

H9 STEWARTTOWN SECONDARY PLAN

H9.1 INTRODUCTION

The Stewarttown Secondary Plan provides policies and direction with respect to the area comprised of the former Hamlet of Stewarttown and approximately 17 hectares of land referred to as the “Expansion Lands”. The Secondary Plan area is identified on Schedule H9-1 to this Plan.

The Stewarttown area is located on the recognized Treaty lands and territory of the Mississaugas of the Credit First Nation as well as the traditional territory of the Huron-Wendat and Haudenosaunee peoples.

Stewarttown is one of the oldest Hamlets within the Town of Halton Hills and has a long history. Stewarttown is described as a mid-nineteenth century Euro-Canadian settlement established primarily on the availability of waterpower. As the community’s industrial/commercial hub declined over time, Stewarttown transformed into primarily a residential community with much of its unique natural and cultural heritage features conserved.

H9.2 OVERALL GOAL OF THE SECONDARY PLAN

The goal of the Stewarttown Secondary Plan is to guide and manage change that maintains and enhances the historical character of the area, protect and conserve natural and cultural heritage features and enhance connectivity and access to open space.

H9.3 OBJECTIVES

The objectives of the Stewarttown Secondary Plan are as follows:

- a) To maintain and conserve the character of Stewarttown and its uniqueness by:
 - i) Establishing and defining character areas through the provision of Special Policy Areas; and,
 - ii) Providing policies to guide and manage change that enhance the unique character of Stewarttown.
- b) To protect and enhance the natural heritage system by:
 - i) Ensuring natural features, hazards and buffers to those areas are identified, enhanced and protected; and,
 - ii) Enhancing tree canopies and providing tree protection within the Natural Heritage System and woodland areas.

- c) To conserve and enhance the unique and significant cultural heritage value of Stewarttown by:
 - i) Conserving individual cultural heritage resources through listing and designation under the Ontario Heritage Act.
 - ii) Establishing Special Policy Areas that conserve significant cultural heritage resources.
- d) To reinforce the importance of visual and physical access to open space, including natural areas, trails and parks.
- e) To maintain the rural character of the hamlet by establishing density targets for new development that are compatible with the existing community.

H9.4 GENERAL POLICIES

The Stewarttown Secondary Plan shall be read in conjunction with the Town of Halton Hills Official Plan.

The lands within the Stewarttown Secondary Plan area are shown on Schedule H9-1 to this Plan.

H9.4.1 LAND USE DESIGNATIONS AND POLICIES

The land use designations as set out on Schedule H9-1 include:

- Stewarttown Residential Area as set out in Section H9.5 of this Plan.
- Regional Natural Heritage System as set out in Section H9.6 of this Plan.
- Three Special Policy Areas as set out in Section H9.7 of this Plan.

H9.4.2 CHANGE MANAGEMENT

The Stewarttown Secondary Plan provides a land use planning framework to manage change in the Plan area in accordance with the Town's overall growth framework.

Growth and change within Stewarttown shall be primarily within Special Policy Area 3: the Expansion Lands. As outlined in policy D6.3.5 of the Official Plan, the Expansion Lands shall be developed as a low density residential area, in keeping with the character of the existing community of Stewarttown.

The existing community of Stewarttown is anticipated to experience limited additional growth.

New housing, replacement housing, additions and alterations within the Stewarttown Area shall be permitted provided they are compatible, context

sensitive, and respectful of the existing character of the neighbourhood. The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions and alterations, including lot coverage, building height, and side yard setbacks among other standards.

Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, shall consider, where applicable:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

Where lot severances or lot consolidation is proposed, it shall be assessed in accordance with all applicable policies of this Plan and the Town's Official Plan.

Additional residential units may be permitted on private services as long as well and septic facilities are adequate and available to accommodate the additional dwelling units, in accordance with the Town's Official Plan.

Additional opportunities for commercial uses are encouraged through redevelopment, additions and/or expansions to existing buildings in the Core Area.

All development shall be provided in accordance with the policies of the Town's Official Plan that set out requirements for parkland, schools and community services and facilities.

All development shall be undertaken in accordance with the policies of this Plan that require the conservation of significant cultural and natural heritage resources and the preservation of the character of the existing community of Stewarttown.

H9.4.3 DESIGN

Section F2 of the Official Plan provides general design objectives and policies for consideration of any proposals for changes in the public realm, as well as private development proposals.

H9.4.3.1 Design Objectives

The following design objectives shall apply to all areas within Stewarttown:

- a) To promote a high standard of design that results in attractive, compatible development.
- b) To respect site context and enhance sense of place and promote development that maintains or enhances the unique character of Stewarttown.
- c) To promote connectivity and interaction that provides universal access for all citizens and emphasizes pedestrian accessibility, safety and comfort across Stewarttown.
- d) To consider, conserve and enhance existing cultural and natural heritage features.
- e) To promote sustainable design that results in more efficient use of resources and energy, reduces heat island effects and encourages alternative modes of transportation.

H9.4.3.2 Design Policies

The following design policies are intended to support the design objectives and define the primary design elements and expectations that shall apply to all areas in Stewarttown:

- a) Infill: Development through infill shall address the integration, compatibility, built form (including massing), and relationship of new development to existing buildings and to the surrounding neighbourhood character and context, based on the principles of good design practice.
- b) Sustainability: Sustainable design practices in the public and private realm shall be promoted through a variety of strategies, including but not limited to:
 - the adaptive re-use of existing buildings and significant cultural heritage resources;
 - sustainable design features that address matters of exterior building design and the incorporation and integration of trees, shrubs, hedges planting or other ground cover;
 - elements that promote energy reduction or conservation including building and street orientation for passive solar gains;
 - elements that promote improved water and air quality conditions; and
 - selection of drought tolerant, salt tolerant and native vegetation species.

- c) **Accessibility and Universal Design:** Development shall be designed to be barrier free and universally accessible by all citizens.
- d) **Landscape Design:** Sites shall be designed with a balanced distribution of landscaping that contributes toward a coordinated and enhanced site design, streetscape character, sense of place, and an aesthetically pleasing comfortable pedestrian environment. Specific treatment may also be required to address a range of considerations such as screening objectives, landscape buffers to promote land use compatibility, the provision of large canopy trees and the opportunity for integrated amenity spaces and sustainable design.
- e) **Built Form and Massing:** Buildings shall be located with consideration for the existing streetscape character and setbacks. The design and massing of buildings shall relate to the surrounding context, street proportions, and appropriately scaled dimensions.
- f) **Parks and Open Spaces:** Open space associated with natural features should be protected. Development should reinforce identified gateways and focal points and should strengthen linkages to existing and future parks, trails and open space, cycling networks, as well as other community infrastructure. Community gathering spaces should be incorporated at trail or open space access points where feasible. Parks should be connected to the natural heritage system where possible to create a contiguous park and open space system.
- g) **Lighting:** All lighting, where required, shall be designed to create safe outdoor environments and to minimize glare and impact to night sky, public view and surrounding properties.
- h) **Signage:** Site signage shall be designed to complement and enhance building and site design features. Building signage shall be of a scale proportional with building size and not overwhelm building façades or obstruct architectural features.
- i) **Cultural Heritage:** Building and site design shall sympathetically conserve, respect and build upon cultural heritage resources of Stewarttown. Sensitive designs shall be provided for new development in close proximity to significant cultural heritage resources and the Core Area. Adaptive reuse of historically significant cultural heritage resources shall be encouraged. Policies related to significant cultural heritage resources are found in Section H9.4.7 of the Plan.
- j) **Views and Vistas:** Building and site design shall consider any significant built or natural heritage resources, topographic features and any significant views and vistas.
- k) **Grading and drainage:** Site grading design shall consider existing topography of the subject property and surrounding lands by following or enhancing existing grading and drainage patterns. When necessary, additional private

or public infrastructure may need to be considered to address changes in flow volume and flow patterns. It should be noted that it is not the intention to eliminate drainage onto adjacent properties rather to ensure any proposed change is managed.

H9.4.3.3 Design Briefs and Guidelines

In addition to the studies listed in Policy G12.3 of the Town of Halton Hills Official Plan, Town staff may request the preparation of a design brief or design guidelines as a requirement of a complete application. Design Briefs or Guidelines shall be prepared in accordance with Section F2.3.1 of this Plan.

Detailed policies and requirements for design related to Special Policy Area 3: The Expansion Lands are included in Section H.9.7.3 of this Plan.

H9.4.4 **NATURAL HERITAGE**

The natural heritage areas within the entirety of the Plan area are to be protected and maintained in accordance with Provincial, Regional and local designations and policies in addition to the policies and regulations of Halton Region and the Credit Valley Conservation Authority. Consideration should be given to the Natural Heritage System policies within the former Region of Halton Official Plan. Policies for the Natural Heritage System designation are found in Section H9.6 of this Plan and apply wherever the Natural Heritage System designation is present.

H9.4.5 **PARKS AND OPEN SPACE**

The Town shall explore opportunities to acquire public park and open spaces, including trails and public parkland, in order to strengthen the open space network and connectivity within the Plan area.

The Town shall require public parkland conveyance as part of the development of the Expansion Lands in Special Policy Area 3 that is accessible to the community.

Sustainable elements should be incorporated into the design of all public parkland.

H9.4.6 **TREE PRESERVATION**

Trees are a distinctive feature in the Stewarttown Natural Heritage System. It is the objective of this Plan to maintain and enhance the tree canopy through tree protection, tree replacement and new tree planting, in accordance with the policies in Section C9 of the Town's Official Plan.

H9.4.7 **CULTURAL HERITAGE**

The existing character of Stewarttown is rooted in its identity as a Euro-Canadian settlement in the early-to-mid nineteenth century. The availability of water provided by the Black Creek (a tributary of the River Credit), provided waterpower necessary for milling and the industrial base. By 1877, the route of the Hamilton and North-Western railway was planned to connect communities within the County and bypassed Stewarttown, and as a result the development of the area declined as industrial based technologies progressed and moved away from waterpower.

While the built and natural features of Stewarttown have evolved over time, they continue to reflect its history. Specifically, the Core Area of Stewarttown can be described as a Cultural Heritage Landscape that has evolved from a mid-19th century settlement to a residential village.

The following additional properties and features have been identified as being of potential cultural heritage value or interest:

- Mill infrastructure, including the remains of former mill pond and stone dam at 38 Stewarttown Road;
- Black Creek (including valley lands and vegetation on public and private lands);
- Mature trees and vegetation (on public and private lands);
- Mill Pond Drive; and
- Stewarttown Road (including the crossing over Black Creek).

H9.4.7.1 Policies

In addition to the cultural heritage resources policies in Section F5 of the Official Plan, the following additional policies shall apply:

- a) The Town shall continue to identify and conserve significant cultural heritage resources and cultural heritage landscapes within Stewarttown under the *Ontario Heritage Act*.
- b) The Town will continue to consider the range of tools available within and outside the Ontario Heritage Act to conserve and commemorate the significant cultural heritage resources within the community of Stewarttown.
- c) Any Municipal public works initiatives, including infrastructure or streetscape improvements shall consider the existing streetscape profile. If any changes are required (i.e. related to accessibility, safety, etc.), the historic street profile should be maintained as much as possible and urban standards should be avoided. This includes the avoidance of “heritage standards”, such as faux-heritage elements, which are not specifically designed to complement the unique character of Stewarttown. A Heritage

Impact Assessment shall be prepared and provide mitigation recommendations to ensure that the heritage character of Stewarttown is conserved and enhanced.

- d) Applications submitted under the *Planning Act* shall require the submission of a Heritage Impact Assessment, in accordance with the Town of Halton Hills' Heritage Impact Assessment Terms of Reference, for properties that are:
 - i. Located on or adjacent to properties that are listed on the Town's Heritage Register or designated under the *Ontario Heritage Act*; and/or,
 - ii. Likely to have an impact on the identified character of the area and its heritage attributes.
- e) Replacement development, infill development and alterations to existing properties shall ensure the character of the Stewarttown is maintained. This includes the conservation of significant cultural heritage resources and their identified heritage attributes. Demolition of listed and designated cultural heritage resources shall be discouraged.
- f) The heritage attributes of significant cultural heritage resources shall be conserved.
- g) The Town shall support maintaining the character of Stewarttown and promote streetscape improvements including street art, street furniture, historic plaques and interpretive panels, in accordance with Policy H.9.4.7.1 b).
- h) The natural features, topography and vegetation which contribute to the character and scenic beauty of Stewarttown should be recognized and retained, where feasible.

H9.4.8 ARCHAEOLOGICAL RESOURCES

Development that impacts any areas that have information or evidence of potential for archaeological significance will require an Archaeological Impact Assessment in accordance with Section F5 of the Town's Official Plan to determine the presence of archaeological resources, and, if required, provide mitigative recommendations.

Development and site alteration may be permitted on land containing archaeological resources or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.

The Town shall encourage engagement with Indigenous communities and consider their interests when identifying, protecting and managing significant cultural heritage and archaeological resources.

H9.4.9 TRANSPORTATION

While travel within Stewarttown is predominantly auto-oriented, active transportation modes such as walking and cycling should be encouraged within the area by improving existing infrastructure.

H9.4.9.1 Road Network

The current road network in Stewarttown is recognized on Schedule H9-2 and consists of Trafalgar Road (Regional Major Arterial), 15 Side Road (Minor Arterial), 17 Side Road (Minor Arterial) and a series of local roads with primarily rural cross sections.

Changes to the existing road network through the improvements to Trafalgar Road, as a result of the Environmental Assessment will be updated through future amendment to the Town's Official Plan.

H9.4.9.2 Active Transportation

Active transportation shall be encouraged by improving pedestrian connections including movements into and out of the Stewarttown area, and by implementing active transportation infrastructure as identified in the Halton Region Active Transportation Master Plan and the Halton Hills Active Transportation Master Plan. Proposed off-road active transportation should avoid key features of the Natural Heritage system, where feasible, and align with the Natural Heritage System policies in section H9.6.

H9.4.9.3 Rail Network

The CN Rail railway line which abuts the Secondary Plan area is identified on Schedule B1 to the Official Plan and Schedule H9-2 of this Plan.

- a) All proposed development adjacent to, or in proximity to, the railway corridor, shall conform to Sections C15 and F6.8 c) of the Official Plan.
- b) Setbacks, buffers and impact mitigation required in relation to the development of the Expansion Lands in proximity to the railway corridor will be determined at the time of application in accordance with all federal and provincial guidelines and requirements, including the Guidelines for New Development in Proximity to Railway Operations, as well as Regional and local policies on land use compatibility.
- c) Any public parks and trails adjacent to the CN Rail Line should include the installation of a minimum 1.83-meter-high welded wire fence and site-

specific landscaping design to improve the visual quality of the areas adjacent to the railway corridors.

H9.4.10 SERVICING AND INFRASTRUCTURE

Servicing in Stewarttown shall be undertaken in accordance with the former Region of Halton Official Plan, Section F8.2 of the Town of Halton Official Plan and the following policies:

- a) Any new development within Stewarttown shall be developed on full municipal services or demonstrated servicing capacity.
- b) Prior to development being approved, applicable capacity for water and wastewater is to be confirmed to the satisfaction of the Town and Region.
- c) New development shall adequately address stormwater management to prevent degradation of natural areas and control downstream flooding and erosion.
- d) Water quantity, quality, water balance, and erosion shall be addressed with any new development applications and Low Impact Development principles and criteria established by the Town, Region and Credit Valley Conservation Authority shall be considered.
- e) Opportunities to provide stormwater management controls to currently uncontrolled areas, especially public roads, should also be evaluated as part of future development and Town studies.
- f) Extension of the Regional water and/or wastewater system to existing development areas within the existing community of Stewarttown may be approved when it is determined to be feasible and prudent by the Region. Any proposal to extend or install water and/or wastewater infrastructure shall be in accordance with the existing Master Servicing Plan and will require the approval of the Town of Halton Hills and the Region. Such approval shall require all associated supporting studies deemed necessary by approval agencies.

H9.4.10.1 Stormwater Management and the Rail Network

Railway corridors/properties with their relative flat profile are not typically designed to handle additional flows from neighboring properties, therefore future developments should not discharge or direct stormwater, roof water, or floodwater onto a railway right of way. The following shall apply:

- a) Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the appropriate railway operator.

- b) Stormwater or floodwater flows should be designed to maintain the structural integrity of the railway corridor infrastructure; avoid sediment deposits; and prevent adverse effects on the railway right of way.
- c) Drainage systems should be designed to capture storm waters on-site or divert the flow away from the rail corridor to an appropriate drainage facility.
- d) Stormwater management facilities must be designed to control stormwater runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on the railway right of way, including ditches, culverts, and tracks.

H9.4.11 GROUNDWATER PROTECTION AND MANAGEMENT

Georgetown, including the existing community of Stewarttown, currently relies entirely on groundwater supply derived from seven wells at three municipal well fields: Lindsay Court, Princess Anne and Cedarvale. Groundwater management shall be done in accordance with the policies in Section C6 of the Halton Hills Official Plan.

Prior to any development on private or partial services, a hydrogeological study may be required to the satisfaction of the Town of Halton Hills and the Regional Municipality of Halton to ensure that groundwater resources will not be negatively impacted. Any residential proposal containing three lots or more shall be subject to a hydrogeological study that will address the protection of the existing groundwater supply.

Reference should be made to the Region of Halton's Hydrogeological Studies and Best Practices Guidelines when preparing a hydrogeological study in support of a development application.

H9.4.12 SUSTAINABILITY AND CLIMATE CHANGE

The Town of Halton Hills is committed to sustainable growth and development. The Town of Halton Hills sets a goal to be a Net Zero municipality by 2030.

In accordance with Section C19 of the Official Plan, to facilitate sustainable development practices, all development applications shall promote energy conservation, water conservation and quality, the natural environment, air quality, waste management, communication and transportation and community design.

The Halton Hills Green Development Standard applies to all developments and major additions.

H9.5 STEWARTTOWN RESIDENTIAL AREA

H9.5.1 PURPOSE

The *Stewarttown Residential Area* designation recognizes existing developed residential areas and the planned Expansion Lands.

The objective of the *Stewarttown Residential Area* designation is to reflect the existing low density residential character of Stewarttown.

H9.5.2 PERMITTED USES

The uses permitted within the *Stewarttown Residential Area* designation may include:

- a) single detached dwellings;
- b) home occupations within single detached dwelling units, subject to Section D1.3.1.4 of the Official Plan;
- c) bed and breakfast establishments in accordance with Section D1.3.1.5 of the Official Plan;
- d) additional residential units subject to Section D1.3.1.6 of the Official Plan;
- e) special needs housing subject to Section D1.3.1.8 of the Official Plan; and,
- f) local parkland subject to Section D1.3.1.9 of the Official Plan.

H9.5.3 LAND USE POLICIES

Development within the *Stewarttown Residential Area* designation shall be in accordance with the following land use policies:

- i) The maximum permitted density shall not exceed 5 units per net residential hectare in the Stewarttown Residential Area designation as shown on Schedule H9-1 of this Plan.
- ii) The maximum permitted building height shall not exceed three storeys.

H9.6 NATURAL HERITAGE SYSTEM

H9.6.1 PURPOSE

Natural Heritage System lands are shown on Schedule H9-1 of the Plan. The purpose of the *Natural Heritage System* designation is:

- a) ensure land uses contained within align with the Natural Heritage System policies of the former Halton Region Official Plan;
- b) to identify lands which are flood susceptible for the protection of life and property;
- c) to protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms;
- d) to maintain the water quality and natural flow regulation of rivers, streams and wetlands ;
- e) to provide opportunities, where appropriate, for passive outdoor recreational activities, including recreational trails;
- f) to contribute to a continuous natural open space system, to provide a visual buffer or separation of communities and to provide continuous corridors between ecosystems;
- g) to protect significant scenic and heritage resources; and,
- h) to maintain or enhance fish and wildlife habitats.

The *Natural Heritage System* designation contains the most important natural features and areas that perform the most critical ecological functions, as described in the Black Creek Subwatershed Study.

H9.6.2 NATURAL HERITAGE SYSTEM KEY FEATURES AND COMPONENTS

The *natural heritage features and areas* within the Secondary Plan are currently identified through Provincial, Regional and local designations and policies, including the Greenbelt Plan and in addition to the policies and regulation of the Credit Valley Conservation Authority.

The *Natural Heritage System* is defined by the Provincial Policy Statement as a system made up of *natural heritage features and areas* and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems.

The *Natural Heritage System* is identified by the Region of Halton as a critical component of a healthy community and helps to define the character of the area. The *Natural Heritage System* reflects the systems approach taken to ensure the protection, preservation and enhancement of key features and components to maintain biological diversity and ecological functions of the area.

For the purposes of this Plan, any italicized definitions in this Plan reference defined terms in the Provincial Policy Statement and Region of Halton Official Plan.

The Black Creek Subwatershed Study (BCSWS) identified a *Natural Heritage System*, which includes the Regional *Natural Heritage System* and Greenbelt Plan Natural Heritage System and Credit River Watershed NHS.

The *Natural Heritage System* shown on Schedule H9-1 reflects a systems approach to protecting and enhancing natural features and functions within Stewarttown and is based on the Regional *Natural Heritage System*. The *Natural Heritage System* is scientifically structured on the basis of the following key features and components, which are mapped on Schedule H9-1:

- a) *Key Features*, which include:
 - i) *Significant* habitat of endangered and threatened species;
 - ii) Significant wetlands;
 - iii) *Significant* coastal wetlands;
 - iv) Significant woodlands;
 - v) *Significant* valleylands;
 - vi) *Significant* wildlife habitat;
 - vii) *Significant* areas of natural and scientific interest;
 - viii) Fish habitat;
- b) Enhancements to the Key Features including Centres for Biodiversity;
- c) Linkages;
- d) Buffers;
- e) Watercourses that are within a Conservation Authority Regulation Limit or that provide a linkage to a wetland or a significant woodland; and,
- f) *Wetlands* other than those considered *significant* under Section 115.3(1)b) of the former Region of Halton Official Plan.

H9.6.3 PERMITTED USES

The following uses may be permitted within the *Natural Heritage System* designation shown on Schedule H9-1, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Limited non-intensive recreation uses such as nature viewing and recreational trail activities that do not threaten the ecological or hydrological function of the Natural Heritage System;
- c) Forest, wildlife and fisheries management;

- d) Archaeological activities;
- e) Essential public roads, transmission and utility facilities, as defined in the former Halton Region Official Plan;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the by-law adopting this Plan.

H9.6.4 NATURAL HERITAGE SYSTEM POLICIES

A systems-based approach to implementing and maintaining the *Natural Heritage System* will be applied by:

- a) Prohibiting *development and site alteration* within *significant wetlands, significant habitat of endangered and threatened species and fish habitat* except in accordance with Provincial and Federal legislation or regulations;
- b) Prohibiting the alteration of any components of the *Natural Heritage System* unless it has been demonstrated that there will be no *negative impacts* on the *natural features and areas* or their *ecological functions*;
- c) Refining the boundaries of the *Natural Heritage System*, including additions, deletions, and/or boundary adjustments, through an individual Environment Impact Assessment as part of a Planning Act application, accepted by the *Town*, or similar studies based on terms of reference accepted by the *Town* and other agencies as required;
- d) Restoring and enhancing, where feasible, *natural features and areas* within the *Natural Heritage System*. Where areas are not in a natural state, they should be naturalized and planted with native, non-invasive species. The requisite planting and seeding plans will be established at the time of subdivision or site plan approval;
- e) Requiring the proponent of any *development or site alteration*, including municipal works, that are located wholly or partially within 120 m of the *Natural Heritage System, including the Black Creek Natural Heritage System* to carry out an Environmental Impact Assessment (EIA), unless:
 - i) The proponent can demonstrate to the satisfaction of the *Town* in consultation with other agencies as required that the proposal is minor in scale and/or nature and does not warrant an EIA.
 - ii) The purpose of an EIA is to demonstrate that the proposed *development or site alteration* will result in no *negative impacts* to that portion of the *Natural Heritage System* or unmapped *Key Features* affected by the *development or site*

alteration by identifying components of the *Natural Heritage System* as listed in Section H9.6.2 and their associated *ecological functions* and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement.

- f) The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated *Natural Heritage System*. Buildings or structures associated with the uses permitted in subsection H9.6.1.3 shall be developed in accordance with the following:
- i) Any environmental and/or natural hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and
 - ii) Such buildings, structures and works are designed in a manner which:
 - recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
 - recognizes natural hazards and ensures that they are protected, and promotes mitigation for potential impacts;
 - minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
 - will result in no changes to the natural quality and quantity of ground and surface water resources;
 - will result in the maintenance and/or enhancement of existing aquatic ecosystem functions; and,
 - will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions to result in no negative impact, or preferably a net ecological gain.

H9.6.5 DEVELOPMENT WITHIN AND ADJACENT TO WITHIN THE NATURAL HERITAGE SYSTEM

H9.6.5.1 Replacement or Expansion of Existing Uses within the Natural Heritage System

It is the policy of this Plan to require that any expansion or replacement of existing uses or permitted buildings within the *Natural Heritage System* and associated natural hazards, shall only be considered for approval by the Town,

in consultation with the Region of Halton and Credit Valley Conservation on the basis of the following:

- a) Expansions of existing buildings must be floodproofed to the regulatory flood level and velocity. Floodwater storage and conveyance must also be addressed to the satisfaction of Credit Valley Conservation and the policies of this Plan;
- b) Buildings destroyed by fire or other means shall be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory floodplain and the building is flood proofed to the satisfaction of the Town and Credit Valley Conservation;
- c) That safe access is provided to any expanded or replacement development for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- d) Notwithstanding any policies of this Plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

H9.6.5.2 New Development Evaluation Criteria

The Town in consultation with the Region of Halton and Credit Valley Conservation Authority shall require as a basis for the evaluation of any proposed development within or adjacent to the *Natural Heritage System* or lands identified as within the limit of the Regulatory Floodplain the submission of:

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, which address:
 - i) the existing environmental and/or physical hazards which affect the site;
 - ii) the potential impact of such hazards;
 - iii) the potential impact of the proposed works on the lands and features in the *Natural Heritage System* designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
 - iv) techniques and management practices so that the identified impacts may be mitigated.
- b) An Environmental Impact Assessment (EIA) prepared to the satisfaction of the Town in consultation with the Region of Halton and Credit Valley Conservation, which provides an inventory and analysis of all natural

features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an Environmental Impact Assessment, the identification in the field of the exact boundary of the *Natural Heritage System*, in accordance with the Region's EIA guidelines and Credit Valley Conservation policies shall be required. The EIA should also address all requirements outlined in section H9.7.3.5.

H9.6.6 NATURAL HERITAGE SYSTEM ZONING

The boundaries of the *Natural Heritage System* are delineated in a conceptual manner on Schedule H4-1. The extent and exact location of the boundaries shall be delineated in the implementing zoning by-law in accordance with detailed mapping, studies or field investigations conducted by the Town, Credit Valley Conservation Authority and Provincial agencies, and shall not require an amendment to this Plan.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the *Natural Heritage System* designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback shall be evaluated for specific development applications by the Town and the Region of Halton in accordance with this Plan, and in consultation with Credit Valley Conservation, and as established in the zoning by-law, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

H9.7 SPECIAL POLICY AREAS

Special Policy Areas shall apply area specific policies to specific areas within Stewarttown.

H9.7.1 SPECIAL POLICY AREA 1 - STEWARTTOWN SOUTH

The following policies shall apply to the lands identified as Special Policy Area 1, Stewarttown South, as shown on Schedule H9-1 of this Plan.

The Stewarttown South area consists of the area along the north side of 15 Side Road and along the southern portion of Trafalgar Road, as well as Chantelay Crescent and Black Creek Court. The area is generally comprised of lotting patterns with larger lots that were created over time.

Some of the existing lots have direct access onto 15 Side Road and / or Trafalgar Road.

The Stewarttown South area is anticipated to change over time, given the ongoing Trafalgar Road Environmental Assessment (EA) and road construction.

H9.7.1.1 Development Policies

Development within Special Policy Area 1, shall:

- a) Encourage the consolidation of multiple parcels as part of any redevelopment consideration, to create larger parcels, and minimize the number of access points along 15 Side Road and Trafalgar Road.
- b) Limit the creation of new lots that require new individual access points.

H9.7.2 SPECIAL POLICY AREA 2 - CORE AREA

The following policies shall apply to the lands identified as Special Policy Area 2, Core Area, as shown on Schedule H9-1 of this Plan.

The historic Core Area represents the most historically established portion of Stewarttown and is reflective of its nineteenth-century settlement patterns. The Core Area includes features that are indicative of the nineteenth- and early-twentieth-century settlement patterns of Stewarttown, which contribute to the heritage character of the area. This area contains several properties that are listed on the Town's Heritage Register.

H9.7.2.1 Permitted Uses

- a) In addition to the permitted uses in Section H.9.5.2, the following uses may be permitted in Special Policy Area 2:
 - i. all legally existing non-residential uses as of the date of the adoption of this Plan, which do not conform to this Plan, may be recognized in the implementing Zoning By-law;
 - ii. retail, personal service and service commercial uses, subject to the passage of an amendment to the implementing zoning by-law or as a complementary use to a low density residential dwelling;
 - iii. community uses including libraries, museums, local theatre and art galleries;
 - iv. artist studios; and,
 - v. local parkland.

H9.7.2.2 Development Policies

New non-residential development within Special Policy Area 2, shall:

- a) Be limited in scale, and sensitive to, and compatible with:

- i. the height, massing, and scale of the buildings in the Core Area;
 - ii. the architectural character and heritage attributes of significant cultural heritage resources within the Core Area (including, but not limited to, buildings, bridges, and built landscape features);
 - iii. the streetscape and landscape features, including the built fabric of the street and sidewalk that contribute to the heritage character of the area;
- b) Severances shall generally be discouraged to preserve existing homes and lotting patterns.
- c) Heritage Impact Assessments shall be required for any new development, to determine whether or not change will result in adverse impacts to cultural heritage resources, provide direction regarding municipal improvements and the streetscape profile, and provide protection for cultural heritage resources, including natural cultural heritage resources and circulation features which are located on both public and private lands and are therefore not well suited for protection under the Ontario Heritage Act.

H9.7.3 SPECIAL POLICY AREA 3 - EXPANSION LANDS

The following policies shall apply to the lands identified as Special Policy Area 3, Expansion Lands, as shown on Schedule H9-1 of this Plan.

The Expansion Lands consists of the 17 hectares of land brought into the Urban Area by the Region of Halton in 2009 (ROPA No. 38) and the Town in 2010 (OPA No. 10).

H9.7.3.1 Permitted Uses

Permitted uses shall include those provided in Section H.9.5.2.

H9.7.3.2 Density

- a) Notwithstanding Policy H.9.5.3 of this Plan, a maximum density of up to 8 units per net hectare shall be permitted.
- b) Applications to seek additional uses and density within Special Policy Area 3 will require an amendment to the Official Plan which shall meet the requirements of Section G2.1 and G12.3 of the Official Plan and conform to all policies of the Stewarttown Secondary Plan and the Official Plan.

H9.7.3.3 Development Policies

The following policies shall guide the future development in the Expansion Lands, focused on a low density residential built form:

- a) The development of the Expansion Lands shall be completed by Draft Plan of Subdivision;
- b) The subdivision design shall have consideration for the overall transportation network within Stewarttown including the integration of trails, cycling routes and safe pedestrian connections in accordance with the Official Plan and the Active Transportation Master Plan;
- c) Land dedication for road widening and sightline triangles on existing roadways, adjacent to development, shall be consistent with the Official Plan and as noted in Schedule H9-2;
- d) Development of the Expansion Lands shall be located outside of the Natural Heritage System;
- e) Development of the Expansion Lands shall be provided on full municipal services in accordance with all infrastructure requirements of the Region, Town and Credit Valley Conservation Authority;
- f) The stormwater management plan for the development of the Expansion Lands should apply a treatment train approach to stormwater management, in accordance with the Black Creek Subwatershed Study design criteria. Low Impact Development (LID) methods are also encouraged;
- g) Significant stormwater management infrastructure shall be municipally owned with suitable outlets to existing watercourses or municipally owned drainage features. Low impact development features or design considerations, where feasible, will form part of the treatment train design;
- h) Parkland dedication shall be provided as land dedication unless otherwise specified by the Town. Parkland to be dedicated should meet all requirements of the Town's Official Plan for Parkland;
- i) Environmental impact studies required to address all relevant natural areas and features, including natural hazards, in accordance with Provincial, Regional and local policies as well as the regulation of the Credit Valley Conservation Authority shall identify the limits of all natural areas and features and address the protection of those natural areas and features to ensure no adverse impacts; and,
- j) The proposed development shall include an assessment of noise and vibration impacts in accordance with Section C.15 of the Official Plan and shall include a full assessment of impacts related to the adjacency with the existing railway corridor including the provision of appropriate safety measures and impact mitigation such as setbacks, berms and fencing, in consultation with CN Rail, the Region and the Town.

H9.7.3.4 Expansion Land Design Policies

The following design principles shall apply to the development of the Expansion Lands:

- a) The proposed development, including building form and density shall be compatible with the character of the existing neighbourhood;
- b) New buildings shall be designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- c) A suitable transition in lot sizes, densities and building forms and heights from adjacent development shall be provided;
- d) Existing trees and vegetation should be retained and enhanced where possible and additional landscape shall be provided to integrate the proposed development with the existing neighbourhood;
- e) Significant views and vistas which help define the character of the area should be preserved;
- f) The proposed development shall not create a traffic hazard or unacceptable traffic increase on local roads;
- g) The design of new development shall be generally reflective of the existing lotting and street patterns within Stewarttown and shall ensure an appropriate and compatible transition with the existing developed areas;
- h) New open space and parkland areas shall be integrated within the Expansion Lands and be accessible and connected to existing developed areas and should not include buffers, rail line setbacks, or lands that are required for any other function. Parkland should be co-located adjacent to Storm Water Management facilities, and/or adjacent to natural heritage areas for connectivity and compatibility.
- i) Built forms shall be compatible with, and respect the scale and character of existing development in the adjacent neighbourhood;
- j) The visual impact of front garages and driveways shall be minimized. Where garages are found at the front of dwelling units, they shall be setback behind the front wall of the house and have a maximum width no greater than half the width of the house;
- k) New streets should be appropriately and safely connected to existing streets. Upgrades to existing street right of ways to facilitate improvements for access, safety, traffic calming, stormwater management and/or sidewalks shall be assessed and implemented, where required, as part of the development application for the Expansion Lands;

- l) New streets and infrastructure shall minimize adverse impacts on existing natural features and functions. Streets and pathways shall be aligned and designed to protect existing natural features and areas; and,
- m) Landscaping within the Expansion Lands shall provide for well landscaped areas including new tree and vegetative planting including street trees. Existing tree preservation should be undertaken where feasible. The planting of larger trees shall be encouraged to optimize tree canopy within the Expansion Lands.

H9.7.3.5 Complete Application Requirements

In accordance with Policy G12.13, the following studies shall be required as part of a complete application for these Expansion Lands:

1. Planning Justification Report
2. Design Brief to describe how the proposed plan has considered and implemented the design policies contained within Section F2.2 of the Town's Official Plan.
3. Functional Servicing Report
4. Stormwater Management Report
5. Traffic Impact Assessment which shall identify new roads and any required improvements to the existing road network.
6. Environmental Impact Assessment (EIA), which:
 - assesses the key natural heritage and key hydrologic feature boundaries outside of the Greenbelt area;
 - establishes an appropriate Vegetation Protection Zone shall be established based on the assessment, staking and survey of these features;
 - delineates natural hazards and constraints;
 - assesses Species at Risk (SAR) and Significant Wildlife Habitat (SWH);
 - If a refinement of the NHS buffers are proposed, the EIA should demonstrate no negative net impacts on the key features, or their ecological functions will occur in the context of significance and sensitivity of each feature. The "Best Practices Review Technical Memo" for Halton Region should be reviewed, specifically section 2.7 (Buffer Width Determination and Buffer Width Refinement Frameworks) as well as the "Definitions and Implementation Report" from the former Regional Official Plan, and,

- The EIA should consider recommendations made in the Black Creek Subwatershed Study (BCSWS) and should consider the implementation strategies listed in Appendix H of the Phase 3 BCSWS.

7. Noise Impact and Vibration Study

Other information or material may be required by the Town, in consultation with the Region of Halton, and all other applicable agencies in response to a particular development proposal.

H9.8 IMPLEMENTATION

The provisions of the Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding Implementation, shall apply in regard to this Plan.