

Appendix D Planning Report Fact Sheet

Application Details	
Owner:	Elfrida Community Builders Group Inc.
Applicant:	Elfrida Community Builders Group Inc. (see attachments)
File Number:	UHOPA-25-007, RHOPA-25-008
Type of Applications:	Urban Hamilton Official Plan Amendment & Rural Hamilton Official Plan Amendment
Proposal:	The applications seek to bring approximately 1,209 hectares of land into the urban boundary with the intent to use the lands to accommodate approximately 114,900 people and 14,360 jobs at 135 persons and jobs per hectare. The current concept proposes 18,939 low density units, 7,444 medium density units, 13,248 high density units, and commercial space and schools (according to the Transportation Assessment submitted by the applicant). The final unit numbers and mix would be determined at the Secondary Plan and development approvals stage.
Property Details	
Municipal Address:	Multiple Addresses – Refer to location map in Appendix A
Lot Area:	1,209 hectares
Servicing:	No existing municipal services.
Existing Use(s):	Agricultural Residential Commercial Institutional Industrial
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.
Zoning Existing:	“A1” Agriculture - 464 Glanbrook “A” Agricultural - 3692-92 Stoney Creek “E2” Existing Rural Industrial/Rural Industrial - 3692-92 Stoney Creek “HC” Highway Commercial - 3692-92 Stoney Creek “IS” Small Scale Institutional - 3692-92 Stoney Creek “MR” Rural Industrial - 3692-92 Stoney Creek “MR-1” Rural Industrial - 3692-92 Stoney Creek “MR-3” Rural Industrial - 3692-92 Stoney Creek

	<p>“MR-5-H” Rural Industrial - 3692-92 Stoney Creek “OS” Open Space - 3692-92 Stoney Creek “RC” Rural Commercial - 3692-92 Stoney Creek “RR” Rural Residential - 3692-92 Stoney Creek</p>
Processing Details	
Received:	November 20, 2024.
Deemed Complete:	Deemed incomplete on December 19, 2024 and deemed complete on March 18, 2025
Notice of Complete Application:	<p>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 was also included in this Notice. This combined Notice was also:</p> <ul style="list-style-type: none"> • Shared with 3,315 property owners within 400 metres of the Elfrida lands through a mail out on March 28, 2025; • Shared with residents on the City’s Urban Boundary Mailing List; and • Posted on the Elfrida UBE webpage, which provides information on the applications.
Public Notice Sign:	Public Notice signs were posted on the Elfrida lands on April 1, 2025. These signs also indicated the public meeting date (June 25, 2025) and provided instructions for participation.
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 Elfrida UBE webpage (see above for details). 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 3,315 property owners within 400 meters of the Elfrida lands on June 6, 2025.
Staff and Agency Comments:	Staff and Agency comments have been summarized in Appendix F attached to Report PED25179.
Public Consultation:	<p>The applicant held their own virtual open house on April 15, 2025.</p> <p>The City undertook several efforts aimed at gathering input from the public on the Elfrida 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 48 public comments through this email.
Public Comments:	<p>Approximately 130 comments and questions were received in total (Appendix E to Report PED25179).</p> <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 'A'

Elfrida Community Builders Group Inc.

OWNER	CONTACT INFORMATION	LEGAL DESCRIPTION
PALETTA INTERNATIONAL CORPORATION P & L LIVESTOCK LIMITED	Mailing Address: 4480 Paletta Crt, Burlington, Ontario, L7L 5R2 Attention: Paul Paletta Email: ppaletta@thealineagroup.ca	<u>17385-0145 (LT)</u> Part of Lot 5, Block 5, Concession 1, Binbrook, as in HL323058, Except VM70871, VM170601, VM155353, AB309127, VM216722 and Part 2 on Plan 62R-11926; Glanbrook; City of Hamilton. <u>17385-1772 (LT)</u> Part of Lots 2 and 3, Block 4, Concession 1 Binbrook, as in CD287602 and CD27327, Save and Except Part 1 on Plan 62R-7677 and Parts 1, 2, 3 and 4 on Plan 62R-19141; City of Hamilton.
TRIBUTE(HAMILTON) LIMITED	Mailing Address: 1815 Ironstone Manor, Unit 1, Pickering, Ontario, L1W 3W9 Attention: Louise Foster Email: louise.f@mytribute.ca	<u>17385-2170 (LT)</u> Part of Lot 7, Block 5, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-20167; Glanbrook; City of Hamilton. <u>17385-2169 (LT)</u> Part of Lot 5, Block 4, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-20166; Glanbrook; City of Hamilton. <u>17385-0169 (LT)</u> Parcel 7-1, Block 5, Section Binbrook-1; Part of Lot 7, Block 5, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-12510; Glanbrook; City of Hamilton.
2084696 ONTARIO INC.	Mailing Address: 600 Nebo Road, R.R.#2, Hannon, Ontario, L0R 1P0 Attention: Ray Rocci	<u>17385-2412 (LT)</u> Part of Lot 5, Block 4, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-20503; City of Hamilton.

	Email: ray@cardiconstruction.com	
CORRADO DISABATINO AND LAURA DISABATINO	Mailing Address: 3130 Golf Club Rd, Hamilton Ontario, L0R 1P0 Attention: Dino DiSabatino Email: designdcm@gmail.com	<u>17385-0117 (LT)</u> Part of Lots 1 and 2, Block 4, Concession 1, Binbrook; as in CD356313; Glanbrook; City of Hamilton
CORPVEIL HOLDINGS LIMITED RYMAL CENTENNIAL LIMITED	Mailing Address: 980 Yonge St Suite 30, Toronto Ontario, M4W 3V8 Attention: Tom Weisz Email: tweisz@effortrust.ca	<u>17385-0032 (LT)</u> Part of Lots 4 and 5, Block 3, Concession 1 Binbrook, as in AB311316; Glanbrook; City of Hamilton. <u>17385-0053 (LT)</u> Part of Lot 4, Block 3, Concession 1, Binbrook as in AB147487 (Secondly); Glanbrook; City of Hamilton. <u>17385-0052 (LT)</u> Part of Lot 4, Block 3, Concession 1, Binbrook as in AB147487 (Firstly), Except Part 2 on Plan 62R-12529 and CM2014; Glanbrook; City of Hamilton.
MEL (ELFRIDA) INC. MEL (ELFRIDA 2) INC.	Mailing Address: 145 Reynolds Street, Suite 400, Oakville, Ontario, L6J 0A7 Attention: Silvio Guglietti	<u>17385-3303 (LT)</u> Part of Lot 4, Block 3, Concession 1, Township of Binbrook; Designated as Part 1 on Plan 62R-21819; City of Hamilton. <u>17385-3304 (LT)</u> Part of Lot 3, Block 3, Concession 1, Township of Binbrook, Designated as Part 1 on Plan 62R-21820; City of Hamilton.

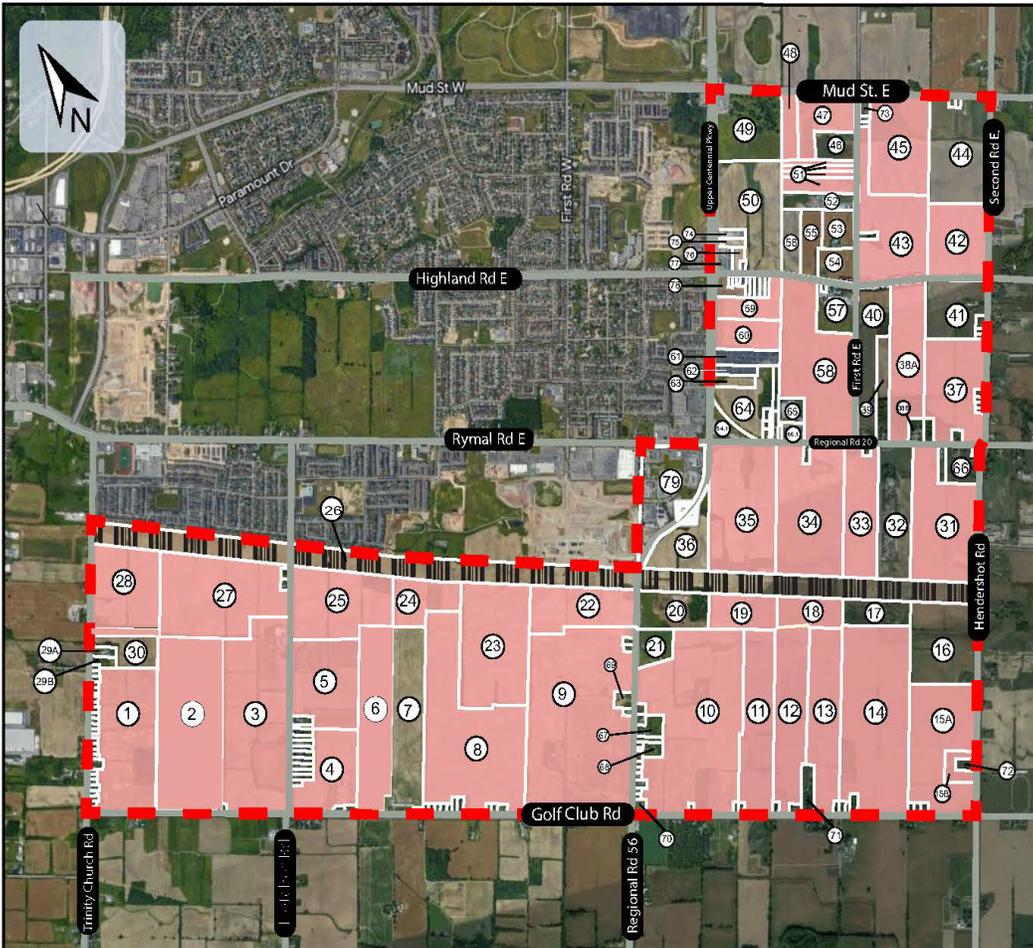
<p>LOSANI HOMES (1998) LTD. 2410002 ONTARIO INC.</p>	<p>Email: sguglietti@melroseinvestments.com</p> <p>Mailing Address: 430 McNeilly Road, Suite 203, Stoney Creek, Ontario, L8E 5E3</p> <p>Attention: Fred Losani</p> <p>Email: fred4losani@losanihomes.com</p>	<p><u>17385-0010 (LT)</u> Part of Lot 3, Block 3, Concession 1, Binbrook, Designated as part 2 on Plan 62R-8299; Glanbrook, City of Hamilton.</p> <p><u>17376-0098 (LT)</u> Part of Lot 21, Concession 7, Saltfleet as in CD406949; Stoney Creek, City of Hamilton.</p>
<p>VALERY HOMES GOLF CLUB ROAD LIMITED</p>	<p>Mailing Address: 2140 King St. E., Hamilton Ontario, L8K 1W6</p> <p>Attention: Ted Valeri</p> <p>Email: ted@valeryhomes.com</p>	<p><u>17385-0005 (LT)</u> Part of Lot 2, Block 3, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-17325; City of Hamilton.</p>
<p>HAMILTON COUNTRY PROPERTIES LTD.</p>	<p>Mailing Address: 401 Vaughan Valley Blvd, Vaughan Ontario, L4H 3B5</p> <p>Attention: Bill Manzon</p> <p>Email: bill@rinomatogroup.com</p>	<p><u>17385-0001 (LT)</u> Part of Lot 1, Block 3, Concession 1, Binbrook as in VM11758; Glanbrook; City of Hamilton.</p> <p><u>17385-0066 (LT)</u> Part of Lot 1, Block 3, Concession 1, Binbrook, as in VM190285; Glanbrook; City of Hamilton.</p> <p><u>17385-0068 (LT)</u> Part of Lot 1, Block 3, Concession 1, Binbrook, as in HL7923; Glanbrook; City of Hamilton.</p>

<p>MARZ HOMES (ELFRIDA) INC. MARZ HOMES (BROFRIDA) INC. MARZ HOMES (FRUITLAND) INC. (MUDD & FIRST INC.)</p>	<p>Mailing Address: 825 N Service Rd, Unit 20, Hamilton Ontario, L8E 0J7</p> <p>Attention: Dan Gabriel</p> <p>Email: dannyg@marzhomes.com</p>	<p><u>17385-0056 (LT)</u> Part of Lot 3, Block 3, Concession 1, Binbrook, as in CD134144; Lying South of BN7673; Glanbrook; City of Hamilton.</p> <p><u>17385-0414 (LT)</u> Part of Lot 3, Block 3, Concession 1, Binbrook as in CD134144, Except Part 1 on Plan 62R-12529; Lying North of BN7673; Save and Except Part 1 on Plan 62R15681; City of Hamilton.</p> <p><u>17385-0416 (LT)</u> Consolidation of Various Properties: Firstly: Part of Lot 3, Block 3, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-3641; Secondly: Part of Lot 3, Block 3, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-15681; City of Hamilton.</p> <p><u>17376-0151 (LT)</u> Part of Lot 21, Concession 8, Saltfleet; Designated as Parts 1, 2 and 3 on Plan 62R021147; City of Hamilton.</p>
<p>1507565 ONTARIO INC.</p>	<p>Mailing Address: 1 West Avenue S, Hamilton Ontario L8N 2R9</p> <p>Attention: Al Frisina</p> <p>Email: afrisina@frisinagroup.com</p>	<p><u>17385-0114 (LT)</u> Part of Lots 1 and 2, Block 4, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-10184; Glanbrook; City of Hamilton.</p> <p><u>17385-0108 (LT)</u> Part of Lots 2 and 3, Block 4, Concession 1, Binbrook as in CD493914; Lying South of BN7634 and BN8118; Glanbrook; City of Hamilton.</p>
<p>MULTI-AREA DEVELOPMENTS INC. 1356715 ONTARIO INC.</p>	<p>Mailing Address: 301 Fruitland Road, Unit 10, Stoney Creek, Ontario, L8E 5M1</p> <p>Attention:</p>	<p><u>17385-0096 (LT)</u> Parcel 4-1, Block 4, Section Binbrook 1; Part of Lot 4, Block 4, Concession 1, Binbrook; Part of Lot 5, Block 4, Concession 1, Binbrook; Parts 7, 8 and 10, D2; City of Hamilton.</p>

	<p>Aldo De Santis & David De Santis</p> <p>Email: aldo@multi-area.com david@multi-area.com</p>	<p><u>17385-0168 (LT)</u> Parcel 4-1, Block 4, Section Binbrook 1; Part of Lot 6, Block 5, Concession 1, Binbrook; Part of Lot 7, Block 5, Concession 1, Binbrook; Parts 1, 3 and 5, D2 Except Part 1 on Plan 62R-12510; Glanbrook; City of Hamilton.</p>
<p>2188410 ONTARIO INC.</p>	<p>Mailing Address: 9694 Twenty Rd W, Mount Hope Ontario L0R 1W0</p> <p>Attention: Nando DeCaria</p> <p>Email: nandodecaria@yahoo.com</p>	<p><u>17385-1464 (LT)</u> Part of Lot 5, Block 5, Concession 1, Binbrook; Designated as Part 1 on Plan 62R-19116; Glanbrook; City of Hamilton.</p>
<p>70 MUD STREET EAST INC. FIRST ROAD EAST INC. 197 FIRST ROAD EAST INC.</p>	<p>Mailing Address 3170 Harvester Rd #200, Burlington Ontario, L7N 3W8</p> <p>Attention: Jeff Paikin</p> <p>Email: jeff@nhdg.ca</p>	<p><u>17376-0156 (LT)</u> Firstly: Part of Lot 23, Concession 7, Saltfleet as in AB291018; Secondly: Part of Lot 23, Concession 7, Saltfleet as in CD348963; Stoney Creek, City of Hamilton.</p> <p><u>17376-0055 (LT)</u> Part of Lot 23, Concession 7, Saltfleet as in AB78977; Stoney Creek, City of Hamilton.</p> <p><u>17376-0154 (LT)</u> Part of Lot 23, Concession 7, Saltfleet; Designated as Part 1 on Plan 62R-22019; City of Hamilton.</p> <p><u>17376-0155 (LT)</u></p>

		<p>Part of Lot 23, Concession 7, Saltfleet; Designated as Part 1 on Plan 62R-22020; City of Hamilton.</p> <p><u>17376-0152 (LT)</u> Part of Lot 23, Concession 7, Saltfleet; Designated as Part 1 on Plan 62R-22017; City of Hamilton.</p> <p><u>17376-0153 (LT)</u> Part of Lot 23, Concession 7, Saltfleet; Designated as Part 1 on Plan 62R-22018; City of Hamilton.</p>
CEDAR CITY UPPER CENTENNIAL INC.	<p>Mailing Address: 124 Merton St suite 502, Toronto Ontario, M4S 2Z2</p> <p>Attention: Steven Silverberg</p> <p>Email: steven@cedarcitydev.com</p>	<p><u>17376-0025 (LT)</u> Part of Lot 24, Concession 8, Saltfleet; Designated as Part 1 on Plan 62R-2499; Except Part 1 on Plan 62R7604; Stoney Creek, City of Hamilton.</p> <p><u>17376-0111 (LT)</u> Part of Lot 24, Concession 8, Saltfleet; Designated as Parts 1, 2 and 3 on Plan 62R-1954; Stoney Creek, City of Hamilton.</p>
A. DESANTIS DEVELOPMENTS LTD.	<p>Mailing Address: 8 Main St E #202, Hamilton Ontario, L8N 1E8</p> <p>Attention: Anthony DeSantis</p> <p>Email: a.desantisjr@desantis.com</p>	<p><u>17385-1038 (LT)</u> Part of Lots 3 and 4, Block 4, Concession 1, Binbrook; Designated as Part 2 on Plan 62R-18170; Glanbrook; City of Hamilton.</p>

Attachment 1 - Members of Elfrida Community Builders Group – Taken from Urban Hamilton Official Plan Amendment Application submitted by Elfrida Community Builders Group Inc.



Legend

- PARTICIPATING AND COOPERATING OWNERS
- HYDRO CORRIDOR
- ELFRIDA URBAN EXPANSION AREA BOUNDARY

ELFRIDA COMMUNITY OWNERSHIP INDEX		
#	LEGAL NAME	*GROSS AREA (m ²)
1	PALETTA INTERNATIONAL CORPORATION	28.69
2	549336 ONTARIO LIMITED	40.78
3	THE ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	18.95
4	ELFRIDA ONTARIO INC.	14.54
5	THE ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	19.84
6	ELFRIDA ONTARIO INC.	37.76
7	ELFRIDA ONTARIO INC.	31.58
8	P & L LIVESTOCK LIMITED	45.87
9	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	31.31
10	ELFRIDA ONTARIO INC.	54.80
11	MEL ELFRIDA INC.	20.29
12	MEL ELFRIDA INC.	19.27
13	ELFRIDA HOMES (1998) LTD.	19.95
14	ELFRIDA HOMES (1998) LTD.	15.25
15	HAMILTON COUNTRY PROPERTIES LTD.	15.10
16	HAMILTON COUNTRY PROPERTIES LTD.	7.42
17	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	18.42
18	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	5.01
19	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	6.83
20	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	8.23
21	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	9.92
22	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.85
23	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	14.56
24	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	38.61
25	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	8.87
26	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	21.16
27	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	28.24
28	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	31.51
29	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	18.04
30	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	7.95
31	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.82
32	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	5.71
33	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	32.77
34	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	15.04
35	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	14.53
36	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	26.83
37	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	28.48
38	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	22.18
39	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	19.05
40	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	17.48
41	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.54
42	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.47
43	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	17.43
44	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	11.58
45	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	14.55
46	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	22.23
47	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	10.99
48	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.01
49	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.18
50	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.90
51	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	3.44
52	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	15.97
53	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	21.02
54	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	2.70
55	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.31
56	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.07
57	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.06
58	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.00
59	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.08
60	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	4.81
61	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	33.58
62	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	2.98
63	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	6.83
64	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.63
65	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.03
66	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	8.02
67	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	3.21
68	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	2.42
69	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.13
70	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.95
71	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.63
72	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.03
73	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.07
74	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.07
75	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.07
76	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.07
77	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	0.07
78	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.87
79	ELFRIDA COMMUNITY OWNERSHIP GROUP INC.	1.87
TOTAL	TOTAL LAND AREA (m ²) PARTICIPATING AND COOPERATING OWNERS	1817.7
TOTAL	TOTAL PARTICIPATING AND COOPERATING OWNERS	170.2
TOTAL	TOTAL LAND AREA (m ²)	1330.0

Description: Elfrida Area Ownership Map
 File No.:
 Date: November 18, 2024

Source: Geowarehouse

DELTA URBAN
 8800 Dufferin St, Suite 104
 Vaughan, ON L4K 0C5

ELFRIDA COMMUNITY OWNERSHIP MAP

Attachment 2 – Elfrida Community Ownership Map – Taken from Urban Hamilton Official Plan Amendment Application submitted by Elfrida Community Builders Group Inc.