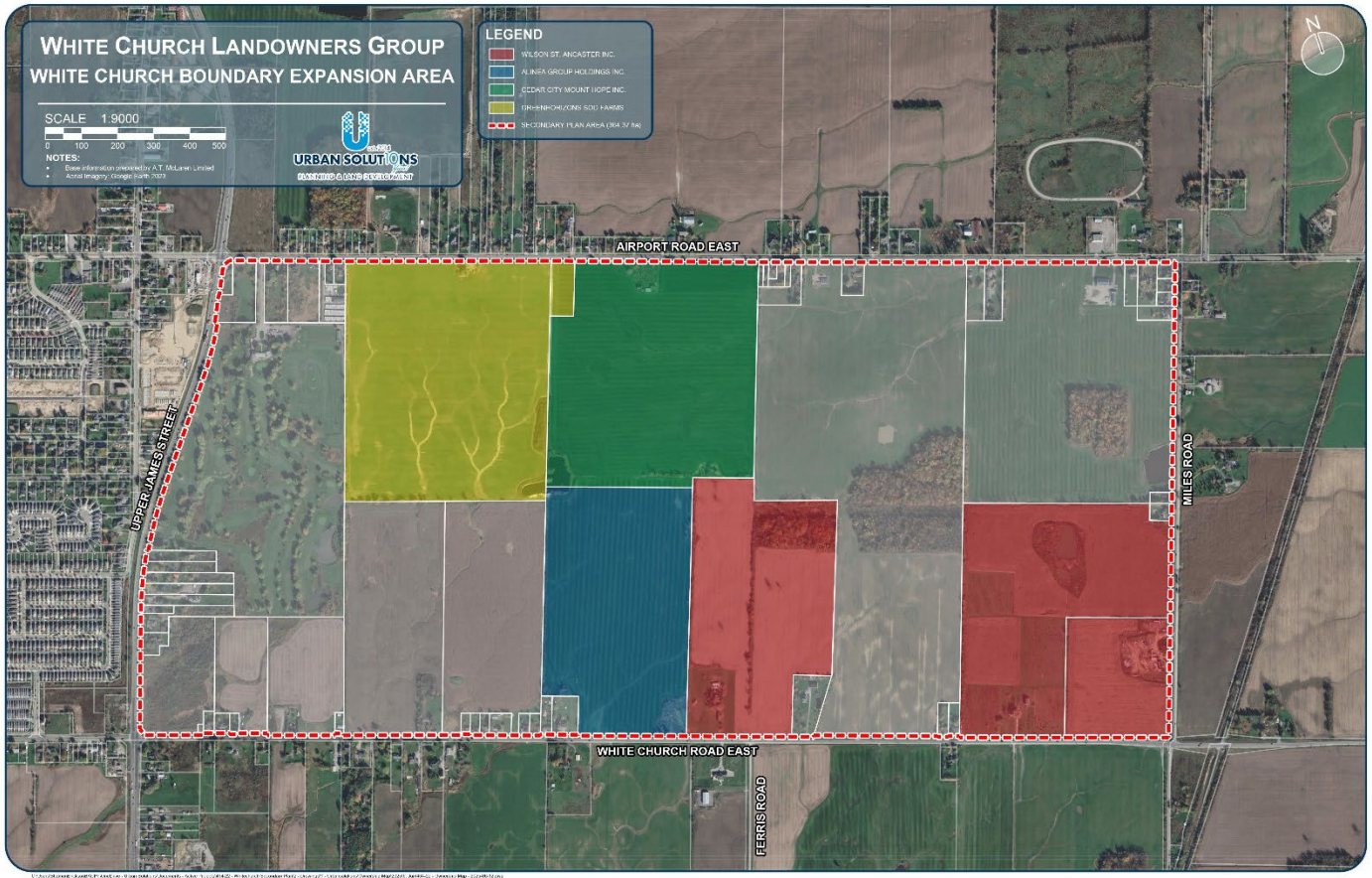


Appendix D Planning Report Fact Sheet

Application Details	
Owner:	Whitechurch Landowners Group Inc.
Applicant:	Whitechurch Landowners Group Inc.
File Number:	UHOPA-25-004, RHOPA-25-005
Type of Applications:	Urban Hamilton Official Plan Amendment and Rural Hamilton Official Plan Amendment
Proposal:	The applications seek to bring approximately 364 hectares of land into the urban boundary with the intent to use the lands to accommodate approximately 7,600 residential units. According to the Planning Justification Report, the estimated projected population is approximately 27,000, based on a gross density of 77 people per hectare.
Property Details	
Municipal Address:	Multiple Addresses – Refer to location map in Appendix A
Lot Area:	364 hectares
Servicing:	No existing municipal services.
Existing Use:	Agricultural Residential Commercial
Documents	
Provincial Planning Statement:	The proposal is not consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Agriculture” on Schedule D – Rural Land Use Designations. “Rural” on Schedule D – Rural Land Use Designations. “Open Space” on Schedule D – Rural Land Use Designations.
Secondary Plan Existing:	Not within a Secondary Plan. The applicant has recently submitted a revised Secondary Plan which staff are reviewing for completeness.
Zoning Existing:	“A1” Agriculture – Zoning By-law 05-200 “A2” Rural – Zoning By-law 05-200 “P4” Open Space – Zoning By-law 05-200 “P6” Conservation / Hazard Land – Rural Zone – Zoning By-law 05-200
Processing Details	
Received:	March 5, 2025
Deemed Complete:	March 12, 2025
Notice of Complete Application:	In accordance with the <i>Planning Act</i> , the Notice of Complete Application for the proposed Official Plan Amendments was posted in the Hamilton Spectator on April 4, 2025, and April 11, 2025. Notice of the June 25, 2025, Statutory Public Meeting

	<p>was also included in this Notice. This combined Notice was also:</p> <ul style="list-style-type: none"> • Shared with 803 property owners within 400 metres of the White Church lands through a mail out on March 20, 2025; • Shared with residents on the City's Urban Boundary Mailing List; and, • Posted on the White Church UBE webpage, which provides information on the applications.
Public Notice Sign:	
Notice of Public Meeting:	<p>Notice of the June 25, 2025, Statutory Public Meeting was included in the Notice of Complete Application, which was shared in the Hamilton Spectator, via a mail out, through email, and on the White Church UBE webpage (see above for details).</p> <p>Notice of the Statutory Public Meeting was also shared with attendees of both open houses and provided a second time through:</p> <ul style="list-style-type: none"> • A posting in the Hamilton Spectator on June 7 and June 18, 2025; • An email to residents on the City's Urban Boundary Mailing List; and, • A mail out to 803 property owners within 400 meters of the White Church lands on June 6, 2025.
Staff and Agency Comments:	Staff and Agency comments have been summarized in Appendix F attached to Report PED25180.
Public Consultation:	<p>The applicant hosted their own virtual open house on November 19th, 2024.</p> <p>The City also undertook several efforts aimed at gathering input from the public on the White Church UBE applications, which included:</p> <ul style="list-style-type: none"> • An in person open house with City staff, held on April 14, 2025, at the Hamilton Convention Centre. This was attended by approximately 104 people. • A virtual open house on April 17, 2025, held on the Teams platform, and attended by approximately 145 people. • The collection of public comments through a dedicated email (urbanboundary@hamilton.ca) up until April 28, 2025. City staff received approximately 15 public comments through this email.
Public Comments:	Approximately 98 comments and questions were received in total (Appendix E to Report PED25180).

	<p>Staff had discussions with the Mississaugas of the Credit First Nation and Six Nations of the Grand River Elected Council and the applicant also discussed the application with the communities.</p> <p>Further details on the comments received and staff's response are included in Appendix F to Report PED25179.</p>
Processing Time:	100 days.



Attachment 1 - Properties Owned by Whitechurch Landowners Group Members - Submitted by UrbanSolutions