




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	August 7, 2025
SUBJECT:	Elfrida and White Church Urban Boundary Expansion Applications – Appeals of Council's refusal to the Ontario Land Tribunal
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	
SIGNATURE:	 Dave Heyworth Director and Senior Advisor – Strategic Growth Planning and Economic Development Department

The purpose of this communication update is to inform Council that the City has received appeals of City Council's refusal of urban boundary expansion applications for the White Church and Elfrida land areas.

BACKGROUND

On June 25, 2025, City Council refused the following Official Plan Amendment applications requesting to expand Hamilton's urban boundary:

- Application UHOPA-25-004/RHOPA-25-005 for the White Church area submitted by the White Church Landowners Group Inc. The application seeks to add approximately 364 hectares of land to the Hamilton urban area.
- Application UHOPA-25-007/RHOPA-25-008 for the Elfrida area submitted by the Elfrida Community Builders Group Inc. The application seeks to add approximately 1,209 hectares of land to the Hamilton urban area.

The location of the two expansion areas is identified in Appendix 1 to this Communication Update.

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.

Notice of Council's refusal of both applications was issued on July 9, 2025, and the last day for an Ontario land Tribunal appeal to be filed was July 29, 2025.

APPEALS

Elfrida Area

For the Elfrida area, an appeal has been received from Goodmans LLP dated July 21, 2025, representing the Elfrida Community Builders Group Inc. which is made up of 25 corporations that own land within the Elfrida area. A copy of the appeal letter is attached as Appendix 2.

White Church Area

For the White Church area, two separate appeals have been received:

- An appeal has been received from Michael Nemanic Law on July 29, 2025, a copy of the appeal letter is attached as Appendix 3, representing three landowners within the proposed expansion area:
 - Jonanna Katarzyna Jerzak – 0 Upper James Street;
 - Infini White Church East Holding Inc. – 8442 White Church Road East; and,
 - Saad Malakhail, Iqbala Malakhail; Safia Malakhail – 8410 White Church Road East.

Note that these landowners were not part of the White Church Landowners Group Inc. that submitted the urban boundary expansion application.

- An appeal from Aird Berlis dated July 25, 2025, a copy of the appeal letter is attached as Appendix 4, representing the White Church Landowners Group Inc. which comprised of four corporations that own land within the White Church area.

A copy of the three appeals is enclosed with this Communication Update.

NEXT STEPS

City staff will notify the public of the appeals through the City's urban boundary expansion webpage (www.hamilton.ca/ube) and sending an e-mail to the City's urban boundary e-mail list.

A Case Management Conference has not yet been scheduled in response to either appeal.

Please contact Dave Heyworth, Director and Senior Advisor – Strategic Growth with any questions at Dave.Heyworth@hamilton.ca or by phone at (905) 546-2424 Ext. 7451.

APPENDICES AND SCHEDULES

Appendix 1 – Location Map of Submitted Urban Boundary Expansion Applications

Appendix 2 - Goodmans LLP Appeal Letter

Appendix 3 - Michael Nemanic Law Appeal Letter

Appendix 4 – Aird Berlis Appeal Letter