



WELCOME TO THE CITY OF HAMILTON

# **Elfrida UBE – Agricultural Impact Assessment**

May 15, 2025

# Elfrida UBE – Agricultural Impact Assessment

Presented by:

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# Elfrida Urban Boundary Expansion Application

- The City of Hamilton has a “no urban boundary expansion” growth strategy founded on intensification and incorporated into the UHOPA and RHOP. The City also recognizes that under the PPS 2024 and recent legislative changes made to the Planning Act through Bill 185 (2024), new privately initiated urban boundary expansion applications can be submitted and approved at any time.
- The applicant may **appeal** Council’s refusal or non-decision on an Official Plan Amendment application urban boundary application to the Ontario Land Tribunal within **120 days**
- The Elfrida Urban Boundary Expansion application deemed complete on **March 18, 2025**, with the 120-day timeline starting from March 11, 2025
- Two open houses were held for the public to attend. An in-person event was held at the Hamilton Convention Centre on April 14, 2025, and a virtual event was held through the Teams app on April 17, 2025. Approximately 250 people in total attended the events.
- A Statutory Public Meeting at a special Planning Committee is set to be held **June 25, 2025**. The Committee will consider a recommendation report the same day. A special council meeting will follow directly after.

# Agricultural Impact Assessment by Colville Consulting Inc.

## Direct Impacts, according to the submitted AIA:

- The subject lands are approximately 1,209 hectares (ha), and approximately 1,154 ha are *prime agricultural lands*. Development of the subject lands will lead to a loss of 1,154 hectares of *prime agricultural lands*.
- Development on the subject lands will result in a loss of the agricultural infrastructure associated with the eleven agricultural operations located within the subject lands.
- There are approximately 110.66 ha of random tile drainage, and 36.89 ha of systematic tile drainage. Development on the subject lands will result in the loss of these agricultural land improvements. The impact of this loss is anticipated to be negligible, as the lands will no longer be in agricultural production following the development of the subject lands.
- The subject lands are primarily cultivated for the production of common field crops, but also contain small portions of forested area, idle lands, and scrubland. Approximately 928 ha of the 1,209 ha of land are *cultivated*. Inclusion of the subject lands into the *settlement area* boundary will result in the eventual loss of these cultivatable lands.

# Agricultural Impact Assessment by Colville Consultant Inc.

## Indirect Impacts, according to the submitted AIA:

- Development on subject lands may cause changes in surface runoff, which can have a potential negative impact on adjacent agricultural lands.
- Development on subject lands may have an impact on the flexibility on some of the surrounding farm operations if they relied on the subject lands as an additional source of farmland to supplement their home operation. However, adjacent lands will not be affected.
- A potential increase in urban population and construction activities may result in trespassing and vandalism on existing farm operations within the study area.
- There are four operations which create *MDS* / constraints to the proposed development within the subject lands.

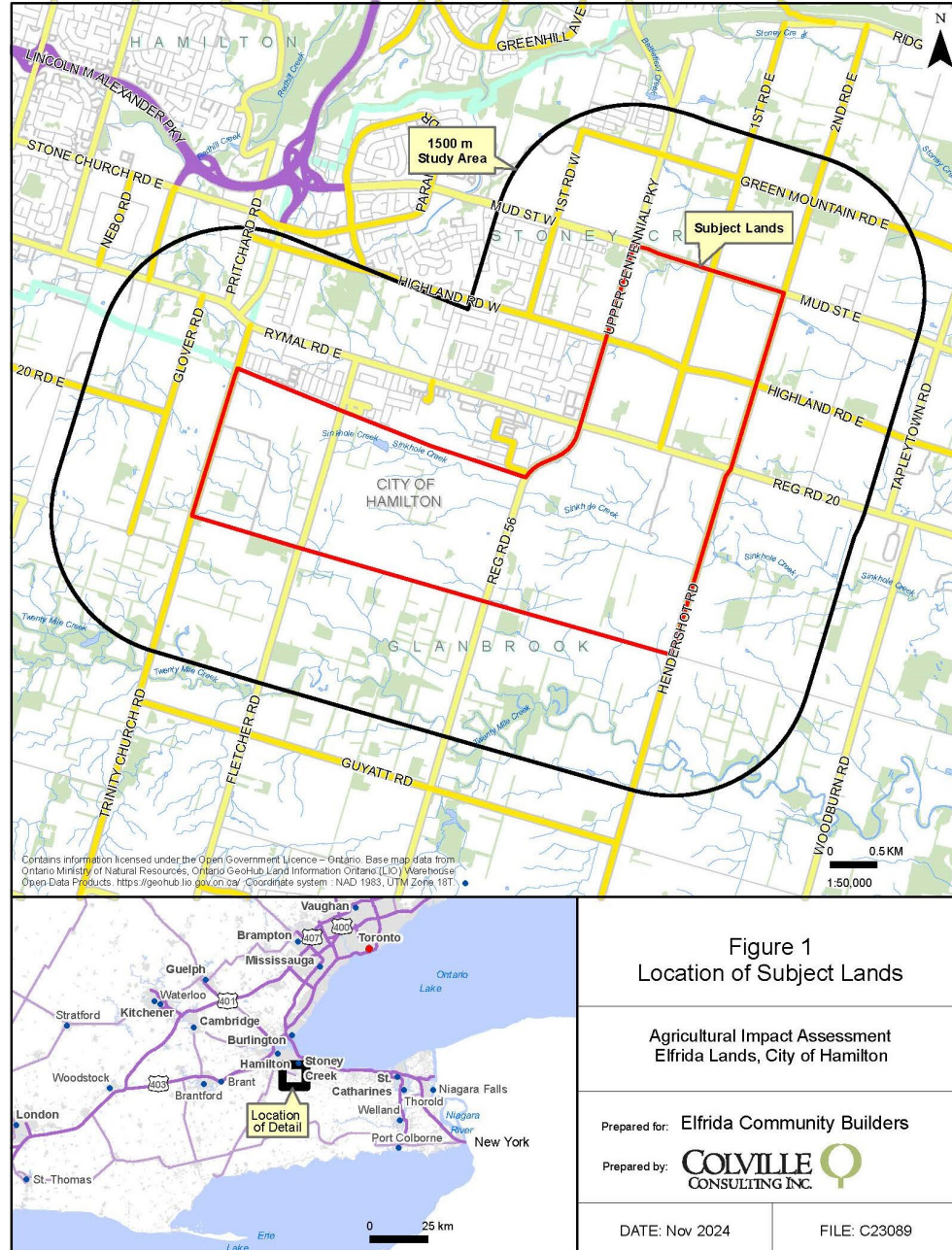
# Agricultural Impact Assessment by Colville Consultant Inc.

## **Indirect Impacts, according to the submitted AIA:**

- It is likely that development of the subject lands will introduce more traffic to nearby roads over time. However, it is unlikely that the increased traffic will significantly impact farm operations.
- The loss of farmland and removal of agricultural investments, commodities, and services may adversely affect local and regional economies and agricultural communities.

## **Examination of Alternative Locations:**

- The removal of these lands from the City's prime agricultural area for urban uses are consistent with PPS 2024. The subject lands are a reasonable choice of location as prime agricultural areas cannot be avoided, they are lower priority agricultural lands, and there are very minor development constraints related to MDS I setback requirements.



# Provincial Planning Statement

## **2.3.2 New Settlement Areas and Settlement Area Boundary Expansions**

1. In identifying a new *settlement area* or allowing a *settlement area* boundary expansion, planning authorities shall consider the following:
  - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
  - b) if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;
  - c) whether the applicable lands comprise specialty crop areas;
  - d) **the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;**



# Provincial Planning Statement

- e) whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;
  - f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and
  - g) the new or expanded *settlement area* provides for the phased progression of urban development.
2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

# Urban Boundary Expansion Draft Framework

## Questions for Consideration in addition to the PPS

- Does the expansion area prioritize development of areas that are non-prime agricultural?
- Does the expansion area avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas?
- Does the expansion area promote healthy, local, and affordable food options, including urban agriculture?

# Peer Review Components

- A draft peer review is being undertaken by Dillon Consulting Limited.
- The review will provide an overall synopsis evaluation of the study and assess whether the report will follow the Draft AIA Guidance Document prepared by OMAFRA (2018), the relevant agricultural considerations set out under Part B of the Draft Urban Boundary Expansion Framework (2024), as well as applicable policies of the Provincial Planning Statement and Rural Hamilton Official Plan.
- The peer review will confirm if the land uses identified in the subject lands are accurate.
- The peer review will confirm the accuracy and completeness of the MDA I undertaken.
- The review will assess the adequacy of the analysis regarding consideration of alternative locations.