 2025, the Tribunal ruled the applications complete effective December 14, 2023. This decision enabled the applicant to file an appeal, which was lodged on December 2, 2025, within the 120 day appeal period. The letter of appeal is attached as Appendix “B”.
- The Secondary Plan Official Plan amendment, in part, involves lands that are subject to the Twenty Road West urban boundary expansion Official Plan amendments with a Tribunal hearing date in May 2026.

## **Financial Considerations**

The costs associated with the appeal will be dependent on direction given by Council in closed session.

## **Background**

In accordance with Subsections 22(7), of the Planning Act, Official Plan Amendment applications may be appealed to the Ontario Land Tribunal after 120 days if Council has not made a decision on the applications.

he Application was filed to:

- i. Amend portions of the Urban Hamilton Official Plan (“UHOP”) (including the Airport Employment Growth District Secondary Plan (“AEGD SP”) and the

- Glanbrook Secondary Plan) and the Rural Hamilton Official Plan (“RHOP”) (“Policy Amendments”); and
- ii. Create a Secondary Plan (“Proposed SP”) for certain lands within the area bound by Twenty Road West, Upper James Street, Dickenson Road, and Glancaster Road (“TRW Block”).

The Policy Amendments apply to substantially all the lands within the Twenty Road west Block with a land area of approximately 390 hectares (“ha”) (“Application Lands”) and the Proposed SP applies to approximately 280 ha within the TRW Block (“SP Lands”), and includes the lands owned by UWSLG, municipally known as 9285, 9445, 9511, 9625 and 9751 Twenty Road West and 555 Glancaster Road.

## **Analysis**

### Appeals

A Concept Plan submitted with the revised Secondary Plan is attached for information purposes as Appendix “A”.

The Secondary Plan Amendment application establishes a secondary plan over proposed expansion lands; changes the natural heritage system within the expansion and AEGD lands; tweaks the road system within the AEGD and changes a small portion of lands up along Twenty Road West from employment to residential. The Secondary Plan proposes 4,204 residential units and 415 jobs.

The proposed Secondary Plan incorporates the 86 to 110 ha of proposed urban expansion lands which are under appeal. The three urban boundary expansions comprised approximately 86 ha. and the revised Official Plan amendment submitted for the Ontario Land Tribunal was amended to include 110 ha. These applications were

submitted when the City was undergoing GRIDS 2 work to update the Hamilton Urban Official Plan and Hamilton Rural Official Plan. Given this exercise was ongoing, the City did not take a position on the applications and at the time the City had no right of appeal of a non-decision. Upon the Province's approval of Bill 150, which gave applicant's appeal rights for non-decision or denial of urban boundary expansion applications, the applications were appealed for non-decision.

There is a Consolidated Phase 1 Hearing dealing with the Twenty Road West, White Church and Elfrida Urban Boundary Expansion applications specific to issues relative to land needs and impact on the City's intensification targets beginning April 13, 2026, and is scheduled for 3 weeks. The Phase 2 Hearing for the Twenty Road West urban expansion application is in May 2026.

## **Next Steps**

A Case Conference on the Secondary Plan appeal was held on February 17, 2026. The City indicated closed session instructions would be sought from Council in April 2026. Issues list will be required for early May 2026. A second Case conference will likely be May 20<sup>th</sup>, 2026, or later. Should this matter proceed to an Ontario Land Tribunal decision, the Hearing will likely not be until 2027.

## **Alternatives**

Alternative to the appeal would be dealt with in closed session.

## **Relationship to Council Strategic Priorities**

- Priority 3: Responsiveness and Transparency

- 1.2: Prioritize customer service and proactive communication.

## **Previous Reports Submitted**

- [LS24020](#) – Twenty Road West Urban Boundary Expansion UHOPA-20-018, UHOPA-20-019 and UHOPA-20-020)
- [LS24020\(a\)](#) – Twenty Road West Urban Boundary Expansion UHOPA-20-018, UHOPA-20-019 and UHOPA-20-020)

## **Consultation**

Internal and agency circulations occurred in relation to determining the completeness of the application. Since the application was deemed incomplete by staff, no formal public consultation has been undertaken by the City.

## **Appendices and Schedules Attached**

Appendix A: Twenty Road West Revised Concept Plan-Secondary Plan Amendment

Appendix B: Letter of Appeal

### **Prepared by:**

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### **Submitted and Recommended by:**

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