

STEWARTTOWN SECONDARY PLAN

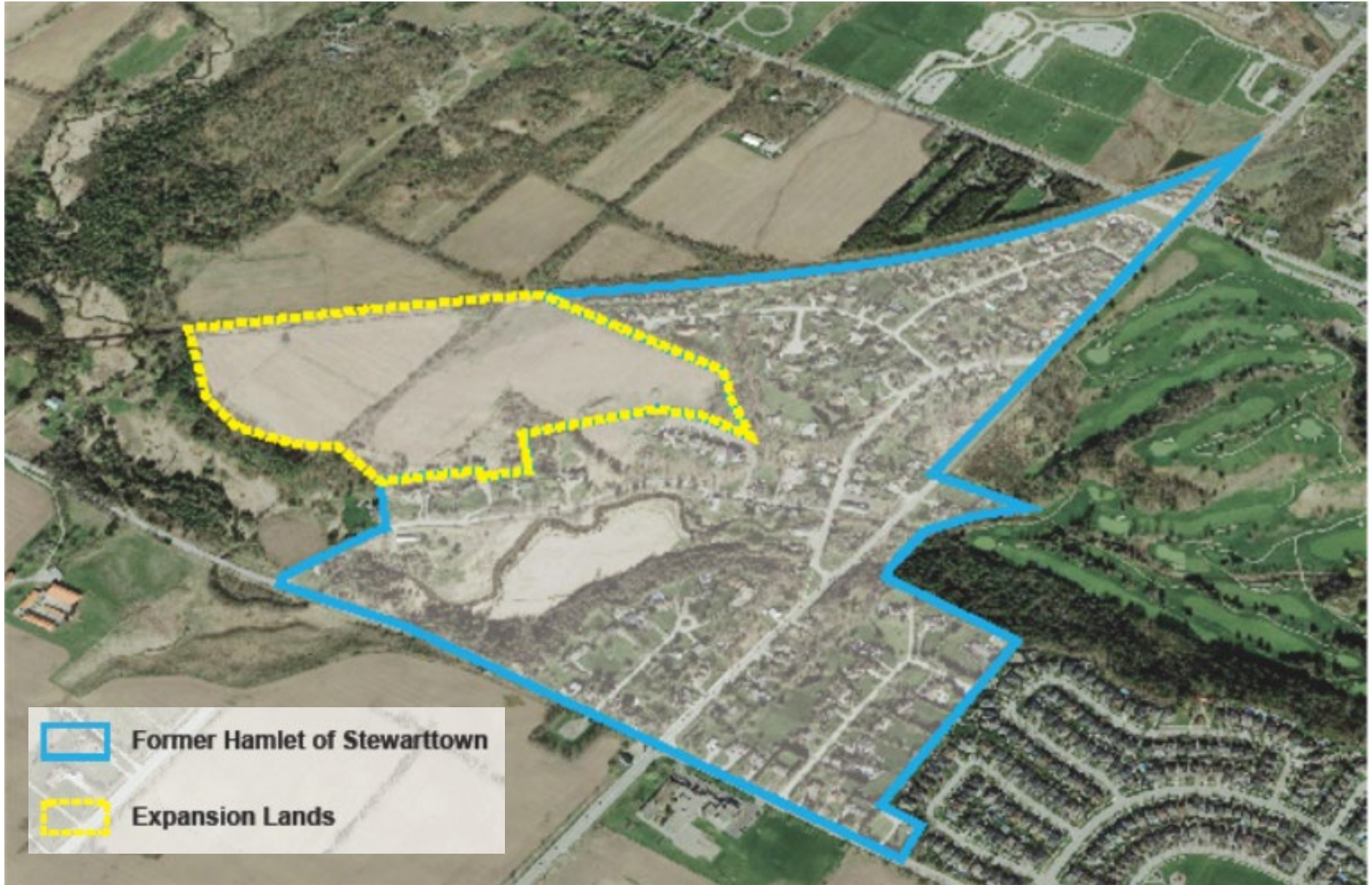
Update to Council

March 25, 2024

PRESENTATION OVERVIEW

- 1. Recap of Study Area and Study Process**
- 2. Summary of Key Study Components:**
 - Secondary Access
 - Expansion Lands
 - Preferred Land Use Plan and Policy Directions
- 3. Next Steps**

STEWARTTOWN SECONDARY PLAN STUDY AREA



STUDY PROCESS AND CONSULTATION TO DATE

Phase 1: Background & Key Findings

- Public Engagement & Consultation Plan
- Project Launch & Online Survey
- Background & Key Findings Report

Phases 2 & 3: Land Use Concept and Policies

- Expansion Lands Alternatives Assessment & Report
- Public Open Houses (Oct. 2021, Apr. 2022) & Public Consultation Summary
- Preferred Land Use Plan & Policy Directions for Secondary Plan
- Background Technical Studies
- Public Open House (Jun. 2023) & Public Consultation Summary
- Residents group meeting (Jan. 2024)

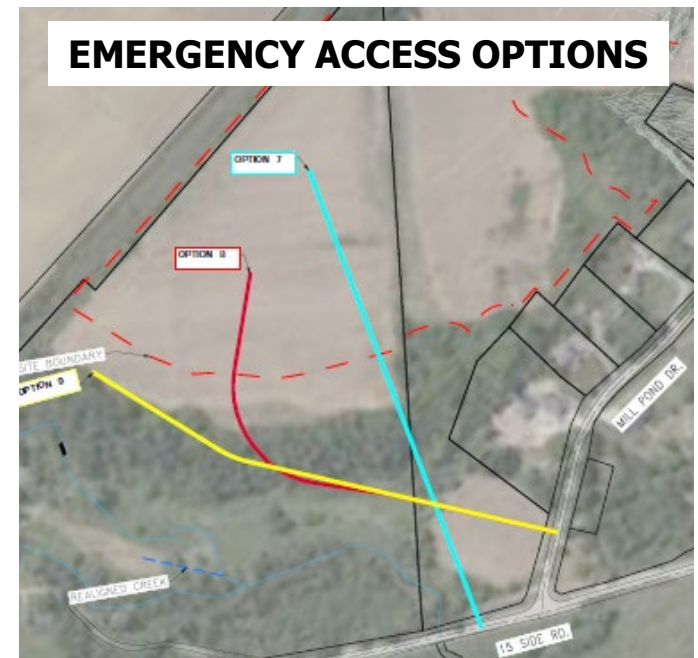
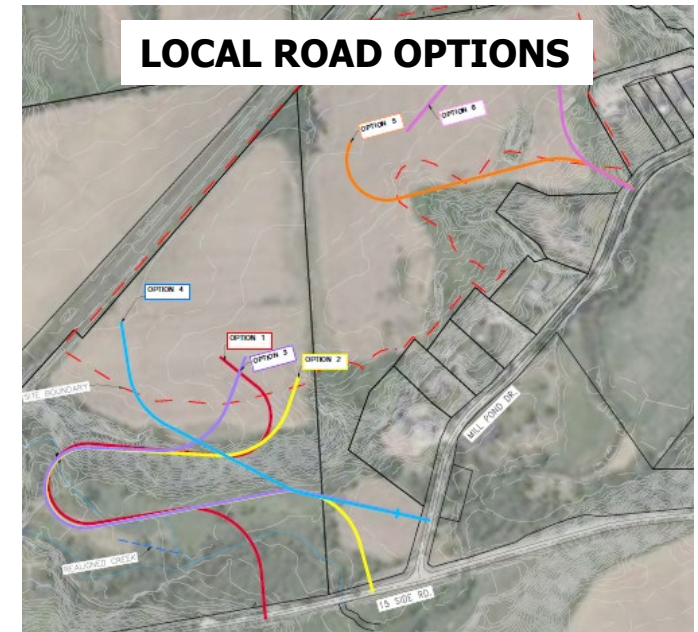
 **WE ARE HERE**

Phase 4: Secondary Plan Development

- Draft Stewarttown Secondary Plan
- Open House / Statutory Public Meeting
- Final Stewarttown Secondary Plan

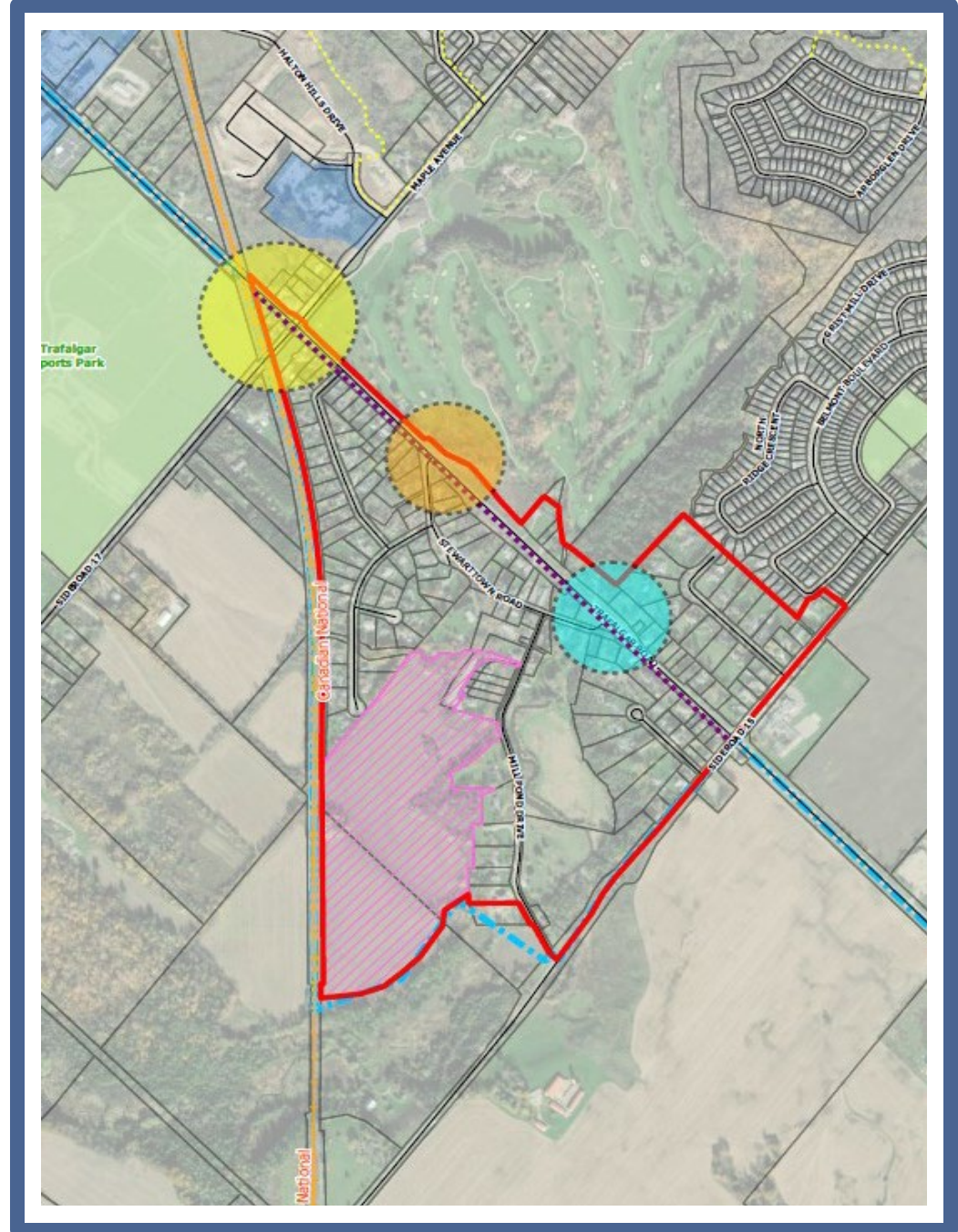
SECONDARY ACCESS

- Evaluation of 6 options for secondary access and 3 options for emergency access
- Evaluation included an assessment of policy framework, engineering, natural heritage, and associated costs
- Engineering, environmental and policy constraints were identified for all options
- **Based on the assessment, a second access is not required or recommended**



TRAFALGAR ROAD ENVIRONMENTAL ASSESSMENT

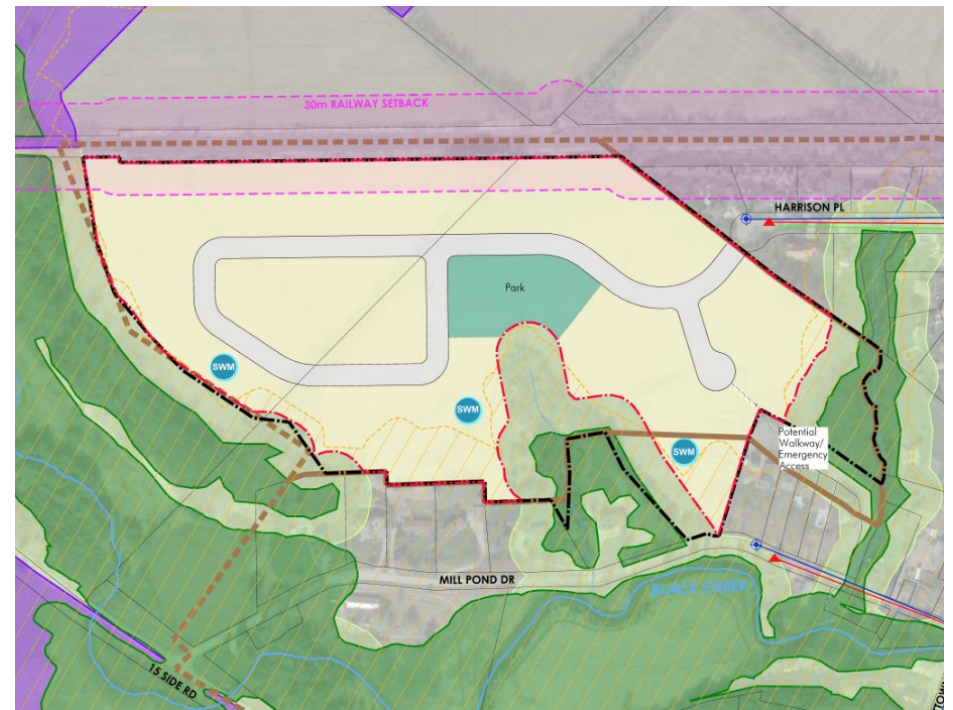
- Environmental Assessment completed in 2016
- Region completing detailed design
- Re-alignment will result in 3 future amendments to be included with future update to Halton Hills Official Plan



EXPANSION LANDS – CONCEPTUAL DESIGN

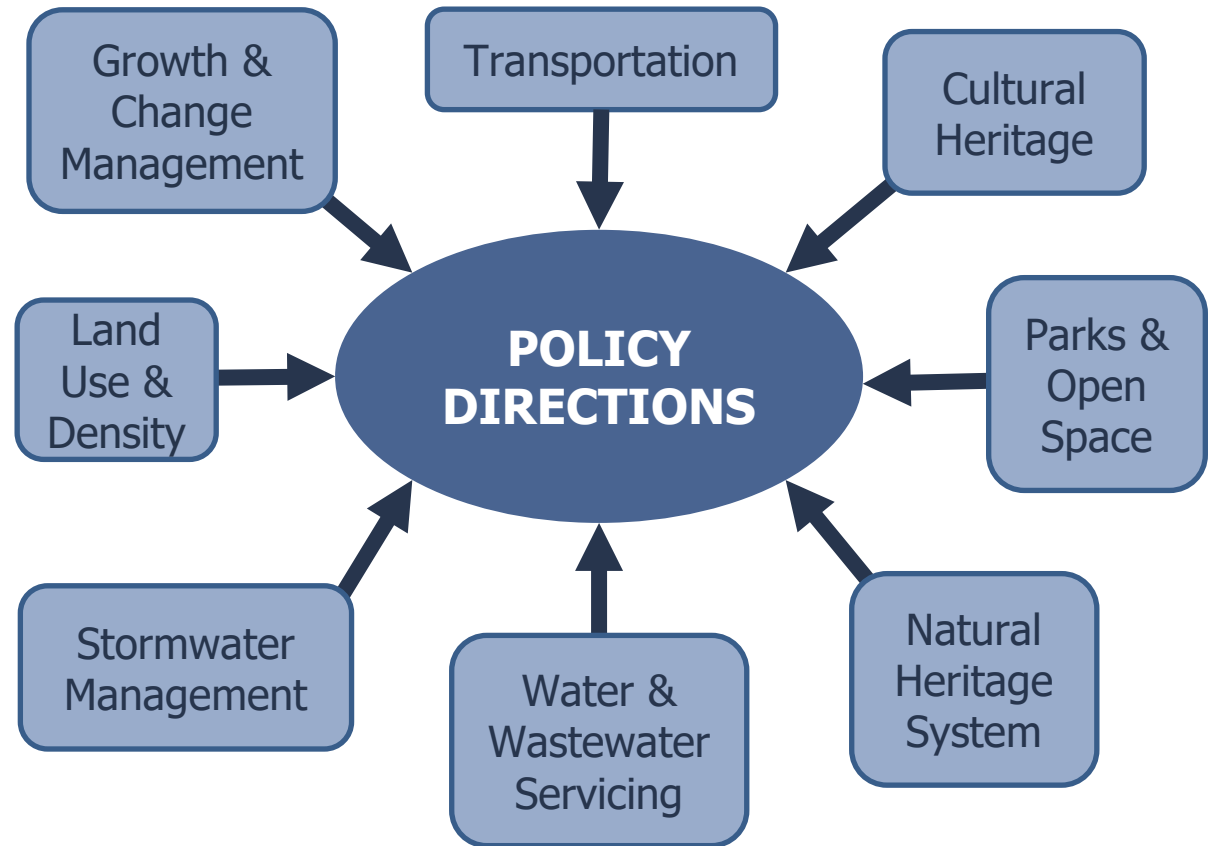
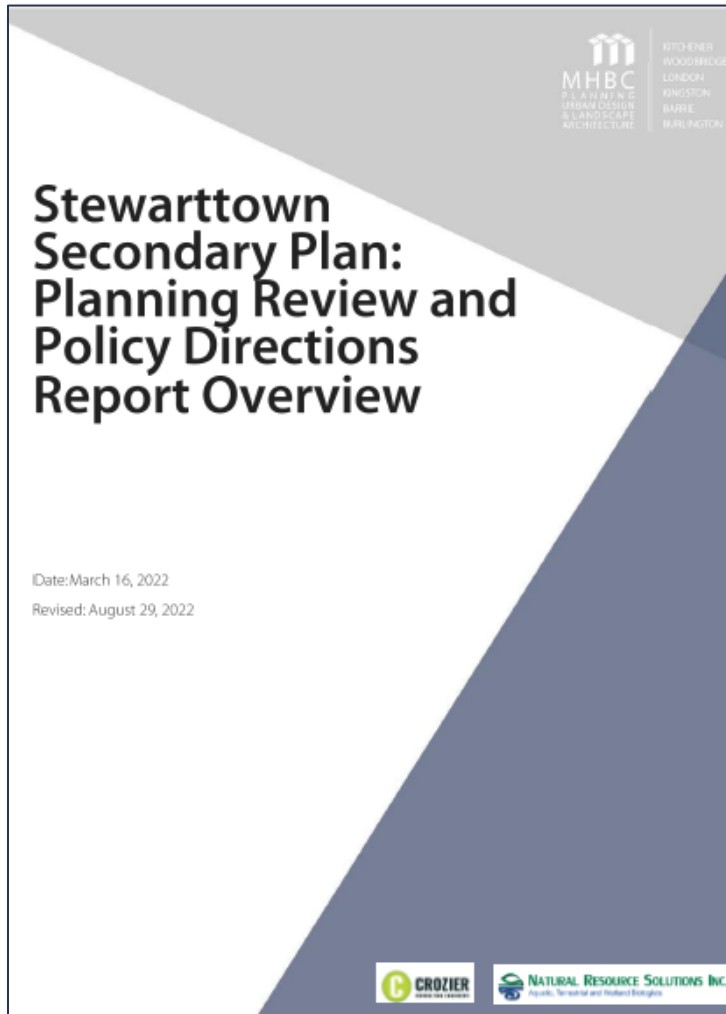
- Determined developable area by identifying and mapping constraints (e.g. Greenbelt, Natural Heritage System (NHS), CN Rail)
- Assessed options based on criteria:
 - Connectivity
 - Compatibility
 - Density and mix
 - Open space
- Road network design, parkland and stormwater facility locations will be determined at the development application stage

PRELIMINARY EXPANSION LANDS CONCEPT



- Low Density
- Up to 8 units per hectare

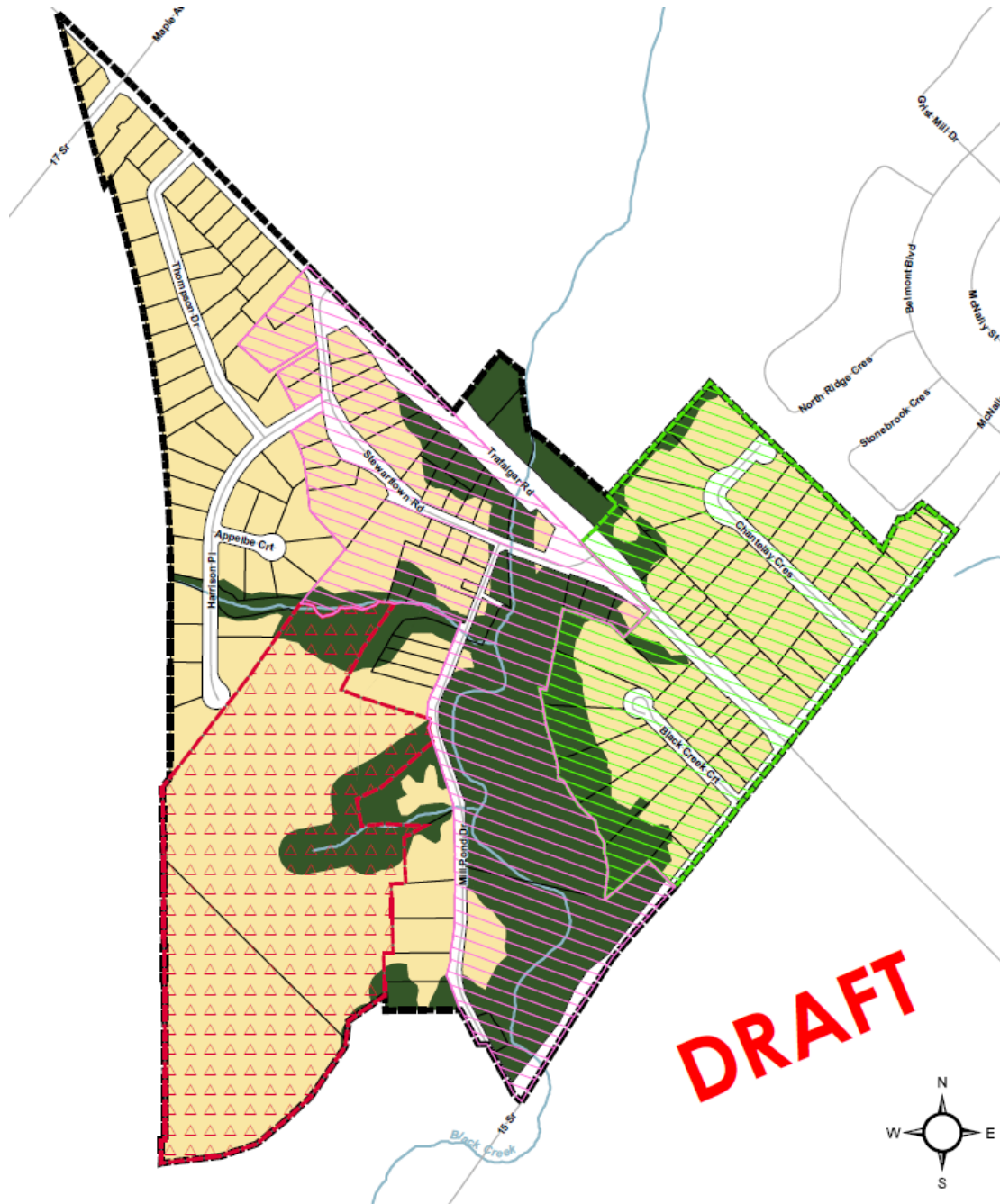
POLICY DIRECTIONS REPORT



OVERALL POLICY DIRECTIONS

- **Low Density Residential designation should continue to apply and be modified to “Stewarttown Residential”:**
 - Proposed density of up to 5 units per hectare in existing community
 - Proposed density of up to 8 units per hectare for the Expansion Lands (Special Policy Area 3)
- Recommendation for **three Special Policy Areas:**
 1. Stewarttown South
 2. Core Area
 3. Expansion Lands

PRELIMINARY PREFERRED LAND USE PLAN



Legend

- SP Area #1- Stewarttown South
- SP Area #2- Core
- SP Area #3- Expansion Lands
- Settlement Boundary

- Parcels
- Roads
- Watercourse

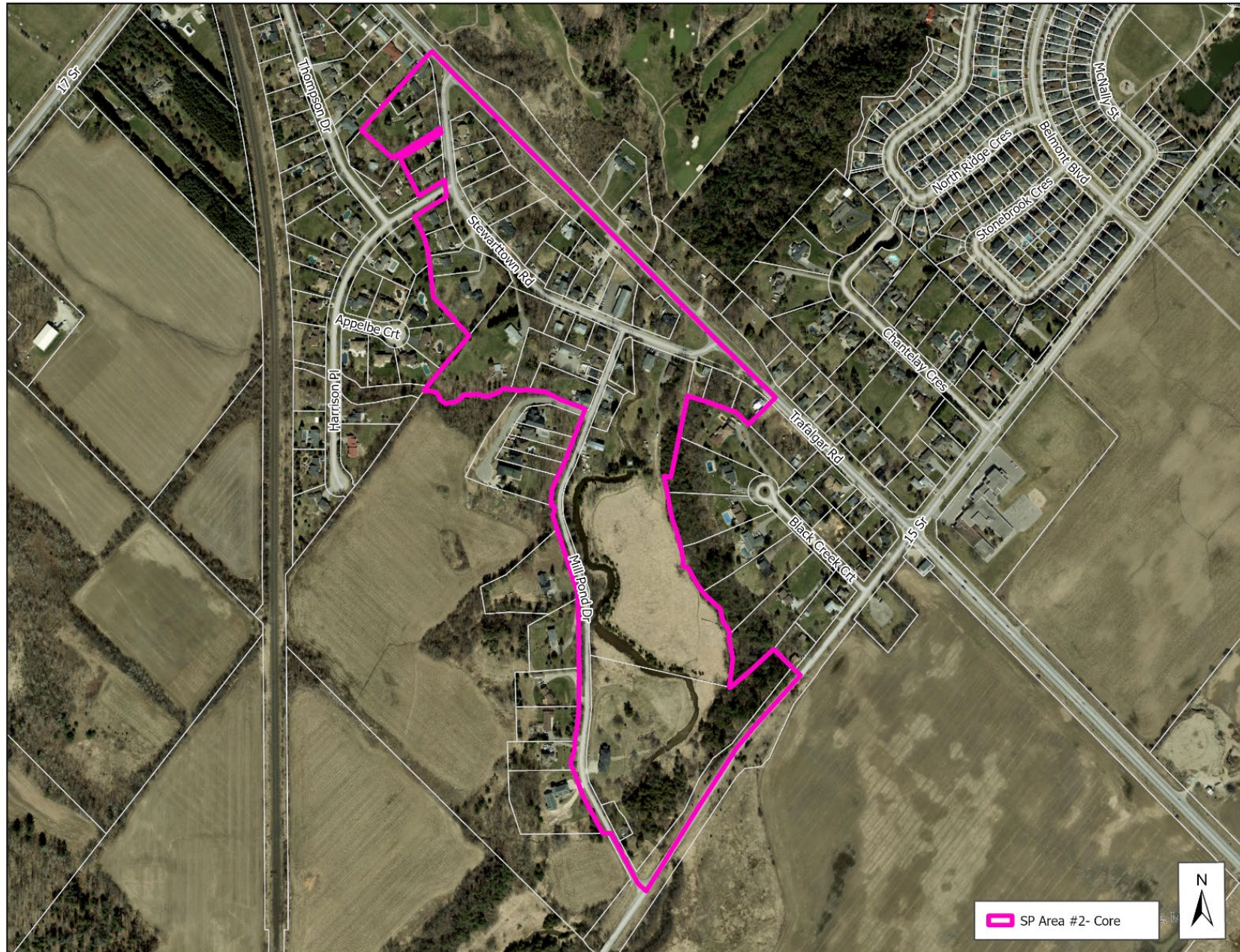
Land Use

- Stewarttown Residential Area
- Regional NHS

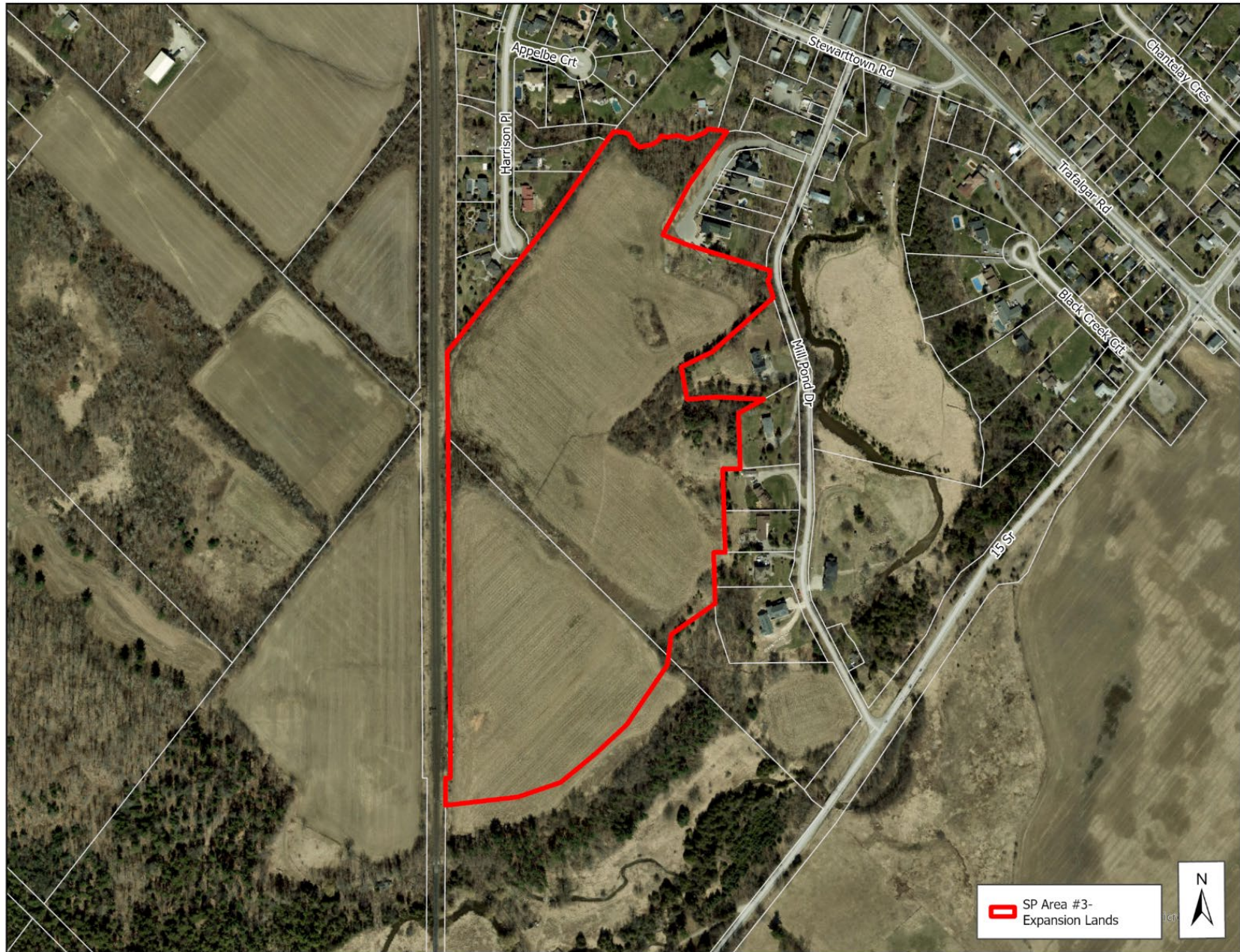
SPECIAL POLICY AREA 1 – STEWARTTOWN SOUTH



SPECIAL POLICY AREA 2 – CORE AREA



SPECIAL POLICY AREA 3 – EXPANSION LANDS



NEXT STEPS

1. Preparation of Draft Secondary Plan
2. Steering Committee and Technical Advisory Committee Meetings
3. Public Open House / Statutory Public Meeting
4. Council Recommendation Report



THANK YOU