

Summary of Key Reports Submitted by the Applicant for the Privately - Initiated Secondary Plan Application

File Number: DPA-2026-00080

(Click links below to be taken to each summary)

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Summary of Official Plan Amendments

Rural Hamilton Official Plan Amendment (RHOPA) & Urban Hamilton Official Plan Amendment (UHOPA)

Purpose and Effect: To incorporate the Elfrida Secondary Plan into the Urban Hamilton Official Plan, establishing a detailed policy framework to guide the development of lands within the Elfrida area.

Basis: In support of the application, a Planning Rationale and other technical studies were submitted to address the requirements of the Planning Act, Provincial Planning Statement, and the Urban and Rural Hamilton Official Plans. The applicant's consultant is of the opinion that the proposed amendment is consistent with the Provincial Planning Statement and conforms to the general intent of the Urban and Rural Hamilton Official Plans.

Changes: The Rural Hamilton Official Plan Amendment proposes to modify the Rural Hamilton Official Plan to ensure the Elfrida Secondary Plan is located outside of the Rural area and the secondary plan is subject to the Urban Hamilton Official Plan instead of the Rural Hamilton Official Plan.

The Urban Hamilton Official Plan Amendment proposes to modify the Urban Hamilton Official Plan to add the Elfrida Secondary Plan to Volume 2 – Secondary Plans of the Urban Hamilton Official Plan, which includes the following changes:

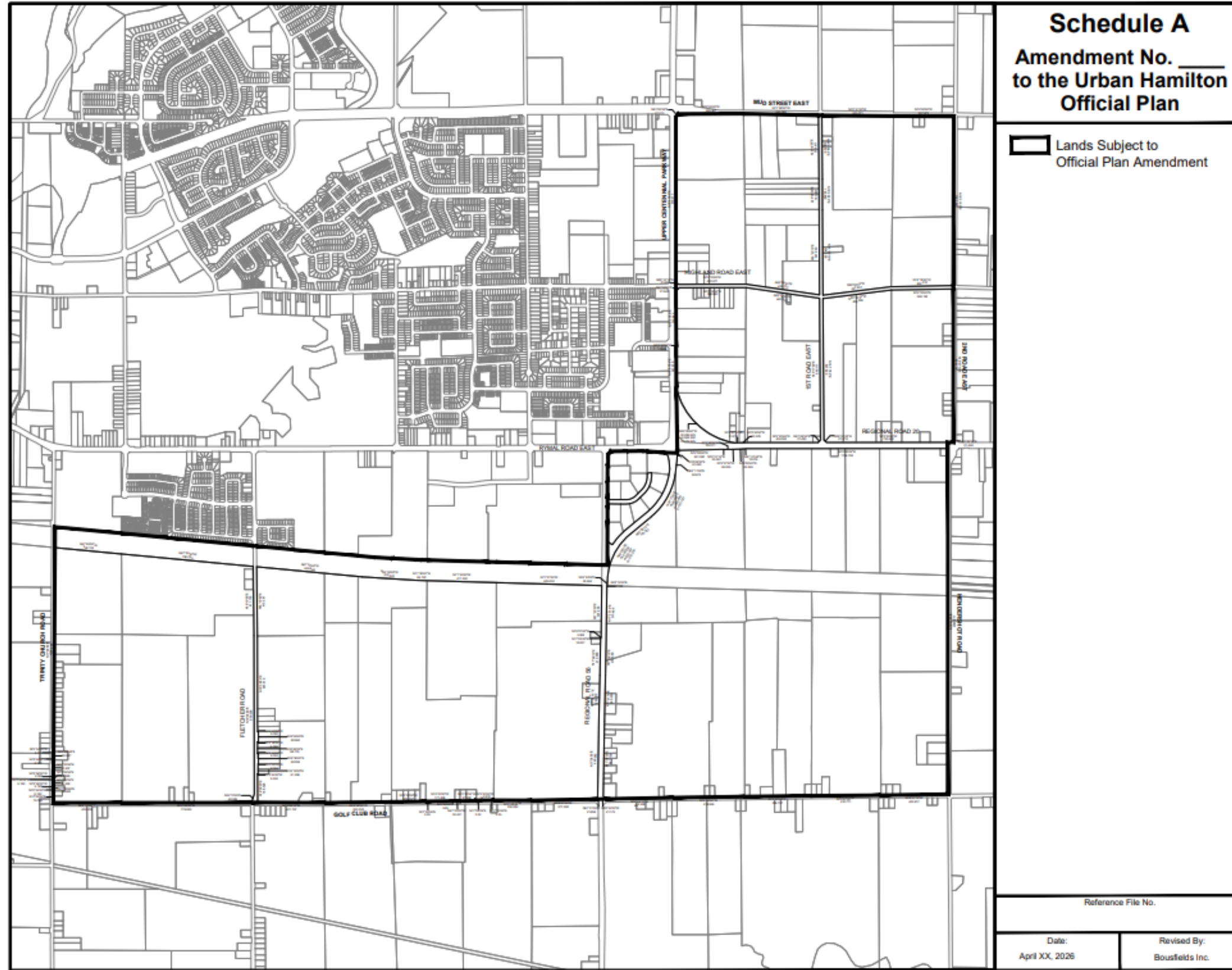
1. Volume 2 – Chapter B – Secondary Plans
 - Add Section 7.8 – Elfrida Secondary Plan Policies
 2. Volume 2 - Secondary Plan Mapping
 - Add Elfrida Secondary Plan area to the Appendix A – Secondary Plan Index Map
 - Add Map B.8.7-1 Elfrida Secondary Plan – Land Use Plan
 - Add Map B.8.7-2 Elfrida Secondary Plan – Natural Heritage and Floodplain
- Add Map B.8.7-3 Elfrida Secondary Plan – Transportation Classification Plan.

[Review the Rural Hamilton Official Plan Amendment](#)

[Review the Urban Hamilton Official Plan Amendment](#)



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Planning Justification Report

Prepared by: Bousfields Inc.

Purpose: The Planning Justification Report provides the applicant's professional planning opinion with respect to the Official Plan Amendment application to establish a Secondary Plan, a long-range blueprint for how the community should develop on the Elfrida lands.

The Report briefly summarizes the Elfrida Secondary Plan - Land Use Concept Plan for the Elfrida lands (see reverse side of page) alongside all materials and background studies provided by the applicant in support of the application for the Elfrida Secondary Plan application.

Key Findings:

According to the author, the proposed development site:

- Is intended to support the creation of a new, complete community that provides a range and mix of housing options to meet the needs of current and future residents and is built upon an integrated transportation network, while also protecting the existing natural heritage system.
- Will contribute to the creation of compact urban form that promotes active transportation and reduced vehicular travel, ultimately contributing to the principles of a sustainable community.
- Is currently utilized for agricultural purposes, but the land also contains a variety of other existing uses such as commercial, employment, institutional, dry industrial and residential land uses.
- Is located near to a range of existing and planned transportation options, and bordered on all sides by existing arterial, collected and local roads.

The Planning Justification Report is supported by a Housing Report in Chapter 7, in which the author details housing information and considerations, housing policies and planning analysis relating to the proposal:

- The report anticipates a range and mix of dwelling types to accommodate the estimated 64,392 people who will live in the Elfrida area by the year 2051.
- The report also identifies that approximately 25,266 residential units will be needed within Elfrida to accommodate the forecasted population.

Conclusion: The author concludes that the proposed Elfrida Secondary Plan is appropriate and desirable in land use planning terms.

[Review the Planning Justification Report](#)



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Elfrida Study Area Concept Plan





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Commercial Needs Assessment

Prepared by: Parcel Economics Inc.

Purpose: To determine the total amount, type, location and function of commercial uses necessary to support growth in the Elfrida area.

Key Considerations:

The author of the assessment:

- Identifies that the Elfrida Lands benefit from being near several established commercial nodes and that these existing nodes are anticipated to continue fulfilling regional retail/service commercial needs, particularly as they are planned to intensify over time.
- Anticipates that future retail/service commercial uses accommodated within the Elfrida Lands will support the daily and weekly needs of local residents, visitors and employees, of the surrounding community.
- Estimates that there will be market demand for approximately 147,500 to 176,500 square metres of new retail/service commercial space needed to service the Elfrida Lands and the surrounding area.
- Anticipates that future retail/service commercial space in the Elfrida area are to be in a mixed-use format, with need to accommodate some commercial in stand-alone buildings.
- Identifies that new commercial space in the Elfrida Community Area should be directed to locations that have the highest visibility.
- Indicates that to implement the findings of this report, the proposed Elfrida Secondary Plan includes two mixed-use designations (Mixed Use – Medium Density & Mixed-Use – High Density) to provide the required commercial space.
 - The Elfrida Secondary Plan proposes approximately 70 hectares of Mixed Use – Medium Density lands and 8.24 hectares of Mixed-Use – High Density lands, which permit both stand-alone commercial and mixed-use buildings.

The report concludes that based on a 45% lot coverage, the proposed mixed-use areas have the ability to accommodate approximately 352,000 square metres of commercial area, almost three times the forecasted commercial demand.

[Review the Commercial Needs Assessment](#)



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Elfrida Community Area Growth Forecast (from Parcel Economics report)

Forecast Population

	2025	2031	2041	2051
Elfrida Community Area	0	21,500	43,000	64,400
<i>Average Annual Growth</i>		3,583	2,150	2,140
<i>Average Annual Growth Rate</i>		-	10.0%	5.0%
Trade Area	40,300	65,300	92,700	114,100
<i>Average Annual Growth</i>		4,167	2,740	2,140
<i>Average Annual Growth Rate</i>		10.3%	4.2%	2.3%

Source: Parcel, based on Census of Canada and CMHC. Figures have been rounded to the nearest 100.

2025 estimate based on CMHC housing completions data and person per unit factors prepared by Watson Economists Ltd as part of the Hamilton Development Charges Background Study, 2024.



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Community Infrastructure Assessment Report

Prepared by: Parcel Economics Inc.

Purpose: To estimate the cost and timing of infrastructure required to support the development of the Elfrida lands, thereby addressing the financial impact of this community on the City's infrastructure system, operating costs and tax base.

Key Considerations:

According to the author:

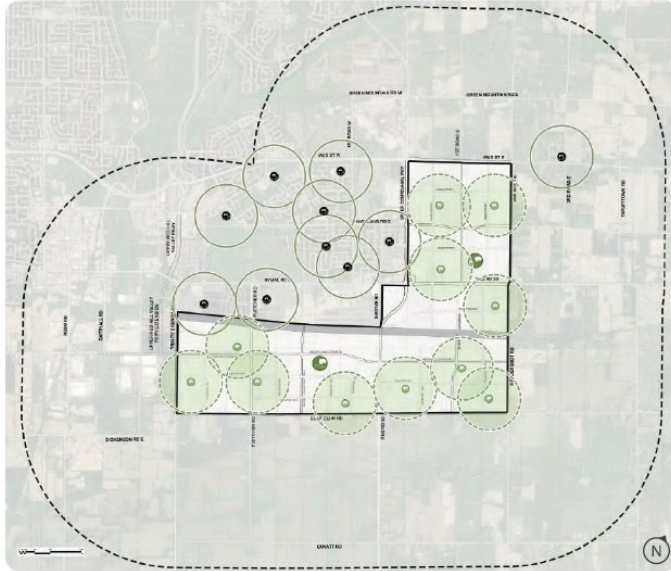
- It is estimated that the development charges paid by the developer to the City will be approximately \$1.97 billion at full build out based on current in-force development charge rates and an ongoing revenue of \$319.3 million per year.
- At full build-out the Elfrida Lands are estimated to result in ongoing operating costs of \$178.5 million annually.
- An additional estimated \$17.3 million in annual lifecycle replacement costs to replace municipal infrastructure within the Elfrida Lands at the end of its useful life is anticipated.
- Through their analysis, the author argues that the Elfrida Community Area will have a positive fiscal impact on the City of Hamilton and are expected to result in a positive net operating impact for the City in 2031 and maintain a surplus each year thereafter.

[Review the Community Infrastructure Assessment](#)



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Existing and Proposed Neighbourhood Parks (500 metre service radius)



Existing and Proposed Neighbourhood & Community Parks (800 metre service radius)



- Legend**
- Study Area
 - Secondary Plan Boundary
 - Hydro Corridor
 - Community Park
 - Neighbourhood Park
 - Existing Playgrounds 500m Service Radius
 - Proposed Playgrounds 500m Service Radius



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Indigenous Engagement Framework Report

Prepared by: SL Indigenous Advisory Services

Purpose: Outlines the Indigenous engagement activities undertaken in support of the Elfrida Secondary Plan application. The report summarizes the engagement approach, identifies Indigenous Rights Holders and Indigenous organizations notified of the project, and documents the engagement activities conducted to date.

Key Notes:

According to the author:

- Engagement with Indigenous communities began in November 2024 in relation to the Urban Boundary Expansion (UBE) application and has continued through 2026 as part of the Secondary Plan planning process.
- Outreach was undertaken with the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Haudenosaunee Development Institute, the Huron-Wendat Nation, the Métis Nation of Ontario, and the Hamilton Regional Indian Centre.
- A virtual meeting with the Mississaugas of the Credit First Nation was held in May 2025 to review the proposed Urban Boundary Expansion application and supporting materials. Engagement activities continued in 2026 with notification to Indigenous communities regarding the Elfrida Secondary Plan application and associated studies, and a meeting with the Mississaugas of the Credit First Nation held on March 6, 2026, to present the Secondary Plan proposal and supporting technical work.
- Indigenous communities have expressed interest in environmental stewardship, cultural heritage protection, and continued dialogue throughout the planning process.
- Input received through engagement has informed the project team's approach to environmental review, archaeological assessments, and the ongoing sharing of project information with Indigenous communities.
- The report demonstrates that engagement with Indigenous Rights Holders and Indigenous organizations has been undertaken in a manner consistent with the Provincial Planning Statement (2024), the City of Hamilton Urban Hamilton Official Plan, and broader commitments to reconciliation and respectful relationship-building with Indigenous communities.

[Review the Indigenous Engagement Framework Report](#)



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Financial Impact Analysis & Financial Strategy

Prepared by: Parcel Economics Inc.

Purpose: To estimate the cost and timing of infrastructure required to support the development of the Elfrida lands, thereby addressing the financial impact of this community on the City's infrastructure system, operating costs and tax base.

Key Considerations:

According to the author:

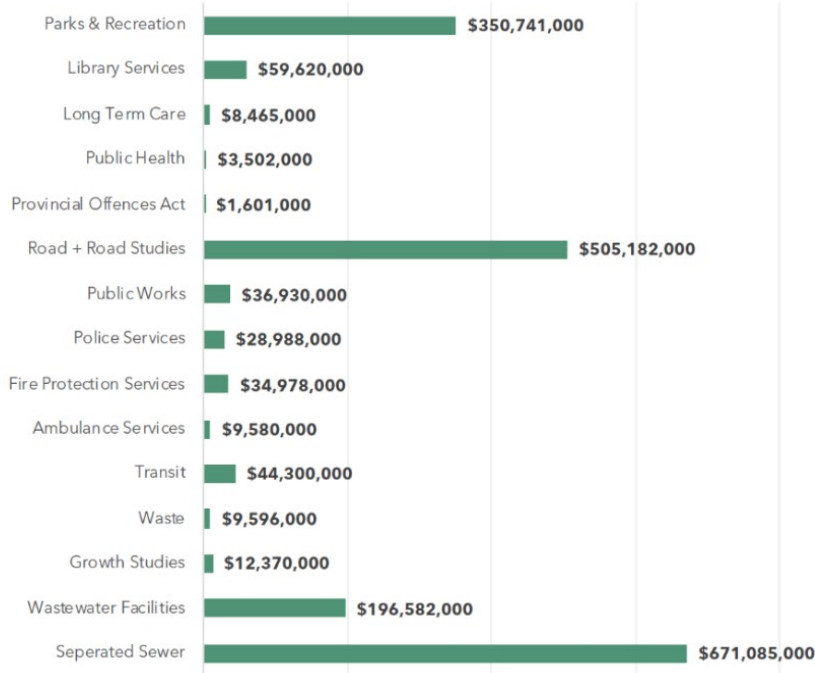
- It is estimated that the development charges paid by the developer to the City will be approximately \$1.97 billion at full build out based on current in-force development charge rates and an ongoing revenue of \$319.3 million per year.
- At full build-out the Elfrida Lands are estimated to result in ongoing operating costs of \$178.5 million annually.
- An additional estimated \$17.3 million in annual lifecycle replacement costs to replace municipal infrastructure within the Elfrida Lands at the end of its useful life is anticipated.
- Through their analysis, the author argues that the Elfrida Community Area will have a positive fiscal impact on the City of Hamilton and are expected to result in a positive net operating impact for the City in 2031 and maintain a surplus each year thereafter.

[Review the Financial Impact Analysis & Financial Strategy](#)



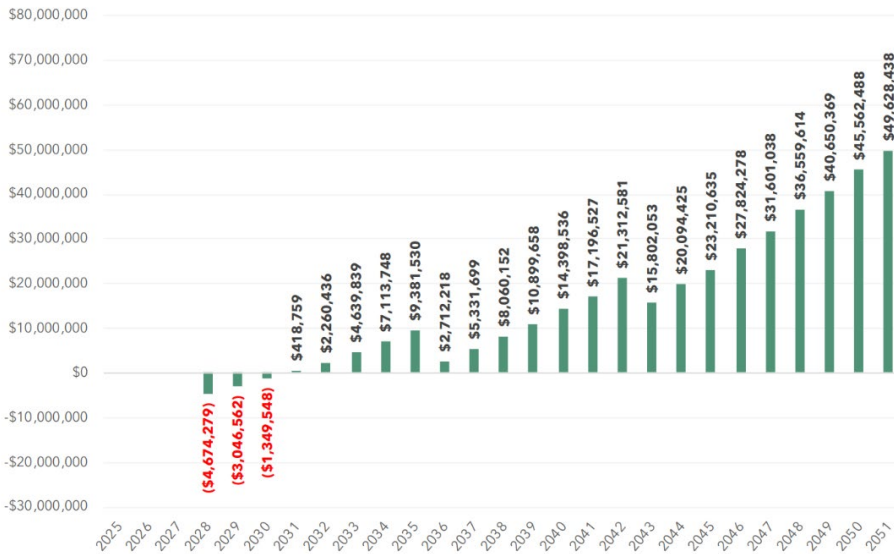
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Estimated Development Charge Revenue (according to authors of Parcel Economics report)



Source: Parcel, rounded to the nearest \$1,000.

Tax Rate Net Operating Impact (according to authors of Parcel Economics report)



Source: Parcel.



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Master Servicing Study

Prepared by: Stantec Consulting Ltd.

Purpose: To address strategies to implement municipal servicing for the proposed development, including conceptual grading and road access, sanitary wastewater collection and treatment, water supply and distribution, storm water servicing, phasing of development, provision of utilities, and cost sharing.

Key Considerations:

According to the author:

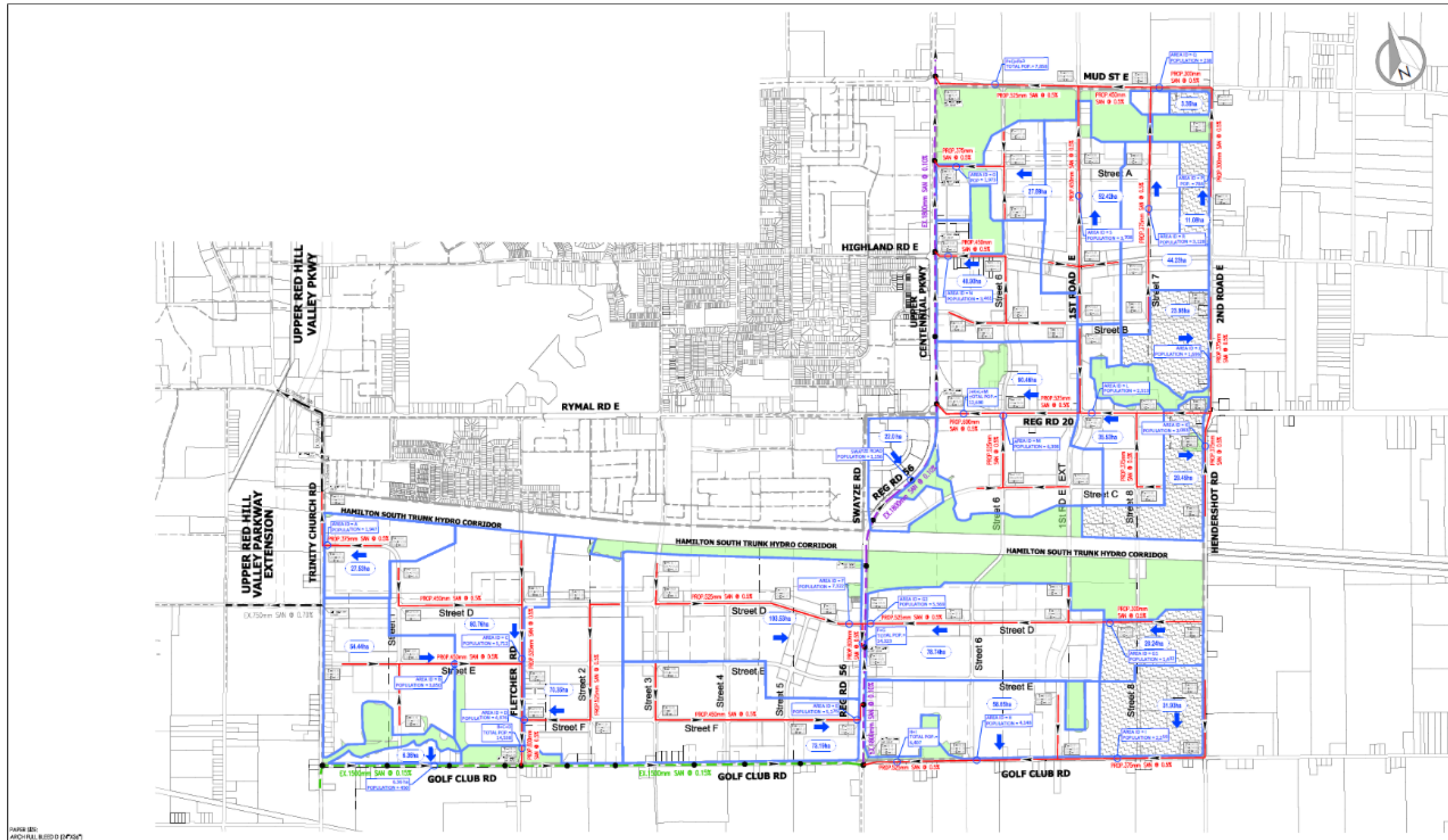
- The existing roads within Elfrida are currently constructed to a rural standard. Upgrades to roadways will be made during development of the subject lands.
- Preliminary proposed grades and elevations designed to maintain the existing drainage patterns and provide overland flow to proposed stormwater management blocks.
- The preliminary earthworks calculation for the Subject Lands results in a net deficit of earth material requiring the import of fill.
- The Subject Lands are currently not provided with water infrastructure servicing and will require an extension of the existing local water distribution system to and throughout the Elfrida lands.
- A conceptual potable water distribution network has been developed, comprised primarily of 400 mm diameter watermains and supplemented by 300 mm watermains to provide internal distribution and system looping.
- The majority of the Subject Lands can be serviced by a system of sub-trunk gravity sanitary sewers ranging in size.
- The sub-trunk sewer system is designed to outlet to the future Dickenson Road and the existing Upper Centennial Parkway Sanitary Trunk Sewers.
- To alleviate existing capacity restrictions within the existing King Street Sewer, a new Lower Centennial Parkway Trunk Sewer is required.
- Stormwater management facilities will be sized to provide peak flow control, quality control and erosion control, and will discharge into existing tributaries.
- The proposed Elfrida Lands wastewater system analysis are to be reviewed and refined as required, considering further analysis of the capacities in the City's existing and planned wastewater collection and treatment systems. Additionally, subsequent refinements to road alignments, land use plans, population projections, and servicing strategies (phasing) may be required.

[Review the Master Servicing Study](#)



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Sanitary Drainage Area Concept Plan (from Stantec report)



PAGE 005
ARCHITECTURE (P/05)



Legend

- SUBJECT LANDS
- - - EXISTING LOCAL SANITARY SEWER
- - - EXISTING 1800mm TRUNK SANITARY
- - - EXISTING 1800mm TRUNK SANITARY
- PROPOSED SANITARY SEWERS
- PROPOSED SANITARY CATCHMENT BOUNDARY
- PROPOSED CATCHMENT AREA
- DRAINAGE AREA DISCHARGE DIRECTION
- LOW-LYING LANDS TO CONSIDER SERVING BY PUMPING STATION TO REDUCE DOWNSTREAM SEWER DEPTS
- NATURAL HERITAGE SYSTEM

SOURCE:
 • ELFRIDA SECONDARY PLAN: BOUSFIELDS, APRIL 2020
 • SANITARY SEWER NETWORK: CITY OF HAMILTON, OPEN HAMILTON, ACCESSED MARCH 07, 2025

WATER AND WASTEWATER MASTER PLAN

ELFRIDA SECONDARY PLAN
CITY OF HAMILTON

CONCEPTUAL WASTEWATER SERVICING PLAN

DATE: April 2026
SCALE: 1:500

FIGURE No: **FIGURE 4.2**



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Agricultural Impact Assessment

Prepared by: Colville Consulting Inc.

Purpose: To evaluate the potential impacts of the proposed boundary expansion on agricultural operations, the farming community, and the broader Agricultural System. In cases where impacts cannot be avoided, the Agricultural Impact Assessment recommends ways to minimize and mitigate adverse impacts to the broader Agricultural System. This Assessment also examines whether the proposed boundary expansion complies with provincial and municipal agricultural policies.

Key Findings:

According to the author of the Agricultural Impact Assessment:

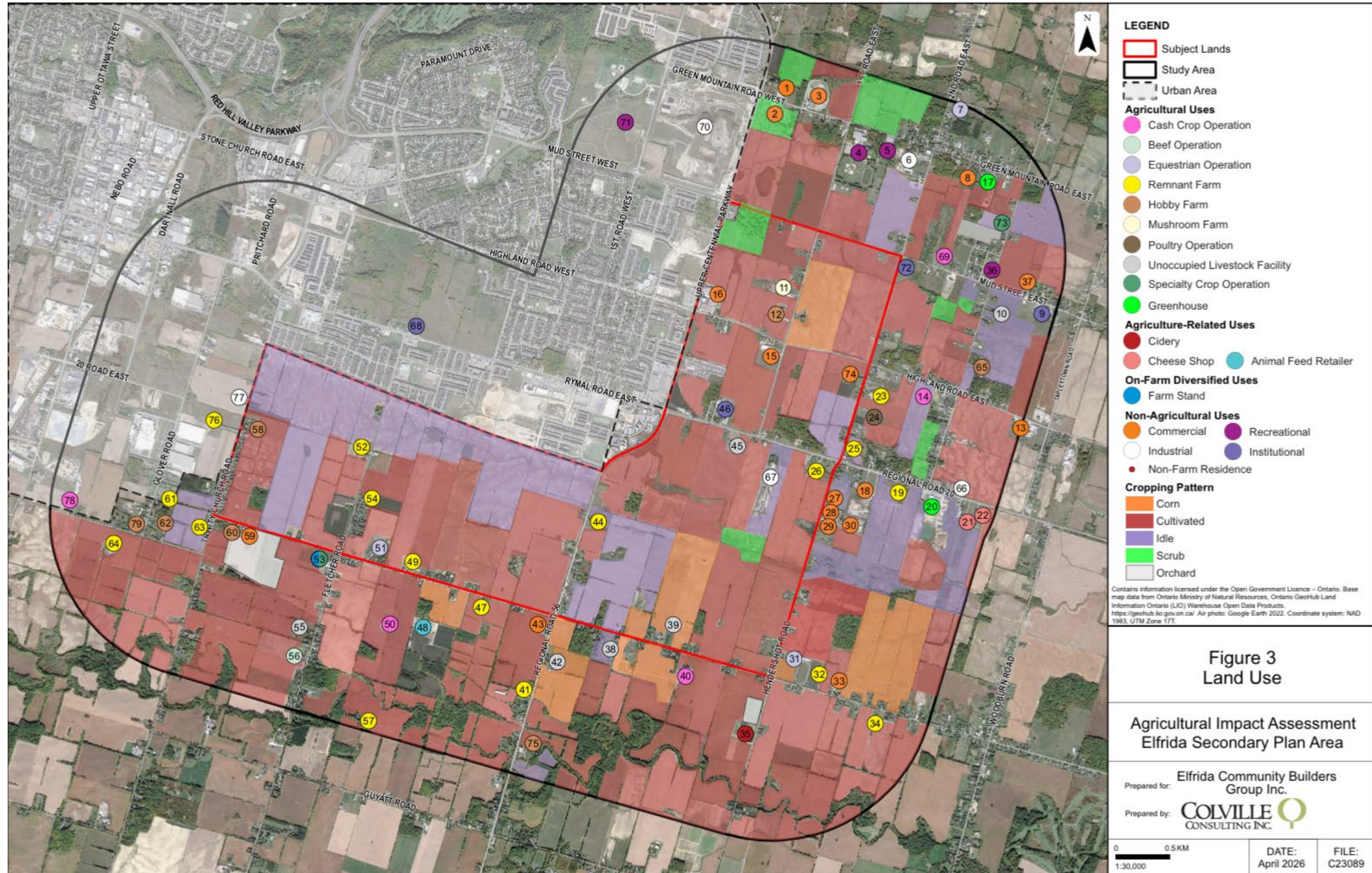
- The proposed development is on prime agricultural land but is not part of a specialty crop area.
- The primary impacts are limited to the loss of prime agricultural land, cultivable land, agricultural infrastructure, and land improvements, while indirect impacts are expected to be negligible with the implementation of the recommended mitigation measures.
 - The potential negligible indirect impacts include disruption to surficial drainage, disruption to farm operations, trespass and vandalism, transportation impacts, and economic and community impacts.
- There are eleven agricultural operations within the Subject Lands which have agricultural infrastructure operations. Of these, seven of these operations have fully/partially collapsed or are inactive operations.
- The proposed Elfrida Secondary Plan indicates that the agricultural/urban interface, typically the area where farm operations are negatively impacted the most, will be primarily developed for less intensive land uses such as low-density residential and natural open space.
 - The author claims this will improve land use compatibility and reduce non-agricultural traffic, compared to higher density land uses.
- The proposed development can comply with the Minimum Distance Separation (MDS) requirements, which determine the distance required between agricultural uses and surrounding land uses.
- The proposed Elfrida Secondary Plan will comply with all relevant agricultural policies of the Provincial Planning Statement (PPS) 2024 and local agricultural policies.

[Review the Agricultural Impact Analysis](#)



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Agricultural Impact Assessment – Existing Uses, Elfrida Community Area (from Colville Consulting report)





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Transportation Assessment

Prepared by: C.F. Crozier & Associates Inc.

Purpose: To assess the operations of the existing transportation network from a multi-modal perspective and identify possible constraints of the future planned mobility network to accommodate the Elfrida Secondary plan. The assessment also reviews the proposed transportation network for the internal Subject Lands.

Key Findings:

According to the author:

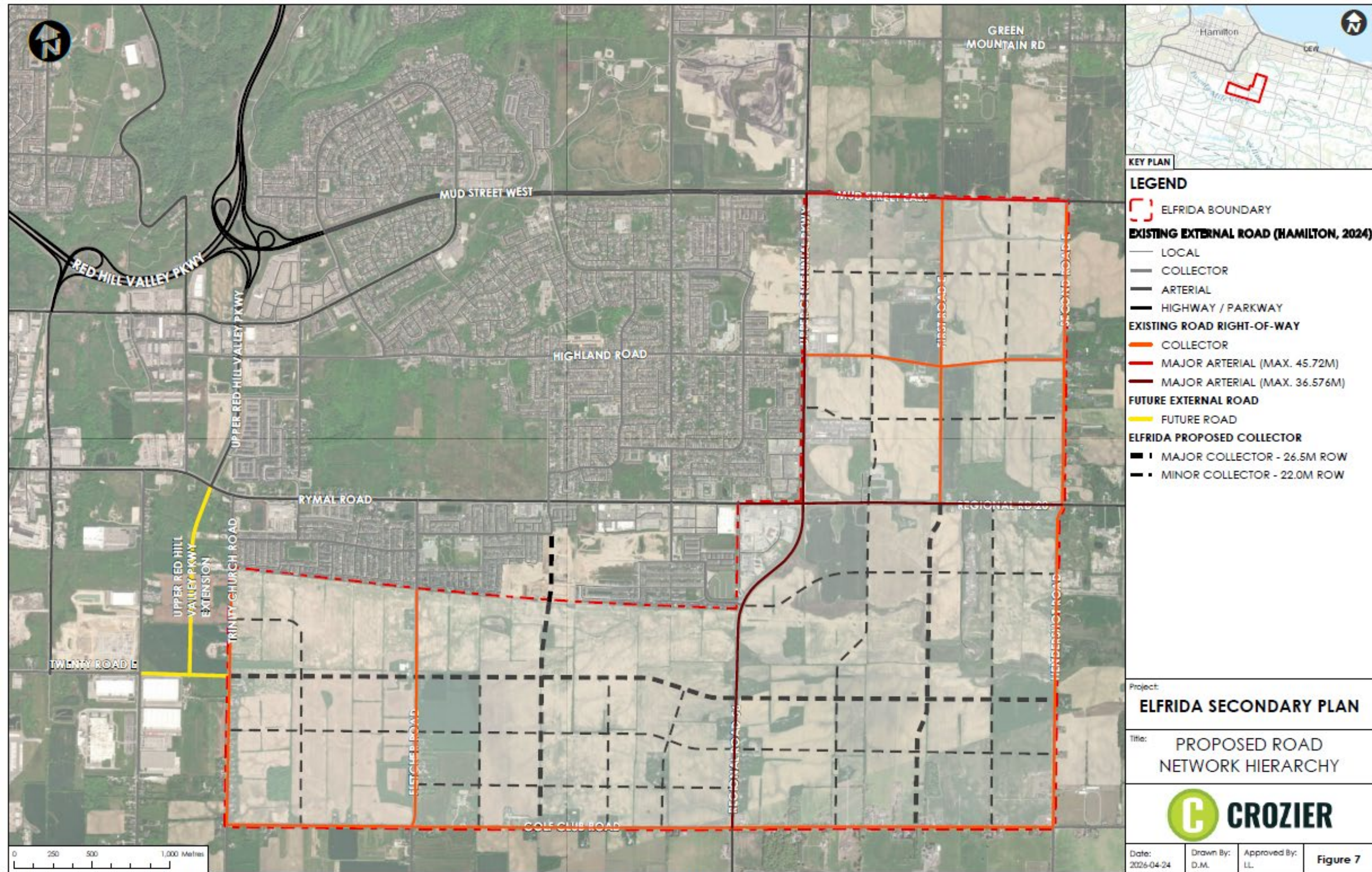
- Existing constraints in the road network from a traffic operations perspective were noted at the intersections of Upper Red Hill Valley Parkway and Rymal Road E, and Upper Centennial Parkway and Mud Street E.
 - Further assessment was recommended to determine if significant queuing concerns are observed.
- The conceptual rights-of-way for the arterial, major collector, minor collector and local roads have been designed to accommodate anticipated traffic volumes, active transportation facilities, utilities, streetscape elements and travel lanes.
- Cycling infrastructure is proposed to be focused around schools, parks, trail connections, as well as the Elfrida Gateway transit Hub. Protected intersections are recommended near these active transportation trip generators to promote safety and reduce collisions.
- Pedestrian network gaps should be minimized where feasible with the inclusion of signalized crossings, all-way stop control or yield-control approaches recommended at key intersections and road network connections.
- The proposed Elfrida Gateway is intended to be central hub for Elfrida, serviced by the “E Line” bus rapid transit (BRT) route and connecting to areas such as Confederation GO and Eastgate Square. Proposed new routes included in the report includes:
 - Elfrida Gateway and the Airport Employment Growth District;
 - A connection to the community of Binbrook; and
 - Extend the planned Route 36 Rymal to provide access between the Subject Lands and the Heritage Green Terminal.
- The Transportation Demand Management strategies envisioned will help lower the vehicular traffic by promoting the other modes of transportation.
- As development proceeds, comprehensive Transportation Impact Studies will be required to support future development applications within the Elfrida Lands.

[Review the Transportation Assessment](#)



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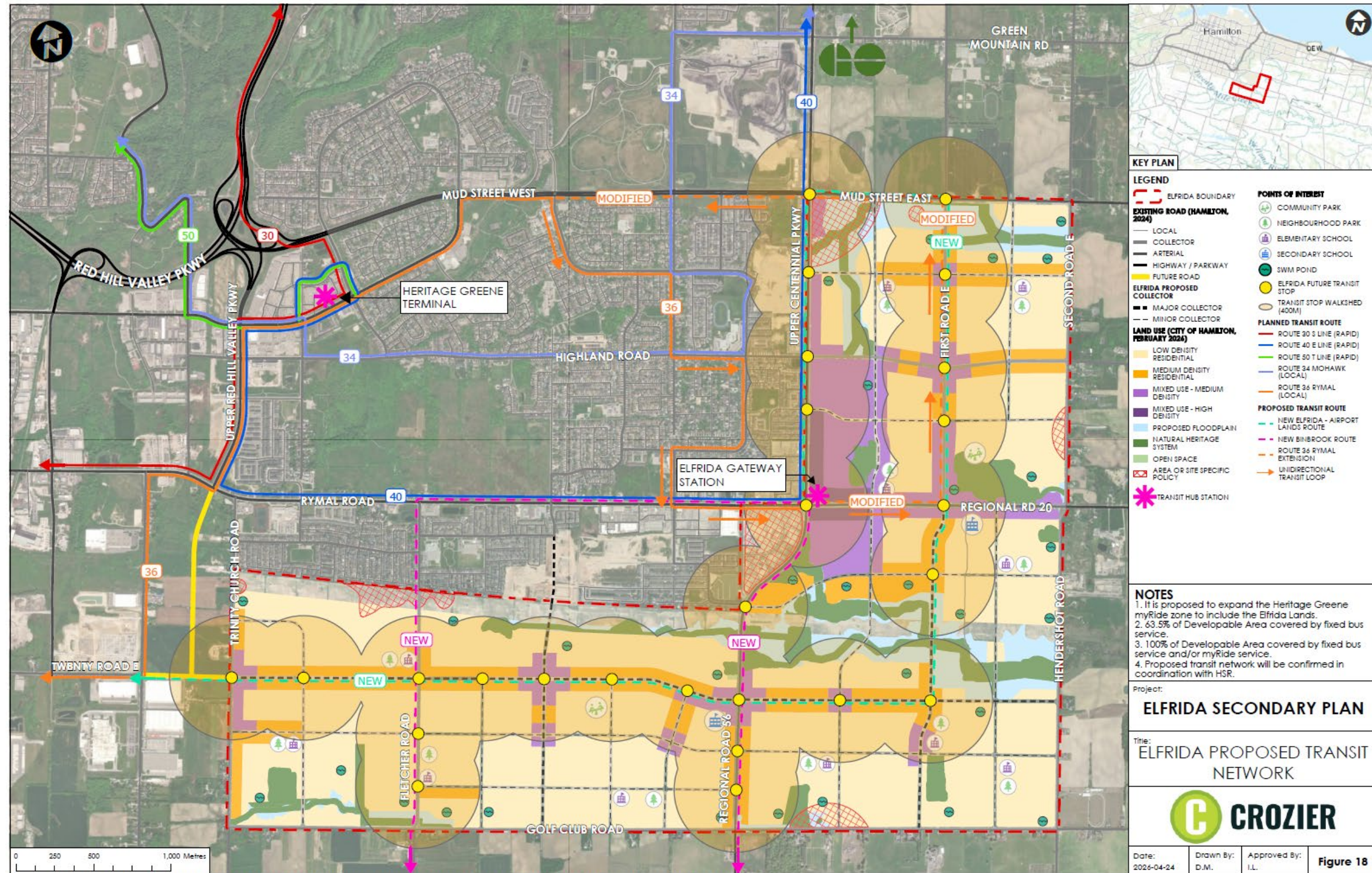
Proposed Road Network Hierarchy (from C.F. Crozier report)





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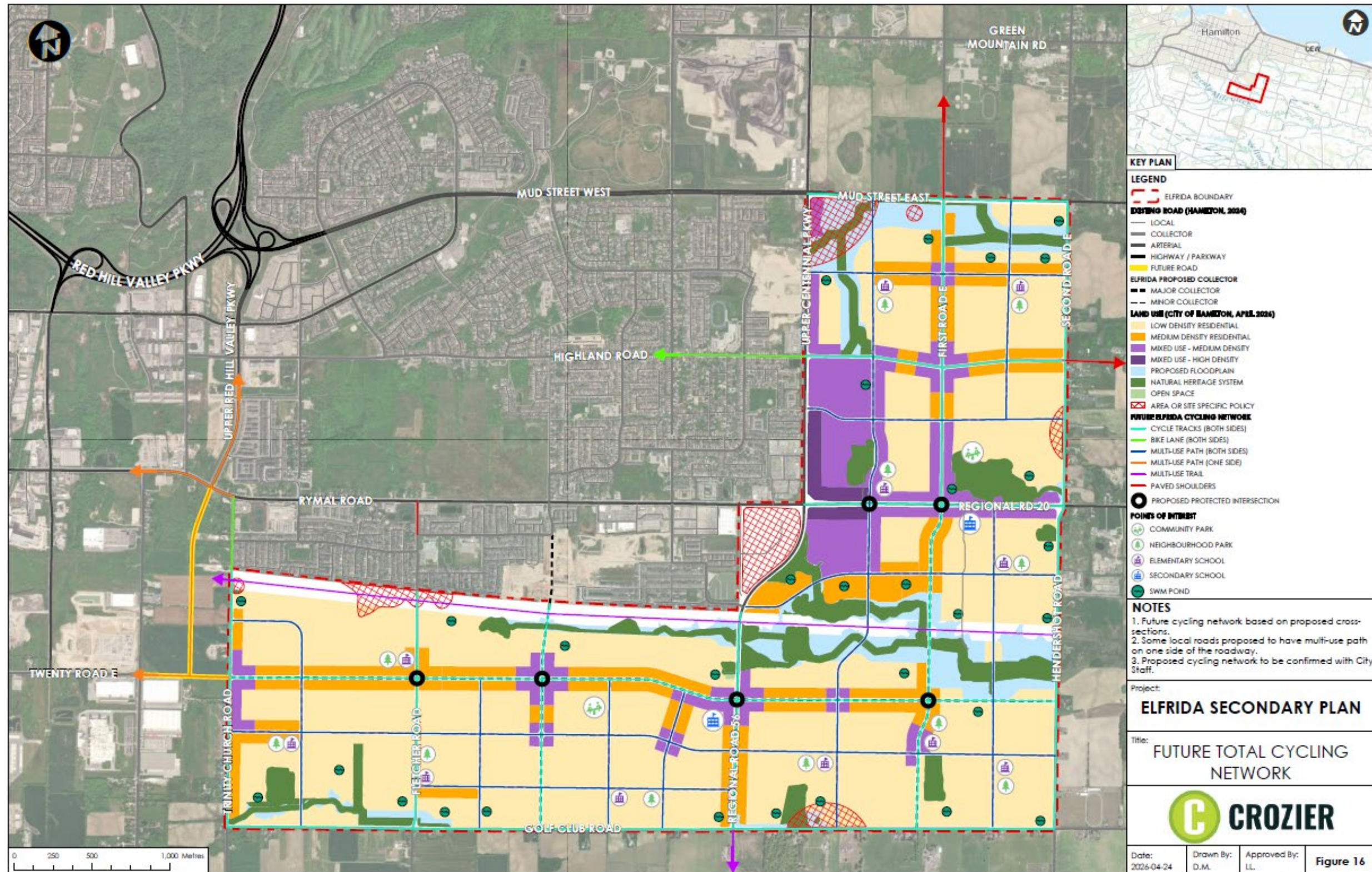
Proposed Transit Network (from C.F. Crozier report)





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Proposed Active Transportation Network (from C.F. Crozier report)





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Energy and Environmental Assessment Report

Prepared by: buildABILITY Corp.

Purpose: The Energy and Environmental Assessment Report provides a strategic framework for aligning the proposed development with the City's climate change objectives, unique to its built environment. This report intends to enable Elfrida's communities to integrate energy and emissions considerations early in land-use and infrastructure planning

Key Considerations:

- This report provides the applicant's high-level roadmap for Elfrida to develop an energy-efficient, low-carbon community that aligns with local and regional policies and targets through five areas of impact, including:
 - Energy And Carbon
 - Low-Carbon Energy Solutions
 - Sustainable Mobility and Active Transportation
 - Natural Environment and Water
 - Climate Resilience
- The Energy and Environmental Assessment Report aims to position the proposed Elfrida development to align with the objectives of the following plans and their respective policies:
 - ReCharge Hamilton: Community Energy and Emissions Plan (2022)
 - Hamilton Climate Change Impact Adaptation Plan (2022)
 - Urban Hamilton Official Plan (2024)
 - Hamilton City-Wide Green Building Standards (2024)
 - Provincial Planning Statement (2024)
- The author is of the opinion that growth can be achieved affordably without placing an unreasonable burden on the environment.
- The author argues that the proposed development can be an energy-efficient, low-carbon community that aligns with local and regional policies and targets.

[Review Energy and Environmental Assessment Report](#)



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Land Use Compatibility and Air Quality and Odour Impact Study

Prepared by: SLR Consulting (Canada) Ltd.

Purpose: To identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the surrounding sensitive land uses. This Odour Impact Study focused on air quality and odour emissions related to the GFL Stoney Creek Regional Facility landfill site ("Facility").

Key Findings: According to the author:

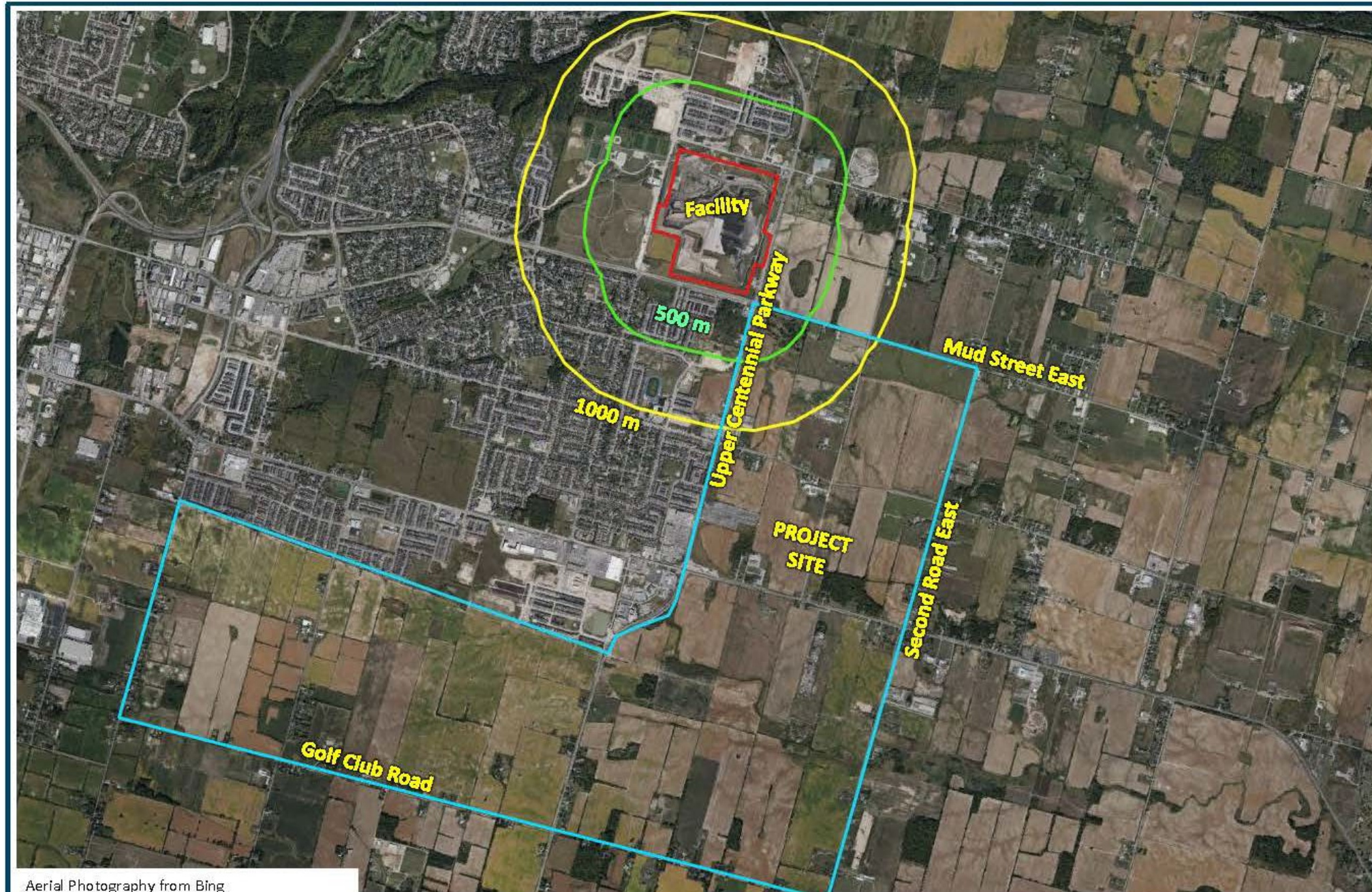
- Based on the review of mixed odour data made available to the public alongside measurements collected, GFL facility operations have the potential to generate detectable mixed odours beyond the limits of the property boundary.
- The mixed odours were typically identified as objectionable and consist primarily of metallic and sulphurous odours. The mixed odours have primarily been detected relatively close to the GFL facility property boundary and in alignment with the predominant wind directions (see map on reverse of page).
- The Odour Study identifies that the GFL landfill site and its operations have the potential to generate detectable mixed odours beyond the limits of the GFL landfill site.
- Based on the Odour Study completed, residential uses are feasible on the Elfrida Lands, however sensitive land uses should not be placed within 500 metres of the GFL landfill site boundary. Development within 500m of the GFL landfill should be limited to local and neighbourhood servicing retail and service commercial uses.
- The Study concludes that, with the recommendation to not place sensitive uses within 500 metres of the GFL landfill facility boundary, that the requirements of Ministry of Environmental Conservation and Parks Guideline D-4 are met
- The author states that residential uses are feasible on the proposed development site for the small portion of the site that is located within the Area of Influence.
- To implement the findings of the Odour Study, the Elfrida Secondary Plan includes a Site Specific Policy (Area "A"), which restricts sensitive land uses subject to the completion of required studies demonstrating that there are no adverse effects on the development, subject to the requirements of the City. These are similar policies to those applied to the Nash Neighbourhood Secondary Plan, which also directly interfaces with the landfill.

[Review Land Use Compatibility and Air Quality and Odour Impact Study](#)



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Guideline D-4 Separation Distances to 1000 Metres (from SLR Consulting report)



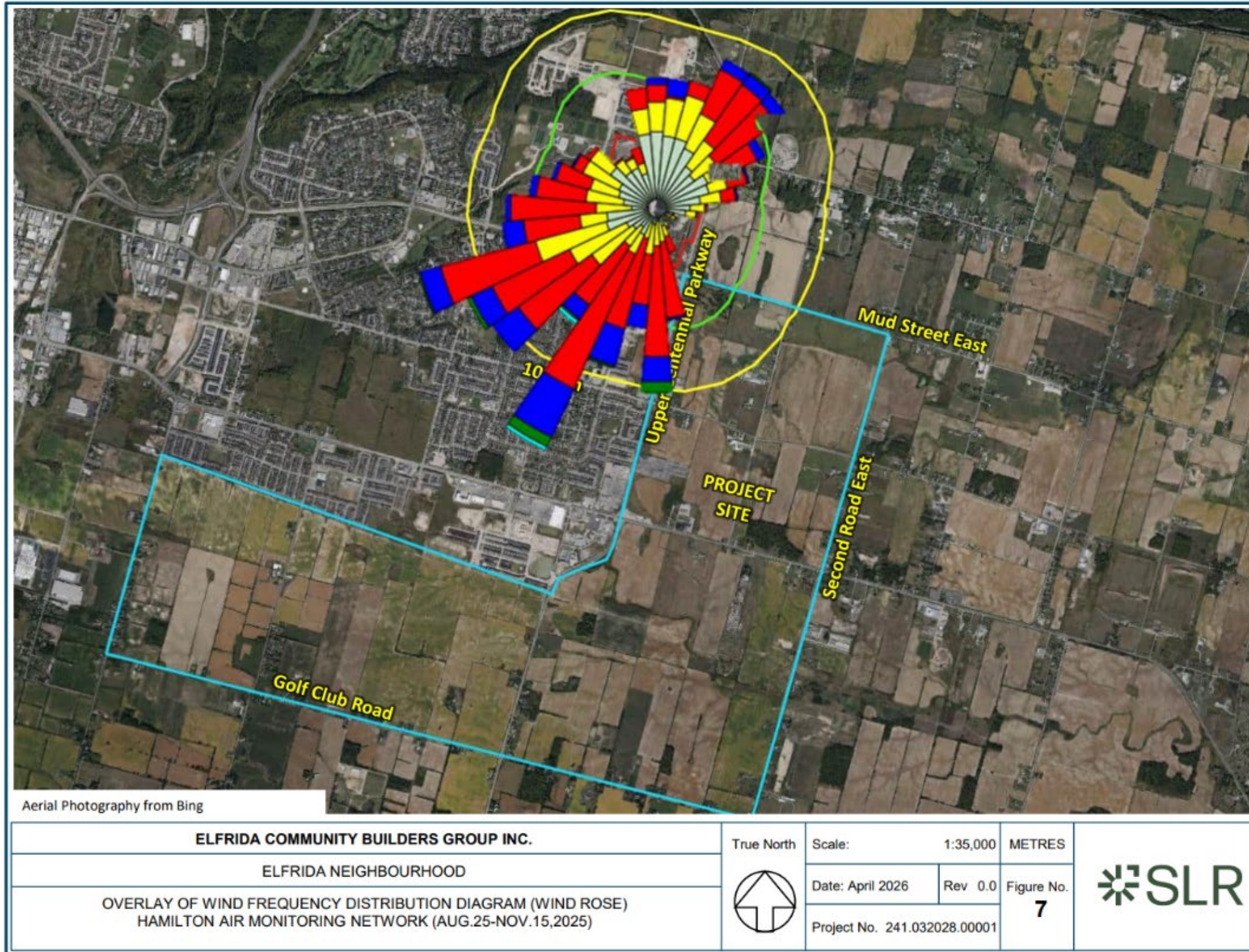
Aerial Photography from Bing

ELFRIDA COMMUNITY BUILDERS GROUP INC.		True North 	Scale: 1:35,000	METRES		
ELFRIDA NEIGHBOURHOOD			Date: Mar 11, 2025	Rev 0.0		Figure No.
GUIDELINE D-4 SEPARATION DISTANCES TO 1000 METRES			Project No: 241.032028.00001			4a



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Overlay of Wind Frequency Distribution (from SLR Consulting report)





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Subwatershed Plan, Including Appendices and Figures

Prepared by: Stantec Consulting Ltd., GeoProcess Research Associates, Landtek Ltd., and SLR Consulting Ltd.

Purpose: Characterize existing subwatershed conditions, identify opportunities and constraints for development, evaluate potential impacts of development on the health of the subwatersheds, and outline protective measures, mitigative methods and restoration opportunities, to help ensure features are protected and enhanced, where possible.

Key Findings, According to the authors:

- Field investigation and analysis characterized the terrestrial and wetland systems within Stoney Creek Watershed, Twenty Mile Creek Watershed, and Sinkhole Creek Watershed as diverse but anthropogenically influenced communities, with a wide variety of species, both native and introduced, observed within the Area.
- This Report characterizes the existing natural environmental conditions, which include terrestrial ecology, aquatic ecology, fluvial geomorphology, surface water and hydrogeology, summarized below:

Terrestrial Ecology

- Terrestrial natural heritage features were mapped and delineated, giving context to what features would provide constraints to any future development.
- Three wetland communities were recommended for future Ontario Wetland Evaluation System evaluation, indicating their potential to be considered provincially significant.

Aquatic Ecology

- The Subwatershed Study assessed five subwatersheds within the Study Area and identified watercourses within the Sinkhole Creek, Twenty Mile Creek, and Stoney Creek systems. Many of the headwater drainage features were classified as requiring little or no management, while some areas may require mitigation measures.
- The study found that portions of the watercourse network provide important aquatic habitat, including areas supporting fish species and groundwater-fed features. Other reaches, particularly those associated with agricultural drains and roadside ditches, were identified as providing more limited or marginal habitat with opportunities for future ecological improvement or remediation.

Fluvial Geomorphology



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- The field observations characterized the watercourses within the Study Area as low-gradient, low-energy systems that have been heavily modified by agricultural practices, with several functioning as channelized roadside ditches; few instances of active erosion were identified.
- Data collected during the detailed assessments are applied to identify erosion thresholds in the form of a critical discharge. The thresholds are relied upon to complete an erosion exceedance analysis using post-development hydrologic modelling to evaluate the potential impact of the proposed land use plan on downstream receiving watercourses.

Surface Water

- The study included surface water quality monitoring, hydrologic modelling, floodplain mapping, and infrastructure assessments within the Study Area.
- Water quality sampling identified exceedances of Provincial Water Quality Objectives for certain parameters, including dissolved oxygen and phosphorus, at several monitoring locations.
- Hydrologic and hydraulic modelling was completed to assess existing drainage conditions, flood hazards, and stormwater infrastructure performance. Updated floodplain mapping and roadway crossing assessments were prepared for future planning and infrastructure design.
- The study identified that some existing culverts meet current engineering standards, while others may require upgrades or replacement to address existing capacity limitations. Additional modelling and analysis are proposed as part of future phases of work to further evaluate potential development scenarios.

Hydrogeology

- Study assessed groundwater, geology, and soil conditions in the Area.
- Results of the onsite drilling and test pitting program completed by Stantec confirm the distribution of surficial soils across the Boundary Area to be largely accurate compared to existing surficial geology mapping.
- The study identified areas with groundwater recharge potential, variable soil infiltration rates, and localized karst features associated with the nearby Eramosa Karst Area of Natural and Scientific Interest (ANSI), particularly in the northern portion of the Study Area.
- Groundwater sampling identified naturally occurring concentrations of certain minerals and metals that exceed Provincial Water Quality Objectives in some locations. The study also included water balance calculations to support future stormwater management and low impact development planning.

[Review the components of the Subwatershed Plan](#)



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Proposed Natural Heritage System and Flooding (Stantec Consulting Ltd., GeoProcess Research Associates, Landtek Ltd., and SLR Consulting Ltd report)

