



## **PLANNING COMMITTEE MINUTES PLC 26-004**

9:30 a.m.

March 24, 2025

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

---

**Present:** Councillors M. Tadeson (Chair), M. Wilson (Vice-Chair), T. Hwang (2<sup>nd</sup> Vice-Chair), J. Beattie, C. Cassar, C. Kroetsch, E. Pauls, T. McMeekin, A. Wilson, M. Francis, N. Nann (virtual), R. Cooper

**Also in Attendance:** Councillor B. Clark (virtual)

---

### **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**

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

That Item 8.3, Report PED26063 Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), BE DEFERRED to the April 14, 2026 Planning Committee meeting.

**Result: Motion CARRIED by a vote of 8 to 3, 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  
NO – Ward 7 Councillor E. Pauls  
NO – Ward 10 Councillor J. Beattie  
YES – Ward 11 Councillor M. Tadeson

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin  
NOT PRESENT – Ward 8 Councillor R. Cooper

(b) The Committee Clerk advised of a Delegation that was added to the agenda:

6.5(ii) Claudia Martinez-Espinoza, Stop Sprawl Students McMaster

**(Hwang/Kroetsch)**

That the agenda for the March 24, 2026 Planning Committee meeting, BE APPROVED, as amended.

**Result: Motion CARRIED by a vote of 9 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  
NO – Ward 7 Councillor E. Pauls  
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  
NOT PRESENT – Ward 8 Councillor R. Cooper

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5. ADOPTION OF MINUTES OF PREVIOUS MEETING**

**5.1 February 24, 2026**

**(Pauls/Hwang)**

That the Minutes of the February 24, 2026 Planning Committee meeting, BE ADOPTED, as presented.

**CARRIED**

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

**6. DELEGATIONS**

**6.1 Shannon McKie from Landwise respecting a Class 4 Designation for 1362-1374 Barton Street East (in-person)**

Shannon McKie from Landwise addressed Committee respecting a Class 4 Designation for 1362-1374 Barton Street East.

**(a) (Hwang/Pauls)**

That the Delegation from Shannon McKie from Landwise, respecting a Class 4 Designation for 1362-1374 Barton Street East, BE RECEIVED.

**CARRIED**

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

That Development Planning Staff BE DIRECTED to report back to a future Planning Committee meeting with recommendations about deeming the lands located at 1362, 1368, 1370 and 1374 Barton Street East, Hamilton as a Class 4 Area pursuant to the Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guidelines NPC-300 (Stationary and Transportation Sources – Approval and Planning).

**Result: Motion CARRIED by a vote of 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

**6.2 Shania Ramharrack Maharaj respecting the Status of Sustainable Development in Hamilton (in-person)**

Shania Ramharrack Maharaj was not in attendance when called upon to speak.

**6.3 Delegations respecting City Initiated Official Plan Amendments for Phase I of the Employment Area Review (Item 9.6)**

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

The following delegations addressed the Committee respecting City Initiated Official Plan Amendments for Phase I of the Employment Area Review (Item 9.6).

- (i) Brenda Wilson, Stoney Creek Chamber of Commerce (in-person)
- (ii) David Falletta, Bousfields Inc. (in-person)
- (iii) Steven Dejonckheere, Slate HWF L.P. and Daniel Artenosi, Overland LLP (in-person)
- (iv) Gerry Tchisler, MHBC Planning (in-person)

**(Hwang/Cassar)**

That the following delegations, respecting City Initiated Official Plan Amendments for Phase I of the Employment Area Review (Item 9.6) BE RECEIVED:

- (i) Brenda Wilson, Stoney Creek Chamber of Commerce
- (ii) David Falletta, Bousfields Inc.
- (iii) Steven Dejonckheere, Slate HWF L.P. and Daniel Artenosi, Overland LLP
- (iv) Gerry Tchisler, MHBC Planning

**CARRIED**

**6.4 Matt Johnston, Urban Solutions, and Matthew Helfand, Aird & Berlis, respecting Planning Committee's Deferral of Public Meetings (in-person)**

Matt Johnston, Urban Solutions, and Matthew Helfand, Aird & Berlis, addressed Committee respecting Planning Committee's Deferral of Public Meetings.

**(Pauls/A. Wilson)**

That the delegation from Matt Johnston, Urban Solutions, and Matthew Helfand, Aird & Berlis, respecting Planning Committee's Deferral of Public Meetings, BE RECEIVED.

**CARRIED**

**6.5 Delegations respecting Renovation Licence and Relocation By-law Status Update (Item 9.2)**

The following Delegations addressed the Committee respecting Renovation Licence and Relocation By-law Status Update (Item 9.2):

- (i) Cherish Zhang, Stop Sprawl Students (in-person)
- (ii) Claudia Martinez-Espinoza, Stop Sprawl Students McMaster (in-person) (Added Item 6.5 (b))

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

**(A. Wilson/Hwang)**

That the following Delegations BE RECEIVED:

- (i) Cherish Zhang, Stop Sprawl Students
- (ii) Claudia Martinez-Espinoza, Stop Sprawl Students McMaster

**CARRIED**

**7. ITEMS FOR INFORMATION**

**(Cooper/Beattie)**

That the following Items for Information BE RECEIVED:

**7.1 PED26056**

**Feasibility of Permitting Chickens and Roosters within the Settlement Area (S1) Zone in Hamilton Zoning By-law No. 05-200 (City Wide)**

**7.2 PED26051**

**Update on Site Plan and Draft Plan of Subdivision Applications for 700 Garner Rd E, Ancaster (Ward 12)**

**7.3 PED26067**

**Appeal of a City Non-Decision on a Secondary Plan Amendment- Twenty Road West (Ward 11)**

**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 April 1, 2026 Council Minutes for the disposition of these matters.**

**8.1 PED26068  
Applications for Official Plan Amendment and Zoning By-law  
Amendment for Lands Located at 861 Highway No. 8, Stoney Creek  
(Ward 10)**

- (i) James Van Rooi, Senior Planner, addressed the Committee respecting Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10), with the aid of a presentation.

**(Beattie/Cooper)**

That the staff presentation from James Van Rooi, Senior Planner, respecting Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10), BE RECEIVED.

**CARRIED**

- (ii) Ed Fothergill from Fothergill Planning and Development Inc., was in attendance and indicated they are in support of the staff report with requested modifications.

**(Beattie/Pauls)**

That the delegation from Ed Fothergill with Fothergill Planning and Development Inc., BE RECEIVED.

**CARRIED**

**(iii) Registered Delegations**

- (i) Edward John, Landwise (in-person)

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

**(Beattie/Pauls)**

That Ed Fothergill with Fothergill Planning and Development Inc., BE PERMITTED to address the Committee for a second time.

**CARRIED**

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

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

(a) Written Submission (Item 8.1(a)):

- (i) Seth Floyd – In support of the development

(b) Delegation (Item 8.1(b)):

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

(i) Edward John, Landwise – Concerns with development

(ii) That the public meeting BE CLOSED.

**Result: Motion CARRIED by a vote of 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

(v) **(Beattie/Pauls)**

That Report PED26068, dated March 24, 2026, respecting Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10), be received, and the following recommendations BE APPROVED:

(a) That Official Plan Amendment Application UHOPA-25-014, by Fothergill Planning and Development Inc. (c/o Ed Fothergill), on behalf of KSCO Holdings Inc. (c/o Donna Spasic), Owner, to amend the Fruitland-Winona Secondary Plan – Land Use Plan by redesignating the front portion of the subject lands from “Low Density Residential 2” and “Low Density Residential 3” to “Institutional”, redesignating a portion of the remainder of the subject lands from “Low Density Residential 2” and “Neighbourhood Park” to “Natural Open Space”, and adding a new Site Specific Policy – Area “X”, to permit a six storey, 160 bed long term care facility, on lands located at 861 Highway No. 8, Stoney Creek, as shown in Appendix “A” attached to Report PED26068, BE APPROVED on the following basis:

(i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED26068, be adopted by City Council; and,

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).
  
- (b) That Zoning By-law Amendment Application ZAC-25-028, by Fothergill Planning and Development Inc. (c/o Ed Fothergill), on behalf of KSCO Holdings Inc. (c/o Donna Spasic), Owner, to add lands to the Major Institutional (I3, 963, H214) Zone, the Conservation/Hazard Land (P5) Zone, and the Neighbourhood Park (P1) Zone, to permit a six storey, 160 bed long term care facility, on lands located at 861 Highway No. 8, Stoney Creek, as shown in Appendix "A" attached to Report PED26068, BE APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix "C" to Report PED26068, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) 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 Major Institutional (I3, 963, H214) Zone.

The Holding Provision 'H214' is to be removed conditional upon:

- (1) That the owner make satisfactory arrangements with the City's Growth Management Division and enter into and register on title of the lands, an external works agreement with the City for the design and construction of the identified sanitary sewer extension along Highway No. 8 from the existing sanitary maintenance hole at the intersection of Highway No. 8 and Glover Road to the western limit of the site in accordance with the Fruitland-Winona Block 2 Servicing Strategy Alternative Local Sanitary Sewer Highway 8, at the Owner's expense, and in general accordance with the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates Limited for 861 Highway No. 8 dated November 2025, to the satisfaction of the Director of Development Engineering.
  
- (iii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024); and,

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (iv) That the zoning will comply with the Urban Hamilton Official Plan and the Fruitland-Winona Secondary Plan upon adoption of the Official Plan Amendment.
- (c) That upon finalization of the Official Plan Amendment and the amending Zoning By-law, that Growth Management Division Staff BE DIRECTED to amend the land use identifications within the Block 2 Servicing Strategy from “Low Density Residential 2” and “Low Density Residential 3” to “Institutional”, and the “Neighbourhood Park”, “Natural Open Spaces” and the “Constraints Area Boundary” be realigned, and a portion of “Local Road” be deleted within the Block 2 Servicing Strategy, as shown in Appendix “J” to Report PED26068.

**Result: Motion CARRIED by a vote of 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

## **8.2 PED26065**

### **Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12)**

- (i) Daniel Barnett, Planner II, addressed the Committee respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12), with the aid of a presentation.

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

That the staff presentation from Daniel Barnett, Planner II, respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12), BE RECEIVED.

**CARRIED**

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (ii) Ed Fothergill with Fothergill Planning and Development Inc. was in attendance and indicated they are in support of the staff report.

**(Cassar/A. Wilson)**

That the delegation from Ed Fothergill with Fothergill Planning and Development Inc., BE RECEIVED.

**CARRIED**

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

**(iii) (Cooper/Cassar)**

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

- (a) Written Submissions (Item 8.2(a)):

- (i) Seth Floyd – Concerns with the development

- (ii) That the public meeting BE CLOSED.

**Result: Motion CARRIED by a vote of 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

**(iv) (Cassar/Cooper)**

That Report PED26065, dated March 24, 2026, respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12), be received and the following recommendations be approved:

- (a) That Draft Plan of Condominium (Vacant Land) Application 25CDM-202503, by Fothergill Planning & Development Inc. (c/o Ed Fothergill) on behalf of Ahmed Bilal, Owner, to establish a Draft Plan of Condominium (Vacant Land), on lands located at 140 and 164 Sulphur Springs Road, Ancaster, as shown in Appendix “A” to Report PED26065, BE APPROVED subject to the following:
- (i) That this approval apply to the Draft Plan of Condominium (Vacant Land) application 25CDM-202503, prepared by Fothergill Planning & Development Inc., and certified by R.A. McLaren, O.L.S., dated September 23, 2025, consisting of four vacant land units for single detached dwellings, and a private condominium road, as shown in Appendix “B” to Report PED26065;
  - (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” to Report PED26065;
  - (iii) That the Special Conditions of Draft Plan of Condominium Approval 25CDM-202503, as shown in Appendix “C” to Report PED26065, 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 12 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

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

**(Cassar/Hwang)**

That the Committee recess from 12:51 p.m. until 1:30 p.m.

**CARRIED**

The Committee reconvened at 1:32 p.m.

**9. ITEMS FOR CONSIDERATION**

**9.1 PED23105(a)**

**Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide)**

- (i) Jennifer Allen, Planner I, and Anni Buelles from Dillon Consultants, addressed the Committee respecting Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide), with the aid of a presentation.

**(Beattie/McMeekin)**

That the staff presentation from Allison Martin, Senior Planner, and Anni Buelles from Dillon Consultants, respecting Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide), BE RECEIVED.

**CARRIED**

**(ii) (McMeekin/Cooper)**

- (a) That Report PED23105(a), dated March 24, 2026, respecting Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide), be received and the following recommendations be approved:

- (i) That the Major Transit Station Areas Report Addendum (February 2026), prepared by Dillon Consulting, attached as Appendix “A” to Report PED23105(a), BE RECEIVED;

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (ii) That the proposed Urban Hamilton Official Plan amendment, attached as Appendix "B" to Report PED23105(a) and the proposed Former City of Hamilton Official Plan Amendment, attached as Appendix "C" to Report PED23105(a), BE RECEIVED;
- (iii) That Planning Division staff BE DIRECTED to send the proposed Urban Hamilton Official Plan Amendment, attached as Appendix "B" to Report PED23105(a) and the proposed Former City of Hamilton Official Plan Amendment, attached as Appendix "C" to Report PED23105(a) to the Minister of Municipal Affairs and Housing for review and comment, in accordance with the requirements of the Planning Act;
- (iv) That Planning Division staff BE DIRECTED to provide a Communications Update to the Mayor and members of Council summarizing comments from the Minister of Municipal Affairs and Housing (if received) on the proposed Urban Hamilton Official Plan Amendment attached as Appendix "B" to Report PED23105(a) and the proposed Former City of Hamilton Official Plan Amendment, attached as Appendix "C" to Report PED23105(a);
- (v) That Planning Division staff BE DIRECTED to:
  - (1) Schedule and give notice of a statutory Open House meeting to consider the draft Urban Hamilton Official Plan amendment and draft Former City of Hamilton Official Plan amendment, in accordance with the Planning Act;
  - (2) Prepare a draft Urban Hamilton Official Plan Amendment and draft Former City of Hamilton Official Plan Amendment in consideration of the feedback heard at the statutory Open House meeting and any comments received from the Ministry of Municipal Affairs and Housing; and,
  - (3) Schedule and give notice of a combined statutory Public Meeting and Special Meeting, in accordance with sections 17 and 26 of the Planning Act, to consider the draft Urban Hamilton Official Plan Amendment and draft Former City of Hamilton Official Plan Amendment.

- (b) That the written submissions be received (Item 9.1(a)):
  - (i) Mike Collins-Williams, West End Home Builders' Association
  - (ii) Stephanie Mirtitsch, MHBC Planning

**Result: Motion CARRIED by a vote of 9 to 3, 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  
NO – Ward 7 Councillor E. Pauls  
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  
NO – Ward 8 Councillor R. Cooper

**9.2 PED26055  
Renovation Licence and Relocation By-law Status Update (City Wide)**

**(Hwang/A. Wilson)**

That Report PED26055, dated March 24, 2026, respecting Renovation Licence and Relocation By-law Status Update (City Wide), be received and the recommendations contained therein be approved:

- (a) That the amending By-law to the Renovation Licence and Relocation By-law No. 24-055, attached as Appendix "A" to Report PED26055, incorporating amendments respecting improvements for operational effectiveness, BE APPROVED.

**Result: Motion CARRIED by a vote of 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

**9.3 PED26071  
Parking Penalty Increases (City Wide)**

**(Kroetsch/Hwang)**

That Report PED26071, dated March 24, 2026, respecting Fee and Process Review for Formal Consultation and “H” Holding Removal Applications (City Wide), be received and the recommendations contained therein be approved:

- (a) That the proposed amendment to the Administrative Penalty By-law 17-225 and Table 3 of Schedule A of this By-law, which outlines fees associated with parking penalties attached, as Appendix “A” and Appendix “B” to Report PED26071 BE APPROVED and be prepared in a form satisfactory to the City Solicitor.

**Result: Motion CARRIED by a vote of 8 to 3, 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  
NO – Ward 7 Councillor E. Pauls  
NOT PRESENT – 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  
NO – Ward 8 Councillor R. Cooper

**9.4 HMHC 26-002  
Hamilton Municipal Heritage Committee Minutes dated February 20,  
2026**

**(Kroetsch/McMeekin)**

That Hamilton Municipal Heritage Committees Minutes dated February 20, 2026, be received and the recommendations contained therein be approved.

**Result: Motion CARRIED by a vote of 11 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  
YES – Ward 7 Councillor E. Pauls

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

NOT PRESENT – 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  
YES – Ward 8 Councillor R. Cooper

## **9.5 Amendments to the Outstanding Business List**

### **(Hwang/A. Wilson)**

That the following Amendments to the Outstanding Business List, BE APPROVED:

- (i) Items to be Removed:
  - (a) 19B - Modifications and Updates to the City of Hamilton Zoning By-law No. 05-200 (PED19029) (City Wide) (Addressed as Item 8.2 on Planning Committee Minutes 26-001)
  - (b) 23L - Detached Secondary Dwelling Units (Addressed as Item 9.1 on Planning Committee Report 24-005)
  - (c) 24D - Demolition Process respecting Reports to Planning Committee (Addressed as Item 9.2 on Planning Committee Report 24-010)
  - (d) 24J - Recommendation to Enter into a Heritage Conservation Easement or Covenant for 84 York Boulevard, Hamilton (Philpott Memorial Church) under Part IV of the Ontario Heritage Act (PED24077(a)) (Ward 2) (Addressed as Item 9.5 on Planning Committee Minutes 25-010)
  - (e) 24M - Self-Storage Facilities Review (CI-24-E) (PED24135) (City Wide) (Addressed as Item 8.2 on Planning Committee Minutes 26-001)
  - (f) 24R - Implementation of Changes to Section 41 of the Planning Act - Site Plan Approval, in Response to Provincial Bill 185 (PED24175) (City Wide) (Addressed as Item 9.1 on Planning Committee Minutes 25-005)
  - (g) 24S - Transit Oriented Corridor Expansion - Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the "Mixed Use - Medium Density" Designation and Transit Oriented Corridor Mixed Use (Addressed as Item 8.4 on Planning Committee Minutes 25-013)

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (h) 24T - Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24029) (Ward 10) (Addressed as Item 7.3 on Planning Committee Minutes 25-006)
- (i) 24V - Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24029) (Ward 10) (Addressed as Item 7.3 on Planning Committee Minutes 25-006)
- (j) 24W - Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24029) (Ward 10) (Addressed as Item 7.3 on Planning Committee Minutes 25-006)
- (k) 25E - Report on the Feasibility of the Adoption and Enforcement of a By-law to Prohibit Protests at Places of Worship and Their Facilities (City Wide) (Addressed as Item 12.2 on Planning Committee Minutes 25-004)
- (l) 25I - Demolition Permit - 85 Catharine Street North (Ward 2) (Addressed as Item 9.7 on Planning Committee Minutes 25-011)
- (m) 25M - Expediting Development of SCUBE Lands (Addressed as Item 9.1 on Planning Committee Minutes 25-013)
- (n) 25U - Review of Fortification By-law (Addressed as Item 7.2 on Planning Committee Minutes 25-016)

**Result: Motion CARRIED by a vote of 11 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  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – 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  
YES – Ward 8 Councillor R. Cooper

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

**9.6 PED26034  
City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide)**

**(Cassar/Kroetsch)**

That consideration of Report PED26034 respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be deferred until after Closed Session.

**Result: Motion CARRIED by a vote of 11 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  
NO – Ward 5 Councillor M. Francis  
YES – Ward 7 Councillor E. Pauls  
NOT PRESENT – 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  
YES – Ward 8 Councillor R. Cooper

**10. MOTIONS**

Vice-Chair Hwang assumed the Chair.

**10.1 Investigation of Renewable Energy Generation as a Secondary Use Associated with Agricultural Operations**

**(Tadeson/Hwang)**

WHEREAS, the City of Hamilton Zoning By-law regulates permitted uses within agricultural zones in order to protect agricultural lands, support active farm operations, and ensure appropriate land use compatibility;

WHEREAS, the Provincial Planning Statement, 2024 protects agricultural uses in prime agricultural areas and permits agriculture-related and on-farm diversified uses where they are compatible with surrounding agricultural operations and where the agricultural use of the property remains the principal use;

WHEREAS, protecting agricultural primacy is a key planning objective, and any additional use on agricultural land must ensure that the principal use of the property remains agricultural and that the land base available for agricultural production is not materially reduced;

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

WHEREAS, supporting farm viability is also a recognized planning objective, and farms may rely on diversified revenue streams to sustain agricultural operations, particularly where production is seasonal, crop-specific, or subject to fluctuating market conditions;

WHEREAS, diversified on-farm revenue opportunities, including renewable energy generation as a value-added economic contribution to the local grid, may support the long-term financial sustainability of farms where agriculture remains the principal use of the land;

WHEREAS, emerging agricultural practices such as agrivoltaics allow solar panel installations to operate in conjunction with agricultural production, providing a dual-benefit of renewable energy generation and crop protection;

WHEREAS, the City of Hamilton has declared a Climate Emergency and is committed to the Hamilton Community Climate Action Strategy and achieving Net Zero emissions by 2050;

THEREFORE BE IT RESOLVED:

- (a) That Planning and Economic Development Department staff be directed to investigate policy and zoning options for permitting renewable energy generation facilities associated with an active agricultural operation as an on-farm diversified secondary use that remains clearly subordinate to the principal agricultural use of the property within agricultural zones in Zoning By-law No. 05-200, provided that:
  - (i) the principal use of the property remains agricultural and agricultural production remains the dominant land use on the property; and
  - (ii) the secondary use does not materially reduce the land base available for agricultural production and does not limit the continued operation of the agricultural use as the principal use of the property;
- (b) That staff report back to the Planning Committee by Q3 2026 with recommendations respecting:
  - (i) appropriate zoning definitions and permissions that support both on-site use and contribution to the energy grid;
  - (ii) regulatory controls including setbacks, height, lot coverage, and other performance standards;

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (iii) mechanisms to ensure agricultural use remains the principal use of the property;
  - (iv) how such permissions support the City's Net Zero targets and the long-term economic viability of local agricultural operations; and
  - (v) consistency with the Provincial Planning Statement, 2024, the City of Hamilton Official Plan, and any other applicable policy framework;
- (c) That staff consider whether any recommended changes could be brought forward through a future Zoning By-law housekeeping amendment, if deemed appropriate.

**Result: Motion CARRIED by a vote of 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

Committee Chair Tadeson assumed the Chair.

## **11. NOTICES OF MOTION**

Councillor Kroetsch introduced the following Notice of Motion:

### **11.1 Reducing Demolition by Neglect**

WHEREAS, the current economic climate is slowing development which may result installed development proposals and buildings vacated for re-development remaining vacant for longer times and in greater numbers;

WHEREAS, we have heard from the Municipal Heritage Committee that early proactive enforcement of property standards regarding building maintenance such as roof repairs, heating and securing a site is essential to preventing future unsafe buildings and demolition by neglect for vacant heritage and non-heritage buildings across the city;

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

WHEREAS, the proactive and effective management of vacant buildings can result in their re-use for housing and other uses supporting city goals, maintain the tax base, help keep neighborhoods safe and in the case of heritage buildings, preserve and celebrate our City's irreplaceable built heritage;

WHEREAS, the Built Heritage Emergency Protocol that provides guidance for the use of Structural Engineers with heritage expertise and the roles of the Building and Planning Divisions with respect to recognized heritage buildings under threat was approved in 2005 and has not been updated to include Licensing and By-law Services as well as and policy and legislative changes;

THEREFORE, BE IT RESOLVED:

- (a) That staff review current resources, processes and policies in Licensing and By-law Services, Building, and Planning Divisions and recommend options to implement proactive enforcement of property standards associated with the City's Vacant Building Registry By-law to minimize situations where demolition by neglect occurs and future unsafe building orders are required, considering but not limited to the following:
  - (i) A review and update of the Built Heritage Emergency Protocol to include both Building and Licensing and By-law Services Divisions and address legislative changes;
  - (ii) To apply current legislation and ensure structural engineers and other consultants with appropriate expertise in heritage buildings are available in a timely manner to address building maintenance issues; and
  - (iii) Resource considerations to ensure proactive enforcement of property standards associated with the Vacant Building Registry By-law can be actioned with appropriate expertise to manage vacant building files with heritage interests.
- (b) That staff consult with the Municipal Heritage Committee on the review and update of the Built Heritage Emergency Protocol by Q4 2026; and,
- (c) That staff report back on recommendations for any proposed policy or process changes and any staffing and financial impacts by Q1 2027.

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

## 12. PRIVATE & CONFIDENTIAL

### (Cooper/Pauls)

That Committee move into Closed Session for Items 12.1, 12.2 and 12.3 pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 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 12 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  
YES – Ward 7 Councillor E. Pauls  
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  
YES – Ward 8 Councillor R. Cooper

Committee resolved into Closed Session at 3:28 p.m.

Committee reconvened in Open Session at 4:31 p.m.

### 12.1 Confidential Appendix “K” to Item 9.6, Report PED26034 - City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide)

#### (Hwang/Cassar)

That Confidential Appendix “K” to Item 9.6, Report PED26034 - City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be RECEIVED and REMAIN CONFIDENTIAL.

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

YES – Ward 1 Councillor M. Wilson  
NOT PRESENT – Ward 2 Councillor C. Kroetsch  
YES – Ward 3 Councillor N. Nann

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin  
YES – Ward 8 Councillor R. Cooper

**12.2 LS26007**

**Appeal to the Ontario Land Tribunal for lands located at 448 Book Road East, Ancaster, for lack of decision on Official Plan Amendment (UHOPA-25-002), Zoning By-law Amendment (ZAC-25-012) and Draft Plan of Subdivision (25T-202502) Applications (Ward 12)**

**(Cassar/A. Wilson)**

- (a) That the directions provided to staff in closed session respecting Report LS26007, BE APPROVED;
- (b) That closed session recommendation (a), (b), (c) and (d) of Confidential Report LS26007 REMAIN CONFIDENTIAL until made public as the City's position before the Ontario Land Tribunal; and,
- (c) That the balance of Report LS26007 REMAIN CONFIDENTIAL.

**Result: Motion CARRIED by a vote of 10 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  
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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin  
YES – Ward 8 Councillor R. Cooper

**12.3 LS25011(a)**

**Appeal to the Ontario Land Tribunal for Lands Located at 1494 Upper Wellington (Ward 8)**

**(Cooper/Pauls)**

- (a) That the directions provided to staff in closed session respecting Report LS25011(a), BE APPROVED;
- (b) That closed session recommendation (a), (b), (c), and (d) of Confidential Report LS25011(a) REMAIN CONFIDENTIAL until made public as the City's position before the Ontario Land Tribunal; and,
- (c) That the balance of Report LS25011(a) REMAIN CONFIDENTIAL.

**Result: Motion CARRIED by a vote of 10 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  
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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin  
YES – Ward 8 Councillor R. Cooper

**9. ITEMS FOR CONSIDERATION - Continued**

**9.6 PED26034**

**City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide)**

- (i) Charlie Toman, Senior Project Manager, addressed the Committee respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), with the aid of a presentation.

**(Francis/Beattie)**

That the staff presentation from Charlie Toman, Senior Project Manager, respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be received.

**CARRIED**

- (ii) **(Hwang/Cassar)**

- (a) That Report PED26034, dated March 24, 2026, respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be received and the recommendations contained therein be approved:

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

- (i) That City Initiative CI-25-F, respecting amendments to the Employment Area Designations of the Urban Hamilton Official Plan to amend policies and schedules to align the land use permissions with the Planning Act BE APPROVED on the following basis:
  - (1) That Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED26034 which has been prepared in a form satisfactory to the City Solicitor, be adopted by Council; and
  - (2) That the proposed Amendment to the Urban Hamilton Official Plan is consistent with the Provincial Planning Statement, 2024.
- (ii) That City Initiative CI-25-F, respecting amendments to the Employment Area Designations in Volume 1 of the Urban Hamilton Official Plan to amend the complete application requirements for privately initiated official plan amendments attached as Appendix A1 to Report PED26034 be held in abeyance until such time as written approval is received from the provincial Ministry of Municipal Affairs and Housing, in accordance with subsection 17(21.2) of the Planning Act.
- (iii) That City Initiative CI-25-F respecting amendments to the Shipping and Navigation Designations in the former City of Hamilton Official Plan to amend policies applicable to the West Harbour (Setting Sail) Secondary Plan to align the land use permissions with the Planning Act BE APPROVED on the following basis:
  - (1) That the City of Hamilton Official Plan Amendment, attached as Appendix B to Report PED26034 which has been prepared in a form satisfactory to the City Solicitor, be adopted by Council; and
  - (2) That the proposed amendment to the former City of Hamilton Official Plan is consistent with the Provincial Planning Statement, 2024.

- (iv) That City Initiative CI-25-F respecting amendments to the former Region of Hamilton-Wentworth Official Plan to amend policies applicable to the West Harbour (Setting Sail) Secondary Plan to align the land use permissions with the Planning Act BE APPROVED on the following basis:
    - (1) That the Region of Hamilton-Wentworth Official Plan Amendment, attached as Appendix C to Report PED24036 which has been prepared in a form satisfactory to the City Solicitor, be adopted by Council; and
    - (2) That the proposed amendment to the former Region of Hamilton-Wentworth Official Plan is consistent with the Provincial Planning Statement, 2024.
  - (v) That the Terms of Reference for Land Use/Employment Needs and Impact Assessment (Privately Initiated Official Plan Amendments to Remove Lands from Designated Employment Areas) attached as Appendix G to Report PED26034 BE APPROVED.
  - (vi) That Planning Division staff BE DIRECTED to proceed with Phase 2 of the Employment Area Review and undertake public consultation in accordance with the Consultation and Engagement Plan attached as Appendix E of Report PED26034.
- (b) That the written submissions be received (Item 9.6(a)):
- (i) Stephanie Mirtitsch, MHBC Planning
  - (ii) Gerry Tschisler, MHBC Planning
  - (iii) David Falletta, Bousfields Inc.
  - (iv) Daniel Artenosi, Overland LLP
  - (v) Dave Aston, MHBC Planning
  - (vi) Liam Murphy, Bousfields Inc.

**Result: Motion CARRIED by a vote of 8 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

**Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.**

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  
NOT PRESENT – Ward 8 Councillor R. Cooper

**13. ADJOURNMENT**

There being no further business, the Planning Committee adjourned at 5:18 p.m.

Respectfully submitted,

Lisa Kelsey  
Legislative Coordinator  
Office of the City Clerk

Councillor M. Tadeson,  
Chair, Planning Committee