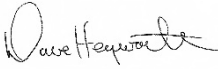





COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	January 30, 2025
SUBJECT:	Update on the Status of Urban Boundary Expansion Applications Received Since 2020 (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Dave Heyworth Acting Director and Senior Advisor – Strategic Growth Planning and Economic Development
SIGNATURE:	 Anita Fabac Acting Director of Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to inform Council on the status of Official Plan Amendment applications for urban boundary expansions received since 2020.

BACKGROUND

The City of Hamilton has received several Official Plan Amendment applications for urban boundary expansions and associated secondary plan applications for lands outside of the urban boundary since 2020. The location of these applications is outlined in Appendix 1. Due to appeals to the Ontario Land Tribunal, as well as changing Provincial planning policy and legislation, the status of these applications varies and is summarized below.

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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.

OVERVIEW OF URBAN BOUNDARY EXPANSION APPLICATIONS

1. Twenty Road West Urban Boundary Expansion Applications (2020)

The Upper West Side Landowners Group Inc. submitted three Official Plan Amendment applications in August 2020 to bring lands within Area 2 and Area 3 of the Twenty Road West lands into the urban area (see Appendix 1). The applications propose the development of lands for residential uses (2,450 units), natural heritage features, stormwater management, and a collector road network.

Application Status: The applications were appealed by the applicant to the Ontario Land Tribunal for Lack of Decision on June 27, 2024, made possible by the passing of Bill 185 by the province. City Council subsequently provided direction to oppose the applications on November 27, 2024. A Case Management Conference was conducted at the Ontario Land Tribunal on January 14, 2025. A merit hearing has not been scheduled.

2. Twenty Road West Urban Secondary Plan Application (2023)

The Upper West Side Landowners Group Inc. submitted an Official Plan Amendment application in November 2023 for lands within the Twenty Road West Area 2 and Area 3 (see Appendix 1) to create a secondary plan for the lands which includes amending employment designations within the Airport Employment Growth District Secondary Plan. The secondary plan proposes a mix of residential, mixed-use and employment uses.

Through Bill 150, the Provincial modifications that brought these lands into the Hamilton urban boundary have been deemed as never having been made, therefore these lands remain outside the urban boundary.

Application Status: The City of Hamilton deemed the application incomplete on December 19, 2023. The decision on the completeness of the application was appealed to the Ontario Land Tribunal on January 18, 2024. A motion for directions on the application has been filed and is scheduled to be heard by the Ontario Land Tribunal on February 11, 2025.

3. White Church Road Secondary Plan (December 2023)

The Whitechurch Landowners Group Inc. submitted an Official Plan Amendment application in December 2023 to create a secondary plan for the Whitechurch Lands area (see Appendix 1). The application states that the secondary plan would accommodate a minimum of 4,836 dwellings and a range of other commercial, institutional, and open space uses.

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Received Since 2020 (City Wide) Page 3 of 4**

Through Bill 150, the Provincial modifications that brought these lands into the Hamilton urban boundary have been deemed as never having been made, therefore these lands remain outside the urban boundary.

Application Status: The City of Hamilton deemed the application incomplete on January 12, 2024. The decision on the completeness of the application was appealed to the Ontario Land Tribunal on February 9, 2024. At this time, a hearing has not been scheduled.

4. Elfrida Urban Boundary Expansion Application (November 2024)

The Elfrida Community Builders Group Inc. submitted an Official Plan Amendment application in November 2024 to bring the Elfrida lands (approximately 1,209 hectares) into the urban area (see Appendix 1). Through Bill 150, the Provincial modifications that brought these lands into the Hamilton urban boundary have been deemed as never having been made, therefore these lands remain outside the urban boundary.

The application states that the proposed urban boundary expansion application will allow the future development of a new, complete urban community that incorporates a wide range of uses to serve the everyday needs of existing and future residents.

Application Status: The City of Hamilton received the application on November 20, 2024, and deemed the application incomplete on December 19, 2024. Discussions with the applicant's planning consultants are occurring to further discuss the incomplete application.

5. Sulphur Springs Urban Boundary Expansion Application (December 2024)

Mizrahi Developments submitted an Official Plan Amendment application in December 2024 for 163 and 159 Sulphur Springs Road in Ancaster to allow the development of 14 single detached dwellings and 61 townhouse dwellings.

The lands are designated Escarpment Protection Area and Escarpment Natural Area within the Niagara Escarpment Plan which forms part of the Greenbelt Plan area. Urban expansions are not permitted into the Greenbelt Plan area and the Planning Act restricts the applicant from appealing Council's refusal or non-decision of the application to the Ontario Land Tribunal.

Application Status: The City of Hamilton received the application on December 19, 2024, and deemed the application incomplete on January 15, 2025. Staff have requested that the application be withdrawn given the conflict with Provincial policies including the Niagara Escarpment Plan and only reconsidered if an amendment is made to the Niagara Escarpment Plan.

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OVERVIEW OF OTHER RELATED MATTERS

White Church Road Urban Boundary Expansion Application (Anticipated in 2025)

A landowner group representing the White Church Lands held a pre-application community meeting on November 19, 2024, to discuss their forthcoming application. It is anticipated that an Official Plan Amendment application for an urban boundary expansion application will be submitted for these lands in the near future.

Twenty Road West Minister's Zoning Order Request (December 2024)

The Upper West Side Landowners Group submitted to the Mayor a draft request to the Minister of Municipal Affairs and Housing requesting a Minister's Zoning Order be issued allowing the development of approximately 5,000 new residential units and between 4-5 million square feet of employment uses.

Planning staff were notified on January 9, 2025, that the MZO request has not yet been submitted to the Ministry.

NEXT STEPS

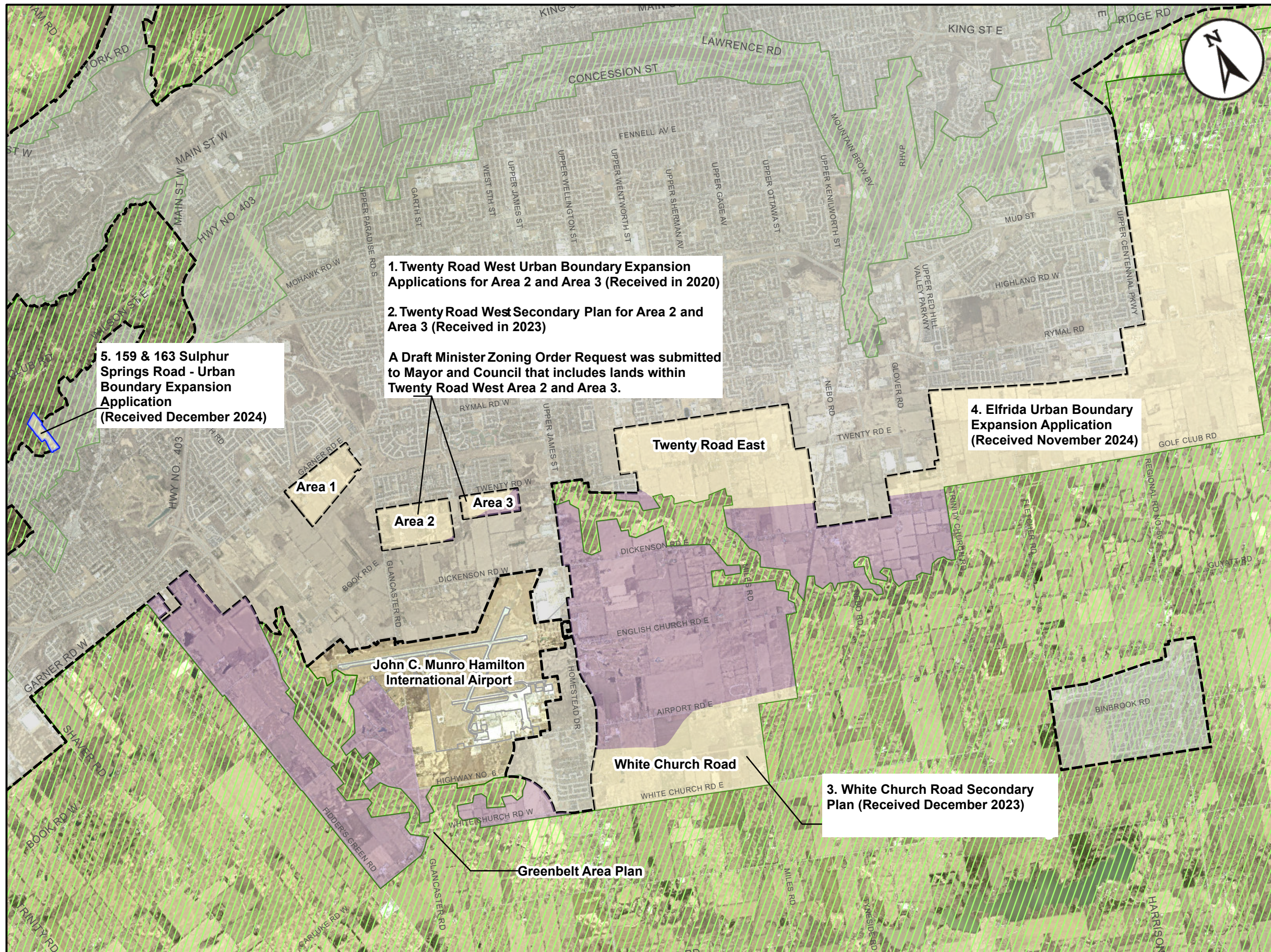
Planning staff will submit the final report on the Urban Boundary Expansion Framework to Council for approval, incorporating feedback received through engagement, in Q1 of 2025. The Framework is to be implemented via an Official Plan Amendment which would be subject to appeal.

Planning staff will continue to provide updates on the status of Official Plan Amendment applications for urban boundary expansions.

Please contact Dave Heyworth, Acting Director and Senior Advisor – Strategic Growth with any questions at Dave.Heyworth@hamilton.ca or by phone at (905) 546-2424 Ext. 5863.

APPENDICES AND SCHEDULES

Appendix 1 – Location Map of Urban Boundary Expansion Applications Received



1. Twenty Road West Urban Boundary Expansion Applications for Area 2 and Area 3 (Received in 2020)

2. Twenty Road West Secondary Plan for Area 2 and Area 3 (Received in 2023)

A Draft Minister Zoning Order Request was submitted to Mayor and Council that includes lands within Twenty Road West Area 2 and Area 3.

5. 159 & 163 Sulphur Springs Road - Urban Boundary Expansion Application (Received December 2024)

4. Elfrida Urban Boundary Expansion Application (Received November 2024)

3. White Church Road Secondary Plan (Received December 2023)

- Legend**
- Potential Residential
 - Potential Employment
 - Greenbelt Plan Area
 - Urban Area

Date: January 8, 2025
Map Not To Scale



Hamilton
Planning & Economic
Development Department