



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 25, 2025

PED25179 – (UHOPA-25-007 & RHOPA-25-008)

Applications for Urban and Rural Official Plan Amendments for the Elfrida 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:

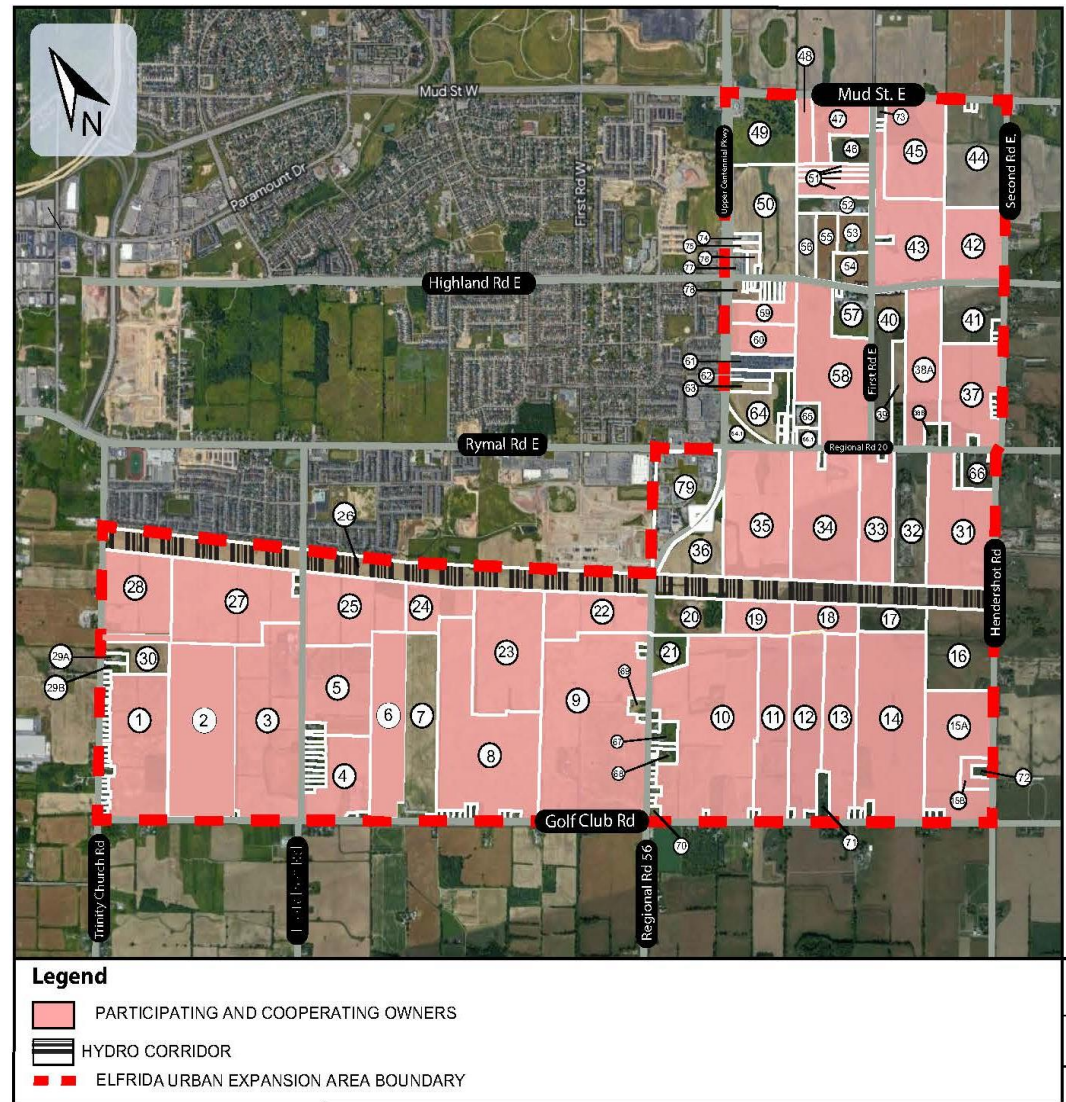
1,209 hectares.

Proposed Use:

114,900 people and 14,360 jobs at 135 persons and jobs per hectare/
40,000 residential units

Applicant:

Elfrida Community Builders Group Inc.



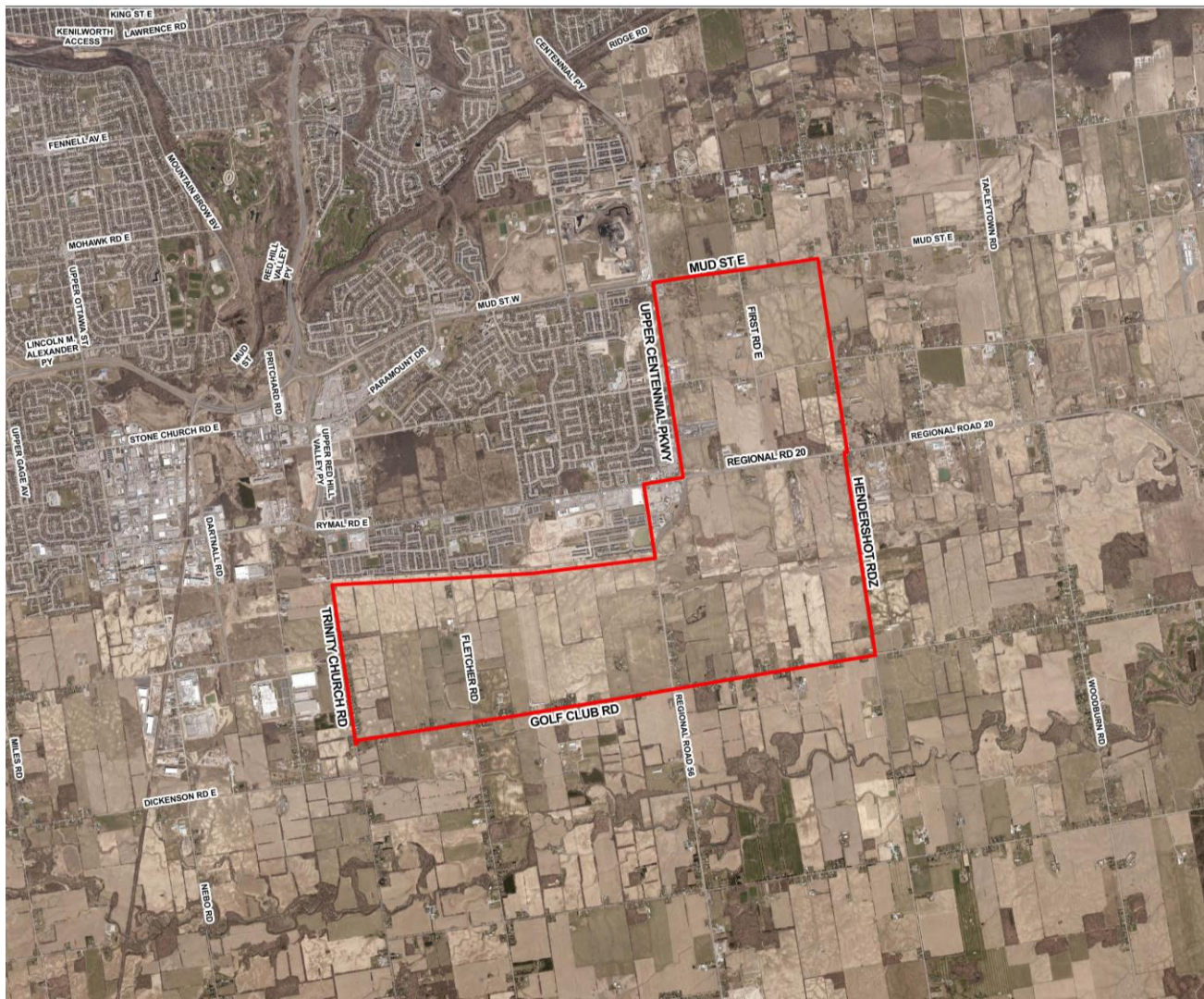


SUBJECT PROPERTY



Elfrida Lands, Hamilton





SUBJECT PROPERTY



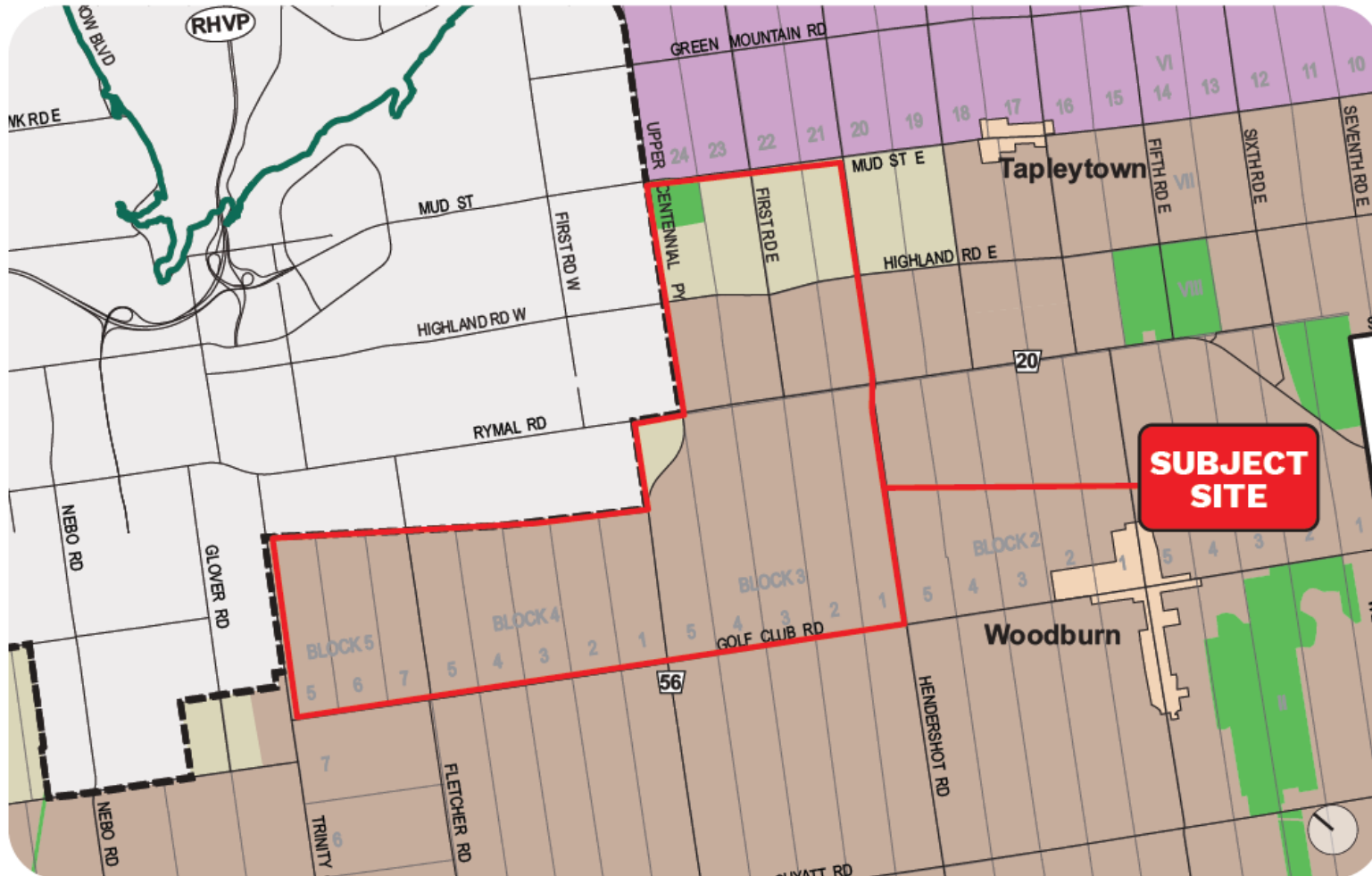
Elfrida Lands, Hamilton






Schedule D

Legend

-  Rural Settlement Areas
- Rural Land Use Designations**
 -  Agriculture
 -  Specialty Crop
 -  Rural
 -  Mineral Aggregate Resource Extraction Areas
 -  Open Space
 -  Utility
- Other Features**
 -  Urban Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary



Schedule B
Amendment No. _____
to the Urban Hamilton
Official Plan

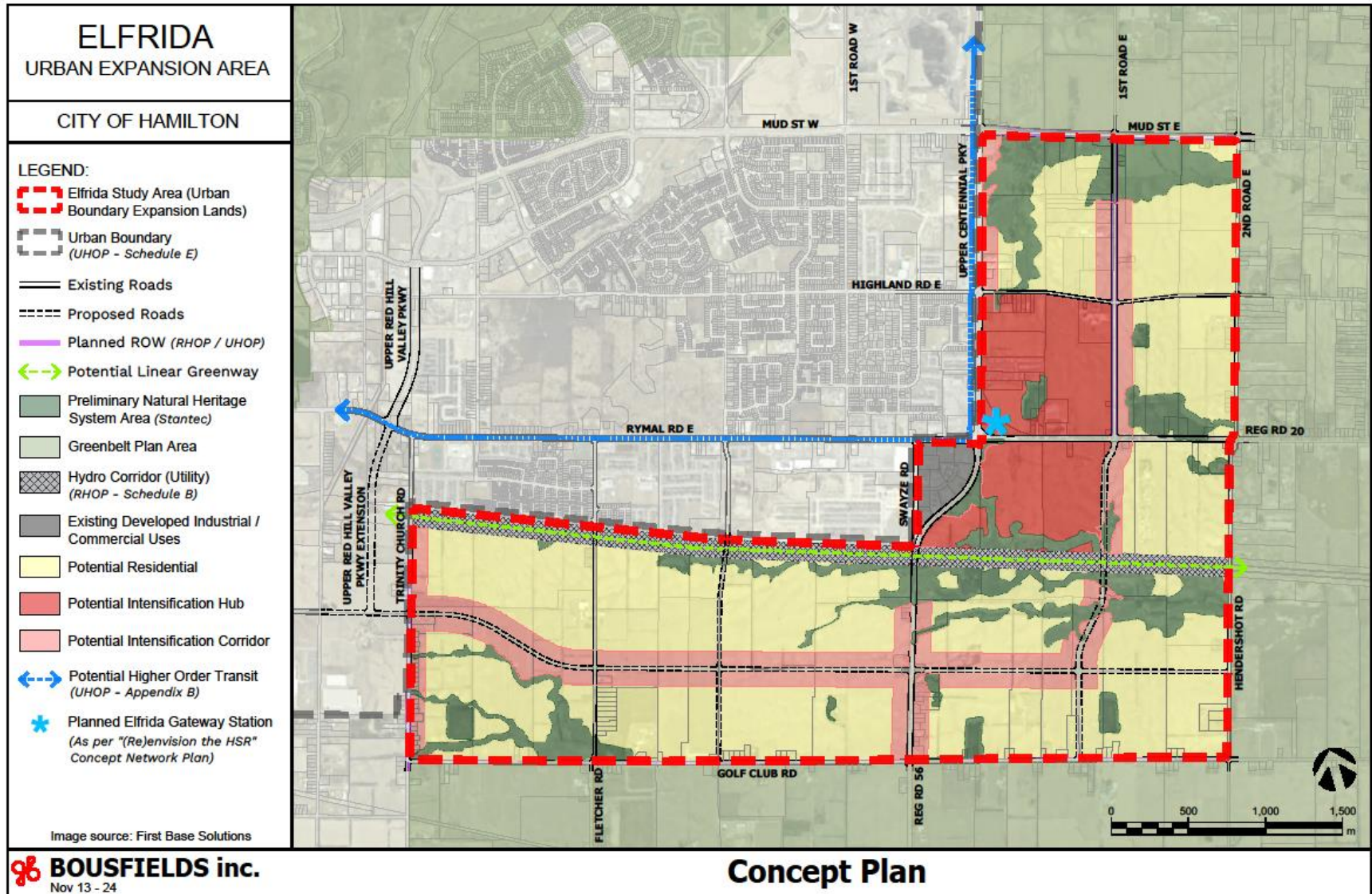
-  Lands Subject to Official Plan Amendment
-  Area A
-  Area A-1



Reference File No.

Date:
November 11, 2024

Revised By:
Bousfields Inc.



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:** ~ 130 comments
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Top Areas of Concern

- Infrastructure Needs (24 comments)
- Impacts to Agricultural Land (21 comments)
- Built Form and Density Objectives (20 comments)
- Fiscal Impact to City (20 comments)

Top Areas of Support

- Enhanced Opportunities for Affordable Home Ownership (39 comments)
- Expansion of the Housing Supply (38 comments)
- Creation of Employment Opportunities for Construction Workers (37 comments)
- Creation of Employment Opportunities for Suppliers and Service Providers (37 comments)

Supporting Studies/Peer Reviews

Studies Submitted

- Agricultural Impact Assessment
- Land Needs and Housing Assessment Report
- Fiscal Impact Assessment
- Transportation Assessment
- Functional Servicing Report
- Planning Rationale
- Subwatershed Study
- Noise Impact Study
- Odour Impact Study
- Energy and Climate Change Assessment
- Stage 1 Archaeological Assessment
- Karst Assessment/Karst Contingency Plan
- Preliminary Vegetation Inventory
- Preliminary Opportunities and Constraints Mapping
- Archaeological Assessment – Stage 1

Studies Peer Reviewed

- Agricultural Impact Assessment
- Land Needs and Housing Assessment Report
- Fiscal Impact Assessment
- Odour Impact Study
- Energy and Climate Change Assessment

Application Review

Insufficient demonstration of:

- **Available or Planned Infrastructure and Public Service Facilities**
 - Water & wastewater servicing would require diverting capacity from planned growth.
 - No evaluation of stormwater infrastructure capacity.
 - Inadequate analysis of impacts to transportation network.
 - Does not confirm capacity of required facilities (e.g., schools, recreation centres, etc.).
- **Fiscal Sustainability**
 - Incorporating long-term operating and replacement costs likely results in negative fiscal outcome.
- **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**
 - Inadequate demonstration of long-term protection of Natural Heritage System.
 - Located in Prime Agricultural Area – impact of mitigation measures and phased removal of agricultural lands unclear.

Report Recommendations

1. That **Urban Hamilton Official Plan Amendment Application UHOPA-25-007** by Bousfields Inc., on behalf of the Elfrida Community Builders Group Inc., for the lands shown in Appendix A to Report PED25179, to add the subject lands to the Urban Hamilton Official Plan to provide for an expansion of the City of Hamilton's Urban area and to designate the majority of the Elfrida Lands 'Urban Expansion Areas – Neighbourhoods' and the balance 'Urban Expansion Area'; to establish the requirement for the preparation of a Secondary Plan prior to any urban development; and, to provide policies that permit only currently existing land uses and expansions thereto and those planned through Rural Site Specific Area 21, **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-25-008** by Bousfields Inc., on behalf of the Elfrida Community Builders Group Inc., for the lands shown in Appendix A to Report PED25179, to remove the Elfrida lands from the applicable mapping and policies of the Rural Hamilton Official Plan, except for the site-specific mapping and policies of Rural Site Specific Area 21 as they relate to establishing permitted uses, **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, protect agricultural lands and natural heritage features, and 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