



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 25, 2025

How We Got to This Stage of Urban Boundary Expansion Applications and the June 25th Public Meeting

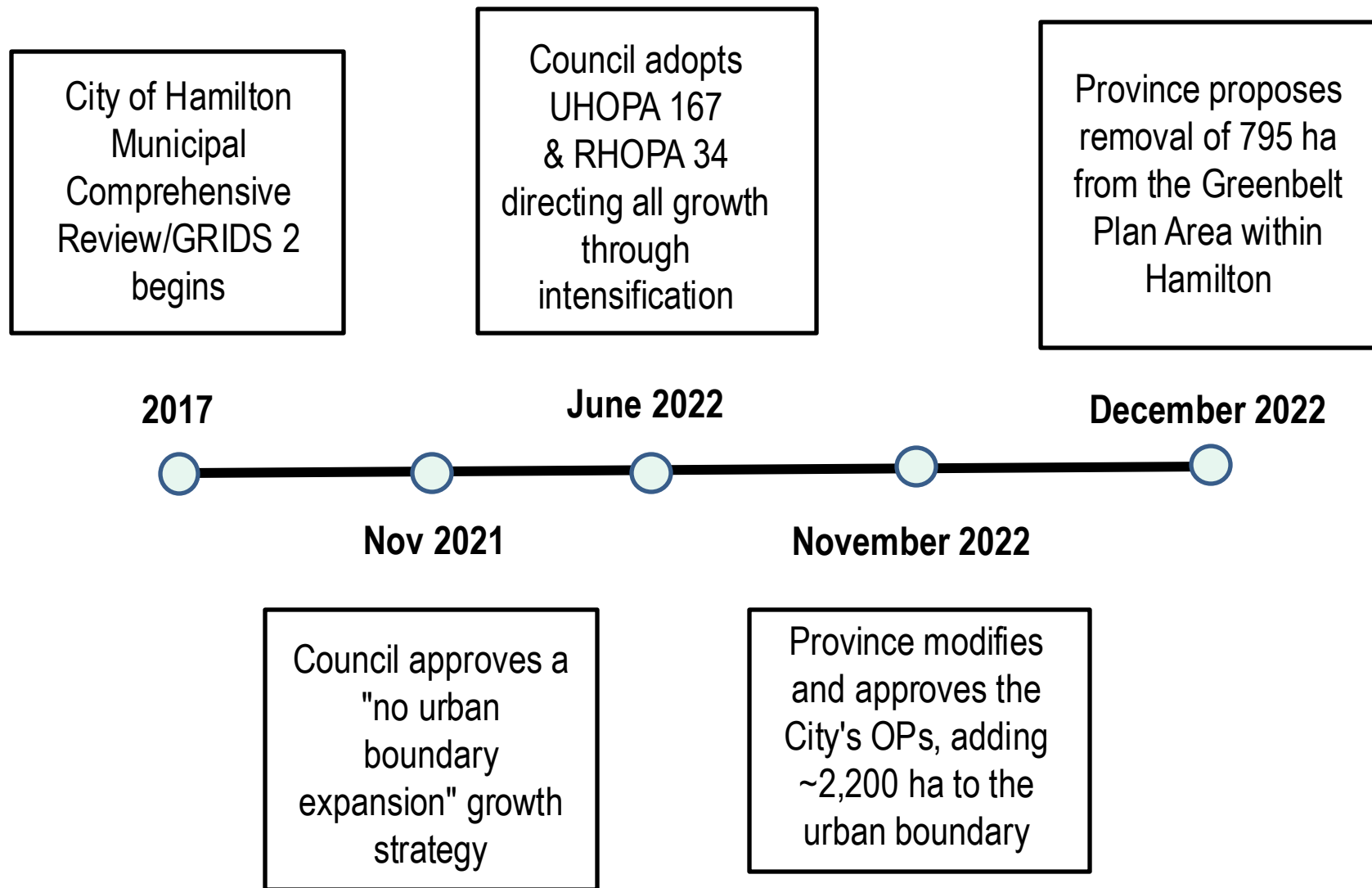
Presented by:

Dave Heyworth, Director and Senior Advisor – Strategic Growth Initiatives
Planning and Economic Development

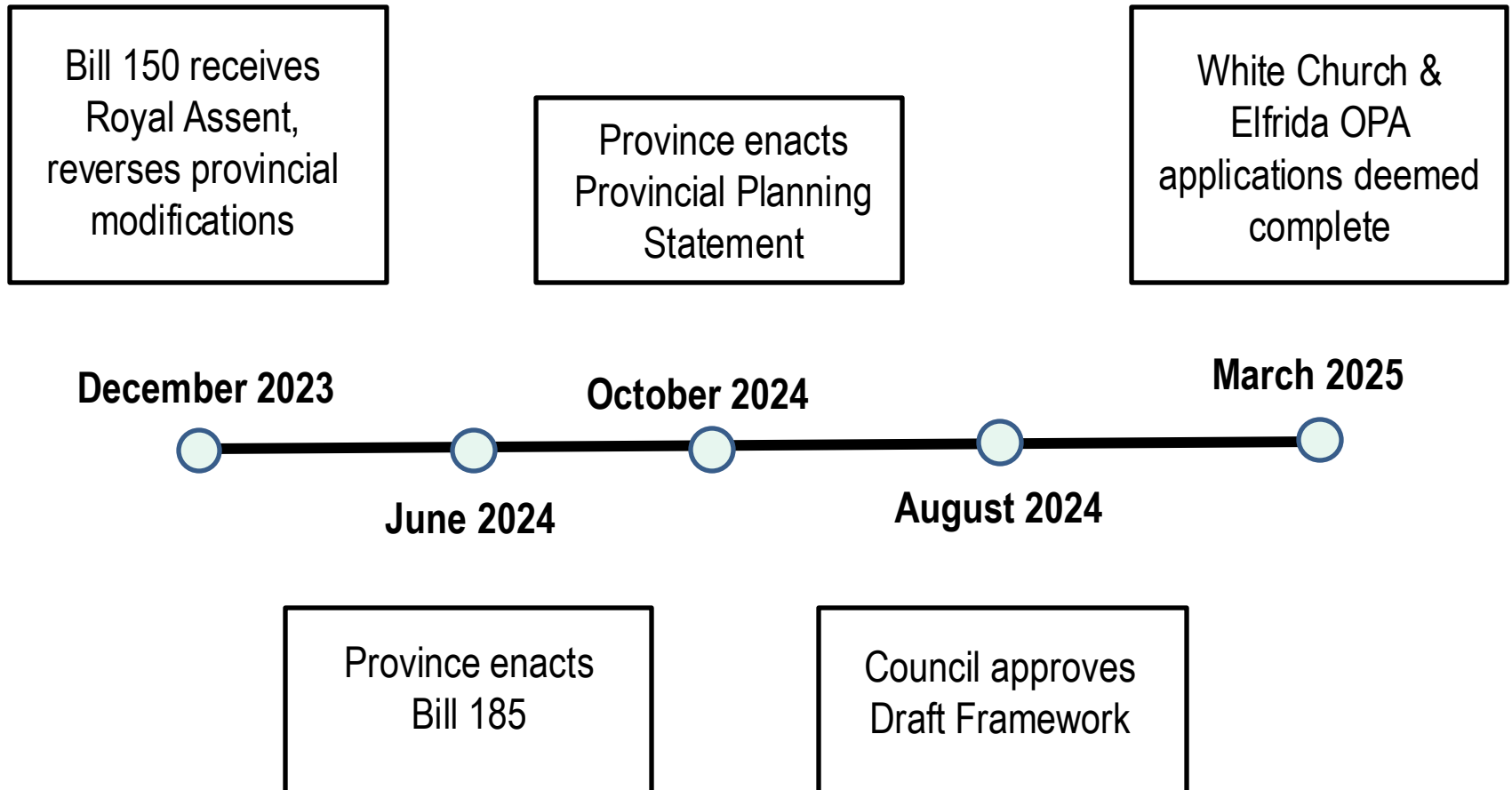
Purpose of the Presentation

- Outline the history of provincial and municipal policy development, pertaining to urban boundary expansions.
- Outline the Framework for Reviewing and Processing Urban Boundary Expansion Applications.
- Provide a roadmap explaining how we got to this stage of reviewing the privately initiated urban boundary expansion applications for the Elfrida and White Church Lands.

Timeline of Urban Boundary Policy Decisions



Timeline of Urban Boundary Decisions



Components of the Framework


Navigating the Framework: Three Key Parts

A


Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.


Required Submissions:




Growth Allocation - Housing Assessment Report




Fiscal Impact Assessment




Energy and Climate Change Assessment Submission



Public Engagement



Subwatershed Study




Concept Plan

B

Key Considerations


Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.

Considerations for Assessing Applications:




Growth Allocation

Does the expansion application contribute to sustainable urban growth?
Does it impact the City's planned intensification within the built up area?




Climate Change

How does the application address the City's climate change objectives?
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?




Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?




Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?




Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?




Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?




Land Use Compatibility

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?




Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?




Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?



Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?



Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?

C

Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.

1

Pre-Submission Meetings

Proponent can request preliminary meetings with City staff to discuss application requirements

2

Indigenous Community Consultation

Applicant is strongly encouraged to consult with Indigenous communities

3

Formal Consultation

Applicant is strongly encouraged to enter Formal Consultation, allowing City staff to advise on submission requirements in a coordinated manner

4

Pre-Submission Community Meeting

Applicant is strongly encouraged to hold a community meeting to discuss the project and gather feedback

5

Expansion Application Submitted

The City has 30 days to determine if the application is complete

6

Enhanced Public Notification

The City will notify the public and nearby landowners about the application

7

Circulation and Review

City departments and external agencies review the application

8

Open House

The City may hold an Open House to gather input from the community

9

Statutory Public Meeting & Recommendation Report

City Planning staff prepare a report with their recommendation and Planning Committee holds a statutory public meeting

10


Final Council Decision

City Council decides whether to approve or reject the boundary expansion

11

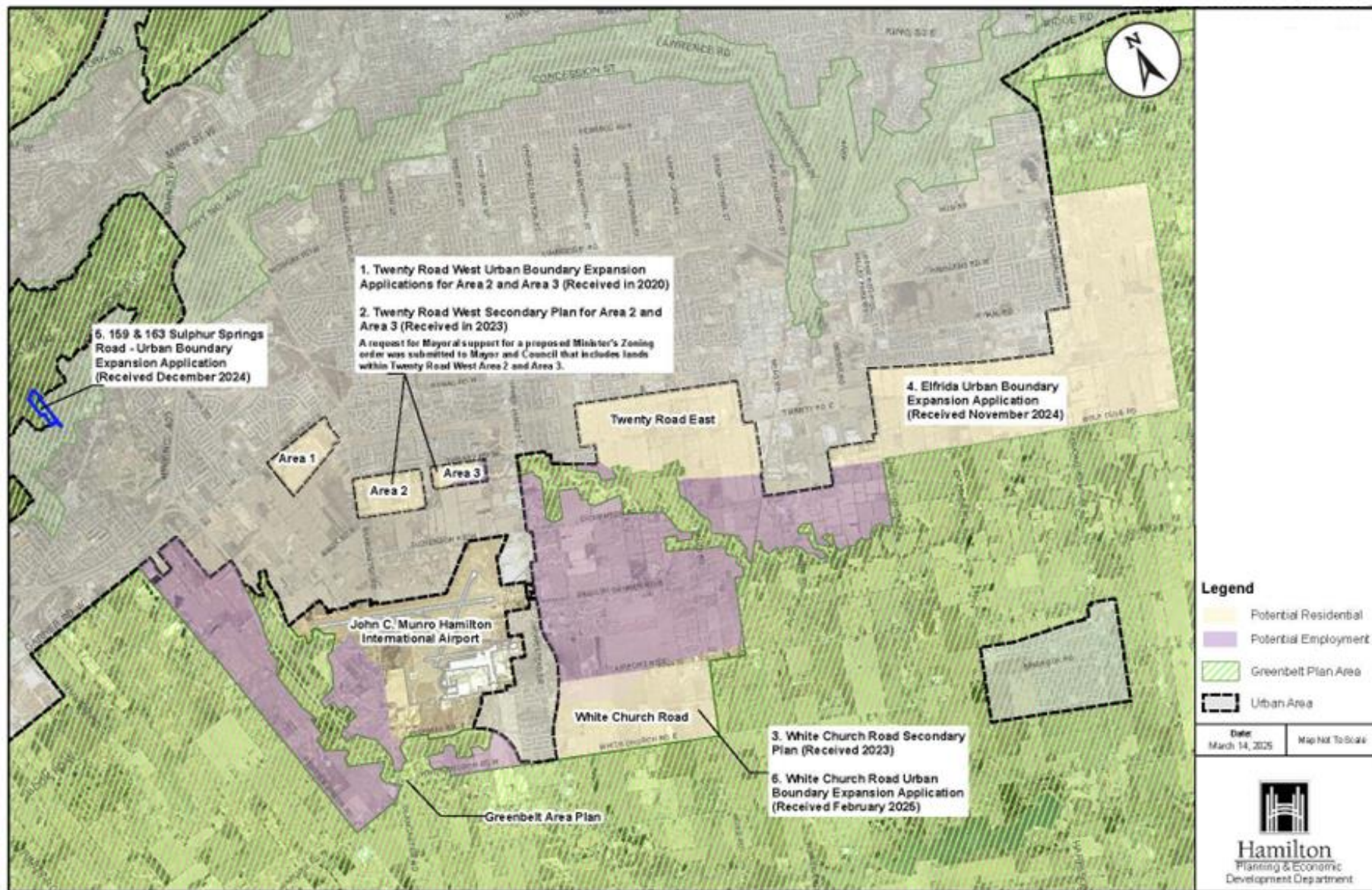
Ontario Land Tribunal Makes Final Decision on Application

Applicant can appeal if the City rejects application or doesn't decide within 120 days

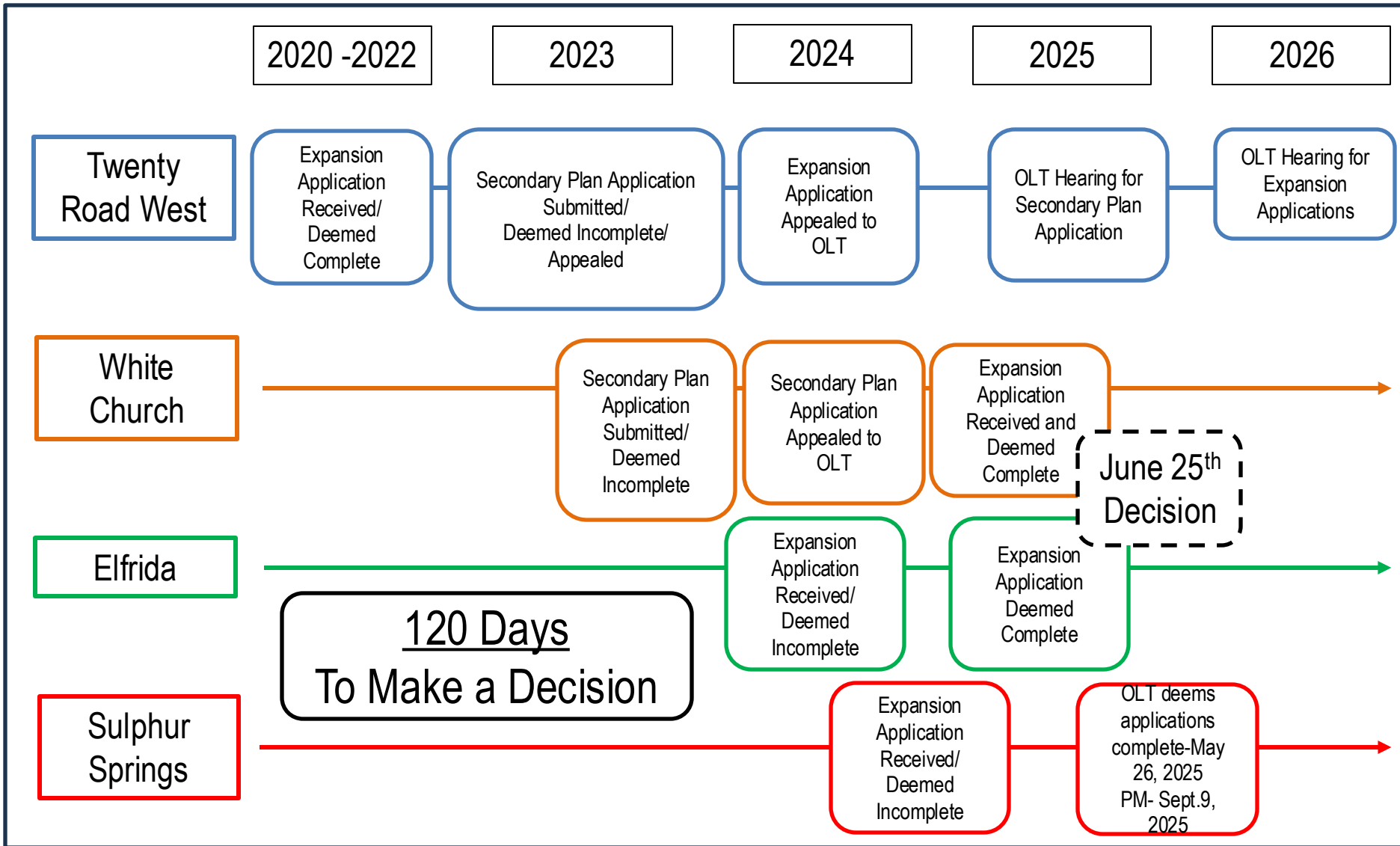
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PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

5



Chronology of Urban Boundary Expansion Appeals



Public Consultation

- Notice of Complete Application & Open Houses
 - Newspaper advertisements
 - Mailed notices to property owners within 400 metres of subject lands
 - Dedicated City webpage
 - Urban Boundary Expansion Notification List
- Open Houses
 - Two City-led open houses (1 virtual & 1 in-person)
 - Developer-led open house (1 for each application)
- Dedicated Webpage
 - City webpage for each application with important information about applications
- Comment Collection
 - Comments collected at open houses and via a dedicated email address
- Engagement with Indigenous Communities

Application Review & the Role of Consultants

Peer Reviews Completed

White Church

- Agricultural Impact Assessment (**Dillon Consulting**)
- Commercial Impact Analysis (**urbanMetrics Inc.**)
- Land Needs Analysis (**Watson & Associates Economists Ltd.**)
- Financial Impact Analysis (**Watson & Associates Economists Ltd.**)
- Noise Feasibility Study (**EXP Services Inc.**)
- Odour Impact Study (**Alliance Technical Group**)
- Energy and Climate Change Assessment (**Dillon Consulting**)

Elfrida

- Agricultural Impact Assessment (**Dillon Consulting**)
- Land Needs Analysis (**Watson & Associates Economists Ltd.**)
- Financial Impact Analysis (**Watson & Associates Economists Ltd.**)
- Odour Impact Study (**EXP Services Inc.**)
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Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE