



BY-LAW NO. 2024-

A By-law to A By-law to adopt the Amendment No. 57 to the Official Plan of the Town of Halton Hills – Stewarttown Secondary Plan

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c.p. 13, as amended;

AND WHEREAS on August 26, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-054, dated July 24, 2024, in which certain recommendations were made relating to the Stewarttown Secondary Plan.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

- 1. That Amendment No. 57 to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby approved;**
- 2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.**

BY-LAW read and passed by the Council for the Town of Halton Hills this day of _____, 2024.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

AMENDMENT NO. 57
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Stewarttown
Secondary Plan

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2024-

A By-law to adopt Amendment No. 57 to the Official Plan of the
Town of Halton Hills – Stewarttown Secondary Plan

The Council of the Corporation of the Town of Halton Hills, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended, hereby enacts as follows:

1. That Amendment No. 57 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.

BY-LAW read and passed by the Council of the Town of Halton Hills this ____ day
of _____, 2024.

MAYOR – A. Lawlor

CLERK – V. Petryniak

AMENDMENT NO. 57 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 57 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2024-_____ in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended:

THE CORPORATION OF THE TOWN OF HALTON HILLS.

MAYOR – A. Lawlor

CLERK – V. Petryniak

AMENDMENT NO. 57

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 57 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, do not constitute part of the Amendment, but are included for information purposes only.

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to establish a Secondary Plan for the former Hamlet of Stewarttown and adjacent expansion lands. The Secondary Plan will implement policies to guide future land use and development. The Secondary Plan includes the appropriate land use designations and policies that facilitate the development of the expansion lands for residential and associated uses, while respecting the existing community character.

2. Location

The former Hamlet of Stewarttown is made up of lands south of 17 Side Road/Maple Avenue, on both sides of Trafalgar Road south to 15 Side Road. It consists of primarily residential development with some complementary commercial uses. Additionally, a portion of Black Creek runs through Stewarttown, and functions as part of both the Region and Credit River Watershed Natural Heritage System (CRWNHS).

The Stewarttown expansion lands comprise of approximately 80 acres southwest of the existing former Hamlet of Stewarttown. The area is predominately agricultural with a small tributary of Black Creek running through it.

3. Basis of the Amendment

Section G3 of the Town’s Official Plan, states that the purpose of any Secondary Plan is to establish a detailed development concept for infrastructure and land use in specific areas of the Town, such as new communities or the redevelopment of an existing community.

Through Halton Regional Official Plan Amendment No. 38 and Halton Hills Official Plan Amendment (OPA) No. 10, the lands identified as the former Hamlet of Stewarttown and adjacent expansion lands were brought into the Urban Area in the Town of Halton Hills. These Amendments required that a Secondary Plan be prepared to facilitate the development of expansion lands, while integrating the entire plan area into the Halton Hills Urban Area.

Council approved the Terms of Reference for the Stewarttown Secondary Plan Project to have a vision and guiding principles that complement the Town’s Strategic Plan priorities, while meeting applicable objectives set out in OPA 10. The more detailed policies ensure new growth is balanced, sustainable, and a reflection of the existing community character of Stewarttown. Policies also focus on the protection and enhancement of cultural and natural heritage resources.

This project has been completed over four phases, with key components summarized as

follows:

- Phase 1: Background Review Report and Public Engagement Plan;
- Phase 2: identifying land use alternatives for the expansion lands, and preliminary land use concept for the Secondary Plan area;
- Phase 3: completion of project technical studies (transportation, servicing, cultural heritage, agriculture and natural heritage), and identification of a Preferred Land Use Plan;
- Phase 4: finalized Preferred Land Use Plan and draft Secondary Plan for public review and Council adoption.

The Secondary Plan is informed by the technical studies, public input, and feedback received from the project Technical Advisory and Steering Committees.

The Technical Advisory Committee and Steering Committee met throughout the project phases. The Technical Advisory Committee included staff from relevant Town and Regional departments, Conservation Authorities and key commenting agencies, while the Steering Committee included members of Council, residents of the study area and the owner/developer of the expansion lands.

The Secondary Plan Study provided for a public consultation process that included three public open houses, on-line questionnaires, multiple in person meetings with the Stewarttown Community Association as well as the Statutory Public Meeting to provide information and obtain public feedback. The public open houses included presentations, poll questions and opportunities for questions and answers. The project website on Let's Talk Halton Hills was kept up to date throughout the project in order to communicate with the public, provide copies of the various reports, presentations and technical studies, and undertake the on-line surveys.

Official Plan Amendment No. 57 finalizes the Secondary Plan process. The Official Plan and Secondary Plan policies will provide guidance for the implementing Zoning By-law and future development within the area.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 57 to the Official Plan for the Town of Halton Hills.

Details of the Amendment

1. That Schedule A3 of the Official Plan be amended to delineate the Stewarttown Secondary Plan Area with an assigned label in the legend “Stewarttown Secondary Plan Area (See Schedule H9-1)”.
2. That Schedule A3 of the Official Plan be amended to delineate Residential Special Policy Area 10 as the entire Stewarttown Secondary Plan Area.
3. That Section H, Secondary Plans, is amended by adding the following new section, “H9, Stewarttown Secondary Plan”, along with Schedules H9-1 and H9-2, to the Official Plan.
4. That Section D1.6.10 of the Official Plan be amended by removing the existing text and replacing it with:

“Residential Special Policy Area 10 shall contain all lands within the Stewarttown Secondary Plan Area. The maximum density shall not exceed 5 units per net residential hectare on all lands identified as Residential Special Policy Area 10, as shown on Schedule A3 of this Plan, except for lands identified as Special Policy Area 3 of the Stewarttown Secondary Plan. Lands identified as Special Policy Area 3 in the Stewarttown Secondary Plan shall not exceed 8 units per net residential hectare, in recognition of the distinctive low density residential character of the community of Stewarttown.

Special Policy Area 3 within the Stewarttown Secondary Plan as provided in Section H.9.7.3 shall be planned to reflect the importance of the Stewarttown community context, within the broader Town of Halton Hills urban structure, and maintain an appropriate level of growth to ensure that the existing low density character, cultural heritage and natural heritage are protected.”

5. That the Future Residential Mixed Use Area designation be removed from lands within the Stewarttown Secondary Plan Area.

Implementation and Interpretation

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.