



MEMORANDUM

TO: Mayor Lawlor and Members of Council

FROM: Keith Hamilton, Senior Planner - Policy

DATE: November 21, 2024

MEMO NO.: PD-2024-013

SUBJECT: Ontario Land Tribunal (OLT) Appeal for the Stewarttown Secondary Plan

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to advise Council that one appeal has been filed to the Ontario Land Tribunal regarding the Town of Halton Hills decision to approve the Stewarttown Secondary Plan (Official Plan Amendment 57).

BACKGROUND:

The Stewarttown Secondary Plan Area is predominantly located west of Trafalgar Road, between 15 Side Road and Maple Avenue, and the CN rail line (see Figure 1 below). The area is made up of the former Hamlet of Stewarttown and adjacent expansion lands to the southwest. The former hamlet (recognized as the existing community) is made up of the historic core area (Stewarttown Road and Mill Pond Drive), and more recently established Harrison Place and Thompson Drive to the north, Black Creek Court to the south, and Chantelay Crescent to the east. The expansion lands include both Natural Heritage System, and approximately 17 hectares of land currently used for agricultural purposes.

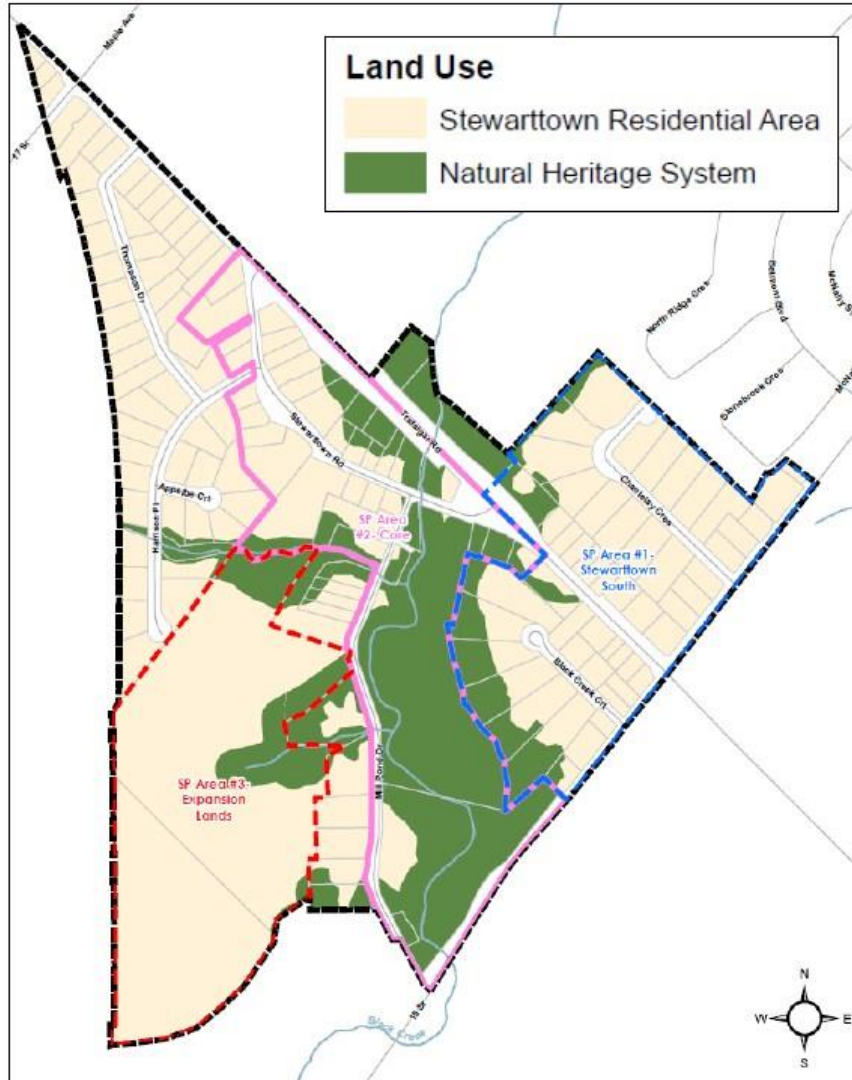
On October 30, 2024, the Town of Halton Hills issued its Notice of Approval of Official Plan Amendment 57 (Stewarttown Secondary Plan). As is required by the *Planning Act*, a 20-day appeal period followed the giving of notice, which ended on November 18, 2024. On November 12, the Town of Halton Hills received one appeal on behalf of 1732216 Ontario Ltd. (registered owner of 24 Mill Pond Drive, Halton Hills) and 2602151 Ontario Inc. (registered owner of 12399 15th Sideroad, Halton Hills).

COMMENTS:

The main concern of the appellant is the maximum density of 8 units per net hectare applied to the Stewarttown Expansion lands (as shown, outlined in red, in Figure 1). The

appellant is of the view that this density is too restrictive vis a vis the Provincial Planning Statement (2024) and the Region of Halton Official Plan. The appeal letter is attached as Appendix 1 to this memorandum.

Figure 1: Stewarttown Secondary Plan Area



CONCLUSION:

This memo is provided to Council for information only. As this is a litigation matter, more detailed updates will be provided in closed session at the appropriate time.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer