



# MEMO

<b>To:</b>	Keith Hamilton, Senior Planner, Policy
<b>From:</b>	Dana Anderson and Stephanie Mirtitsch
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<b>File:</b>	07135P
<b>Subject:</b>	Stewarttown Secondary Plan Update

The purpose of this memorandum is to provide an update on the status of the Stewarttown Secondary Plan study process and to present the Preferred Land Use Plan, policy recommendations and next steps.

## Overview of Secondary Plan Work Plan and Status

In March 2021, the Town of Halton Hills retained MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and a team of sub consultants to prepare a Secondary Plan for the Stewarttown area. The Stewarttown Secondary Plan area, as identified on the map below, is comprised of the former Hamlet of Stewarttown and 17 hectares of undeveloped lands (referred to as the "Expansion Lands") that were brought into the Urban Area by the Region of Halton in 2009 through Regional Official Plan Amendment No. 38. Stewarttown was also included within the Urban Area in the Halton Hills Official Plan through the adoption of Official Plan Amendment No. 10 in 2010.



The Stewarttown Secondary Plan study will establish a Preferred Land Use Plan and provide policy directions for both the existing community of Stewarttown and the Expansion Lands.

The work plan for the Secondary Plan was divided into the following four phases:

- Phase 1:** Background and Key Findings
- Phase 2:** Land Use Alternatives and Assessment
- Phase 3:** Preferred Land Use Concept
- Phase 4:** Development of Secondary Plan

Each phase of the work plan includes key deliverables and consultation with members of the public and key stakeholders, including a Technical Advisory Committee (TAC) comprised of representatives from the Town, the Region of Halton, Credit Valley Conservation and other public agencies, as well as a Steering Committee comprised of Town Council members and staff, local residents and the owner of the Expansion Lands.

Phase 3 of the Secondary Plan process began in 2022 with the preparation of background technical studies, including an Agricultural Impact Assessment, Cultural Heritage Resource Assessment, Natural Heritage Study, Transportation Study, Servicing Report, and the preparation of a Preferred Land Use Plan and Policy Directions Report. A Public Open House occurred on April 4, 2022, to provide an overview of the key findings from the technical studies and to present and receive feedback on the Preferred Land Use Plan and policy directions. Open House materials and an accompanying survey were posted to the Let's Talk Halton Hills (LTHH) webpage after the event.

Comments received at the Public Open House from the public focused on the desire for a second point of access and concerns with the proposed density. In response, a Secondary Access Feasibility Analysis was completed in early 2023. The Feasibility Analysis evaluated potential road options for a secondary point of access or emergency access to the Expansion Lands. The Analysis concluded that a second point of access is not required or recommended for the proposed density of the Expansion Lands due to engineering, environmental and Greenbelt Plan policy constraints. The findings of the Analysis were posted to LTHH for public information.

A third Public Open House occurred on June 7, 2023, to respond to key comments received from the public throughout the process, present the results of the Feasibility Analysis and discuss how the Trafalgar Road Environmental Assessment may impact the Secondary Plan. Open House materials and an accompanying survey were posted to LTHH after the event. Based on feedback received at the Open House, Town staff hosted an additional meeting with a smaller group of residents on January 19, 2024, to discuss key resident concerns related to density and access to the Expansion Lands.

### **Preferred Land Use Plan and Policy Directions**

The Preferred Land Use Plan and Policy Directions Report for the Secondary Plan were prepared in September 2022 and will form the basis of the Stewarttown Secondary Plan. The Preferred Land Use Plan proposes to modify the current "Low Density Residential Area" designation in the Town Official Plan to a more appropriate "Stewarttown Residential Area", with a maximum permitted density of 5 units per hectare, with the exception of the Expansion Lands to align with current HH OP Section D1.6.10. The Preferred Land Use Plan is attached to this memorandum as **Appendix A**.

The existing "Greenlands" designation is proposed to be modified to "Regional Natural Heritage System" in accordance with current Regional policies and mapping.

Additional site specific policies are proposed within 3 proposed Special Policy Areas. The Preferred Land Use Plan identifies the 3 Special Policy Areas as summarized below.

### **Special Policy Area 1: Stewarttown South**

Comprised of the area along the north side of 15 Side Road and the southern portion of Trafalgar Road. Area to be recognized for its unique large lotting pattern and access context. Policies for this Special Policy Area should include:

- Restrictions on new access points and, where possible, the consolidation of access points; and,
- Design considerations for redevelopment through replacement housing on corner lots and lots along Trafalgar Road given the proximity to the widened areas of Trafalgar Road.

**Note:** Following feedback received from Town staff, the boundaries of Special Policy Area 1 are proposed to be extended to include the lots on Black Creek Court and Chantellay Crescent.

### **Special Policy Area 2: Core Area**

Comprised of the residential area along Stewarttown Road and Natural Heritage System area along the east side of Mill Pond Drive. The character of this Special Policy Area is rooted in its identity as a Euro-Canadian settlement in the early 19<sup>th</sup> Century as set out in the Cultural Heritage Resource Assessment, The policies for the Core Area should:

- Address the requirement for Heritage Impact Assessments;
- Recognize existing commercial uses; Encourage maintaining existing character; and,
- Reference to the Regional Natural Heritage System enhancement and protection policies.

### **Special Policy Area 3: Expansion Lands**

The Expansion Lands were identified for residential development by the Region of Halton in 2009 and are designated Future Residential/Mixed Use Area in the Town of Halton Hills Official Plan. Current Official Plan policies require the Expansion Lands to be developed in character with the existing Stewarttown community. The lands will require further *Planning Act* applications for a Draft Plan of Subdivision and Zoning By-law Amendment to implement the Secondary Plan. Policies for the Expansion Lands should include:

- Implementing a maximum permitted density of up to 8 units per hectare;
- Servicing policies related to servicing connections, capacity and stormwater management design and locations;
- Parkland policies to encourage the dedication of parkland, and policies to direct the size and location of the park;
- Preliminary design direction and guidelines; and,
- Reference to the Regional Natural Heritage System enhancement and protection policies.

Feedback received at the Public Open Houses during Phase 3 of the project was overwhelmingly centered around concerns with the proposed densities for the existing neighbourhoods and the Expansion Lands, and continued concerns about the single point of access proposed for the Expansion Lands.

Regarding the proposed density of the existing Stewarttown area, it should be noted that although the current built density is approximately 3 units per hectare, the current maximum permitted density for the entire area in the Official Plan is 5 units per hectare. The policy directions for the Stewarttown Secondary Plan propose to carry forward the maximum permitted density as set out in the Halton Hills Official Plan for the majority of the Stewarttown Area, with the exception of the Expansion Lands.

Regarding the proposed density of the Expansion Lands, residents were concerned about the proposed density from a compatibility and a traffic perspective. From a compatibility perspective, the Secondary Plan will incorporate policies to address matters of transition and design. From a transportation perspective, the proposed maximum density of up to 8 units per net hectare aligns with the conclusions of the transportation study including the Secondary Access Feasibility Analysis.

Given the unique community character and access considerations, the proposed maximum density of up to 8 units per net hectare is considered to be contextually appropriate and does not conflict with overarching Provincial and Regional policy direction.

## **Next Steps**

Following Council's endorsement of the Preferred Land Use Plan and policy directions, the project team will prepare a draft of the Stewarttown Secondary Plan, which will be shared with Town staff, the TAC and the Steering Committee. Based on feedback received, an updated draft of the Secondary Plan will be prepared and posted to LTHH for public review and comment, a Public Open House and Statutory Public Meeting will also be held. A comment summary will be prepared, and the final version of the Secondary Plan will be brought forward for Council consideration. Once the Secondary Plan is adopted by the Town of Halton Hills, it will be sent to the Region of Halton for final approval.

Alongside the preparation of the Secondary Plan, a Fiscal Impact Analysis will also be prepared, which will estimate the long-term financial impact of the Preferred Land Use Plan for the Secondary Plan on the Town's finances by assessing the capital and long-term operational costs of development against revenue streams such as development charges, tax and non-tax revenue.

# Appendix A: Preferred Land Use Plan

