



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	December 20, 2024
SUBJECT:	Official Plan Amendment Application Received for Urban Boundary Expansion – Elfrida Area
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Anita Fabac Acting Director of Planning, Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communications Update is to inform Council that the City has received an Official Plan Amendment application to expand Hamilton’s urban boundary to include the Elfrida lands.

Official Plan Amendment Application

On November 20, 2024, the Planning Division received an Official Plan Amendment application from the Elfrida Community Builders Group Inc. to expand Hamilton’s urban boundary to include the Elfrida lands, an “L” shaped 1,209 hectare area of agricultural and rural lands south and east of upper Stoney Creek in Wards 9 and 11. A Concept Plan depicting the location of the expansion area was submitted (see Appendix 1).

The agent and Planning consultant for the application is Bousfields c/o David Falletta. The Elfrida Community Builders Group Inc. includes landowners representing approximately 73% or 881.77 hectares of the proposed expansion area. The application includes a map (see Appendix 2) identifying the ownership of all lands within the expansion area and those that are represented by the Elfrida Community Builders Group Inc.

As directed by the Draft Framework for Processing and Approving Urban Boundary Expansion applications, all materials submitted with the application has been posted on the City’s website at www.hamilton.ca/ube.

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.

Application Deemed Incomplete

Planning Division staff have reviewed the submission against the Draft Framework and other applicable policies of the Urban and Rural Hamilton Official Plan and deemed the application incomplete on December 19, 2024.

NEXT STEPS

The Planning Division is now waiting for the applicant to provide the additional information and materials identified in the notice of incomplete application letter before the application will be processed and reviewed. Under the *Planning Act* the applicant can appeal the City deeming the application incomplete to the Ontario Land Tribunal which would make a ruling determining whether the necessary information and materials have in fact been provided. It is important to note that the Ontario Land Tribunal would only make a ruling on whether the application is complete and not on the planning merits of the proposal. Planning Division staff will notify City Council and update the City's application webpage if an appeal is submitted.

Under the *Planning Act* Council has 120 days to make a decision on an Official Plan Amendment application before an applicant can appeal their application to the Ontario Land Tribunal for lack of decision by Council. Now that the application has been deemed incomplete, this 120 day review period has not started and will begin when either all the required information is submitted or a decision on the merits of a complete application is issued by the Ontario Land Tribunal, if appealed.

Please contact Dave Heyworth, Manager, Sustainable Communities with any questions at Dave.Heyworth@hamilton.ca or by phone at (905) 546-2424 Ext. 5863.

APPENDICES AND SCHEDULES



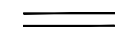
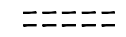








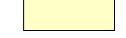


Appendix 1 – Elfrida Concept Plan

Appendix 2 – Elfrida Landowners Map

ELFRIDA URBAN EXPANSION AREA

CITY OF HAMILTON

LEGEND:

-  Elfrida Study Area (Urban Boundary Expansion Lands)
-  Urban Boundary (UHOP - Schedule E)
-  Existing Roads
-  Proposed Roads
-  Planned ROW (RHOP / UHOP)
-  Potential Linear Greenway
-  Preliminary Natural Heritage System Area (Stantec)
-  Greenbelt Plan Area
-  Hydro Corridor (Utility) (RHOP - Schedule B)
-  Existing Developed Industrial / Commercial Uses
-  Potential Residential
-  Potential Intensification Hub
-  Potential Intensification Corridor
-  Potential Higher Order Transit (UHOP - Appendix B)
-  Planned Elfrida Gateway Station (As per "(Re)envision the HSR" Concept Network Plan)

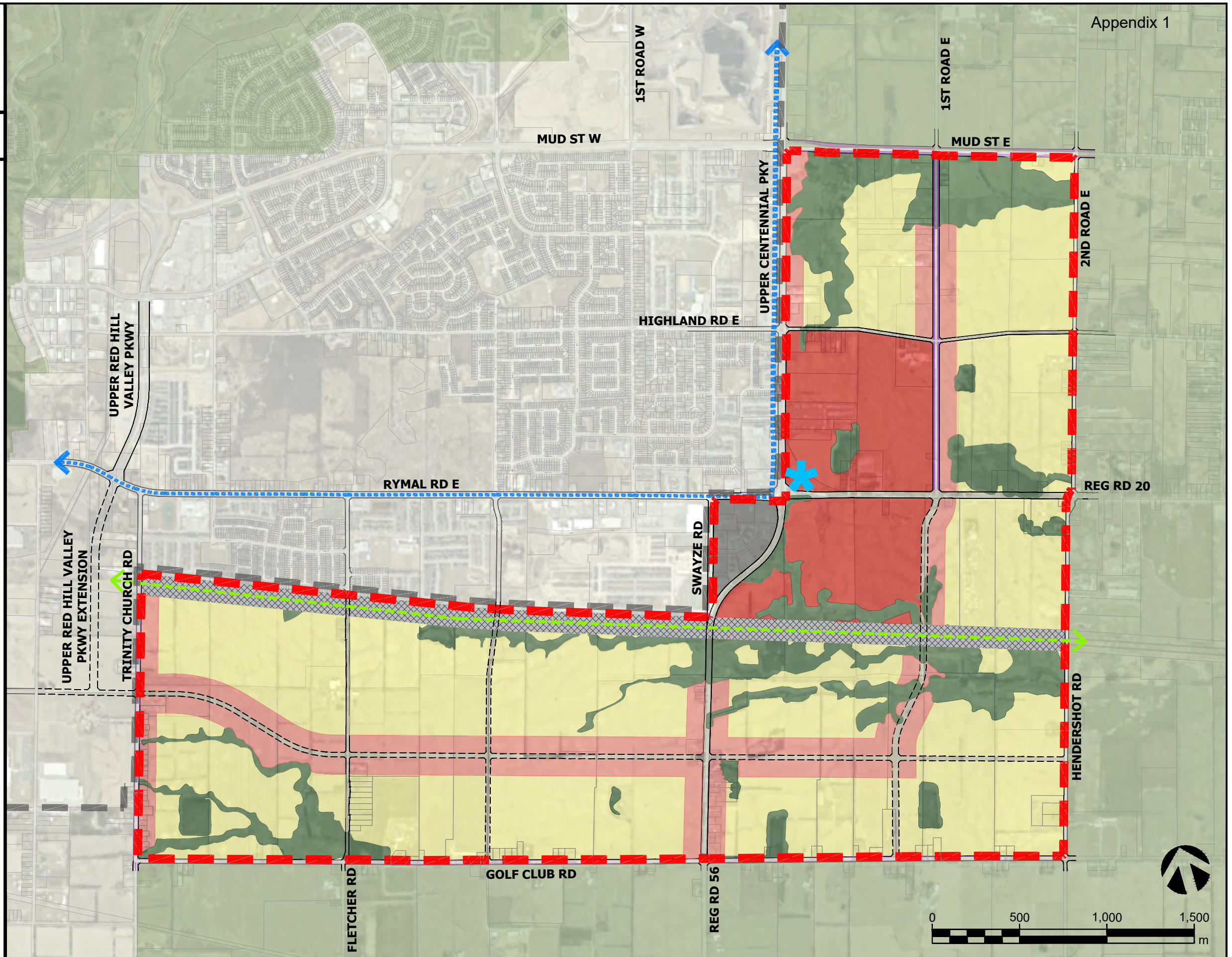
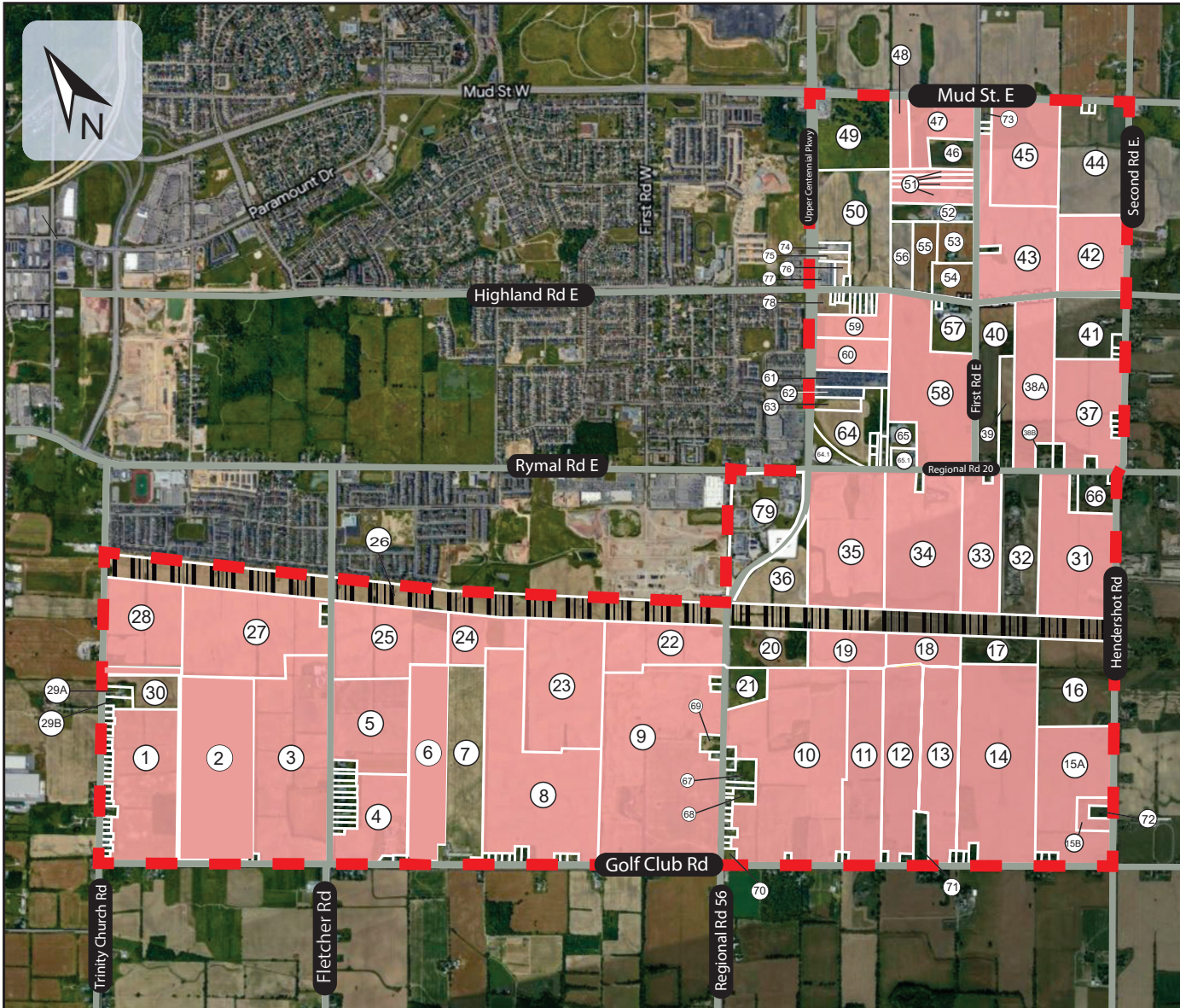


Image source: First Base Solutions



ELFRIDA COMMUNITY OWNERSHIP INDEX		
#	LEGAL NAME	*GROSS AREA (ha)
1	PALETTA INTERNATIONAL CORPORATION;	28.69
2	546636 ONTARIO LIMITED;	40.78
3	TRIBUTE(HAMILTON) LIMITED	38.95
4	2084698 ONTARIO INC	14.61
5	TRIBUTE(HAMILTON) LIMITED	19.64
6	2362302 ONTARIO INC.	20.34
7	DICENZO (GOLF CLUB ROAD) HOLDINGS INC.	21.58
8	P & L LIVESTOCK LIMITED	45.87
9	DISABATINO, CORRADO; DISABATINO, LAURA	63.31
10	CORPVEIL HOLDINGS LIMITED	54.60
11	MEL (ELFRIDA) INC.	20.29
12	MEL (ELFRIDA 2) INC	19.27
13	LOSANI HOMES (1998) LTD.	19.96
14	VALERY HOMES GOLF CLUB ROAD LIMITED	42.33
15A	HAMILTON COUNTRY PROPERTIES LTD.	25.10
15B	HAMILTON COUNTRY PROPERTIES LTD.	2.42
16	FRESCO, MANUEL DORINDO; FRESCO, ZENALIA MARIA	18.42
17	WILSON, IRENE MARION; BULLARD, CARRIE & THEODORE	6.01
18	MARZ HOMES (ELFRIDA) INC.;	6.83
19	RYMAL CENTENNIAL LIMITED	8.23
20	1340858 ONTARIO INC.	9.10
21	BROWNE, FAYE; MARTIN, JOHN & SARA JANE	3.95
22	1507565 ONTARIO INC	14.56
23	1507565 ONTARIO INC	28.61
24	A. DESANTIS DEVELOPMENTS LTD	8.87
25	MULTI-AREA DEVELOPMENTS INC.	21.36
26	THE HYDRO-ELECTRIC PC OF ONTARIO;	39.54
27	MULTI-AREA DEVELOPMENTS INC.	31.51
28	2188410 ONTARIO INC.;	18.04
29A	SETTL AYS	0.89
29B	MILOVANOVIC, VLADETA & ROKSANDA	0.82
30	CHERUBIN, BARBRA	5.31
31	1356715 ONTARIO INC.	25.37
32	WILSON, IRENE MARION; BULLARD, CARRIE & THEODORE	15.04
33	1356715 ONTARIO INC.	14.53
34	MARZ HOMES (ELFRIDA) INC.	28.63
35	RYMAL CENTENNIAL LIMITED; RYMAL CENTENNIAL LIMITED	28.48
36	SALIS, RAFFAELE;	10.18
37	MARZ HOMES (BROFRIDA) INC.	19.05
38A	1356715 ONTARIO INC.	17.48
38B	1749560 ONTARIO LIMITED	1.14
39	PERESSINI, RITA;	4.47
40	DORR BROTHERS LIMITED;	12.42
41	KULCABA, LESTER; KUCEMBA, TERESA	11.58
42	2410002 ONTARIO INC.;	14.59
43	1356715 ONTARIO INC.	22.12
44	HOWDEN, VALERIE JUNE;	20.99
45	MUDDO & FIRST INC.	20.31
46	KRAINOVICH, MIROSLAV; KRAINOVICH, LUBICA;	4.15
47	70 MUD STREET EAST INC.	8.90
48	FIRST ROAD EAST INC.	9.44
49	FUTURE HOMES CONSTRUCTION LIMITED;	15.87
50	RAPPTS, STANLEY; LAOS, STEVE;	21.02
51	197 FIRST ROAD EAST INC.	2.70
52	1784198 ONTARIO INC.;	4.35
53	DHALIHWAL DARSHAN; DHALIHWAL BALINDER;	4.07
54	2765961 ONTARIO INC	4.06
55	HIGHLAND ROAD (ELFRIDA) HOLDINGS INC.;	4.09
56	RESTIVO, JACK; RESTIVO, SHARON	4.08
57	A. LOCCOD WHOLESALE LTD	5.82
58	1356715 ONTARIO INC.;	29.59
59	CEDAR CITY UPPER CENTENNIAL INC.	9.95
60	CEDAR CITY UPPER CENTENNIAL INC.	6.83
61	737358 ONTARIO LIMITED;	3.98
62	BARRY HUMPHREY ENTERPRISES LIMITED;	1.63
63	HUMPHREY, CAROL ANN;	1.03
64	CROSSROADS RYMAL AND UPPER CENTENNIAL HOLDINGS INC	8.03
64.1	PUBLIC AUTHORITY HAVING JURISDICTION;	3.21
65	HAMILTON-WENTWORTH CATHOLIC SCHOOL BOARD	2.42
65.1	THE ROMAN CATHOLIC EPISCOPAL CORPORATION	1.15
66	BULLARD, JOHN; BULLARD, ANNE;	3.86
67	1820435 ONTARIO CORPORATION	1.63
68	ABICHT, KIM; HABICHT, BERND GUENTHER;	1.03
69	KHAN, ASIF	0.87
70	BEHL, PREM LATA	0.69
71	GREER, HELEN RUTH; GREER, MICHAEL PETER	2.09
72	MARQUES, DOLORES DA COSTA TUIJS DE ALMEIDA;	0.80
73	GARCEA, GLORIA	1.13
74	1000344371 ONTARIO INC.	0.97
75	1169862 ONTARIO INC.	0.97
76	FOUR SAC SELF-STORAGE CORPORATION	0.83
77	FOUR SAC SELF-STORAGE CORPORATION	1.69
78	SAMMANI 786 INC.	1.87
79	Various	15.06
TOTAL LAND AREA (ha) PARTICIPATING AND COOPERATING OWNERS		883.77
TOTAL PRIVATE/NON-DEVELOPERS/PUBLIC		276.33
TOTAL LAND AREA (ha)		1160.10

Legend

- PARTICIPATING AND COOPERATING OWNERS
- HYDRO CORRIDOR
- ELFRIDA URBAN EXPANSION AREA BOUNDARY

Description: Elfrida Area Ownership Map	Job No. File No. Date: November 18, 2024	 8800 Dufferin St, Suite 104 Vaughan, ON L4K 0C5
Source: Geowarehouse	ELFRIDA COMMUNITY OWNERSHIP MAP	