





# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	March 13, 2025
<b>SUBJECT:</b>	White Church Urban Boundary Expansion Official Plan Amendments (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>SUBMITTED BY:</b> <b>SIGNATURE:</b>	<div>Dave Heyworth Acting Director and Senior Advisor – Strategic Growth Planning and Economic Development Department</div> <div></div> <div>Anita Fabac Acting Director of Planning and Chief Planner Planning and Economic Development Department</div> <div></div>

The purpose of this communications update is to inform Council on the White Church 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 received for the White Church lands, comprising different land holdings, identified on the attached location map.

The proposed urban boundary expansion area is approximately 364 hectares in size. The lands are anticipated to be developed with approximately 7,600 residential units, three elementary schools, one community park, five neighbourhood parks, 17 ha of commercial land uses, 19 ha of natural open space and a recreational trail system. The residential units will be primarily contained in single detached dwellings, semi-detached dwellings, street townhouse dwellings, stacked townhouse dwellings, and other low rise ground related dwellings.

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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.

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The applications were submitted February 26, 2025, and deemed complete on March 11, 2025. The Planning Act requires a decision to be made by Council within 120 days of an application being deemed complete which started March 4, 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.

A Secondary Plan/Official Plan Amendment application was submitted previously by the applicant as the lands were once placed in the urban boundary by the province. The application was deemed incomplete, and the applicant appealed the decision to the Ontario Land Tribunal. That application is publicly available on the City's website at [UBE Application: White Church Secondary Plan | City of Hamilton](#).

### **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.

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.

### **Other Matters:**

This special Planning Committee/Council process could also be applied to anticipated applications such as Elfrida and Sulphur Springs Road.

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.

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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:**

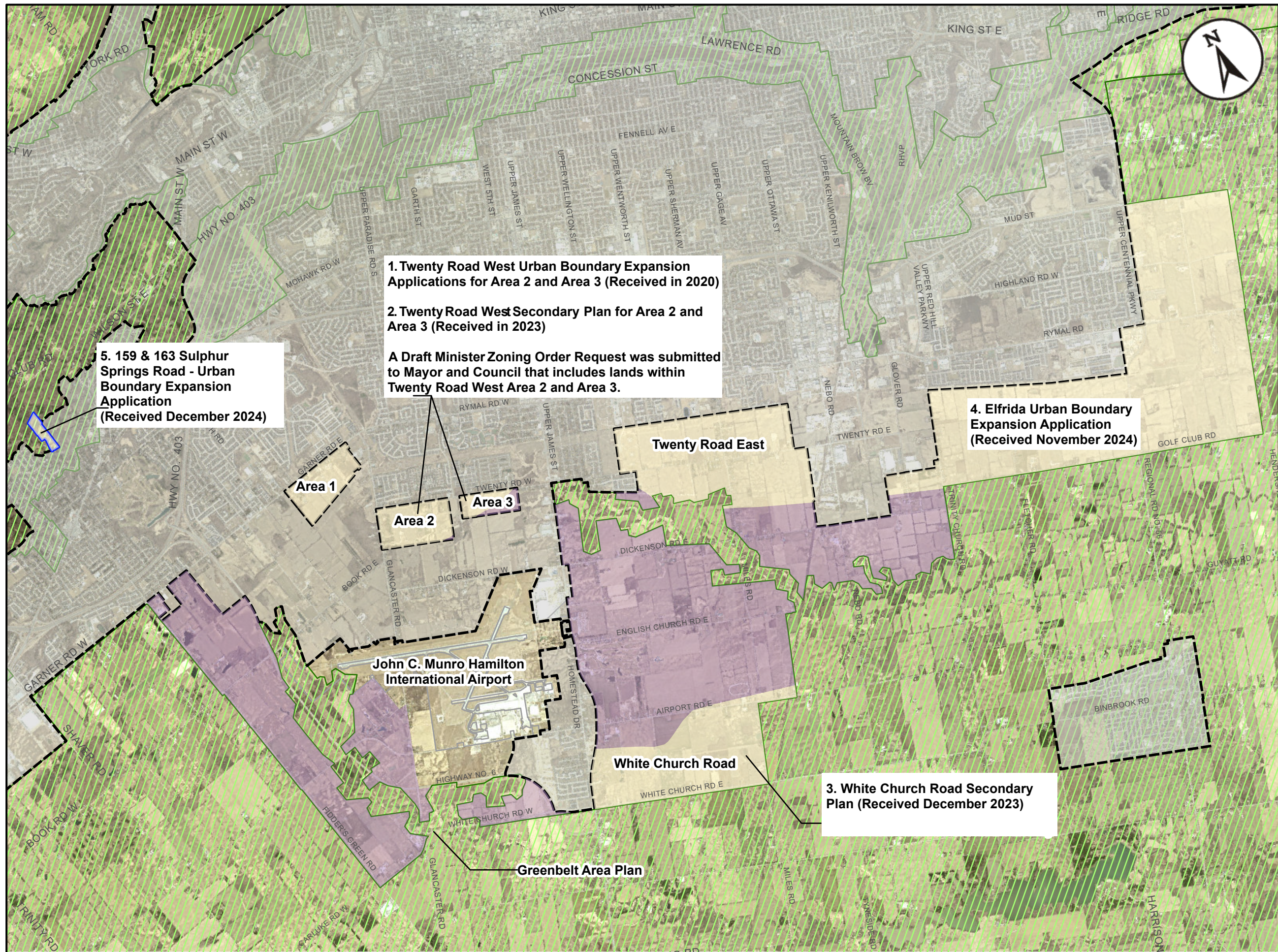
[PED24109](#) - Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications under the proposed Provincial Planning Statement.

If you require any further information on this matter, please contact Dave Heyworth, Acting Director and Senior Advisor, Strategic Growth Initiatives at (905) 546-2424 Ext. 2616 or by email at [Dave.Heyworth@hamilton.ca](mailto:Dave.Heyworth@hamilton.ca).





**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" – Location Map of Urban Boundary Expansion Applications Received





### Legend

-  Potential Residential  
 Potential Employment  
 Greenbelt Plan Area  
 Urban Area

**Date:**  
January 8, 2025

Map Not To Scale



Hamilton  
Planning & Economic  
Development Department