



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	August 23, 2021
Report No:	PD-070-21
Subject:	Z-13/21 Sustainable Halton Urban Expansion Zoning
Recommendation:	THAT Development Services Report DS-070-21 be received for information.

EXECUTIVE SUMMARY

- In accordance with the requirements of the Planning Act, the purpose of this report is to present draft Zoning By-law amendments for information at a Statutory Public Meeting.
- The proposed amendments conform to the Urban Area land use designation in the Halton Region and Town of Milton Official Plans.
- The proposed amendments would recognize the Sustainable Halton Urban Expansion Area by zoning the lands as a “Future Development (FD) Zone”.
- The FD Zone signifies that these areas are intended to be developed for urban purposes.
- The FD zone recognizes and allows legally existing uses to continue until the lands are redeveloped through individual applications.

REPORT

Background

As part of the last Regional Official Plan Review (Regional Official Plan Amendment 38), additional lands were identified in the Town of Milton to accommodate population and employment growth from 2021 through to 2031. Referred to as the ‘Sustainable Halton Urban Expansion Area’, these lands were identified to accommodate projected greenfield growth and will be developed in accordance with more detailed Secondary Plans. These lands include the Milton Education Village as well as the Trafalgar, Agerton and Britannia Secondary Plan areas. Through the Town of Milton’s last Official Plan conformity exercise (Official Plan Amendment 31), the Urban Expansion Area was incorporated into the



Background

Town's urban area boundary. The proposed amendments would update Milton's Zoning By-laws to conform to the Region and Town Official Plans.

Discussion

The purpose of a Future Development FD Zone is to identify land awaiting urban development and servicing. It allows legally established land uses to continue, in addition to agricultural uses and a limited range of uses that would not hinder or preclude planned future urban land uses in accordance with more detailed secondary plans.

The FD Zone does not facilitate a specific development. Any development proposal would still require specific zoning through a subsequent development application process that would require its own public consultation and detailed technical review pursuant to the Planning Act.

This zoning update would also provide clarity and certainty that these lands are no longer within the rural area.

Financial Impact

There is no financial impact arising from this report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Megan Lovell, Senior Policy Planner Phone: Ext. 2338

Attachments

Appendix 1 - Proposed Urban Zoning By-law
Appendix 2 - Proposed Rural Zoning By-law

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. ____-2021

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS AS DEPICTED ON FIGURE 1: LOCATION MAP (TOWN FILE: Z-13/21)

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

- 1.0 **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the lands as shown on Schedule "A" attached hereto as "Future Development Zone".

PASSED IN OPEN COUNCIL ON

Gordon A. Krantz Mayor

Meaghen Reid Clerk

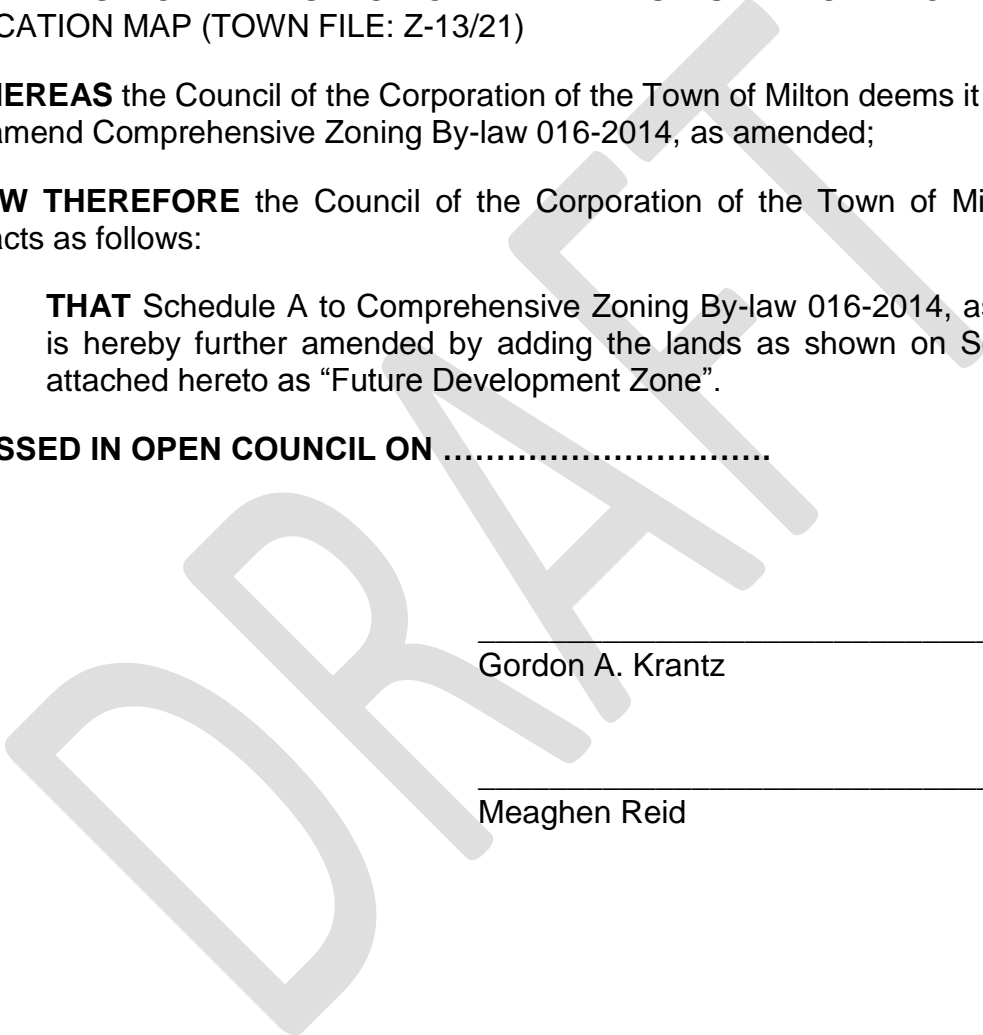
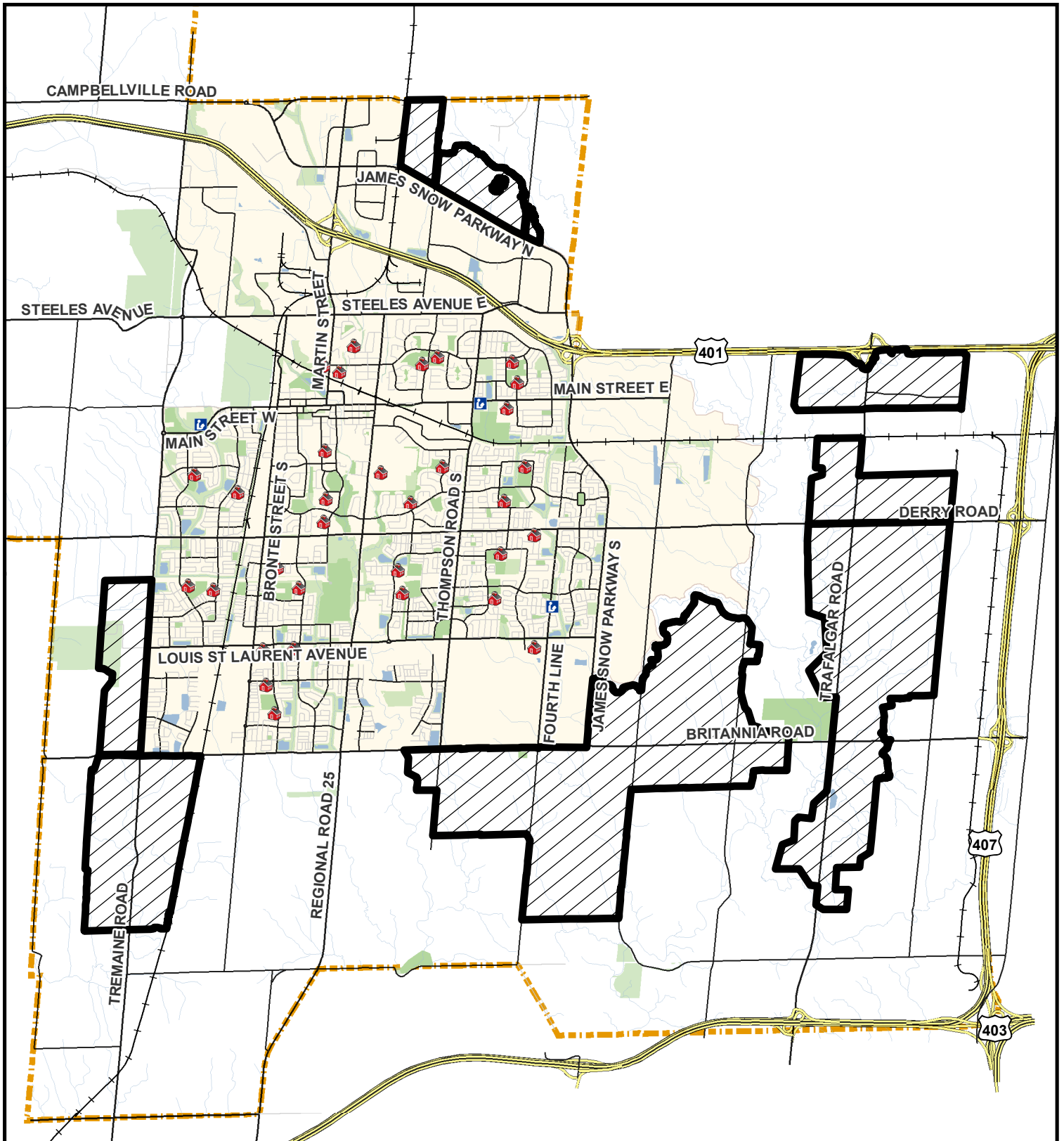


FIGURE 1 LOCATION MAP



Council Meeting Date:
August 23, 2021

Scale: 1: 75,000

Files: Z-13/21

Development Services Department

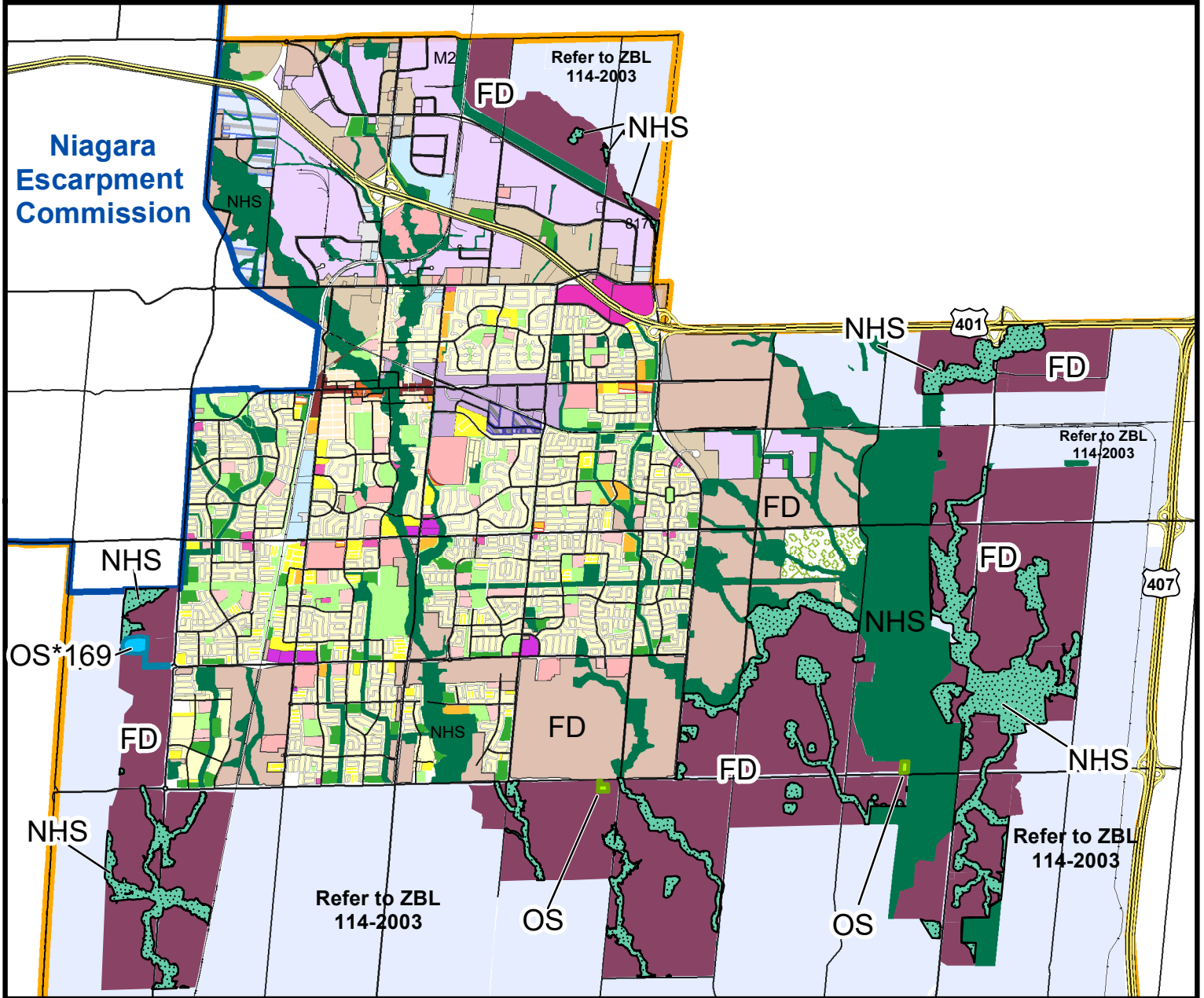


Subject Area

**SCHEDULE A
TO BY-LAW No. -2021**

**TOWN OF MILTON
SUSTAINABLE HALTON
URBAN EXPANSION LANDS**





Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2021.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

-  FD - Future Development
-  NHS - Natural Heritage System Zone
-  OS - Open Space Zone
-  OS*169 - Open Space Zone Site Specific



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. ____-2021

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS AS DEPICTED ON FIGURE 2: LOCATION MAP (TOWN FILE: Z-13/21)

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, as amended;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

- 1.0 THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by removing the lands identified as “Subject Area” as shown on “Figure 2” attached hereto from Comprehensive Zoning By-law.

PASSED IN OPEN COUNCIL ON2021.

Gordon A. Krantz Mayor

Meaghen Reid Clerk

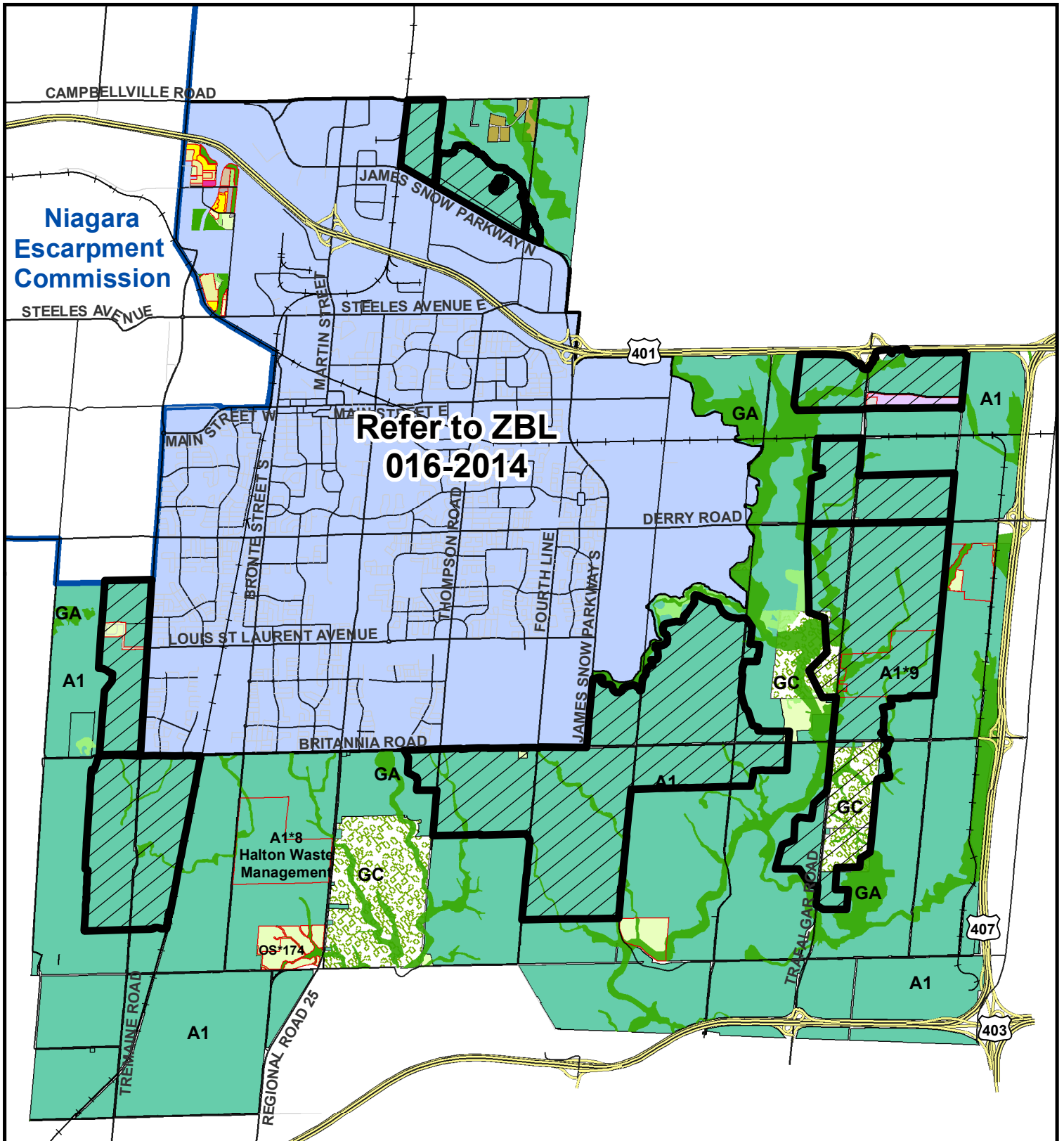


MILTON

FIGURE 2 ZONING CONTEXT MAP



MILTON



Council Meeting Date:
August 23, 2021

Scale: 1: 75,000

Files: Z-13/21

Development Services Department



Subject Area

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