



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:**

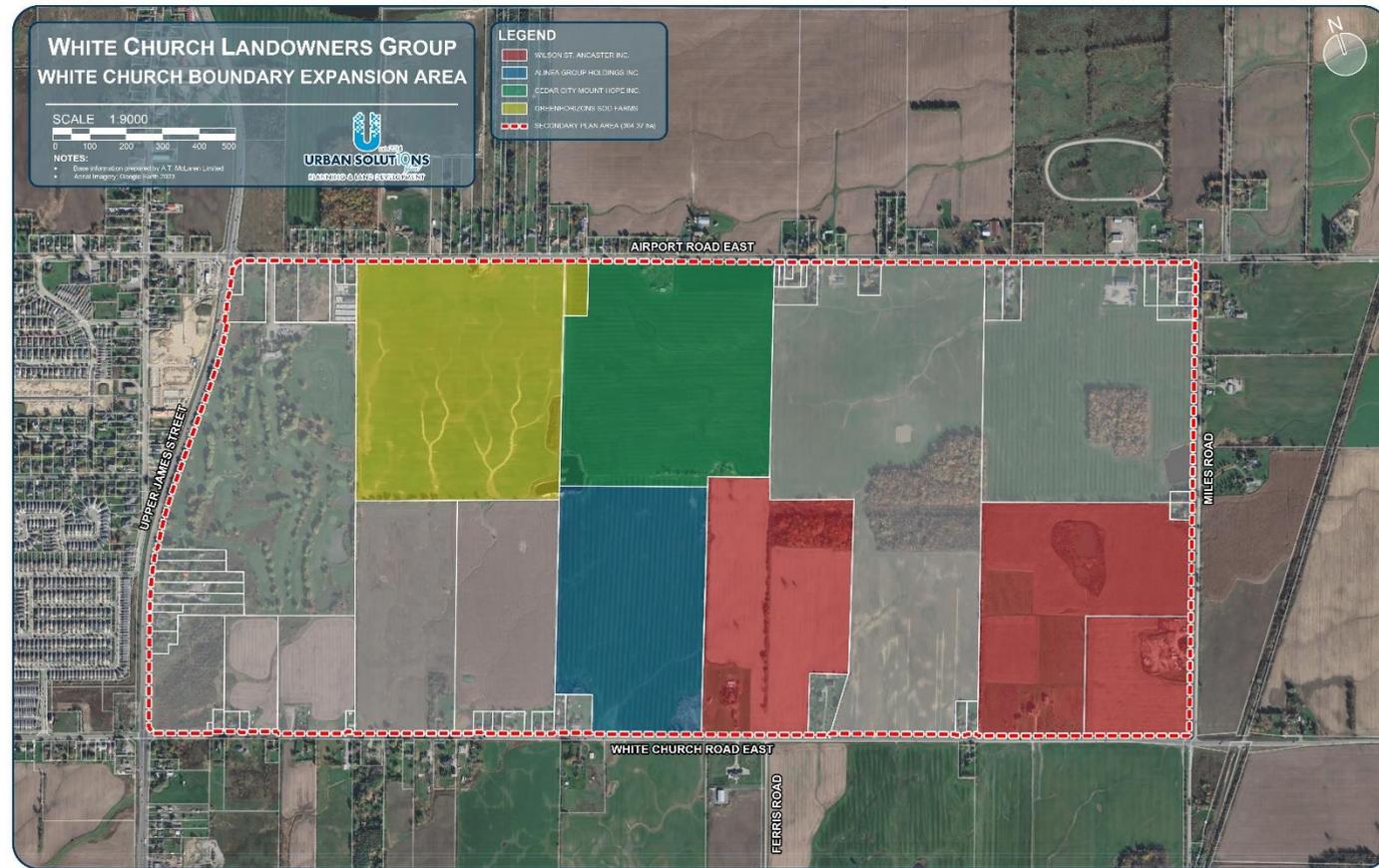
364 hectares

**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**



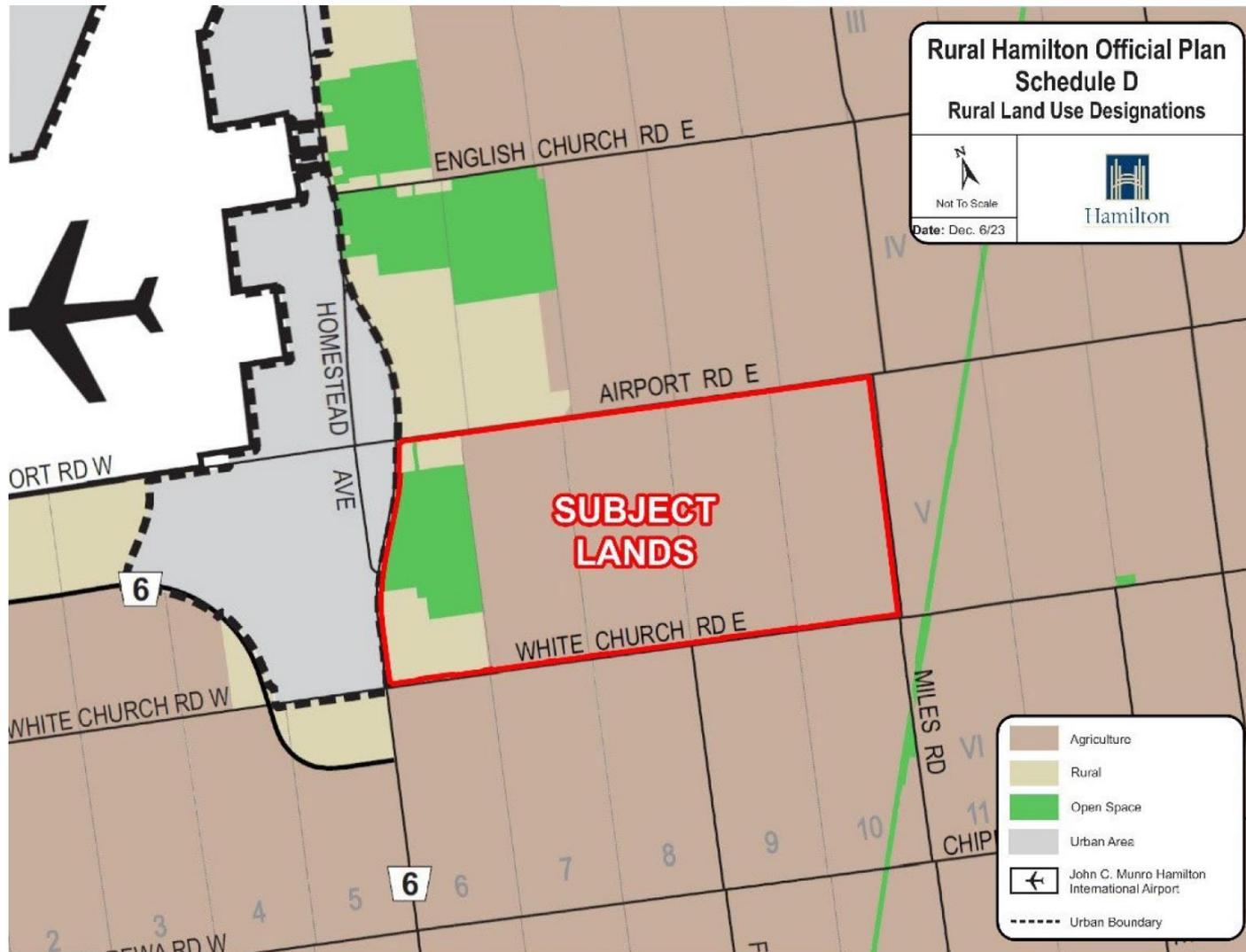


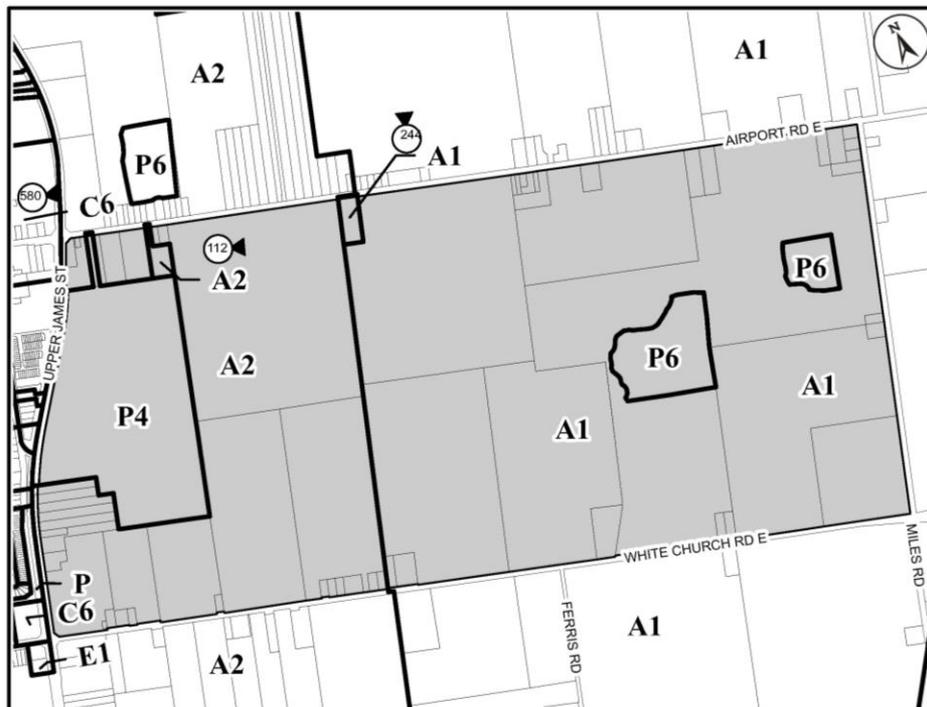
**SUBJECT PROPERTY**



**White Church Lands, Hamilton**







### Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
UHOPA-25-004/RHOPA-25-005

Date:  
March 7, 2025

Appendix "A"	Scale: N.T.S	Planner/Technician: TN/NB
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**Subject Property**

- Proposed White Church Urban Boundary Expansion Area

# WHITE CHURCH URBAN BOUNDARY EXPANSION AREA CONCEPT PLAN



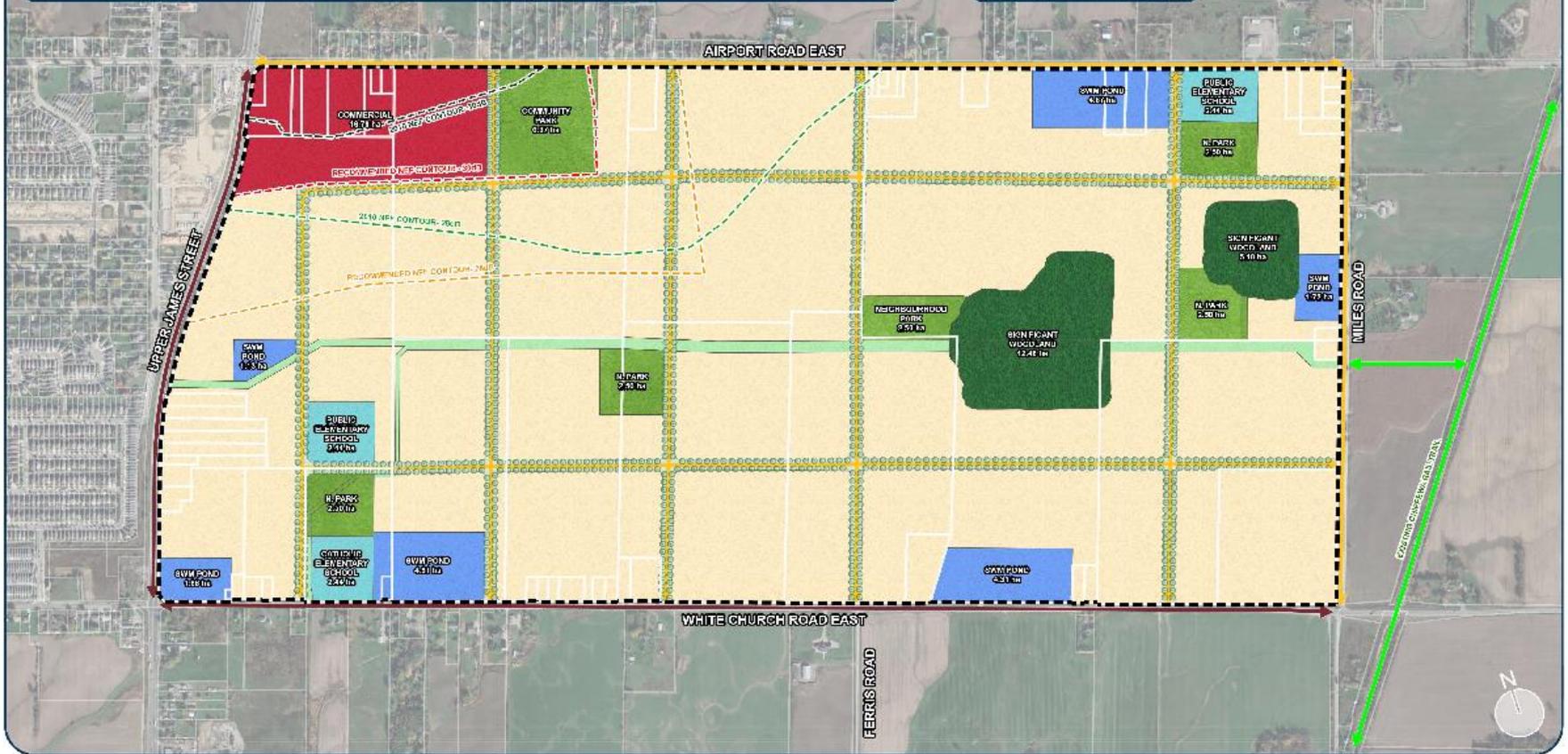
NOTES:  
 \* Scale: Minor only prepared by City of Hamilton  
 \* Date: 11/20/2019 (City of Hamilton)



LEGEND	
	SUBJECT LANDS
	RESIDENTIAL
	INSTITUTIONAL
	PARK / OPEN SPACE
	COMMERCIAL
	STORM WATER MANAGEMENT POND
	PIPELINE / TRAIL NETWORK
	NATURAL HERITAGE SYSTEM
	20m COLLECTOR'S RIGHT OF WAY
	ARTERIAL RIGHT OF WAY
	CHIPPewa RAIL TRAIL

LAND USE SCHEDULE	
ITEM	AREA (HA)
RESIDENTIAL	203.44
INSTITUTIONAL	7.32
PARK / OPEN SPACE	18.88
COMMERCIAL	16.70
STORM WATER MANAGEMENT POND	18.59
PIPELINE / TRAIL NETWORK	6.59
NATURAL HERITAGE SYSTEM	17.57
RIGHT OF WAY	39.21
<b>TOTAL</b>	<b>361.37</b>

POPULATION				
POLICY DOCUMENT	NET RESIDENTIAL DENSITY (U/HA)	PEOPLE PER HECTARE	ESTIMATED NUMBER OF UNITS @ 3.5 PERSON PER UNIT	ESTIMATED POPULATION
MIRIE SHULMAN SECONDARY PLANNING STATEMENT	31	77	7,829	26,703
PHINCHOCK PLANNING STATEMENT	20	50	4,954	17,340
URBAN FORM AND ORGANIZATION TARGET	28	70	6,958	24,275



# 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 14<sup>th</sup> in-person (~100 participants) & April 17<sup>th</sup> 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 watermains 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