The main objective of the Stoney Creek Urban Boundary Expansion Secondary Plan is to establish land uses, a transportation network, community facilities, infrastructure requirements, urban design standards and to protect the existing natural features and environmental resources within the subject lands. The outcome of this study is to create a Secondary Plan, and Urban Design Guidelines that will guide investment and development in the area.
HELP US SHAPE A VISION FOR LOWER STONEY CREEK!

WHY ARE YOU HERE?

• To learn about the Stoney Creek Urban Boundary Expansion Secondary Plan study being initiated by the City for your community
• To understand why the City of Hamilton is undertaking the study
• To provide your feedback to the City on key issues and direction for the Secondary Plan

WHAT IS YOUR ROLE?

HOW YOU CAN PLAY AN INTEGRAL PART IN SHAPING A VISION FOR LOWER STONEY CREEK:

• Stay for our presentation at 7:30 p.m. which should generate discussions
• Volunteer to be a member of the Community Advisory Committee to provide valuable input and direction for the Secondary Plan (sign-up sheet at welcome desk)
• Provide your comments and suggestions on what you feel is important for lower Stoney Creek - fill out a comment sheet before you leave or send it in later
• Add your name to the mailing list to receive important updates regarding the study (sign-up sheet at welcome desk)
• Visit the study website at www.hamilton.ca/SCUBE to receive further background information, study progress and updates including future meeting notices

IMPORTANT QUESTIONS TO THINK ABOUT:

• What are your priorities for lower Stoney Creek? What do you feel your community is missing or has too much of?
• What type of development or community facilities would you like to see for this area in the future?
• What are the most important issues to be considered when preparing a plan for this area?
• What makes a community great?

Stoney Creek Urban Boundary Expansion: Secondary Plan
On October 23, 2003, City Council adopted Regional Official Plan Amendment (ROPA) No. 14 and Stoney Creek Official Plan Amendment (OPA) No. 99 to permit the expansion of the urban area in lower Stoney Creek. These amendments were appealed by the Ministry of Municipal Affairs and Housing and Hamilton General Homes.

In February 2005, the Province released the final Greenbelt Plan which placed one third of the proposed SCUBE area in the Greenbelt.

On November 22, 2005, the Ontario Municipal Board (OMB) held a pre-hearing to deal with the Amendments. After testimony and comments, the OMB directed the City, Province and parties to the hearing to bring forward an amendment acceptable to all parties. This resulted in OMB Decision/Order No. 1202 issued on April 30, 2007 with an Official Plan Amendment. The decision allowed lands outside the Greenbelt area to be designated “Urban” and that a Secondary Plan be developed for the area before any development proceeds. The Board also indicated there would be a future OMB hearing to deal with the appropriateness of the Greenbelt designated lands for 3 properties and one area that were identified at the pre-hearing. The remaining landowners within the Greenbelt area will remain in the Greenbelt Plan and cannot take part in the future hearing.

ROPA No. 14 and OPA No. 99, both amended by the OMB, have added 223 hectares (550 acres) to the City of Hamilton Urban Area in the lower Stoney Creek/Winona area.

OMB decision / Order No. 1202 (April 30, 2007) can be found on the SCUBE website at www.hamilton.ca/SCUBE
WE ENCOURAGE YOU TO BE A PART OF THE ON-GOING PLANNING PROCESS

Over the next 12 to 18 months, the Stoney Creek Urban Boundary Expansion Team will:

1. Continue to receive comments on the materials presented today, which are also available on the project website: www.hamilton.ca/SCUBE
2. Review public comments to date and seek resolutions to outstanding issues, and develop alternatives.
3. Evaluate alternatives and develop preferred concept and draft policies.
4. Present preferred concept and draft policies to the public for comments.
5. Host the Statutory Public Meeting prior to the Secondary Plan being recommended to the City’s Planning & Economic Development Committee.
6. Present the Secondary Plan to City Council for approval.

YOUR COMMENTS ARE CRITICAL

Please fill in a comment sheet before you leave, or take one with you to fill in later.

Please submit your comments by JULY 19th, 2007 to:

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If you would like a copy of the information presented today, it will be available on the City’s website: www.hamilton.ca/SCUBE