

Stewarttown Community Association

February 26, 2024.

Agenda

1. Introduction
2. Stewarttown Secondary Plan Update
3. Town Recommendations
4. Secondary Plan Next Steps
5. Ontario Land Tribunal
6. Stewarttown Community Committee Recommendations
7. Questions
8. Stewarttown Community Association
9. Thoughts and Feedback

Introduction

- ▶ **Steering Committee Members:**

- ▶ Peter McKenna
- ▶ Don Beatty

- ▶ **Unofficial Community Association Members:**

- ▶ Simone Gourlay
- ▶ Sam Mercurio
- ▶ Tarun Agarwal

- ▶ **Ward 2 Councillors**

- ▶ Joseph Racinsky, Jason Brass,
Clark Somerville (regional councillor)

Stewarttown Secondary Plan Update

- ▶ **Steering Committee works with Staff and Council**
- ▶ **October 2021:**
 - ▶ Preliminary concepts were presented at a virtual Public Open House
- ▶ **April 2022:**
 - ▶ Second virtual Public Open House
- ▶ **June 2023**
 - ▶ Open House at Hillview Active Living Centre
- ▶ **January 2024**
 - ▶ Residents group met with Council and Town Staff
- ▶ **March 2024**
 - ▶ Planning committee to present Land Use Study to council

Town Recommendations

- ▶ The town recommends the expansion lands be developed as a low density residential with a density of 8 units / hectare
- ▶ At 8 units / hectare and 14.6 developable hectares, this would result in approximately 120 units
- ▶ The developable area would also include roads and parkland, and stormwater management
- ▶ Only access would be from Harrison Place
- ▶ Halton Hills Fire Department staff stated that if another access were to be considered, it would need to be in addition to Harrison Place.

Town Recommendations

- ▶ **Decision not to pursue secondary access:**
 - ▶ Greenbelt Plan policies state that infrastructure projects should only go ahead in natural heritage systems where there is no other reasonable alternative
 - ▶ Provincial Policies also require that such a project demonstrate ‘no negative impact’ on the woodlands and water features present to the south of the expansion lands

Secondary Plan Next Steps

- ▶ Presentation of Land Use Study to Council (March 2024)
 - ▶ Delegations from residents are allowed but not necessary
- ▶ Fiscal Impact Analysis and Urban Design Guidelines
- ▶ Public Open House / Statutory Public Meeting at which people may speak and must also provide written comments.
 - ▶ Target Date: May 6
- ▶ Council Recommendation Report
 - ▶ Target Date: June 17 or July 8

The Ontario Land Tribunal (OLT)

- ▶ The OLT is a provincial tribunal responsible for resolving appeals and applications on land use planning matters
- ▶ When there is an appeal to the policies set forth by the town, it goes to the Ontario Land Tribunal.
- ▶ The developer has stated his intention to appeal whatever official plan the Town intends to present
- ▶ A majority of the decisions made by the OLT have been in the builder's favour.
- ▶ To be allowed to speak to any matters to the OLT, you must share your views by verbal and written presentation at a public meeting prior to council's decision on official plan

The Ontario Land Tribunal (OLT)

- ▶ Those interested in participating at the OLT can request party or participant status in the proceeding
- ▶ **Party status:**
 - ▶ Expected to file submissions, present evidence at the hearing, question witnesses and fully understand the issues in dispute.
 - ▶ May seek a review of the decision at the end of the hearing.
 - ▶ Party status could be very expensive
- ▶ **Participant status:**
 - ▶ May only provide written submissions to the OLT
 - ▶ May not request costs, adjournments, or a review of the decision.

Stewarttown Committee Recommendations

- ▶ Committee recommends supporting the Town recommendations and letting the Town take the lead at the OLT
- ▶ We do not recommend pushing for access from 15 Side Road:
 - ▶ We would have to fight both the Town and the developer at the OLT
 - ▶ Access from 15 Side Road would likely be turned down by the OLT as it passes through a Greenbelt area
 - ▶ It would require us to spend a significant amount of money for planners and lawyers to present our case at the OLT
 - ▶ It could put us in a position that if an appeal is granted, the developer lawyers could go to court to assess us costs

Stewarttown Committee Recommendations

- ▶ As long as our position is essentially the same as the Town's position, it is in our interest to let the Town take the lead at the OLT
- ▶ We are looking into whether we can request a lower density than the Town is recommending
 - ▶ This may provide the OLT with a situation where the Town is taking a "middle" ground re density.
 - ▶ The developer is to sure to ask for a density resulting in 200 or 300 homes
- ▶ Those who do not support the committee recommendations can voice their position at both the Town's Public Meeting and the OLT hearing.

Questions

Stewarttown Community Association

- ▶ Forming of Stewarttown Community Association
 - ▶ Provide us with one united voice in dealing with the Town or Region
 - ▶ Would be a not-for-profit incorporation with a board of directors and officers (see Glen Williams organization as example)
 - ▶ At the first AGM, could formally elect people for the positions
 - ▶ Costs:
 - ▶ Initial costs for incorporation \approx \$1,000
 - ▶ Annual costs: \approx \$500 for directors' insurance

Stewarttown Community Association

- ▶ **Stewarttown Community Association Website**
 - ▶ Communicate with residents regarding the expansion lands and other dealings with the Town or Region
 - ▶ Communicate with the Town
 - ▶ Function as a community watch
 - ▶ Function as a method of communicating with the Town
 - ▶ Costs : \approx \$500 + per year
 - ▶ Would welcome volunteers with web design experience to help operate and maintain
 - ▶ Would help maintain a list of members and provide opportunity for donations

Thoughts and Feedback

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