



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 25, 2025

PED25180 – (UHOPA-25-004 & RHOPA-25-005)

Applications for Urban and Rural Official Plan Amendments for the White Church Lands

Presented by: Dave Heyworth

Proposal Summary

Purpose:

To remove the subject lands from the mapping and policies of the Rural Hamilton Official Plan and to include them in the Urban Hamilton Official Plan, thereby expanding the City's urban boundary.

Size:

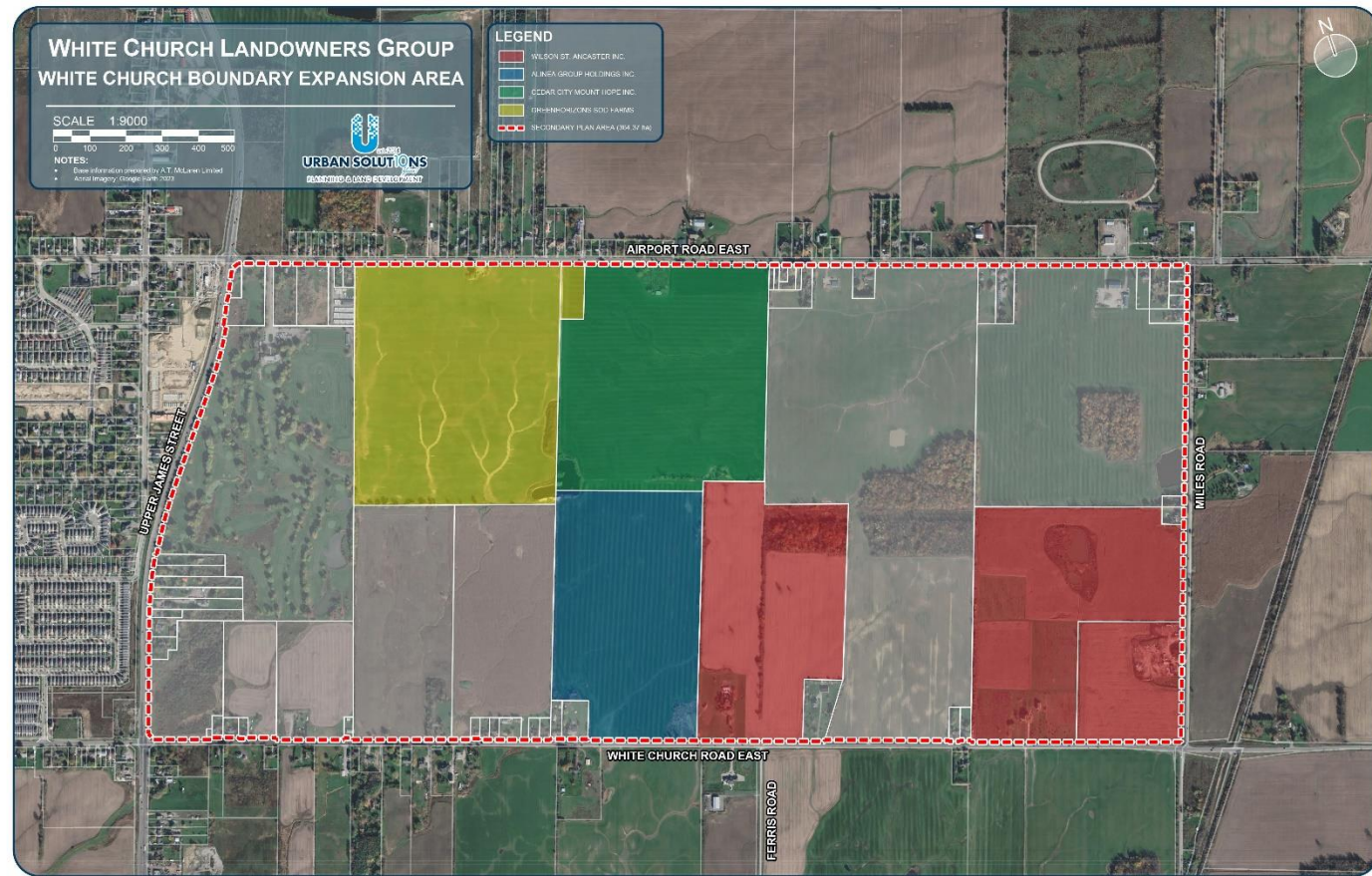
364 hectares

Proposed Use:

27,000 people at 77
people per hectare/
7,600 residential units

Applicant:

Whitechurch
Landowners Group Inc.





SUBJECT PROPERTY



White Church Lands, Hamilton



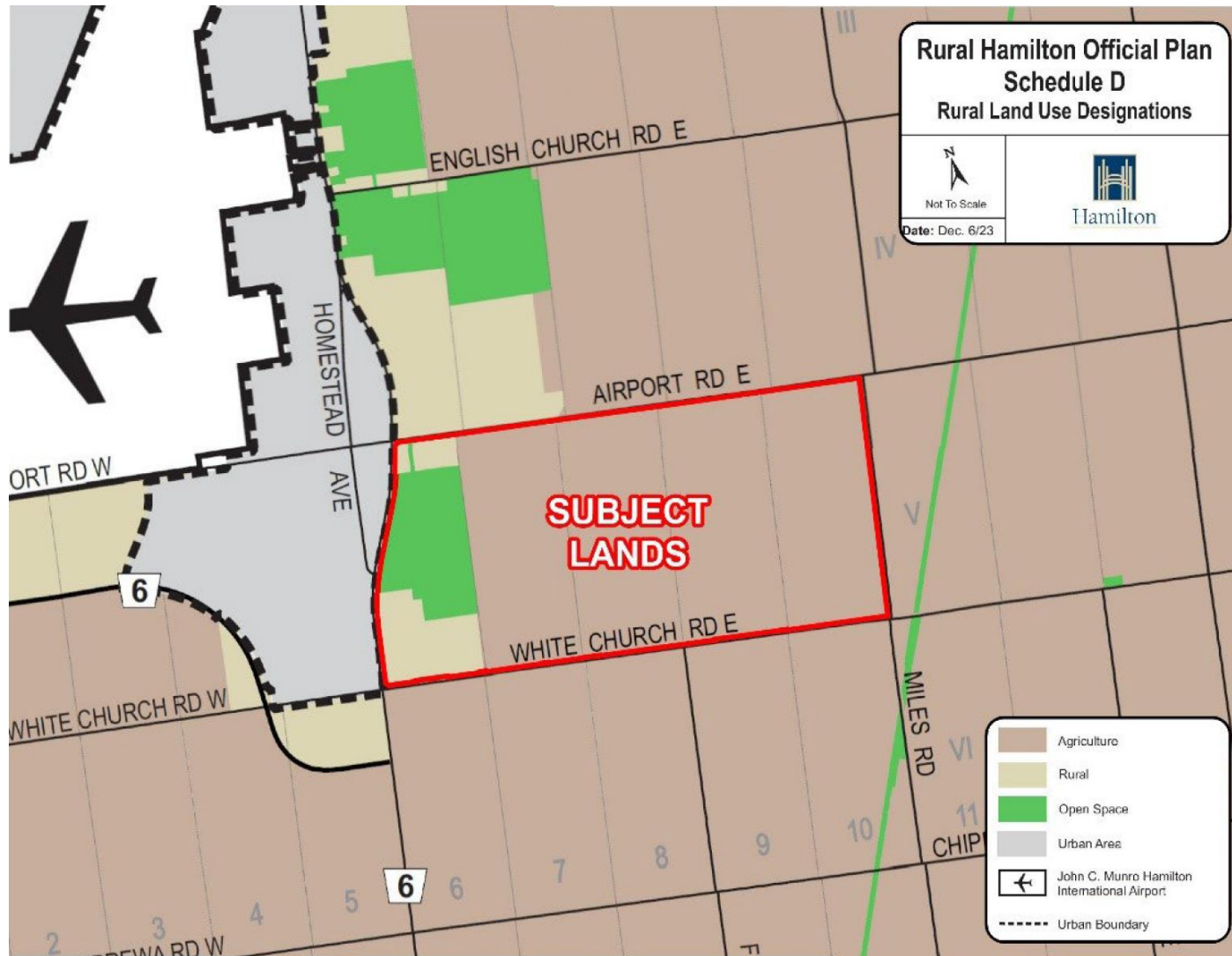


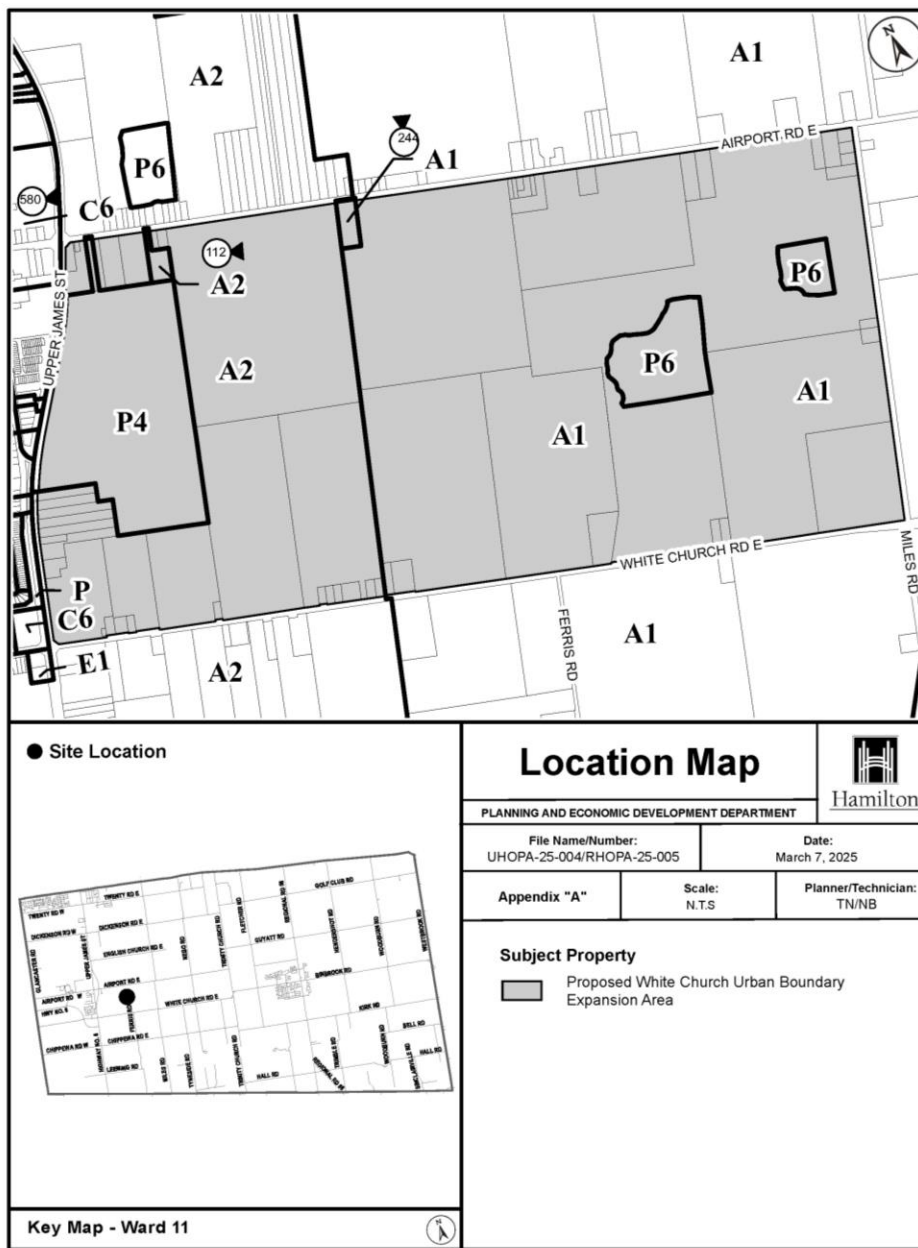
SUBJECT PROPERTY



White Church Lands, Hamilton









URBANSOLUTIONS
SUSTAINABLE URBAN DEVELOPMENT

PO BY DOCUMENT	NET RESIDENTIAL DENSITY (U/PI)	HOUSEHOLD HEAVY	ESTIMATED NUMBER OF UNITS PER 10.5 PERCENT PER UNIT	FORMER POPULATION
WHEELER HARBOR SECONDARY PLAN	31	77	7,629	26,703
PROVINCIAL PLANNING STATEMENT	20	50	4,954	17,340
URBAN FORMATION OFFICIAL PLAN TARGET	28	70	6,938	24,275



WHITE CHURCH ROAD EAST

FERRIS ROAD



Public Consultation

- **Notice of Complete Application & Open Houses:** published in newspaper on April 4 & 11, 2025, mailed to property owners within 400 metres on March 28, 2025, emailed to mailing list, and posted on City website
 - **Open Houses:** April 14th in-person (~100 participants) & April 17th virtual (~150 participants)
 - **Comment Collection:** ~ 100 comments
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Top Areas of Concern

- Impacts to Agricultural Land (23 comments)
- Infrastructure Needs (23 comments)
- Fiscal Impact to City (21 comments)
- Built Form and Density Objectives (19 comments)

Top Areas of Support

- Economic Benefit (1 comment)
- Improved Quality of Life (1 comment)
- Increased Housing Stock (1 comment)

Supporting Studies/Peer Reviews

Studies Submitted

- Agricultural Impact Assessment
- Land Needs Analysis
- Fiscal Impact Assessment
- Commercial Needs Analysis
- Recreation Needs Assessment
- Preliminary Tree Management Plan
- Phasing Plan
- Phase 1&2 Environmental Site Assessment
- Transportation Master Plan Study
- Environmental Impact Study
- Functional Servicing Report
- Subwatershed Study
- Noise Feasibility Study
- Odour Feasibility Study
- Energy and Climate Change Assessment Report
- Emergency Services Assessment
- Stage 1 Archaeological Assessment
- Cultural Heritage Impact Study
- Karst Assessment/Karst Contingency Plan
- Geotechnical Investigation
- Preliminary Hydrogeological Investigation
- School Accommodation Issues Assessment

Studies Peer Reviewed

- Agricultural Impact Assessment
- Commercial Impact Analysis
- Land Needs Analysis
- Financial Impact Analysis
- Noise Feasibility Study
- Odour Impact Study
- Energy and Climate Change Assessment

Application Review

Insufficient demonstration of:

- **Available or Planned Infrastructure and Public Service Facilities**
 - No spare capacity identified by applicant/City for watermain or pumping stations.
 - Submission proposes to discharge stormwater flow to downstream watercourses that may be constrained/require assessment for chronic flooding/erosion impacts.
 - Transportation modelling is deficient.
 - No confirmation that existing/proposed facilities can support expansion (e.g., schools, emergency services).
- **Fiscal Sustainability**
 - Infrastructure replacement costs were not properly incorporated in net fiscal impact.
 - Incorporating replacement costs would likely not result in net operating surplus.
- **Alignment with City's Climate Goals**
 - No analysis of how expansion affects City's carbon neutrality goal.
- **Projection of Natural Heritage System and Agricultural Lands**
 - Located in Prime Agricultural Area – lacks detail required to evaluate impacts fully.
 - Fails to identify or adequately address Natural Heritage System.

Report Recommendations

1. That **Urban Hamilton Official Plan Amendment Application UHOPA-25-004** by Urban Solutions Planning & Land Development Consultants Inc., on behalf of the Whitechurch Landowners Group Inc., for the lands shown in Appendix A to Report PED25180, to add the lands to the Urban Hamilton Official Plan to provide for an expansion of the City of Hamilton's Urban area and to establish a site-specific policy for the White Church Urban Expansion Area, **BE DENIED** on the following basis:
 - a) The application is not consistent with the Provincial Planning Statement (2024); and,
 - b) does not align with the general intent of the Urban Hamilton Official Plan, as it has not been demonstrated that the development would be supported by sufficient existing or planned infrastructure and public service facilities, would be fiscally sustainable to 2051, would support the Council directed growth strategy for a firm urban boundary, would protect agricultural lands and natural heritage features, or would minimize climate impacts.

2. That **Rural Hamilton Official Plan Amendment Application RHOPA-25-005** by Urban Solutions Planning & Land Development Consultants Inc., on behalf of the Whitechurch Landowners Group Inc., for the lands shown in Appendix A to Report PED25180, to remove the White Church lands from the applicable mapping and policies of the Rural Hamilton Official Plan, **BE DENIED** on the following basis:
 - a) The application is not consistent with the Provincial Planning Statement (2024); and,
 - b) does not align with the general intent of the Rural Hamilton Official Plan, as it has not been demonstrated that the development would support the Council directed growth strategy for a firm urban boundary, would protect agricultural lands and natural heritage features, or would minimize climate impacts.

Next Steps & Alternatives

Next Steps

If denied and appealed to the Ontario Land Tribunal:

- A hearing may not begin for a year or more.
- Staff may need to review the 2026 budget to prepare for a possible Tribunal hearing.
- The applicant could revise and resubmit technical studies.

Alternatives:

1. Approve the applications in full;
2. Approve a portion of the lands;
3. Deny or defer the applications and direct staff to create a “Deferred Urban” designation for the subject lands, identifying them for long-term urban purposes beyond 2051;
4. Deny or defer the applications and direct staff to create a “Deferred Urban” designation for the subject lands **as well as** the other active urban boundary expansion applications, including White Church, Twenty Road West, and Twenty Road East.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE