

WELCOME

PRIVATELY INITIATED URBAN BOUNDARY EXPANSION APPLICATIONS –

ELFRIDA & WHITE CHURCH LANDS

OPEN HOUSE

CONSULTATION ON THE PRIVATELY INITIATED APPLICATIONS

This open house pertains to two separate privately initiated planning applications, which seek to expand the City of Hamilton’s urban boundary:

- White Church Lands; and,
- the Elfrida Lands.

The purpose of this open house is to provide the public with an opportunity to review application materials provided by the applicants and provide comments to City staff prior to their finalizing recommendation reports for both applications. The applications will be considered at a special meeting of Planning Committee on June 25, 2025.

In addition to this open house, the City will be holding:

- A **virtual open house** on **April 17, 2025** starting at 7:00 p.m. You can use the following QR code to register.
- A statutory **Public Meeting** under the Planning Act at the special meeting of Planning Committee on **June 25, 2025**. Notification of this meeting will be sent out at a later date.



LAYOUT

Important information about the applications is displayed on panels throughout the room, while detailed information about studies completed by the applicant is provided on printouts. One side of the room is devoted to details about the White Church application, while the other focuses on the Elfrida application.

HOW TO PROVIDE FEEDBACK

- Submit a comment card during the open house.
- Talk to staff at the open house.

HOW TO STAY UPDATED ON URBAN BOUNDARY MATTERS

- You can join the City’s Urban Boundary notification list by scanning the following QR code. This will provide you with:
 - Updates on the City’s Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications.
 - Notification of when any privately initiated urban boundary expansion application is deemed complete by the City of Hamilton.
 - Notification of any meetings (e.g. Open Houses, Statutory Public Meetings) related to privately initiated urban boundary expansion applications.



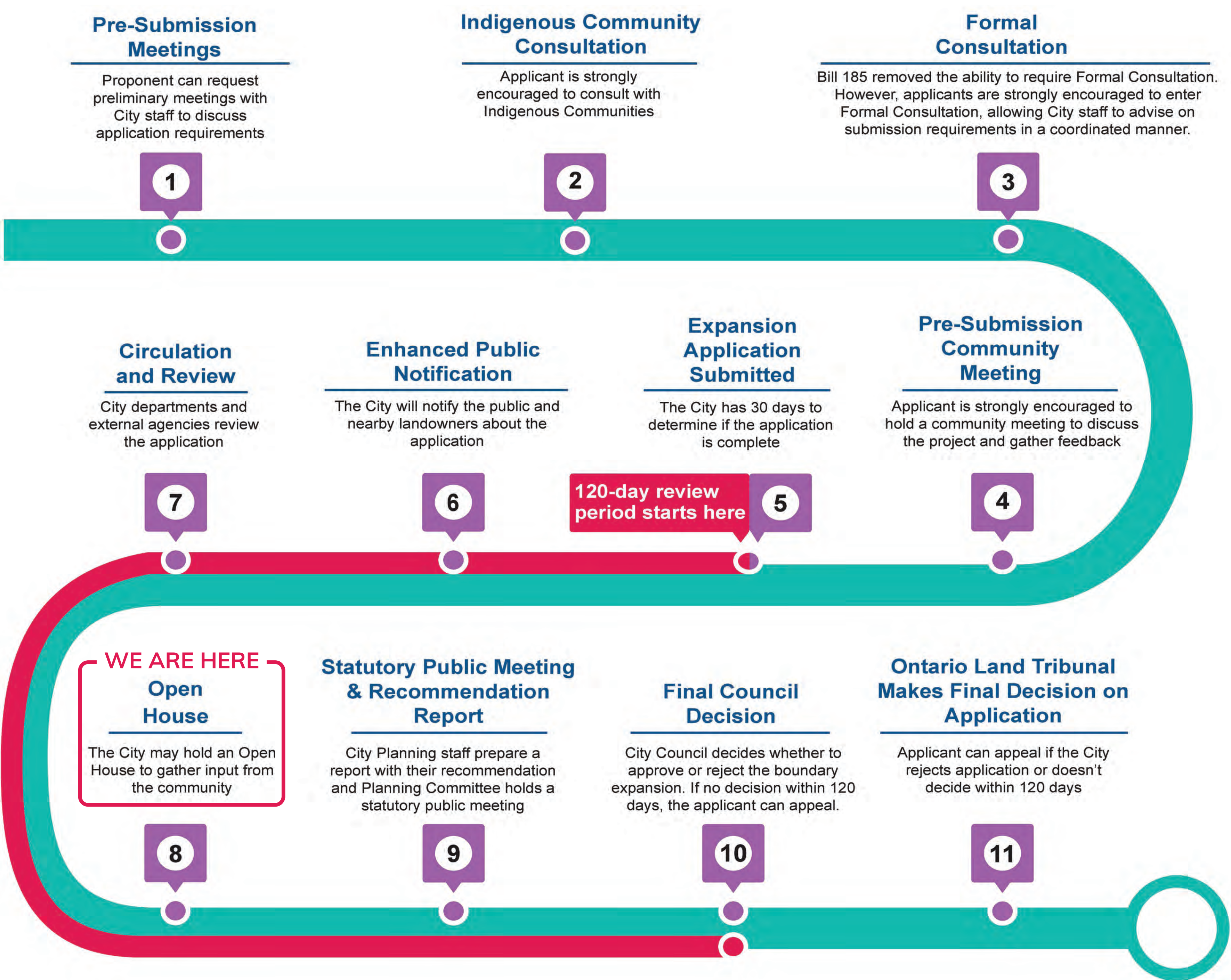
PROCESSING & EVALUATING PRIVATELY INITIATED URBAN BOUNDARY EXPANSION APPLICATIONS

Through Bill 185 and the Proposed Provincial Planning Statement, the Province has enabled developers and landowners to submit applications for amending local Official Plans to expand urban boundaries. Under the new Provincial changes there are limitations on what the City can control with privately initiated urban boundary expansion applications. If a municipal council denies an application or fails to make a decision on such an application, the applicant can appeal to the Ontario Land Tribunal.

In response to these changes, the City has developed a Draft Urban Boundary Expansion Framework to guide the consideration of urban boundary expansion applications. The Draft Framework establishes a rigorous process for reviewing these requests, ensuring transparency, and providing opportunities for public input and was used as a guide when reviewing these applications. Planning Committee considered the finalization of this framework through an Official Plan Amendment at its meeting of April 8, 2025.

In March 2025, City staff deemed complete two privately initiated applications for urban boundary expansion in the White Church and Elfrida areas. The City has until early July (120 days) to make a decision on these applications, after which they can be appealed to the Ontario Land Tribunal if no decision is reached.

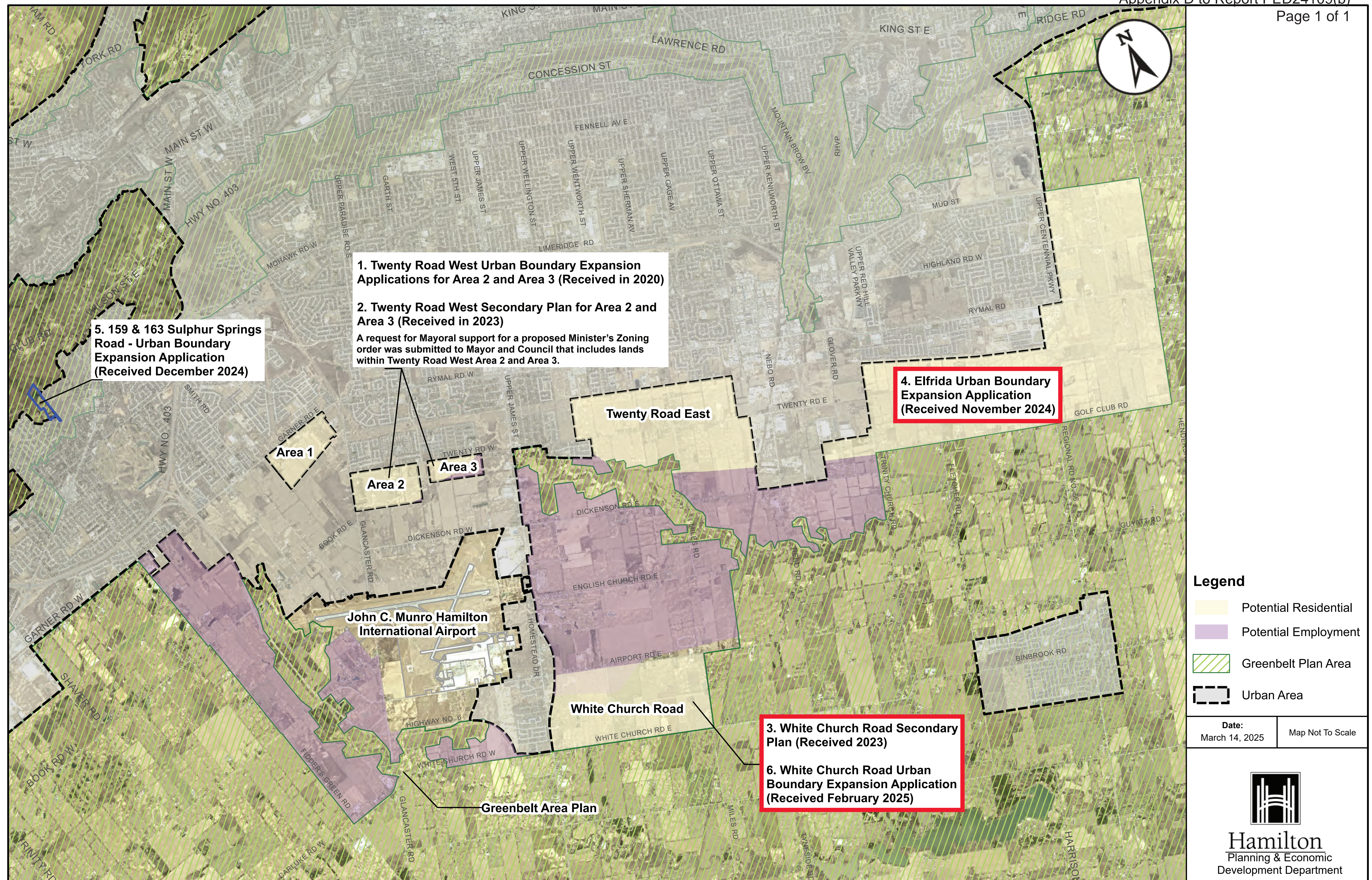
APPLICATION SUBMISSION & REVIEW PROCESS



MAP OF ALL CURRENT PRIVATELY INITIATED URBAN BOUNDARY EXPANSION APPLICATIONS

Appendix D to Report PED24109(b)

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ELFRIDA URBAN EXPANSION AREA

PROPOSAL SUMMARY

Applicant: Elfrida Community Builders Group Inc.

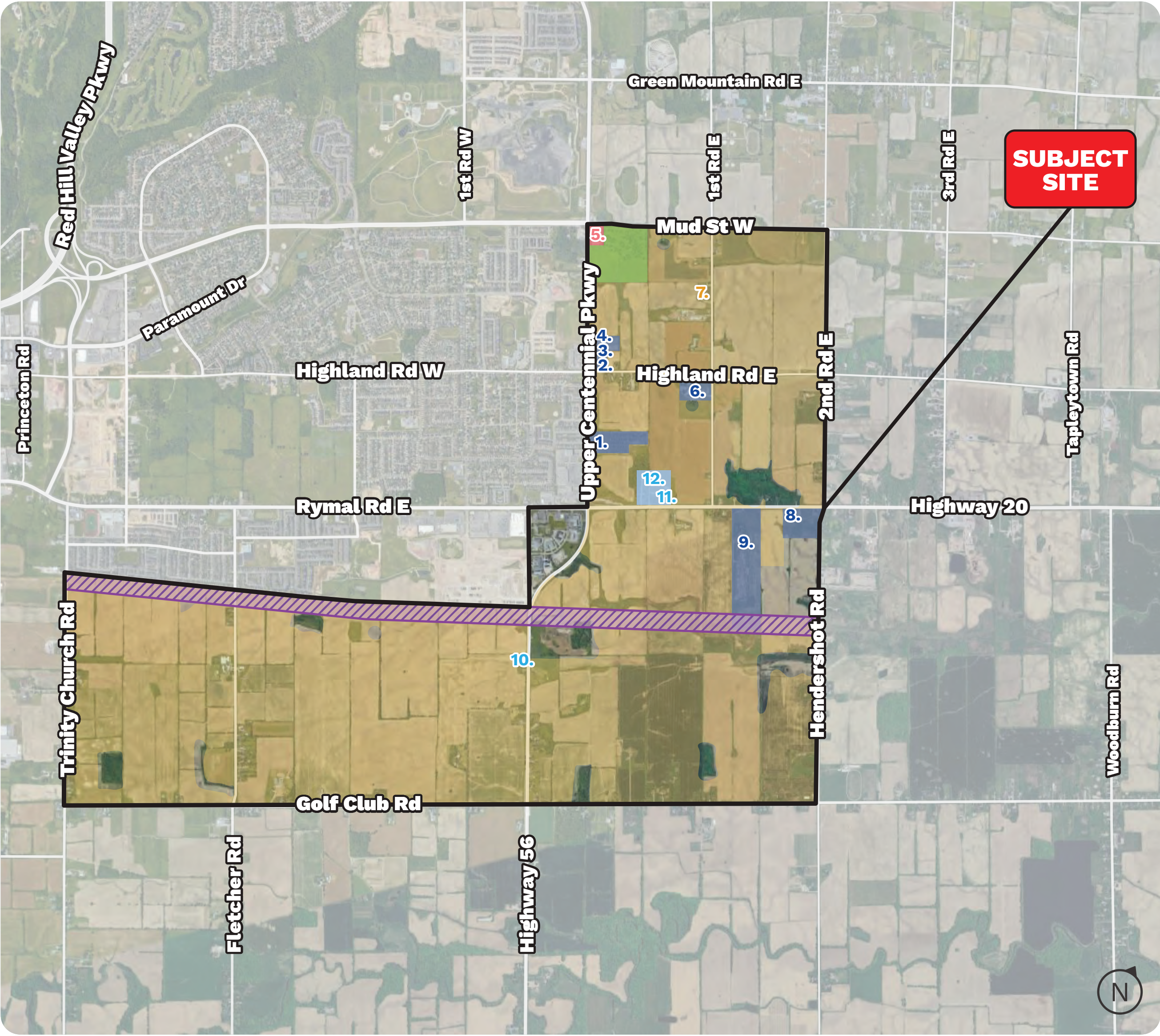
Location: Lands known as the Elfrida Lands (see map below). The lands are bounded by Second Road and Henderson Road to the east, Golf Club Road to the south, Trinity Church Road to the southwest, an east-west hydro corridor to the northwest, Swayze Road and Upper Centennial Parkway to the northwest, and Mud Street to the north.

Size: Approximately 1,209 hectares.

Purpose: To facilitate the inclusion of the subject lands in the City of Hamilton's Urban Boundary.

Current Use: The site is currently occupied by a mix of commercial, employment, industrial, institutional, and agricultural uses, as well as approximately 148 single detached dwellings.

Proposed Use: The subject lands could ultimately accommodate approximately 114,900 people and 14,360 jobs at 135 persons and jobs per hectare.



Key Features Legend

1. RV Self Storage
2. U-Haul Self Storage
3. Co-op Equipment Rental
4. Stanmore Golf Carts
5. Tim Hortons & Burger King
6. Bill's Mushroom Farm
7. Dorr Foods
8. CR Mechanix
9. Open Storage Yard
10. Swayze Cemetery
11. Our Lady of the Assumption Parish
12. Former Catholic Elementary School

Planning & Urban Design Rationale
Bousfields Inc.

Land Use Legend

- National Heritage Feature - Core Area
- Hydro Corridor
- Commercial
- Parks & Open Spaces
- Industrial
- Institutional
- Agriculture / Rural

ELFRIDA - SUPPORTING STUDIES

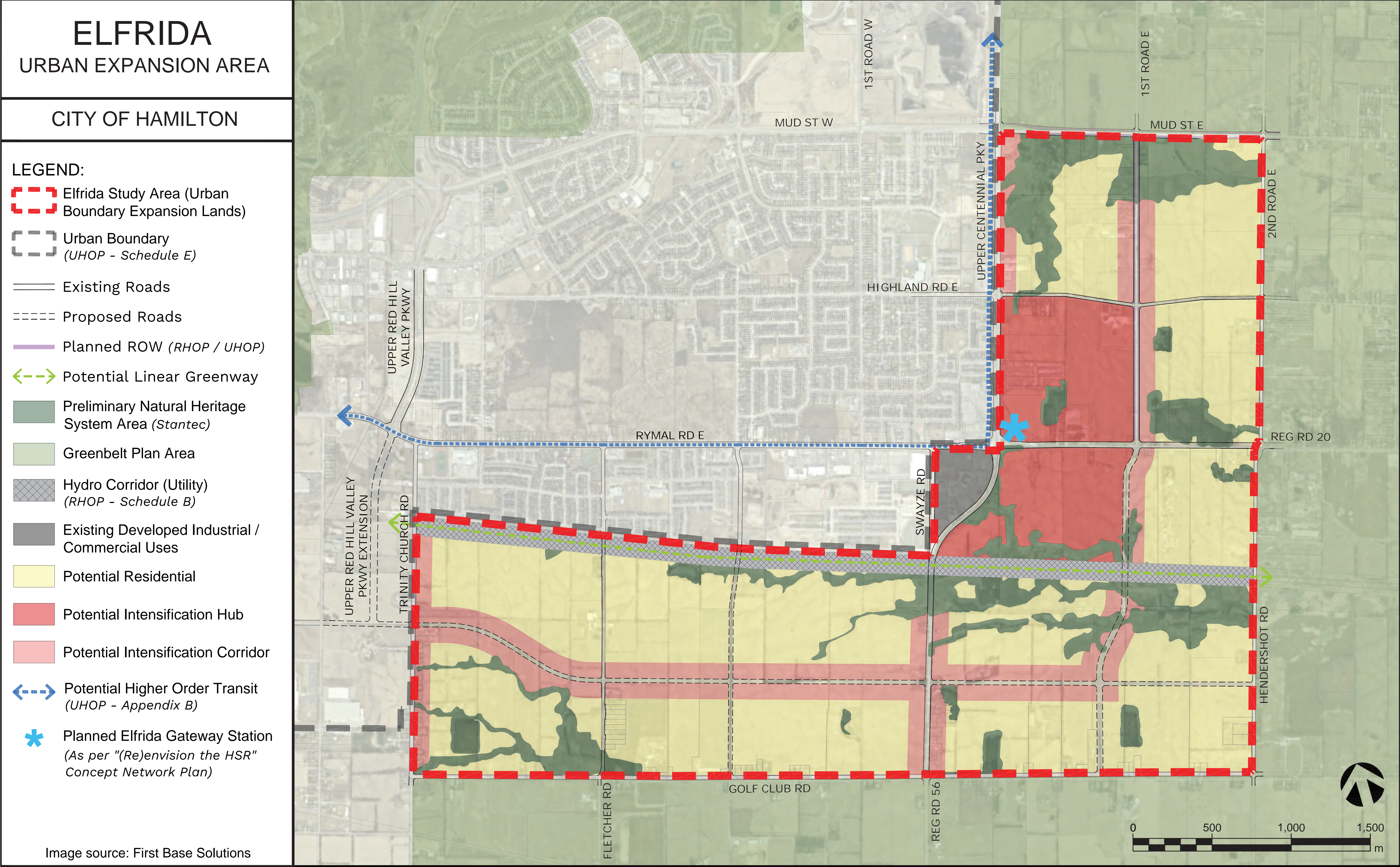
In addition to the Planning Justification Report, Concept Plan, and Draft Official Plan Amendments, the following studies were carried out by the applicant in support of the Elfrida Urban Boundary Expansion. City staff are currently reviewing these studies in their assessment of the application.

Study Title	Consultant	Date
Agricultural Impact Assessment	Colville Consulting Inc.	November 2024
Land Needs and Housing Assessment Report	Parcel Economics Inc.	November 2024
Fiscal Impact Assessment	Parcel Economics Inc.	November 2024
Transportation Assessment	C.F. Crozier & Associates Inc.	March 2025
Functional Servicing Report	Stantec Consulting Ltd.	November 2024
Subwatershed Study – Preliminary Opportunities and Constraints Mapping	GeoProcess Research Associates Inc., Palmer Environmental Consulting Group as part of SLR Consulting Ltd., and Stantec Consulting Ltd.	February 2025
Noise Impact Study	HGC Noise Vibration Acoustics	November 2024
Odour Impact Study	SLR Consulting	March 2025
Energy and Climate Change Assessment Report	buildABILITY Corp.	November 2024
Stage 1 Archaeological Assessment	ASI	October 2024
Karst Assessment/Karst Contingency Plan	Landtek Limited Consulting Engineers	November 2024

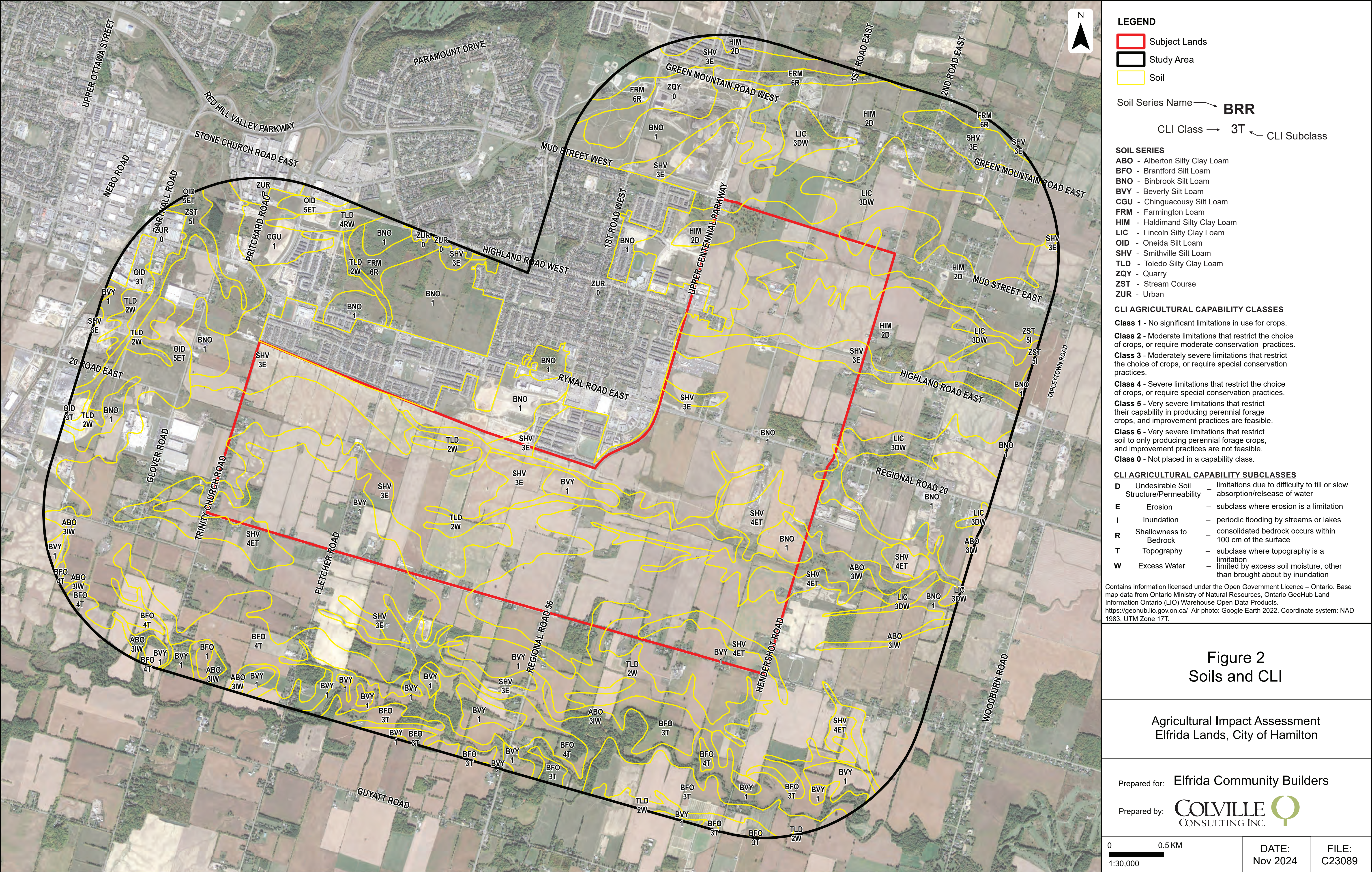
EXISTING WATER DISTRIBUTION SYSTEM



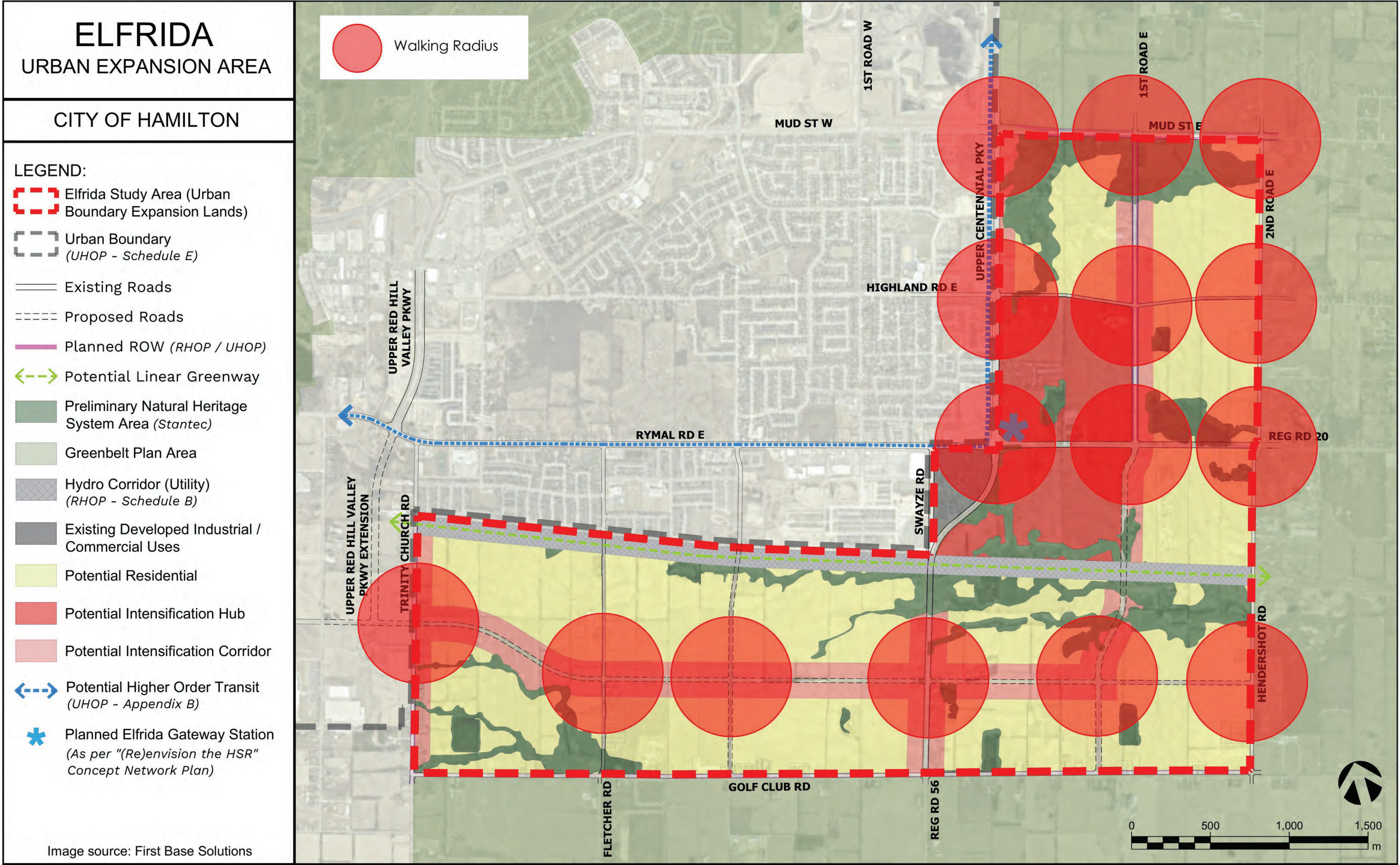
ELFRIDA – CONCEPT PLAN



ELFRIDA – SOIL QUALITY MAP



ELFRIDA – MAJOR TRANSIT STOP COVERAGE MAP (CONCEPT PLAN)



ELFRIDA - CORE AREAS & CONSERVATION AUTHORITY REGULATED AREA

