

# **Stewarttown Secondary Plan – Meeting with the Stewarttown Community Association**



**Presentation  
April 30, 2024**

# Agenda

Agenda Item		Notes
1	Welcoming Remarks	Councillor Somerville/Town staff
2	Project Updates <ul style="list-style-type: none"> <li>- Preferred Land Use Plan (March 25)</li> <li>- Draft Secondary Plan</li> </ul>	Town staff (Keith)
3	Discussion – Questions from the SCA <ul style="list-style-type: none"> <li>- Run through the questions</li> </ul>	All
4	Next Steps <ul style="list-style-type: none"> <li>- Draft Secondary Plan</li> <li>- Statutory Public Meeting</li> <li>- Final Plan Approval</li> </ul>	Town staff (Keith)



# Project Update

- Preferred Land Use Plan
  - Endorsed by Council on March 25
  - Expansion Lands density up to 8 unit per hectare
  - Will guide the draft Secondary Plan
- Draft Secondary Plan
  - First draft complete and circulated to TAC and Steering Committee
  - Draft Secondary Plan made public 20 days in advance of a Public Meeting
- Statutory Public Meeting – tentatively set for June 17

# Discussion

- What are the implications of the recently approved servicing allocation for the expansion lands?
  - Infrastructure Dependent Units (IDUs) have been requested.
  - No guarantee these are granted.
  - More allocation unlikely until after 2031.
  - Phased development possible.
    - 96 IDUs requested are received.
    - More allocation would be required to accommodate future phases.
    - Only speculation until we see a formal development application.

# Discussion

- Upcoming Public Meeting
  - June 17 target date – Must be a Council meeting.
  - Presentation from the project consultant on the draft Secondary Plan.
  - Opportunity for the public to ask questions.
  - Drop-in Public Open House ahead of the meeting.

# Discussion

- Next steps and procedure questions
  - A draft Secondary Plan must be made public (Let's Talk Halton Hills) 20 days in advance of the Statutory Public Meeting.
  - Oral and written submissions are accepted.
  - Staff must come back to Council (at a later date) with a recommendation to adopt the Secondary Plan.
  - Delegation requests must be made at this meeting should the public wish to speak.

# Discussion

- Role of the Stewarttown Community Association should the developer file an appeal?
  - The Secondary Plan, as adopted by Council (by way of an Official Plan Amendment) cannot be appealed by the developer.
  - The developer files a private application that the Town can refuse should it not align with the policies of the Secondary Plan.
  - The developer appeals this decision.
  - Most recent Provincial legislative changes being factored in.

# Discussion

- What role can the Stewarttown Community Association play in at the Ontario Land Tribunal?
  - Can file for, and obtain Participant status.
  - Written submission to the OLT Chair, but no speaking role.
  - OLT Chair must consider the submission as part of the Decision.
  - Participants can request to attend the case management conferences and hearing (likely to be virtual).
  - Most recent OLT hearing saw this, Participant submission referenced in Decision.



# Next Steps

- Public release of the draft Secondary Plan
  - Likely by May 27 – posted on Let’s Talk Halton Hills
  - Community mail-out
- Stewarttown Community Association can review and make a joint submission
  - Can circulate this to you now

# Next Steps

- Secondary Plan Approval from Council
  - Afternoon 'drop-in' public open house
  - Evening Statutory Public Meeting
  - Last feedback gathered and revisions made to Plan if needed
- Recommendation Report to Council
  - Council votes on approval
  - 20-day appeal period
- Province gives final approval

Discussion

