

**EXPLANATION OF THE REFUSAL TO AMEND THE URBAN HAMILTON OFFICIAL
PLAN AND RURAL HAMILTON OFFICIAL PLAN
FOR ELFRIDA SECONDARY PLAN**

1. The purpose of the Urban and Rural Hamilton Official Plan Amendments Application is to establish the 'Elfrida Secondary Plan' on the lands subject to the Elfrida urban boundary expansion.
2. The proposal is to remove lands from the Rural Hamilton Official Plan and place the lands into the Urban Hamilton Official Plan to facilitate the approval of a secondary plan on the lands. The effect of these applications is to bring approximately 1,226 hectares of land into the urban boundary.
3. The proposed Official Plan amendments cannot be supported for the following reasons:
 - a. The application is not consistent with the Provincial Planning Statement (2024)
 - b. The Secondary Plan would apply to urban expansion lands presently subject to an Ontario Land Tribunal appeal that has not yet been heard by the Tribunal. As the hearing is not scheduled to occur until January 2027 and no decision on the Elfrida urban boundary expansion application has occurred yet, this Secondary Plan is premature.
 - c. The proposed Secondary Plan contains significant deficiencies in both supporting technical studies and the proposed Official Plan Amendment policies (see Appendix "B" to Report PED26152 for the Urban Hamilton Official Plan Amendment and Appendix "C" to Report PED26152 for the Rural Hamilton Official Plan Amendment) relating to water, wastewater and stormwater infrastructure, natural heritage protection, land use compatibility, urban design, transportation infrastructure and development phasing. Additional information, further technical analysis, and substantial revisions are required before the Secondary Plan can be considered satisfactory, appropriate, and implementable.

DPA-2026-00080

M. Trennum
City Clerk
City Hall, Hamilton, Ontario