



Pipeline to Permit Committee

Minutes

Date: October 9, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Members Present: Mayor Marianne Meed Ward (Co-Chair)
Councillor Shawna Stolte (Co-Chair)
Councillor Kelvin Galbraith
Councillor Paul Sharman
Elisha Vankleef
Jason Sheldon
Kristen Delong
John Doyle
Kellie McCormack
Mike Collins-Williams

Member Regrets: Bianca Steer
Jackie Isada
Jim Dunn

Staff Present: Curt Benson, Chief Administrative Officer
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth Management
Jamie Tellier, Director, Community Planning
Jo-Anne Rudy, Committee Clerk
David Thompson, Specialist, Digital Communications
Richard Bellemare, Specialist, Digital Communications

1. Entrance

1.1 Call to Order

The Chair called the meeting to order.

1.2 Land Acknowledgement

The Chair read the Land Acknowledgement.

1.3 Approval of the Agenda

Moved by Elisha Vankleef

Approve the agenda as presented.

CARRIED

Moved by Councillor Stolte

Suspend the rules for Section 45.2 of the Procedure By-law 59-2024, as amended, to allow an extension of presentation time beyond the 10-minute maximum for Item 2.1b. - presentation from David Vrhovnik, Miura Development Group, regarding angular plane assessments in mid-rise developments within a MTSA. (PP-14-25)

CARRIED

Moved by Councillor Sharman

Suspend the rules for Section 45.2 of the Procedure By-law 59-2024, as amended, to allow an extension of presentation time beyond the 10-minute maximum for Item 5.1 - staff presentation regarding rethinking the Official Plan, housing options update and MTSA/CPPS update. (PP-15-25)

CARRIED

1.4 Declarations of Interest

None

1.5 Delegations

a. Victoria Mortelliti, BILD, spoke regarding two-year temporary City Development Charges reduction (FIN-41-25)

b. Jason Pantalone, National Homes, spoke regarding two-year temporary City Development Charges reduction (FIN-41-25)

2. Enlightenment

2.1 Presentations

- a. Anthony Salemi, West End Home Builders' Association regarding Hamilton Roxborough Case Study (PP-13-25)

This presentation was withdrawn by the presenter.

- b. David Vrhovnik, Miura Development Group regarding angular plane assessments in mid-rise developments within a MTSA (PP-14-25)

3. N2: News and Numbers

3.1 Pipeline to Permit Report

[Click here for the Desktop Pipeline to Permit dashboard](#)

[Click here for the Mobile Pipeline to Permit dashboard](#)

3.2 Contextual Updates

None

4. Enactions

4.1 Next Steps and Action Identification

None

5. Envisions

5.1 Staff presentation regarding rethinking the Official Plan, housing options update and MTSA/CPPS update (PP-15-25)

Moved by Jason Sheldon

Receive for information staff presentation regarding rethinking the Official Plan, housing options update and MTSA/CPPS update. (PP-15-25)

CARRIED

6. Enhancements

6.1 Planning and Building Fee reviews update memo (DGM-89-25)

Moved by John Doyle

Receive for information development and growth management memo DGM-89-25 regarding planning and building fee reviews update. (DGM-89-25)

CARRIED

6.2 Two-year temporary City Development Charges reduction (FIN-41-25)
(SD-12-25)

Moved by Mayor Meed Ward

Receive for information finance department report FIN-41-25 regarding a two-year temporary City Development Charges reduction; **and**

Direct the Commissioner of Development & Growth Management to bring a Development Charge bylaw update to eliminate development charges for two years subject to the following conditions:

- **That the reduction is tied to some degree of achieving policy goals for housing units (for example purpose-built rental, market affordable under Halton Region definitions, three-bedroom units);**
- **That the reduction is conditional on being made whole for the DC reductions by the provincial and/or federal governments;**
- **That the reduction would only apply to projects that have achieved a defined level of start/completion. (SD-12-25)**

CARRIED

Amendment:

Moved by Mayor Meed Ward

Direct the Commissioner of Development & Growth Management to bring a Development Charge bylaw update to eliminate development charges for two years subject to the following conditions:

- That the reduction is tied to some degree of achieving policy goals for housing units (for example purpose-built rental, market affordable under Halton Region definitions, three-bedroom units);
- That the reduction is conditional on being made whole for the DC reductions by the provincial and/or federal governments;
- That the reduction would only apply to projects that have achieved a defined level of start/completion. (SD-12-25)

CARRIED

7. Information Items

Moved by Kristen DeLong

Receive and file the following 4 items, having been given due consideration by the Pipeline to Permit Committee.

CARRIED

- 7.1 Delegation material from Victoria Mortelliti, BILD, regarding two-year temporary City Development Charges reduction (FIN-41-25)
- 7.2 Presentation from David Vrhovnik regarding angular plane assessments in mid-rise developments within a MTSA (PP-14-25)
- 7.3 Correspondence from National Homes regarding two-year temporary City Development Charges reduction (FIN-41-25)
- 7.4 Correspondence from BILD regarding two-year temporary City Development Charges reduction (FIN-41-25)

8. Adjournment

10:51 a.m. (recessed), 11:00 a.m. (reconvened)

Councillor Galbraith left the meeting at 10:59 a.m.

The Chair adjourned the meeting at 11:30 a.m.