





# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members of Council
<b>DATE:</b>	March 26, 2025
<b>SUBJECT:</b>	Elfrida Urban Boundary Expansion Official Plan Amendments
<b>WARD(S) AFFECTED:</b>	City Wide
<b>SUBMITTED BY:</b>	Dave Heyworth Acting Director and Senior Advisor – Strategic Growth Planning and Economic Development Department &
<b>SIGNATURE:</b>	 Anita Fabac Acting Director of Planning and Chief Planner Planning and Economic Development Department 

## Purpose:

The purpose of this Communication Update is to inform Council on the Elfrida Urban Boundary Expansion application submitted to the City of Hamilton.

## Background:

An Urban Boundary Expansion application, being an application to amend both the Urban Hamilton Official Plan and Rural Hamilton Official Plan, has been submitted by the Elfrida Community Builders Group Inc., representing over 70% of the different land holdings in the Elfrida area.

The Elfrida lands are an “L shaped” grouping of lands that comprise an area of 1, 209 hectares in size. The subject lands are bounded by Upper Centennial Parkway, Mud Street East, Second Road East, Hendershot Road, Golf Club Road, Trinity Church Road and a Hydro Corridor. The location is shown on the map attached as Appendix 1. A Concept Plan, submitted with the application, outlining intended land uses from a high level perspective is attached as Appendix 2.

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

The applications were submitted November 20, 2025, and deemed complete on March 18, 2025. The Planning Act requires a decision to be made by Council within 120 days of an application being deemed complete which started March 14, 2025 when all materials were submitted.

As indicated in reports to Council, the new Provincial Planning Statement allows privately initiated urban boundary expansion applications to be submitted outside of a municipal comprehensive review and Bill 185 now permits a Council denial or non-decision of an application to be appealed to the Ontario Land Tribunal. Council has approved a no urban boundary expansion growth strategy that is reflected in policy in the Urban Hamilton Official Plan.

### **Next Steps:**

Planning staff are circulating a notice of complete application and request for comments which would include the date of public meeting required under the Planning Act.

The public meeting is likely to generate significant interest and speakers, presentations, and correspondence. The urban boundary expansion application will also likely generate significant discussion by Planning Committee members. Therefore, a Special Planning Committee meeting will be held on June 25, 2025, followed by a Special Council meeting directly after to ratify any Committee decision before the 120 day deadline. The White Church urban boundary Official Plan Amendment application will also be considered at the same meeting.

Two open houses, one being virtual, are being planned for April 2025, which will provide time for input to be considered in the recommendation report. The on-site open house will be April 14, 2025 at the gymnasium of the Really Living Centre from 6:00 to 8:00 p.m. The virtual open house date has yet to be scheduled. The White Church urban boundary expansion Official Plan Amendment will be part of the same open houses.

### **Other Matters:**

The creation of the urban boundary expansion team is currently underway, but all positions are not filled to date so Sustainable Communities and Development Planning staff will be assisting with the processing of this application with assistance from a consulting firm for technical reviews of the studies.

An Urban Boundary Expansion Framework report, with implementing Official Plan amendment, dealing with submission requirements to apply to future applications is scheduled for the April 8, 2025, Planning Committee meeting.

**Resources:**

[PED24109](#) - Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications under the proposed Provincial Planning Statement.

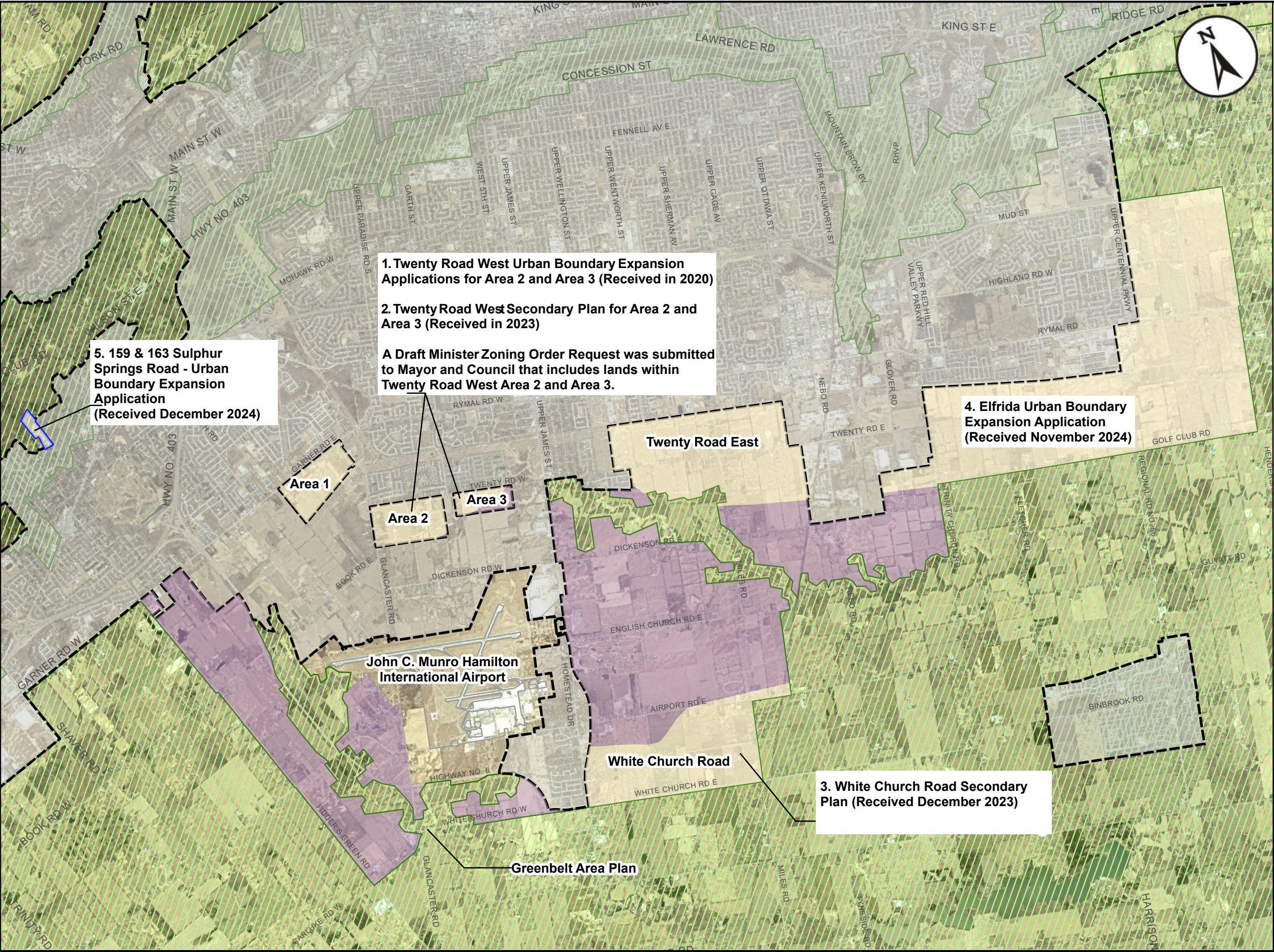
**Contact:**

If you require any further information on this matter please contact Dave Heyworth, Acting Director and Senior Advisor, Strategic Growth Initiatives, at [Dave.Heyworth@hamilton.ca](mailto:Dave.Heyworth@hamilton.ca) or extension 7451.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix 1: Location Map of Urban Boundary Expansion Applications Received  
Appendix 2: Concept Plan Submitted with The Application





**Legend**

- Potential Residential
- Potential Employment
- Greenbelt Plan Area
- Urban Area

Date:	Map Not To Scale
January 8, 2025	



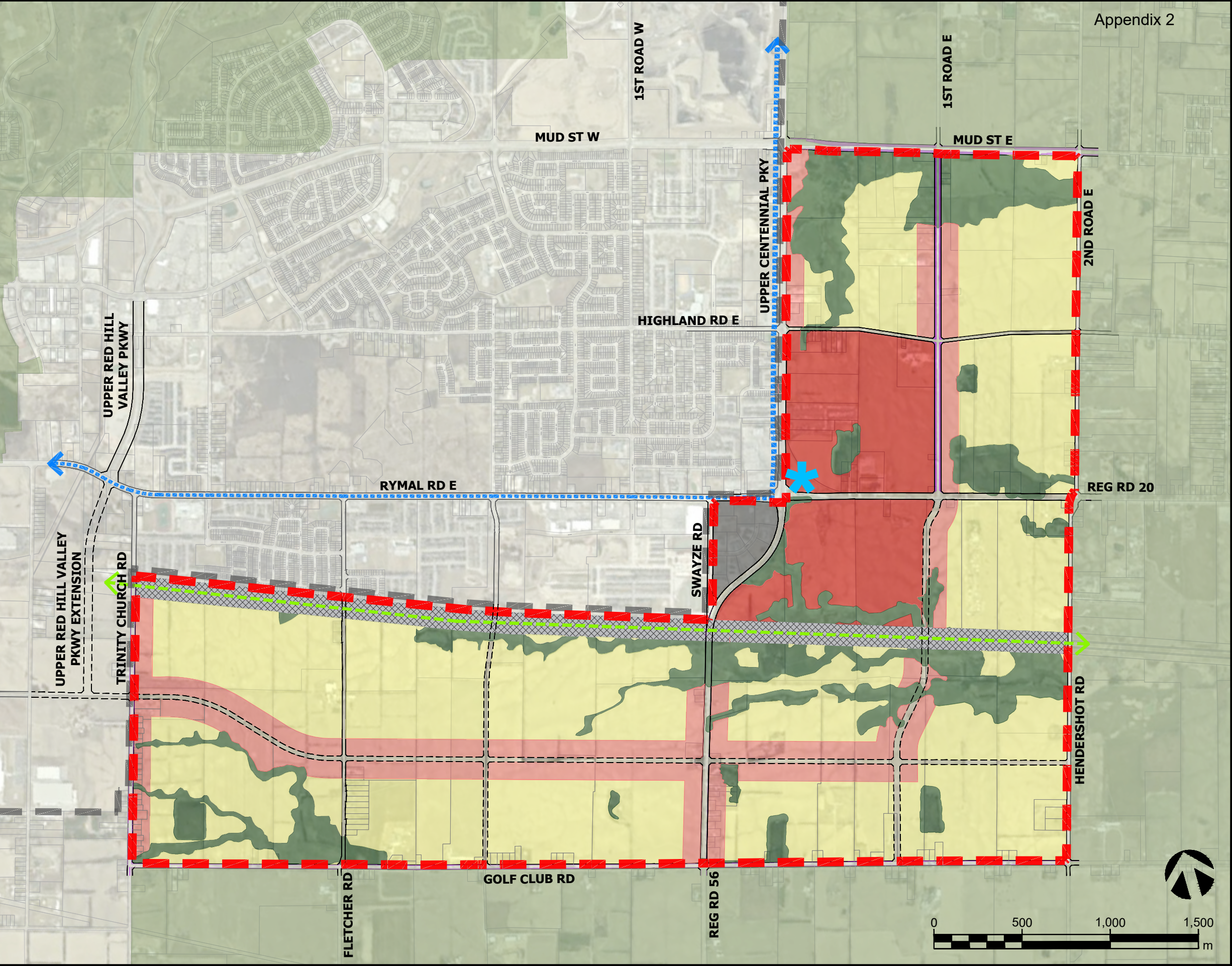
# ELFRIDA

URBAN EXPANSION AREA

CITY OF HAMILTON

- LEGEND:
- Elfrida Study Area (Urban Boundary Expansion Lands)
  - Urban Boundary (UHOP - Schedule E)
  - Existing Roads
  - Proposed Roads
  - Planned ROW (RHOP / UHOP)
  - Potential Linear Greenway
  - Preliminary Natural Heritage System Area (Stantec)
  - Greenbelt Plan Area
  - Hydro Corridor (Utility) (RHOP - Schedule B)
  - Existing Developed Industrial / Commercial Uses
  - Potential Residential
  - Potential Intensification Hub
  - Potential Intensification Corridor
  - Potential Higher Order Transit (UHOP - Appendix B)
  - Planned Elfrida Gateway Station (As per "(Re)envision the HSR" Concept Network Plan)

Image source: First Base Solutions



Appendix 2