



Stewarttown Community Association – meeting with Staff and Councillors

Tuesday April 30, 2024

3-4pm in the Esquering Room at Town Hall

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

Residents Questions

- 1. What are the implications of the recently approved servicing allocation for the expansion lands?**
 - a. Right now, only Infrastructure Dependent Units (IDUs) are requested for the expansion lands. The IDU materializing to accommodate development would be contingent upon the necessary infrastructure being constructed to establish the servicing availability for the area. Beyond the 96 IDU, the Region has suggested that future Allocation Programs to create additional servicing capacity will likely not be made available until around 2031.
 - b. Depending on the number of units approved for the expansion lands, it is possible that this could result in a phased development (assuming IDUs are received ahead of 2031), which would be reflected in formal Planning application (i.e. Plan of Subdivision). That said it is premature to make any assumptions at this time, given no applications have been received by the Town.
- 2. Upcoming Public Meeting.**
 - a. June 17 is a date we are targeting as of now.
 - b. This includes an evening public presentation and an opportunity for the public to ask questions.
 - c. We are also planning to host a drop-in Public Open House ahead of the Public Meeting.

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3. Procedure for Statutory Public Meeting, Secondary Plan approval, and role of the Stewarttown Community Association.

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

4. Role of the Stewarttown Community Association (SCA) should developer appeal the Secondary Plan?

- a. The developer does not appeal Secondary Plan, but rather submits a private application that the Town refuses - this decision is appealed to the Ontario Land Tribunal.
- b. This is assuming Bill 185 changes are in effect by the time we recommend Council adopt the Plan.

5. What can SCA do to be part of the OLT hearing?

- a. The SCA would have to file to obtain Participant status (Town staff can provide guidance here).
- b. The SCA could then submit a written submission and attend the hearing. The SCA would not have a speaking role.
- c. Solicitors and key planning witnesses for each of the parties are the ones who speak.
- d. This is assuming Bill 185 changes are in effect by the time we recommend Council adopt the Plan.

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