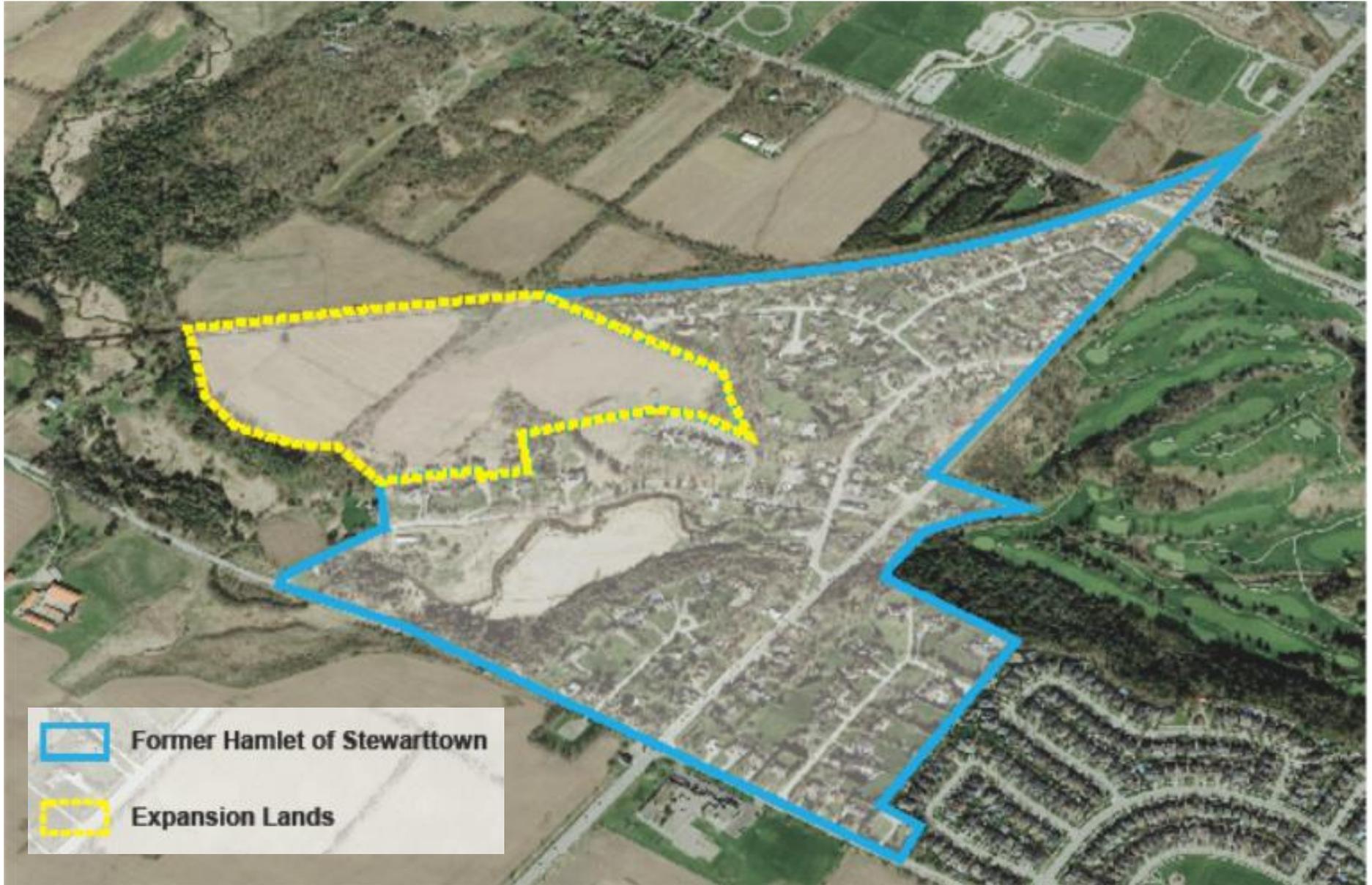


Stewarttown Secondary Plan Study Area



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)

Phase 4: Secondary Plan Development

- Draft Stewarttown Secondary Plan
 - Open House / Statutory Public Meeting
 - Final Stewarttown Secondary Plan
-  **WE ARE HERE**

STEWARTTOWN SECONDARY PLAN

Statutory Public Meeting

June 17, 2024

Presentation Overview

1. Overview of Secondary Plan

- General Policies
- Land Use Designations
- Special Policy Areas

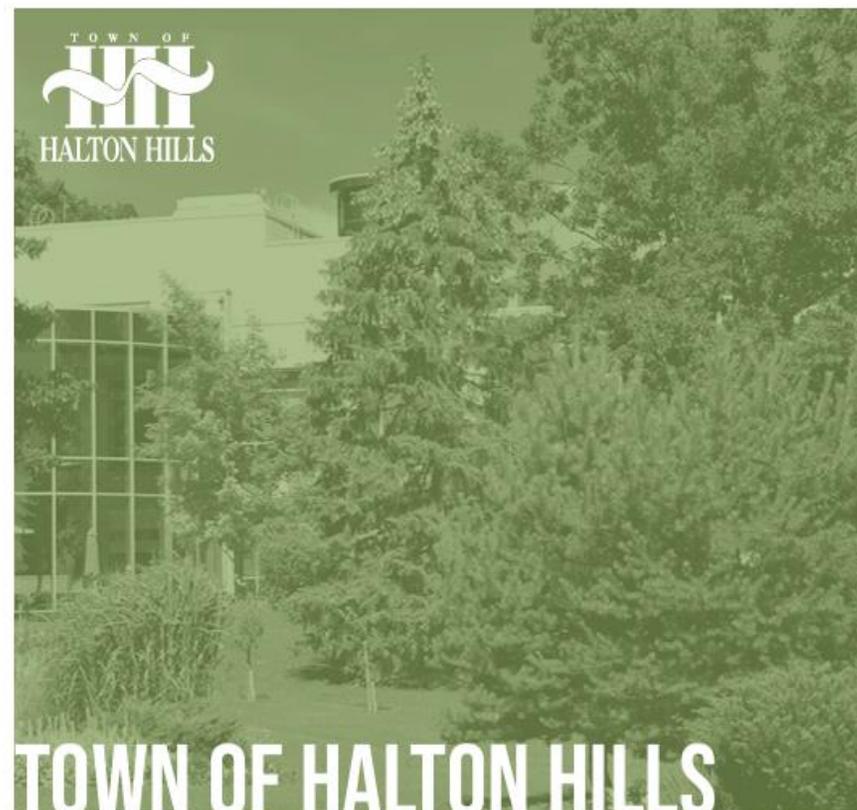
2. Next Steps



Amendment Details

The implementation of the new Stewarttown Secondary Plan requires amendments to the Town of Halton Hills Official Plan in order to:

- Modify the parent policies and schedules to recognize the Stewarttown Secondary Plan Area and Secondary Plan; and,
- Introduce the Stewarttown Secondary Plan.



**TOWN OF HALTON HILLS
OFFICIAL PLAN**

ADOPTED MARCH 2008 | CONSOLIDATED DECEMBER 31, 2020

Secondary Plan Structure

Introduction, Goal and Objectives

General Policies

Land Use Designations

- Stewarttown Residential Area
- Natural Heritage System

Special Policy Areas

- Stewarttown South
- Core Area
- Expansion Lands

Implementation

Schedules

Overall Goal of the Secondary Plan

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.



Objectives

To maintain and conserve the character of Stewarttown and its uniqueness by:

- Establishing and defining character areas through the provision of Special Policy Areas; and,
- Providing policies to guide and manage change that enhance the unique character of Stewarttown.

To protect and enhance the natural heritage system by:

- Ensuring natural features and buffers to those areas are identified, enhanced and protected; and,
- Enhancing tree canopies and providing tree protection within the Natural Heritage System and woodland areas.

To protect and enhance the unique and significant cultural heritage resources of Stewarttown by:

- Conserving individual cultural heritage resources through listing and designation under the Ontario Heritage Act; and,
- Establishing Special Policy Areas that conserve significant cultural heritage resources.

Objectives

To reinforce the importance of visual and physical access to open space, including natural areas, trails and parks.

To maintain the rural character of the hamlet by establishing density targets for new development to be compatible with the existing community.



General Policies

Growth and Change

- Focused primarily within the Expansion Lands
- Existing community anticipated to experience limited growth

Design

- Focus on compatibility with surrounding area

Natural Heritage

- To be protected and maintained in accordance with Provincial, Regional and local designations and policies

Parkland

- Parkland dedication required for Expansion Lands development

Cultural Heritage

- Cultural heritage resources and landscapes encouraged to be identified and conserved

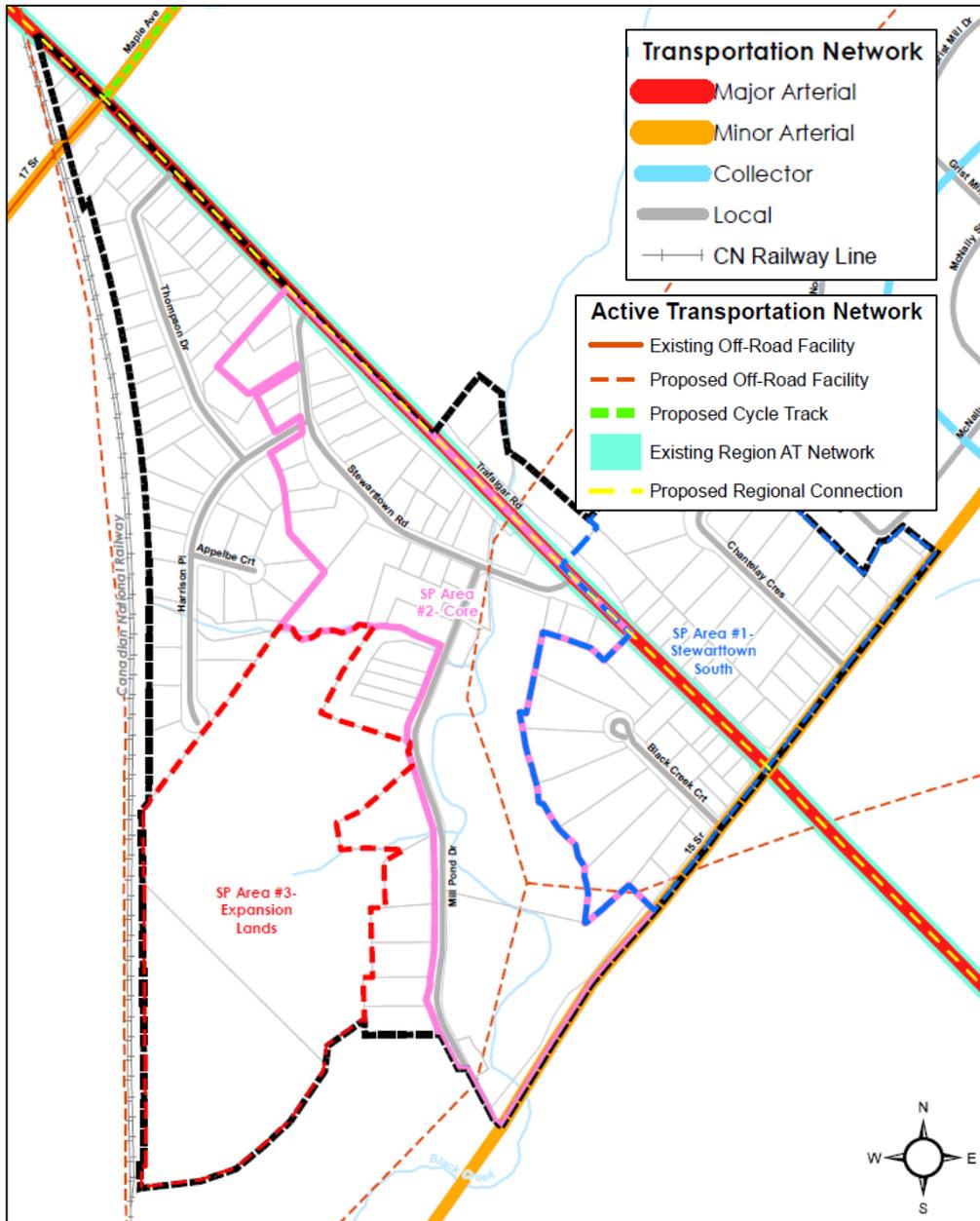
Transportation

- Changes to Trafalgar Road to be addressed by future OPA
- Active transportation encouraged
- CN Rail considerations

Servicing

- New development requires full municipal servicing

Transportation



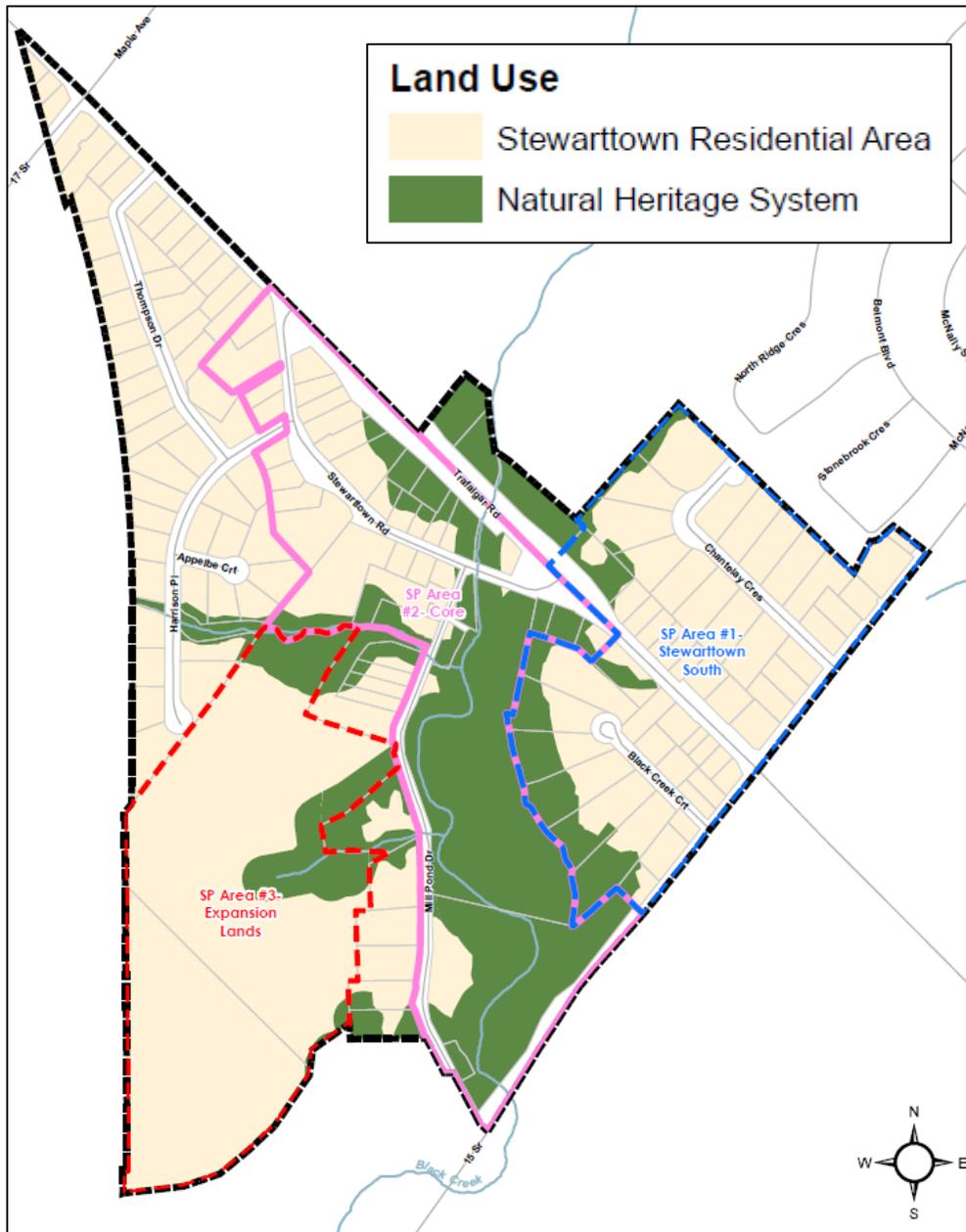
Transportation network classifications carried forward from Regional and local plans.

Trafalgar Road changes to be implemented through future review of the Secondary Plan.

Active transportation encouraged by improving pedestrian connections and implementing active transportation infrastructure.

CN Rail considerations for future development.

Land Use Designations



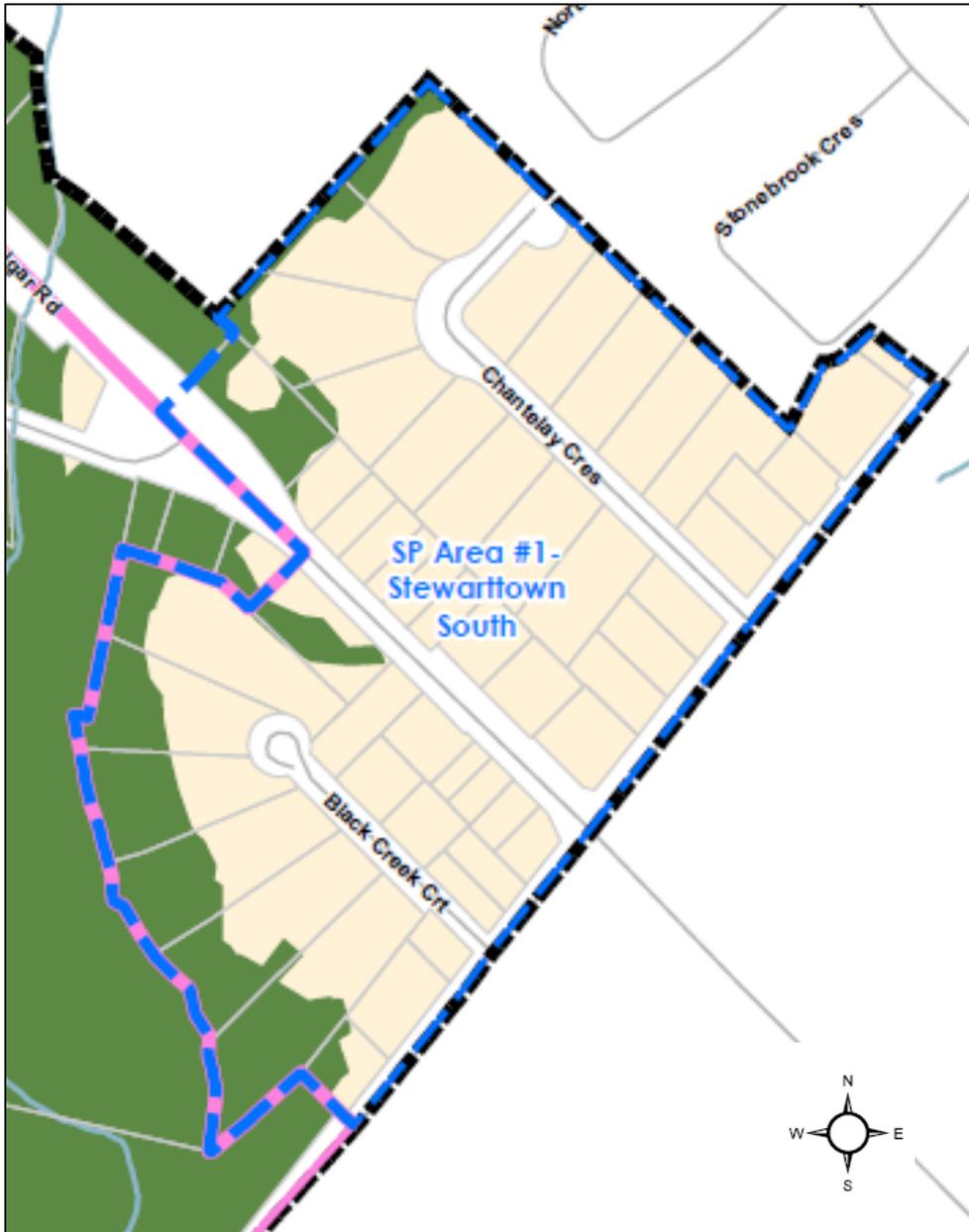
Stewarttown Residential Area

- Permitted uses focus on low-density residential form (single- and semi-detached), complementary uses, and parkland
- **Maximum permitted density: 5** units per net residential hectare
- **Maximum building height: 3** storeys

Natural Heritage System

- To replace current Greenlands designation
- Includes Regional, Black Creek and Credit River Natural Heritage Systems
- Continued focus on protection of key features and restricting development to what is necessary

Special Policy Area 1: Stewarttown South

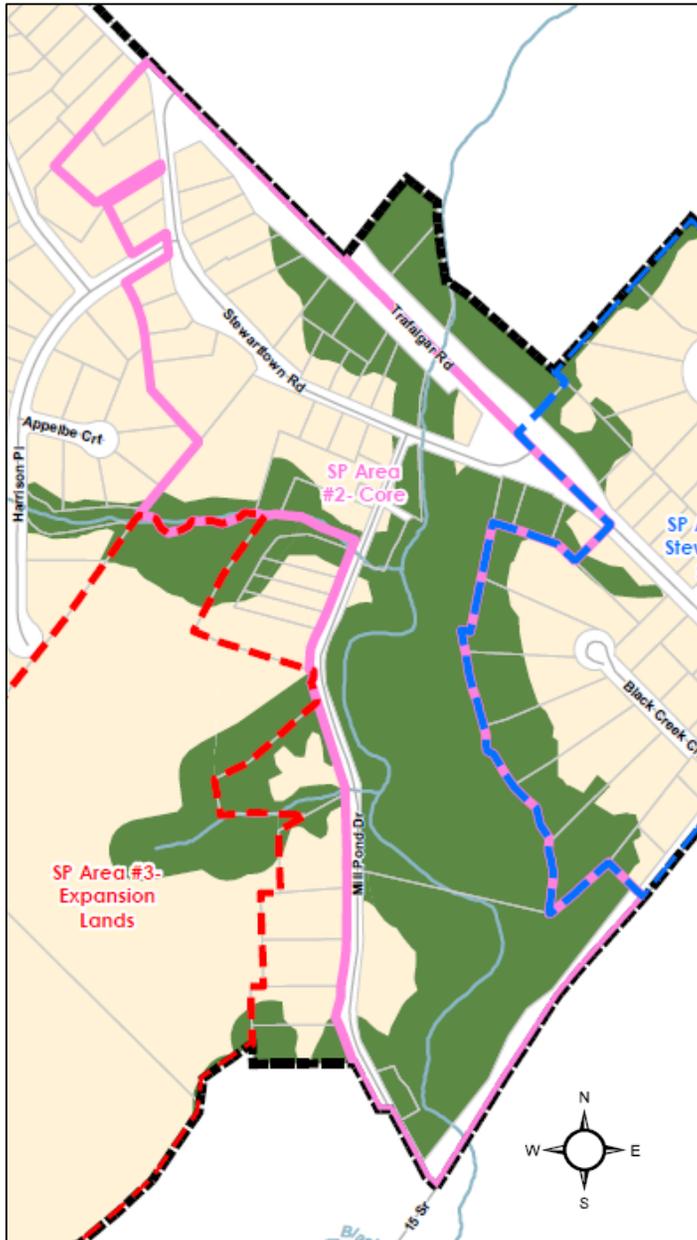


Anticipated to change over time due to Trafalgar Road Environmental Assessment.

Development shall...

- Encourage consolidation of multiple parcels, to create multiple parcels, and minimize number of access points along 15 Side Road and Trafalgar Road
- Limit the creation of new lots that require new individual access points

Special Policy Area 2: Core Area



Represents most historically established portion of Stewarttown, and includes features that contribute to the heritage character of the area.

Additional permitted uses of:

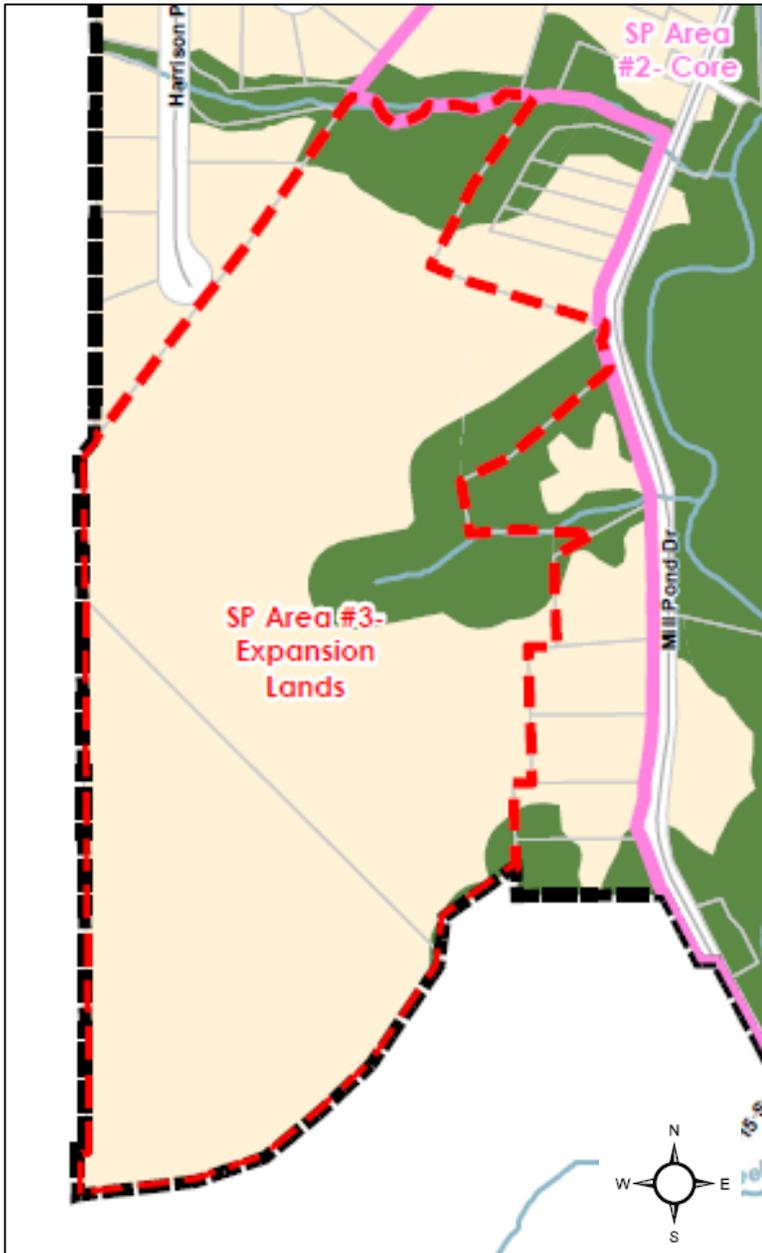
- Legally existing non-residential uses
- Retail, personal service and service commercial
- Community uses
- Artist studios

New non-residential development to be limited in scale, compatible with surrounding area, and may be subject to additional development applications.

Severances discouraged to preserve existing homes and lotting patterns.

Heritage Impact Assessments required for any new development.

Special Policy Area 3: Expansion Lands



Consists of 17 ha of land brought into Urban Area in 2009/2010.

Maximum density: up to 8 units per net hectare

Development Policies:

- Requirement for Draft Plan of Subdivision
- Development to be located outside Natural Heritage System
- Full municipal services required
- Parkland dedication required

Design Policies:

- Building form and density shall be compatible with character and built form of existing neighbourhood
- Appropriate transition between Expansion Lands and existing neighbourhood
- Existing trees and vegetation should be retained and enhanced where possible, and new trees and landscaping required

Implementation

The provisions of the Stewarttown Secondary Plan shall be in accordance with provisions of Halton Hills Official Plan and the *Planning Act*.



Next Steps

1. Preparation of final Secondary Plan
2. Council Recommendation Report and Plan Adoption
3. Secondary Plan Approval by Province (After July 1, 2024)





THANK YOU