



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 3, 2024

Report No: DS-051-24

Subject: We Make Milton Official Plan Review - Draft Official Plan Part One

Recommendation: THAT Report DS- 051-24 providing an update on the We Make Milton Official Plan project and a first consultation draft of Phase One of the proposed new Official Plan be received.

AND THAT Council direct Staff to consult with the public and stakeholders regarding the draft Phase One of the new Official Plan.

EXECUTIVE SUMMARY

We Make Milton is the Town's Official Plan review and update project. The project began in 2019 with Council's approval of report PD-030-19.

To date, Staff have completed:

Stage 1 - Listening and Learning: understanding opportunities and challenges

Stage 2 - Visioning and Guiding Principles: determining the land use aspirations

Stage 3 - Big Questions: researching fundamental topic and recommending solutions

The project is in Stage 4 - Drafting and Discussion. During Stage 4, Staff are drafting the new policies using a phased approach. The new Official Plan is being developed in two phases. Draft Official Plan Phase 1 are foundational policies. These policies begin to implement the vision by providing general directions and a framework for managing growth to the year 2051. Draft Official Plan Phase 2 will provide the more detailed development management and implementation directions, including specific land use permissions and designations.

The purpose of this report is to present Draft Official Plan Phase One and to seek Council direction to consult on the draft policies. The input received during these consultations will

EXECUTIVE SUMMARY

be used to refine and finalize the draft Phase One new Official Plan policies before developing the detailed implementing policy direction in Phase Two.

REPORT

Background

We Make Milton is a multi-year project to review and update the Official Plan. The project began in 2019 with Council’s approval of report PD-030-19. Council approved a work plan and direction for staff to develop contemporary, strategic, and forward-looking policies for Milton.

The We Make Milton project is being completed in five stages.

Table 1: We Make Milton Work Program and Status

Stage	Name	Purpose	Status
1	Listening and Learning	<ul style="list-style-type: none"> Listen to ideas about planning issues, opportunities and challenges in Milton. Generate awareness about the project. 	Completed 2019
2	Visioning	<ul style="list-style-type: none"> Develop a new land use planning Vision and Guiding Principles for future planning and development. 	Completed 2021
3	Big Questions	<ul style="list-style-type: none"> Identify and answer big questions about how to manage change to the year 2051. Develop recommended policy directions based on community input. 	Completed 2023
4	Drafting and Discussing	Phase One	This Report

Background

		<ul style="list-style-type: none"> • Prepare first draft of the new Milton Official Plan framework policies. • Undertake preliminary consultation on the first draft. • Finalize foundational policies. • Seek Council endorsement and Provincial approval. <p>Phase Two</p> <ul style="list-style-type: none"> • Prepare first draft of the new Milton Official Plan detailed implementation policies. • Undertake preliminary consultation on the first draft of these. • Finalize the detailed implementation policies. • Seek Council endorsement. 	
5	New Official Plan	<ul style="list-style-type: none"> • Council endorsement and Provincial approval of new Milton Official Plan. 	2025

This report is a component of Stage 4 - Drafting and Discussion. Based on the research and engagement completed in the previous stages, Staff has written the first set of draft new Milton Official Plan policies that will guide growth and development to the year 2051.

Discussion

Draft new Official Plan

This consultation draft for the Town of Milton Official Plan (the Draft Plan - Appendix A) presents a new municipal structure plan and growth management strategy to guide Milton’s future land stewardship and development. These policies will form Sections 1 to 3 in the new Town of Milton Official Plan and will replace some parts of the existing Plan. The remaining

Discussion

sections of the Town of Milton Official Plan will be replaced by policies developed through Phase 2.

The draft document is outcomes focussed and intentional in its response to several factors. First, the new and emerging provincial planning policy direction. Second, the removal of upper tier planning responsibility from the Region of Halton. Third, a new local municipal urban structure and growth management strategy. Fourth, a modern approach to environmental management, agricultural protection, and infrastructure planning that reflects current best practices. Finally, updated strategies responding to Milton's changing community needs and aspirations, informed by the extensive community engagement undertaken through Stages 1 to 3 of the We Make Milton project.

The Draft Plan is structured as follows:

Section 1: Context and Vision. Section 1 contains the Plan's introduction, vision, guiding principles and policy pillars. This section builds on the new land use planning vision and guiding principles endorsed by Council in February 2021. The five "Policy Pillars" of complete, equitable, resilient, healthy, and attractive communities are foundational concepts that underpin the Plan. As such they are common threads that are intentionally embedded through all aspects of the Plan.

Section 2: Sustainable Growth Management. This section contains the growth management policies, including growth targets and phasing. The draft growth management strategy is reflected in a new municipal structure for Milton's urban and rural areas. Also updated is the policy direction to protect and enhance the natural environment and integrate sustainable transportation options.

Section 3: Fostering Livable Communities. This section contains town-wide policies to support complete communities and neighbourhoods. These draft policies promote a range and mix of homes for all, including students and seniors. The parks and open space policies promote a healthy and active lifestyle for the whole community. The proposed institutional policies respond to the changing demands for community facilities, including places of worship. Policies to better encourage and coordinate good urban design, cultural heritage, economic development and capital infrastructure are also found here.

Public Consultation

Staff are seeking Council direction to commence the next round of community engagement. This is an initial round of consultation to inform stakeholders and the public on the proposed policies in the draft Plan. Feedback confirming or recommending additions, deletions and revision to the policies will be invited through the consultation process. Public and stakeholder feedback provides Staff with information to ensure the Plan represents a robust yet adaptable framework to guide land stewardship and development.



Discussion

The draft policies will be made available on the Town's website. Comments can be submitted through the "Let's Talk Milton" platform. Other public engagement opportunities would include events such as a booth at the farmers' market, displays at community facilities, an open house and focus meetings with community groups. Staff will also be directly engaging with specific stakeholder groups such as the school boards, conservation authorities and First Nation representatives.

Document Approval

Following consultation and revision to the draft policies, Staff will bring forward the final draft policies for Council consideration. Under the Planning Act, the statutory approval process would involve holding an open house and a public meeting prior to Council approval. Following Council adoption of the Plan, it will be submitted to the Ministry of Municipal Affairs and Housing, who are the new approval authority.

Concurrently, Staff will commence Phase 2 of the new Official Plan. This second phase will cover land use specific permissions and more detailed development management and implementation policies and schedules, together with any other updates needed to finalize the Plan. Public and stakeholder consultation and Council endorsement of this work will be brought forward at a later date.

Financial Impact

The Official Plan capital project currently has an approved budget of \$1,174,961, consisting of the originally approved budget of \$448,081, and subsequent forecast change increases of \$726,880. Of the total, \$217,433 remains available at the time of this report. Based on the work plan described herein, including remaining steps in Phase 2 of the drafting and discussion stage, additional funds are expected to be required to complete the full scope of work envisioned. Additional requests for funding, including the recommended funding sources, will be brought forward to Council for approval through the Town's budget and variance processes.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Gail Anderson

Phone: Ext. 2332



Attachments

Appendix A - Draft Town of Milton Official Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.



Town of Milton

Official Plan

Sections 1, 2 and 3

Draft for Discussion Purposes

June 2024



Town of Milton Official Plan
Sections 1, 2 and 3
Draft for Discussion Purposes
June 2024

Town of Milton

Official Plan

Sections 1, 2 and 3

Draft for Discussion Purposes

June 2024

General Disclaimer

The Town of Milton Official Plan, 2024 is a DRAFT document for consultation and discussion purposes. This document has not been adopted by Town Council. The document will be updated and amended following consultations with stakeholder. Approval of the document, in conformity with the Planning Act, is required.

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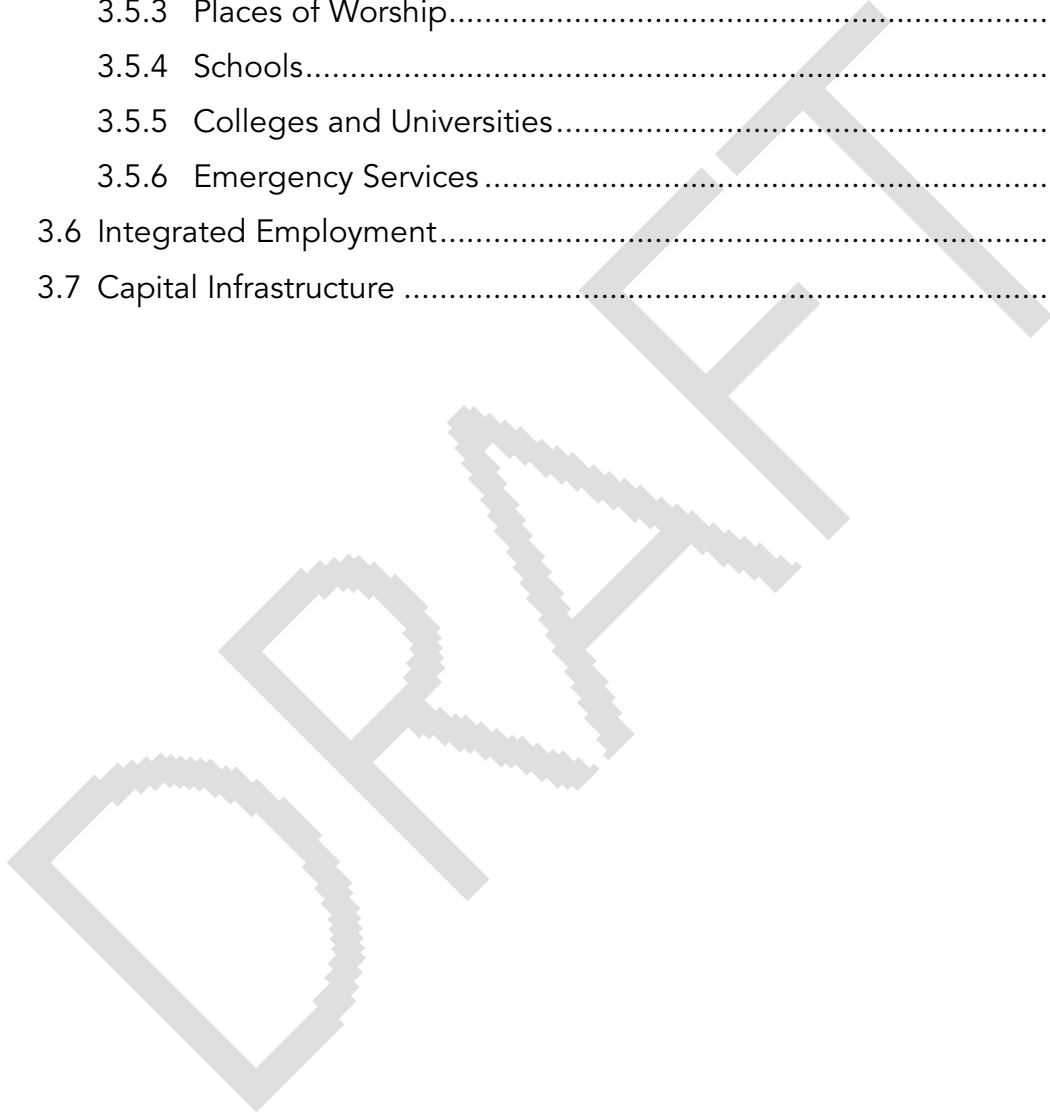
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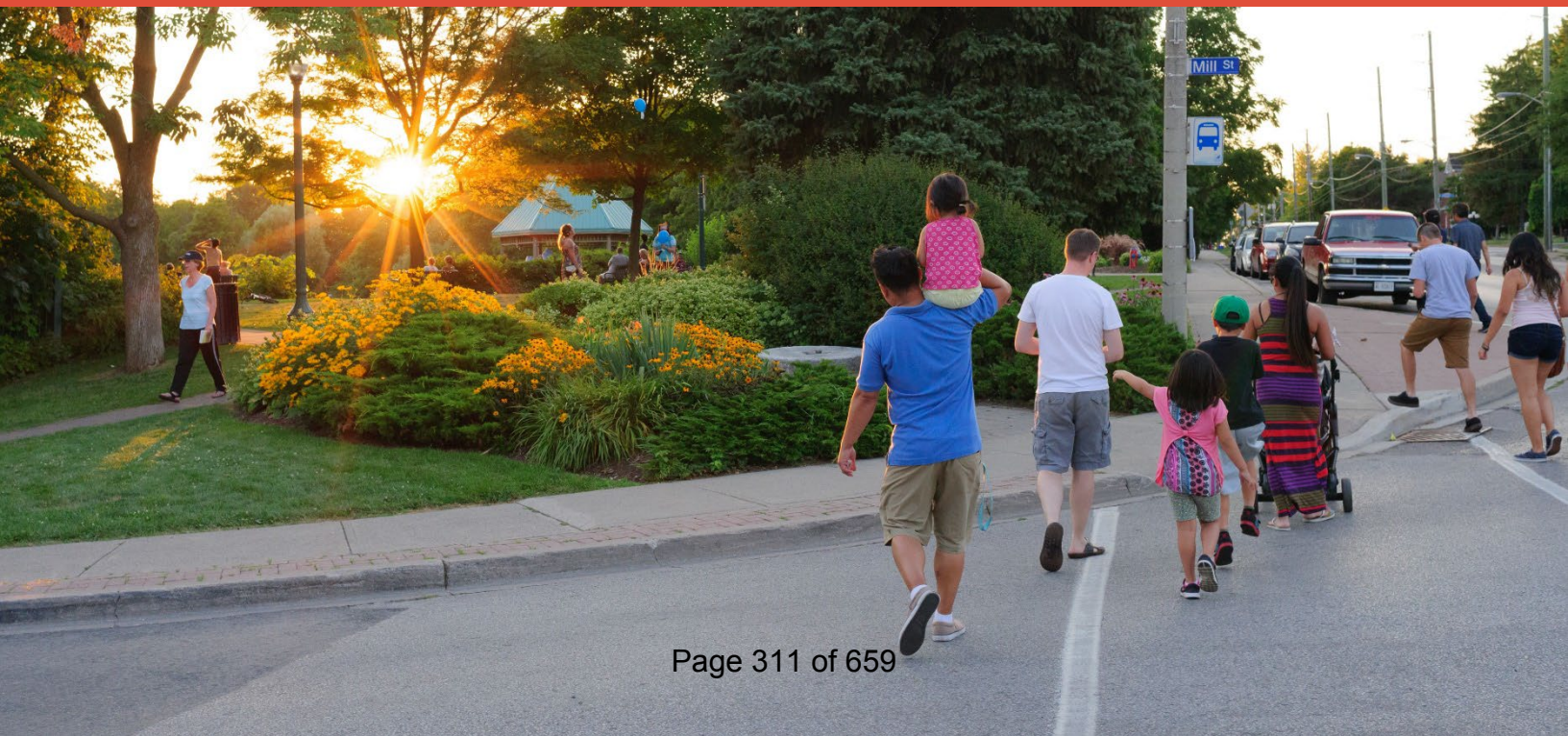


SECTION 1:

Context and Vision

This section describes the community's vision for Milton's future and the principles on which the vision and policies are based.

Draft for Discussion Purposes





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CONTEXT AND VISION

Indigenous Land Acknowledgement

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people.

The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

Indigenous Past, Present and Future in Milton

The Anishnabeg Nation encompassed a vast area of what is now known as Southern Ontario. Milton is situated within the ancestral homelands and territory of the Michi Saagiig (Mississauga Anishnabeg) and sits within the Head of Lake, Treaty 14, and the Ajetance Purchase, Treaty 19.

We are committed to ensuring that Aboriginal and treaty rights are reflected in the Official Plan. Aboriginal and treaty rights fundamentally entitle the Indigenous community to be sustained throughout their Territory, including the area that is covered by the Town of Milton Official Plan. The *Town* acknowledges the relationship that Indigenous Peoples, Communities and First Nations of the past, present, and future have with the earth and the stewardship of its natural resources, including land and water. Stewardship includes the responsibility to sustainably manage the lands, waters, and other resources, for the benefit of today's indigenous communities and for generations to come.

The responsible management of cultural heritage and archeological resources is also important. We will continue to work together to achieve the goals of sustainable conservation, development and enhancement, while respecting the inherent Aboriginal and treaty rights and interest of these lands. Milton is committed to engaging with Indigenous Peoples, Communities and First Nations on land use planning matters that may affect their rights and interests.

Engage with First Nations and Indigenous Communities

The *Town* will work with First Nations and Indigenous Communities when identifying, protecting and managing First Nation and Indigenous cultural heritage and archaeological resources. This includes promptly informing the appropriate First Nations, Indigenous and government agencies of *development* proposals that may affect defined *cultural heritage resources* and known archaeological sites.

Together, we will work to explore opportunities to commemorate First Nation and Indigenous cultural history through place making, public art, signage, or other appropriate actions.

Legal Authority

The Town of Milton Official Plan has been prepared and adopted under Section 17 and Section 26 of the *Planning Act, 1990*.

1.1 Introduction and Overview

1.1.1 About Milton

Milton is a dynamic fast growing community. By 2051, Milton is anticipated to be home to more than 400,400 residents. As Milton grows, the population will become more diverse.

Milton is a family oriented place to live and will continue to be an attractive home for newcomers, young families and older residents. By design, our communities will meet the needs of residents at all stages of life.

Milton's Urban Area is the place where most residents live, work and play. Once centered around the historic downtown core, the Urban Area has since expanded. New neighbourhoods have been created, employment areas have developed, the transportation system has expanded, and the natural environment has been protected. As Milton grows, new areas will be planned to achieve livable flourishing communities.

Milton's success is owed to its diverse, thriving communities, combined with its cultural, economic, and natural assets. The *Rural Area* is a big part of Milton's identity. The *Rural Area* is a mix of agricultural, rural residential, and natural resources. Almost all the *Rural Area* is protected by either the Provincial Greenbelt Plan and/or the Niagara Escarpment Plan. The Niagara Escarpment, a defining feature of Milton's natural environment, is a United Nations (UNESCO) World Biosphere Reserve and nationally significant landform.

Within the hamlets of Campbellville, Brookville and Moffatt and across the rural landscape, there are smaller communities with distinct identities. Milton's rural communities are important. Although, new growth will be limited within the hamlets, their social, economic and cultural significance remains. Opportunities for sustainable economic growth will be important for the rural community to thrive and prosper.

By 2051, Milton is anticipated to have 156,300 jobs. A diverse supply of lands and services will be available for a variety of businesses to locate and grow in Milton. Connecting people, goods and services to workplaces through a variety of transportation or wireless telecommunications *infrastructure* are also key components.

The Official Plan (the Plan) responds to the challenges and opportunities of managing growth. This means identifying specific locations where growth will

be concentrated and those where conservation or enhancement of the environment will prevail. *Strategic Growth Areas*, such as the Milton Education Village and Uptown, will all have a mix of residential, office and commercial spaces. However, each will have unique characteristics and identity allowing for variety and choice to suit the needs of future residents and businesses. The Downtown will remain a civic and cultural hub. A place for the community to gather and celebrate being Miltonians.

Milton's sustainable development will be a hallmark of its success. The Plan is based on sustainable development practices to mitigate the effects of a changing climate on the community. Milton will be a low-carbon, walkable and transit-supportive town where trips by car are a choice and not a necessity. Milton's dynamic growth is an opportunity to work with our community building partners to create a sustainable and *complete community*.

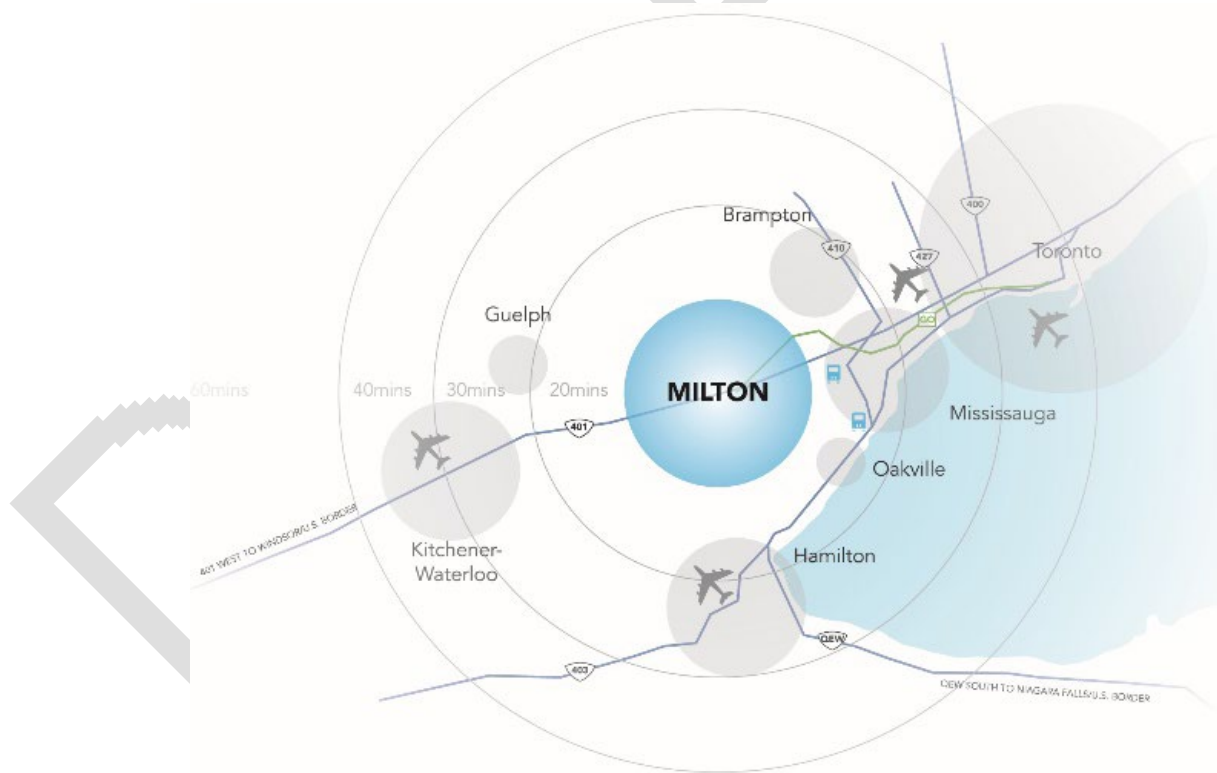


Figure 1. Milton's strategic location.

1.1.2 The Town of Milton Official Plan

The Town of Milton Official Plan (the Plan) sets out the vision for long-term development and the policies to achieve this vision. The Plan clearly facilitates growth to shape neighbourhoods, while being flexible to respond to future emerging opportunities. Land use decisions are based on the policies found in the Plan.

The Plan reflects our community's long-term aspirations. Prepared with extensive community input, this Plan addresses the specific needs of the Milton community.

The Plan works hand in hand with other *Town* plans and strategies to advance outcomes. It provides a framework for supporting, developing or implementing complementary plans and strategies.

The Plan implements relevant provincial legislation, plans and policies. The zoning by-law and other *development* management processes provide the statutory mechanism for implementing the policies.

1.1.3 Official Plan Structure

This Plan consists of the following parts:

SECTION 1 Introduction and Overview. This section describes the community's vision for Milton's future and the principles on which the vision and policies are based.

SECTION 2 Sustainable Growth Management. This section establishes the strategy for growth. This includes the Municipal Structure, Urban Structure and Rural Structure, and the systems that support their functions, including the Environmental System and the Transportation System. These policies direct how the *Town* will accommodate residents and jobs, support modes of transportation, ensure the protection of the natural environment and address climate change.

SECTION 3 Fostering Livable Communities. This section contains a range of policies that apply town-wide, relating to topics such as housing, parks and recreation, transportation, sustainability, economic development, urban design, and *infrastructure*.

SECTION 4 Implementation and Glossary

SECTION 5 Schedules

1.1.4 How to Read the Official Plan

The Plan should be read as a whole. Individual sections and policies should not be read out of context.

The Plan should be used by residents, businesses, developers, organizations and public institutions to inform decisions, direct further actions and measure progress.

The Plan consists of planning outcomes, objectives and policies.

Outcomes describe the desired future condition or goal that is being planned for by 2051.

Objectives are statements of what needs to be accomplished in order to achieve the outcome.

Policies provide specific courses of action, which contribute to meeting the relevant outcomes and objectives.

Outcomes, objectives and policies are supported by tables, figures, appendixes, and schedules. All relevant outcomes and objectives should be considered when making decisions and all relevant policies should be applied. Policies that use words such as “will”, “must”, or “require” are mandatory. Other words such as “encourage” or “should” allow for flexibility when meeting the overall policy intent.

Figures and appendixes are provided for illustrative purposes to aid in understanding the Plan and are not policy direction. Information shown on figures may be changed or updated without requiring an amendment to this Plan. Words that are italicized in the text are defined either in the glossary or in the applicable provincial legislation, regulation or provincial policy documents.

In the event of a conflict between the provisions of the Plan and the applicable provincial legislation, plans or policies, the applicable provincial legislation, plan or policy shall take precedence. However, the provincial policies may in some cases represent the minimum standard and the Plan may go beyond these minimum standards to address matters of local importance.

Changes to correct grammatical, spelling or reference errors or updates, punctuation, formatting, numbering or sequencing may be made from time to time without requiring an amendment to this Plan.

1.1.5 Measuring and Monitoring

The *Town* will monitor its progress towards reaching the vision for growth to the year 2051. Throughout the Plan, targets and milestone have been set. As the *Town* works towards these targets, indicators can be used to measure the progress. Monitoring and measuring will be done to track the progress. As new information becomes available or circumstances change, the Plan can be reviewed and amended, as required.

1.2 Vision and Guiding Principles

1.2.1 Milton's Vision

Miltonians have identified the things that are important to the community today and as we move into the next phase of our town's evolution. These values have led to a community vision:

Choice Shapes Us:

"In 2051, Milton offers a diversity of options for how and where we live, work, move and grow. As we evolve, choice is what shapes us."

The vision expresses an aspirational dynamic and ambitious future for Milton. By 2051, Milton will be home to an increasingly diverse community of residents and businesses. Milton will need to provide its community with a variety of choices. The Plan takes the community's vision and turns it into directions that enable these opportunities for choice.

1.2.2 Guiding Principles

To support the vision statement a set of guiding principles have been developed. Together the vision and guiding principles form a pathway for future change. These principles inform the policy directions of the Plan in order to achieve the vision. The following guiding principles are applied in planning Milton's future growth and development:

1. Be Creative and Provide Choice
2. Mix Uses
3. Move Efficiently and Safely
4. Diversify and Prosper
5. Prioritize the *Public Realm*
6. Support Arts, Culture and Recreation
7. Make Connections
8. Protect Our Environment
9. Promote the Countryside
10. Encourage Good, Green Design
11. Collaborate
12. Think Local

GUIDING PRINCIPLES

1.3 Policy Pillars

Complete, equitable, resilient, healthy, and attractive communities are foundational land use planning concepts that underpin the Plan. The *Town* is committed to intentionally ensuring the following policy pillars are embedded in all aspects of growth management and *development* by ensuring all of the policies build upon these pillars.

1.3.1 Complete Communities

A *complete community* provides a choice of housing, employment, amenities and services. Within *complete communities*, needs are met and accommodated for people of all ages and abilities. People living in a *complete community* can easily access most of their daily and weekly needs within a short walk. People can reach their place of work, study, entertainment, other services and amenities using a variety of transportation options.

Not only are *complete communities* vibrant and livable places, they also represent a wise and sustainable use of resources. For example, when people live close to their everyday needs and transit, they are able to make more sustainable and healthier transportation choices.

Complete communities are well connected to open spaces and nature. Well-connected places offer options for active living with accessible, safe, and inclusive public spaces. They enhance health and well-being, quality of life, and social interaction. Through the policies of this Plan, the *Town* will create *complete communities*.

1.3.2 Equitable Communities

An accessible, diverse and equitable community provides benefits for all members. The choices that will shape our community must be open and inclusive for all Miltonians. Some Miltonians may face barriers to fully enjoying the benefits of sustainable growth. Land use policies can help to reduce these barriers so that all enjoy a high quality of life in Milton. The Plan can help to ensure that people of all ages and abilities have an opportunity to participate, prosper, and reach their full potential in Milton.

1.3.3 Healthy Communities

Community design can support the health and wellbeing of Miltonians of all ages and abilities. There are health implications associated with how and where we live, work, learn, play and move around. Neighbourhoods that feature safe and convenient access to nature and to everyday necessities can promote mental well-being, regular physical activity and social interaction as part of a daily routine.

As people in our community face health challenges, such as social isolation and loneliness, the Plan can be used to create places that nurture social interactions, foster community involvement and encourage a sense of belonging.

1.3.4 Resilient Communities

Climate change is the long-term change in the average weather patterns. The result is increased frequency and severity of weather events that are harmful to natural environments and human settlements. Climate change impacts community health and safety, *infrastructure*, economy and environment.

A climate resilient community is one that can cope with a hazardous event or trend by responding or reorganizing in ways that maintain essential functions, identity and structure.

Land use policies are one tool that can be used to adapt to and mitigate the impacts of the changing climate. Adaptation encourages actions to prepare Milton for the impacts of climate change. Mitigation involves actions that lower the amount of, or help to capture and contain the carbon from harmful greenhouse gas emissions. By considering the causes, impacts and solutions of climate change when planning for and managing growth, Milton can be better prepared and more resilient to the impacts of a changing climate.

1.3.5 Attractive Communities

A great town is one that consists of remarkable buildings, high-quality architecture and urban places. Promoting good urban design practices in Milton will contribute to the quality of life and everyday experiences of residents. These practices will facilitate a built form that is contextually appropriate, through size, shape, scale, and building features; and people-friendly places that are attractive, well functioning, and sustainable.

The application of urban design principles and guidelines will contribute to a healthy community by providing opportunities for physical activity and community gathering. Likewise, good design practice can benefit the town's long-term economic prosperity where 'a place' plays a key role in fostering innovation and, social and economic interactions.

Achieving design excellence will require a coordinated and collaborative effort from the public and private sectors to maximize the benefits of *development* and add value to the community as a whole.

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1.4 Policy Context

The Plan implements provincial policies and legislation that provide direction on provincial priorities. Its policies support provincial goals and direction found in the *Planning Act*, the Provincial Policy Statement and other provincial legislations, plans and guidance documents.

Provincial plans such as the Greenbelt Plan, shown on Schedule 1 - Provincial Land Use Context; and the Niagara Escarpment Plan, shown on Schedule 1 - Provincial Land Use Context, provide geographic specific policies that protects important environmental areas and farmlands.

The Greenbelt Plan and Niagara Escarpment Plan work together to identify locations where major urban growth cannot take place and provide direction for the long-term protection and enhancement of the natural environment. These plans strike a balance between *development*, protection and enjoyment of these important landform features and the resources they supports.

Objective 1. Support the Province's goal of enhancing the quality of the natural and built environment.

It is the policy of the *Town* to:

- i. All *development* within the Niagara Escarpment Plan Area is subject to the provisions of the *Niagara Escarpment Planning and Development Act*, the Niagara Escarpment Plan, and applicable policies of this Plan.
- ii. All *development* within the Greenbelt Plan Protected Countryside Area and Greenbelt Natural Heritage System is subject to the provisions of the *Greenbelt Act* and the Greenbelt Plan, and applicable policies of this Plan.
- iii. In the event of a conflict between the provisions of this Plan and those of the Niagara Escarpment Plan, or the Greenbelt Plan, the provincial plans shall prevail. However, provisions of this Plan that are more restrictive than those of the provincial plans shall apply unless doing so would conflict with the provincial plans.

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SECTION 2:

Sustainable Growth Management



This section establishes the strategy for growth. This includes the Municipal Structure, Urban Structure and Rural System, and the systems that support their functions, include the Environmental System and the Transportation Systems. These policies direct how Milton will accommodate residents and jobs, support modes of transportation, ensure protection of the natural environment and address climate change.

Draft for Discussion Purposes





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SUSTAINABLE GROWTH MANAGEMENT

2.1 Town-Wide Growth Management Framework

The *Town's* growth management framework forms the basis for all planning and *development* in the town. It provides direction for how and where growth is to occur, while implementing planning direction from upper-levels of government.

The growth management framework guides the Municipal Structure, shown on Schedule 2 - Municipal Structure. It informs the planned Structure for the Urban Area until 2051, shown on Schedule 3 - Urban Structure.

The growth management framework directs growth primarily towards the *Settlement Areas*. Using tools such as land use patterns, density and *intensification*, the *Town* will create distinct *Strategic Growth Areas* within the *Settlement Areas* where a significant amount of growth will occur.

The framework was developed by first understanding how population and employment will increase. These trends inform the amount of land needed to accommodate the new residents and businesses. The *Town* then identified the lands where *development* will occur and the natural environment to be protected. Policies are developed to direct future growth in a manner that efficiently uses land and transports people and goods. Policies are developed to protect the natural environment, support *farming* and manage natural resources. The policies give direction when deciding where and how to build.

2.1.1 Growth Targets and Phasing of Growth

Milton's population is projected to grow to 333,900 people by 2041 and 400,400 people by 2051. The population is diverse. Various housing types, services and amenities will be needed to provide choices for future residents. Likewise, employment opportunities are expected to grow and diversify along with population growth.

As a tool for managing expected population and employment growth, the *Town* has adopted a growth forecast to the year 2051. Density Targets have been set to guide the amount of residents and jobs for the *Strategic Growth Areas* and Future Development Areas.

The *intensification* and density targets described in Table 2 will guide policy and land use decision-making until 2051, including coordinating growth with provision of *infrastructure* and *public service facilities*. The phasing in of new *development* will allow the *Town*, in partnership with Halton Region, to provide *infrastructure* in an efficient and fiscally responsible manner.

By 2051, enable a sufficient supply of serviced land to accommodate the development requirements associated with the projected population and employment growth.

Objective 1. Apply the population and employment projections contained in Table 1 to inform land use planning decisions, *infrastructure* planning and service delivery.

It is the policy of the *Town* to:

- i. Make sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years.
- ii. Maintain the ability to accommodate residential growth for a minimum of 15 years through lands, which are designated and available for residential *development*.
- iii. In *Settlement Areas*, maintain sufficient lands with *infrastructure* servicing capacity to accommodate a minimum of 3 years supply of residential units through lands suitably zoned, including units in draft approved or registered plans.
- iv. Ensure that a minimum 5-year supply of serviced *Employment Areas* are maintained and available at all times to meet market needs.

Objective 2. Direct new residential and employment *development* into the *Settlement Area* to achieve the *intensification* and density targets of Table 2.

It is the policy of the *Town* to:

- i. Identify areas within the Urban Area that are to be the focus for accommodating population and employment intensification and higher-density mixed uses in a more compact built form.
- ii. Promote *intensification* to support the *development* of compact, efficient and vibrant communities using the population and employment targets.

Objective 3. Facilitate the phasing of growth as shown in Table 3 to ensure the logical and orderly progression of development in a fiscally sustainable manner.

It is the policy of the *Town* to:

- i. Comprehensively phase the development of communities to align with the provision of *infrastructure* and services.
- ii. Monitor the supply of urban land on a regular basis to ensure that the population and employment targets are achieved and that the supply of urban lands reflects the population and employment growth forecast contained in Table 1.

Table 1: Population and Employment Forecast and Growth Targets.

Table 1a.

POPULATION				EMPLOYMENT			
2021	2031	2041	2051	2021	2031	2041	2051
137,300	245,900	333,900	400,400	47,800	86,600	124,400	156,300

Notes: Population numbers are "total population" numbers including approximately 3.3% undercoverage from the official "Census population" numbers reported by Statistics Canada.

Table 1 b.

POPULATION GROWTH IN 15-YEAR PERIODS			
2021-2036	2026-2041	2031-2046	2036-2051
154,700	142,300	124,300	108,400

Notes: Population numbers are "total population" numbers including approximately 3.3% undercoverage from the official "Census population" numbers reported by Statistics Canada.

Table 1 c.

EMPLOYMENT GROWTH IN 15-YEAR PERIODS			
2021-2036	2026-2041	2031-2046	2036-2051
57,400	58,600	54,700	51,100

Disclaimer - Growth Targets and Phasing of Growth

The growth targets, intensification targets and phasing of growth Tables 1, 2 and 3 have been presented for consultation and discussion. Information presented in these tables may be adjusted. The targets and phasing are subject to approval by Town Council.

Table 2: Intensification and Density Targets.

INTENSIFICATION TARGET			
New Housing Units in Existing Complete Neighbourhoods ⁽¹⁾	27,000 units	30 per cent of all new housing units	
DENSITY TARGETS FOR NEW AND FUTURE AREAS			
New and Future Complete Neighbourhoods ^{(2),(3)}	XX residents and jobs combined per hectare	-	-
New and Future Employment Areas ^{(4),(5)}	XX jobs per hectare		
DENSITY TARGETS FOR STRATEGIC GROWTH AREAS			
Uptown/ Urban Growth Centre/ Milton GO MTSA	200 residents and jobs combined per hectare	55 per cent residents	45 per cent jobs
Milton Trafalgar GO Village	180 residents and jobs combined per hectare	60 per cent residents	40 per cent jobs
Education Village Centre	150 residents and jobs combined per hectare	65 per cent residents	35 per cent jobs
Bronte - Steeles	100 residents and jobs combined per hectare	75 per cent residents	25 per cent jobs
South Milton Village Centre	100 residents and jobs combined per hectare	80 per cent residents	20 per cent jobs

(1) Existing Complete Neighbourhoods comprise *Mature Neighbourhood Areas*, and the Bristol Survey, Sherwood Survey and Boyne Survey Secondary Plan Areas.

(2) New Complete Neighbourhoods comprise the Milton Education Village (MEV), Trafalgar, and Britannia Secondary Plan Areas.

(3) Future Complete Neighbourhoods comprise lands that will be planned to contribute towards achieving the *development density* target established in this Plan.

(4) New Employment Areas comprise the Employment Areas within the Agerton Secondary Plan and the lands south of Britannia Road, west of Tremaine Road.

(5) Future Employment Areas comprise lands that will be planned to contribute towards achieving the job target established in this Plan.

Table 3: Phasing of Growth.

Table 3a: Population.

	2022 - 2026	2027 - 2031	2032 - 2036	2037 - 2041	2042 - 2046	2047 - 2051	TOTAL
MAJOR URBAN CENTRE AND EXISTING COMPLETE NEIGHBOURHOODS⁽¹⁾							
Low and Medium Density Units	7,400	1,800	600	300	200	100	10,400
High Density Units	4,000	3,200	2,200	2,500	2,400	2,300	16,600
Sub-Total	11,400	5,000	2,800	2,800	2,600	2,400	27,000
URBAN VILLAGE CENTRES AND NEW COMPLETE NEIGHBOURHOODS⁽²⁾							
Low and Medium Density Units	2,400	9,000	6,400	6,000	4,300	2,800	30,900
High Density Units	500	1,600	2,700	2,600	2,400	2,500	12,300
Sub-Total	2,900	10,600	9,100	8,600	6,700	5,300	43,200
FUTURE COMPLETE NEIGHBOURHOODS⁽³⁾							
Low and Medium Density Units	0	0	3,400	3,200	4,600	5,700	16,900
High Density Units	0	0	100	100	200	100	500
Sub-Total	0	0	3,500	3,300	4,800	5,800	17,400
HAMLETS AND RURAL AREA							
Units	50	50	50	50	50	50	300
Total Town of Milton	14,350	15,650	15,450	14,750	14,150	13,550	87,900

⁽¹⁾ Existing Complete Neighbourhoods comprise *Mature Neighbourhood Areas*, and the Bristol Survey, Sherwood Survey and Boyne Survey Secondary Plan Areas.

⁽²⁾ New Complete Neighbourhoods comprise the Milton Education Village (MEV), Trafalgar, and Britannia Secondary Plan Areas.

⁽³⁾ Future Complete Neighbourhoods comprise lands that will be planned to contribute towards achieving the *development density* target established in this Plan.

Table 3b: Employment.

	2022 - 2026	2027 - 2031	2032 - 2036	2037 - 2041	2042 - 2046	2047 - 2051	SUB-TOTAL
JOBS IN EMPLOYMENT AREAS							
Existing Employment Areas ⁽¹⁾	7,100	6,600	4,300	3,500	2,900	1,700	26,100
New Employment Areas ⁽²⁾	200	1,500	3,200	3,700	3,100	2,000	13,700
Future Employment Areas ⁽³⁾	0	0	0	500	1,400	3,400	5,300
Sub-Total	7,300	8,100	7,500	7,700	7,400	7,100	45,100
JOBS IN MAJOR URBAN CENTRE, URBAN VILLAGE CENTRES AND COMPLETE NEIGHBOURHOODS							
Major Urban Centre and Existing Complete Neighbourhoods ⁽⁴⁾	8,200	4,800	3,200	2,700	2,500	1,500	22,900
Urban Village Centres and New Complete Neighbourhoods ⁽⁵⁾	2,400	7,800	4,900	5,800	4,800	4,000	29,700
Future Complete Neighbourhoods ⁽⁶⁾	0	0	2,900	2,600	2,300	2,200	10,000
Sub-Total	10,600	12,600	11,000	11,100	9,600	7,700	62,600
JOBS IN HAMLETS AND RURAL AREA							
SUB-TOTAL	300	100	100	100	100	100	800
TOTAL TOWN OF MILTON	18,200	20,800	18,600	18,900	17,100	14,900	108,500

(1) Existing *Employment Areas* comprise the 401 Industrial/ Business Park and Derry Green Corporate Business Park Secondary Plan Areas and the lands bounded by Derry Road, Bronte Street South and the CN rail line.

(2) New *Employment Areas* comprise the *Employment Areas* within the Agerton Secondary Plan and the lands south of Britannia Road, west of Tremaine Road.

(3) Future Employment Areas comprise lands that will be planned to contribute towards achieving the job target established in this Plan.

(4) Existing Complete Neighbourhoods comprise *Mature Neighbourhood Areas*, and the Bristol Survey, Sherwood Survey and Boyne Survey Secondary Plan Areas.

(5) New Complete Neighbourhoods comprise the Milton Education Village (MEV), Trafalgar, and Britannia Secondary Plan Areas.

(6) Future Complete Neighbourhoods comprise lands that will be planned to contribute towards achieving the *development density* target established in this Plan.

Objective 4. Monitor residential and employment *development* to assess progress towards achieving the targets.

It is the policy of the *Town* to:

- i. Monitor the population and employment growth targets and phasing of growth to ensure the achievement of *complete communities*.
- ii. Evaluate the performance and success for the growth, density and *intensification* policies.
- iii. Develop recommendations that can be implemented to achieve the targets, when warranted.

2.2 The Municipal Structure

The Municipal Structure establishes a framework for where and how growth will be accommodated, while protecting and enhancing the natural environment and the quality of life in the communities.

The main components of the Municipal Structure are the *Settlement Area* and *Rural Area*. Within these two areas are the Environmental System, and the Transportation System that connects the entire Municipality. These components perform different functions and are the foundations for more specific land use planning directions.

Milton's Municipal Structure is shown on Schedule 2 - Municipal Structure.

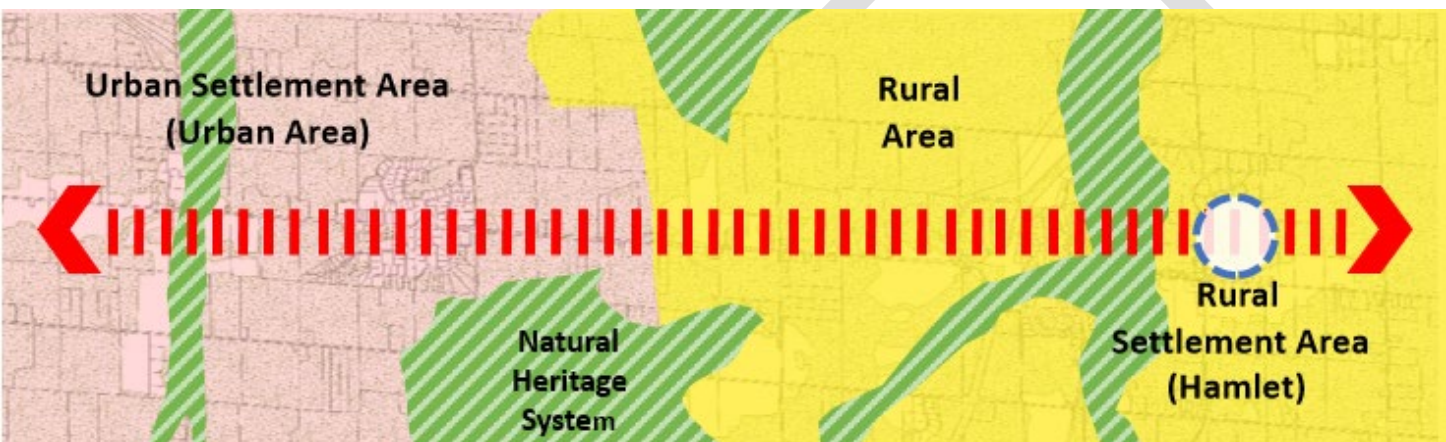


Figure 2. The Municipal Structure Continuum.

By 2051, Milton's urban and rural communities will be socially, environmentally and economically sustainable places to live, work, learn and play.

2.2.1 The *Settlement Area*

The *Settlement Area* encompasses the *Urban Settlement Area*, known as the Urban Area, and the *Rural Settlement Areas*, called Hamlets. The majority of population and employment growth will be accommodated within the Urban Area. The Urban Area will have a concentration of existing and future *development*, in a range of densities and mix of uses, in accordance with the policies of this Plan.

There are three Hamlets in the *Rural Area*: Campbellville, Moffat and Brookville. Limited *development* will occur within the Hamlets, primarily to serve the needs of the rural community and sustain the rural *character* and amenity of the area.

2.2.2 The *Rural Area*

The lands outside of the *Settlement Area* represent the *Rural Area*. The *Rural Area* comprises the *Rural Lands*, *Prime Agricultural Areas*, Hamlets, and *Mineral Aggregate Operations*. The *Rural Area* supports the rural community, a thriving rural economy and agriculture.

2.2.3 The Environmental System

The Environmental Systems represent an integrated and complementary mosaic of green and blue spaces. The Environmental System is made up of the natural areas, parks and other open spaces such as school playing fields, the urban tree canopy, and storm ponds. These systems provide a host of ecological services, recreational opportunities, and human health benefits to residents and visitors, and play an important role in addressing climate change.

2.2.4 The Transportation System

The Transportation System cross the rural and urban areas and are critical for the delivery of services, and for the movement of people and goods, supporting the town's growth and economy prosperity. Major transportation facilities are shown on Schedule 2 - Municipal Structure.

2.3 The Urban Structure

The *Town* has developed an Urban Structure to efficiently use land and resources. The Urban Structure illustrates how the Urban Area will accommodate the distribution of growth and *development* through a mix of land uses and mobility options, while conserving and enhancing the natural environment.

The Urban Structure builds on the strengths and opportunities provided by the existing urban fabric while envisaging the *complete communities* and places of the future. It provides a foundation for consistent decision-making, a basis for investments in transit, *infrastructure*, community services, and directions for specific land use designations.

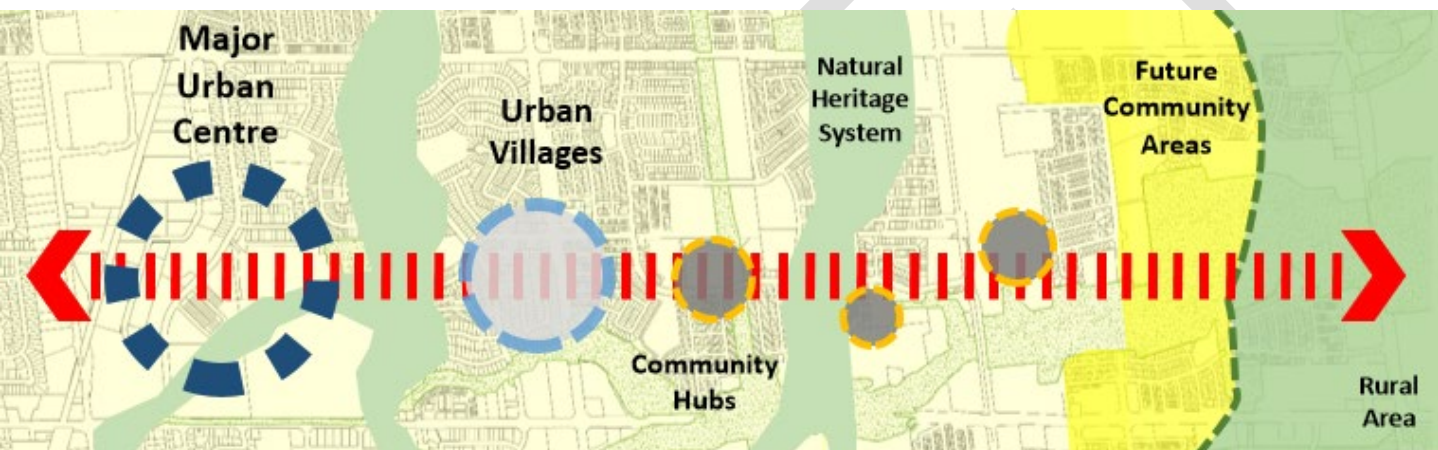


Figure 3. The Urban Structure Continuum.

By 2051, Milton's Urban Area provides a variety of opportunities to live, work, learn and play in distinctive *complete communities*.

Milton's Urban Structure is comprised of the following major structural components and systems that are critical to the health and sustainability of the Urban Area, identified on Schedule 3 - Urban Structure:

- a. Major Urban Centre:
 - a.1 Uptown
 - a.2 Downtown
 - a.3 Bronte - Steeles

- b. Urban Village Centres:
 - b.1 Education Village Centre
 - b.2 Milton Trafalgar GO Village
 - b.3 South Milton Village Centre
- c. Community Hubs
 - c.1 Community Nodes
 - c.2 Community Corridors
- d. Complete Neighbourhoods
- e. *Employment Areas*
- f. Future Development Areas:
 - f.1 Future Complete Neighbourhoods
 - f.2 Future Employment Areas
- g. Environmental System
- h. Transportation System

The following policies address high-level objectives for planning for each major structural component. Section 4 of the Plan sets detailed land use policies for *development* within these areas.

Objective 1. Support the achievement of *complete communities*.

It is the policy of the *Town* to:

- i. Encourage intensification and redevelopment to support the achievement of complete communities.
- ii. Create a land use pattern with a range of land uses, densities and built forms.
- iii. Plan for a range and mix of *housing options*, including affordable housing.
- iv. Use land and resources efficiently through compact built forms and standards and promoting co-location of facilities.
- v. Support *active transportation* through the development of complete and walkable neighbourhoods and pedestrian-oriented design.
- vi. Plan a *transit-supportive* community through transit-oriented design.
- vii. Ensuring *development* is well served by existing and planned *infrastructure* and *public service facilities*.

- viii. Prioritize planning and investment in the necessary *infrastructure* and *public service facilities* to support *Settlement Areas*.
- ix. Foster a lively *public realm* through urban design excellence, supporting the creation of places and destinations where people can gather.
- x. Ensure the conservation and enhancement of the Environmental System.
- xi. Prepare for the impacts of a changing climate, by incorporating climate change mitigation and adaptation in the planning and design of urban development, including approaches to minimize the carbon footprint of the Urban Area and build climate resiliency.

Objective 2. Identify *Strategic Growth Areas* and focus a significant proportion of population and employment growth within *Strategic Growth Areas* through mixed-use *intensification*.

It is the policy of the *Town* to:

- i. Promote and support appropriate *intensification* throughout the Urban Area with attention to *development* in *Strategic Growth Areas*.
- ii. Recognize as *Strategic Growth Areas* the following components of the Urban Structure:
 - a. Uptown
 - b. Bronte - Steeles
 - c. Milton Trafalgar GO Village
 - d. Education Village Centre
 - e. South Milton Village Centre
- iii. Consider *intensification* and development of *Strategic Growth Areas* as the highest priority of urban development.
- iv. Direct *development* with higher densities and mixed uses to *Strategic Growth Areas*, where appropriate, to support transit and *active transportation* for everyday activities.
- v. Ensure the integration of *Strategic Growth Areas* with surrounding neighbourhoods through pedestrian walkways, cycling paths and transit routes.
- vi. Monitor the performance of *Strategic Growth Areas* in achieving their objectives and implementing the policies and targets of this Plan.
- vii. Permit the addition of new *Strategic Growth Areas* to the Urban Structure only through a *municipal comprehensive review* of this Plan.

- viii. *Development* on lands within *Strategic Growth Areas* is subject to minimum density targets and general targets for an overall proportion of residents and jobs in Table 2 and the applicable policies of this Plan.

Objective 3. Protect *Employment Areas* for long-term employment use.

It is the policy of the *Town* to:

- i. Identify *Employment Areas* and protect them for long-term employment use.
- ii. Maintain an adequate supply of zoned and serviced *Employment Areas* in various locations to meet the *Town's* projected employment growth forecast and to promote economic development and competitiveness.
- iii. Minimize land use conflicts between certain types of employment uses and *sensitive land uses*.

Objective 4. Achieve land use patterns and built form that use land efficiently, optimize existing *infrastructure*, and is complementary to existing and planned developed areas.

It is the policy of the *Town* to:

- i. Create a vibrant, diverse and pedestrian-oriented urban environment with high quality public open spaces.
- ii. Adopt alternative design standards for roads to promote *active transportation*, pedestrian-oriented and *transit-supportive development*.
- iii. Encourage high quality and innovative urban design.
- iv. Promote forms of *development* that achieve an appropriate transition of built form to adjacent areas and the protection of the physical *character* of these neighbourhoods through urban design.
- v. Protect and enhance the Environmental System.
- vi. Ensure sufficient *infrastructure* capacity in existing or planned *infrastructure* and *public service facilities* are available.

2.3.1 Major Urban Centre

The lands identified as “Major Urban Centre” on Schedule 3 – Urban Structure are intended to serve as town-wide destinations. The Major Urban Centre is made up of three distinct and identifiable areas: Downtown, Uptown and Bronte- Steeles. These three areas are located adjacent to each other.

Although they are distinct places, they interact, support each other and create an overall vibrancy. Their location in the heart of town, along with their concentration of amenities, proposed jobs, and residents, establishes the area as the Major Urban Centre of Milton.

2.3.2.1 Downtown

The Downtown is the historic town centre. Downtown is a vibrant area that has unique *character* and is the civic and cultural centre of Milton. This area provides a unique experience because of its concentration of specialty retail, cultural heritage resources, streetscapes, cultural events, and residential neighbourhoods. It is walkable and *transit-supportive* because of its mix of land uses and *compact built form*. It is important to Milton's identity to continue to protect and enhance the *character* of Downtown while supporting its vibrancy and local economy.

By 2051, Downtown is a recognizable vibrant civic and cultural centre, and an important destination and place for residents and visitors to celebrate history and special community identity.

Objective 1. Establish a lively, vibrant Downtown that is a destination for the entire community taking advantage of the unique qualities that contribute to its distinct *character*.

It is the policy of the *Town* to:

- i. Accommodate a range and mix of uses while preserving, promoting and enhancing the function of Downtown as the town's primary centre.
- ii. Prioritize community-gathering spaces such as town squares and plazas within Downtown.
- iii. Create a distinct cultural, economic and institutional destination that is attractive and welcoming.
- iv. Achieve high quality pedestrian-oriented *development* with visually interesting surroundings and *active transportation* facilities.
- v. Ensure *development* contributes to the creation and enhancement of a distinctive urban *character*.

Objective 2. Distinguish and enhance Downtown as the historic and civic centre of the town.

It is the policy of the *Town* to:

- i. Maintain a strong civic presence and identity by consolidating civic and cultural activities in Downtown.
- ii. Encourage the conservation, preservation and adaptive re-use of built heritage resources in order to foster a sense of place and celebrate the local history.
- iii. Support residential *intensification* in Downtown, where appropriate.
- iv. Ensure *development* is sympathetic to the existing *cultural heritage resources* and neighbourhood *character* and is integrated with adjacent land uses, especially *Mature Neighbourhood Areas*.

Objective 3. Maintain the unique commercial experience and residential *character* of Downtown to contribute to its distinct sense of identity, vibrancy and economic viability.

It is the policy of the *Town* to:

- i. Provide local commercial uses that support and contribute to the continued vibrancy of Downtown.
- ii. Ensure *development* within Downtown's *Mature Neighbourhood Areas* is compatible and respectful of the *character* of the neighbourhood.
- iii. Encourage residential density in locations adjacent to Downtown, where feasible, in order to increase the customer base and support Downtown businesses.

2.3.2.2 Uptown

Uptown is the Milton *Urban Growth Centre* (UGC) and Milton GO *Major Transit Station Area* (MTSA), the area within an approximate 500 to 800-metre radius from a transit station, representing about a 10 minute walk to the Milton GO Station. It is the primary focus for *intensification* and a focal area for investment in residential, institutional, commercial, *major office*, recreational, cultural and entertainment uses. Its intensity of mixed uses, high density and tall buildings is what will distinguish this neighbourhood from others.

Uptown will develop as a vibrant, mixed-use, high-density centre and destination for residents and visitors. Located within Uptown, the Milton GO Station creates a hub for inter-regional travel to and from Milton.

By 2051, Uptown will be a complete, walkable and *transit-supportive* destination. It will accommodate a mix of uses, the tallest buildings in Milton, and welcoming public spaces. It will complement the *character* of Downtown while featuring innovative design excellence.

Objective 1. Establish a mixed-use *complete community* in Uptown that accommodates a significant share of population and employment growth.

It is the policy of the *Town* to:

- i. Achieve a minimum *development density* target of 200 residents and jobs combined per gross hectare by 2051, or earlier, in Uptown, subject to the availability of appropriate *infrastructure*.
- ii. Plan to achieve an overall proportion of 55 per cent residents and 45 per cent jobs in Uptown.
- iii. Direct the highest mixed-uses and densities, and tallest buildings in the Urban Area to Uptown, where appropriate. Mid-rise buildings shall also be encouraged.
- iv. Encourage additional density beyond the minimum requirement subject to the maximum building heights and densities established in this Plan.
- v. Direct major office, retail, cultural uses and major *institutional uses* to Uptown.

Objective 2. Create an innovative, *transit-supportive* and pedestrian-friendly, vibrant centre and destination that supports a variety of amenities, employment, housing and transportation options and mixed land uses.

- i. Provide for a broad range and mix of uses, designed in a compact built form, oriented to support transit and facilitate *active transportation*.
- ii. Provide *infrastructure* to accommodate a range of mobility needs and support *active transportation*.

- iii. Support major transit *infrastructure* through *transit-supportive development* and multimodal access to the Milton GO Station.
- iv. Leverage the Milton GO Station and local transit service when accommodating increased densities and *transit-supportive development*.
- v. Consider contextually appropriate *intensification* opportunities adjacent to *Mature Neighbourhood Areas*, protecting the neighbourhood *character*.
- vi. Create a network of streets, urban squares and open spaces that creates a more walkable and vibrant *public realm*.
- vii. Encourage the provision of recreational and *cultural uses* that provide entertainment and social interaction.

2.3.2.3 Bronte - Steeles

Bronte - Steeles is located to the north-west of Downtown. Highlighted by an Environmental System that forms a natural pathway through the centre of the community, Bronte - Steeles will have urban redevelopment. Its location creates an opportunity to reinforce active connections with Downtown and support the economic and social viability and vitality of the area.

By 2051, Bronte - Steeles will be a thriving mixed-use neighbourhood integrated with the natural environment and complementing Downtown and Uptown.

Objective 1. Establish a mixed-use complete neighbourhood that accommodates population and employment growth.

It is the policy of the *Town* to:

- i. Achieve a minimum *development density* target of 100 residents and jobs combined per gross hectare in Bronte - Steeles, subject to the availability of appropriate *infrastructure*.
- ii. Plan to achieve an overall proportion of 75 per cent residents and 25 per cent jobs.
- iii. Require a comprehensive development plan to determine an appropriate mixture of land uses, built forms and densities.
- iv. Allow for a range of housing types, including affordable housing.

Objective 2. Create a vibrant neighbourhood with a variety of amenities, employment, residential, retail, and *service commercial uses* in a mixed-use environment that supports the vibrancy of the adjacent area.

It is the policy of the *Town* to:

- i. Plan a complete neighbourhood with densities and patterns supportive of *active transportation* and public transit.
- ii. Integrate *development* with the surrounding Environmental System to create trails and access to open spaces.
- iii. Create an open space and *active transportation* network to provide linkages to adjacent open space areas and Downtown.
- iv. Ensure Bronte - Steeles is accessible by transit.
- v. Ensure *development* is respectful of the function and *character* of the adjacent Downtown and contributes to its vibrancy.
- vi. Provide local commercial uses to meet the needs of local residents and adjacent employment uses.

2.3.2 Urban Village Centres

Milton's Urban Village Centres are distinctive local destinations and gathering areas at various locations within the Urban Area that contribute to create a strong sense of place. They are primary centres focused around a unique feature such as an academic institution, an inter-regional transit facility or retail and service road.

Residential, retail and *service commercial uses*, *public service facilities*, related employment uses, public squares and open spaces are integrated in the Urban Village Centres to promote walkability and social interaction, and contribute to the vitality of the area.

Three Urban Village Centres are identified on Schedule 3 - Urban Structure: the Education Village Centre, Milton Trafalgar GO Village, and South Milton Village Centre.

2.3.2.4 Education Village Centre

The Education Village Centre is the core mixed-use precinct within the Milton Education Village (MEV) Secondary Plan Area. The Milton Education Village (MEV) is planned to be a unique and innovative neighbourhood focused

around a post-secondary education facility with a university and community college, and related employment and recreation facilities in a well-connected pedestrian-oriented environment.

The Education Village Centre is the most important gateway to the MEV and a community focal point for the Secondary Plan Area and surrounding neighbourhoods. It is planned as a central place that welcomes and engages residents, students, employees and visitors, with a mix of residential, office, institutional, retail and *service commercial uses*, entertainment and cultural uses, and open spaces.

By 2051, the Education Village Centre will be a global centre of creativity, innovation and research. It will represent a focal point and landmark destination within the Milton Education Village (MEV) and surrounding neighbourhoods.

Objective 1. Establish a community focal point and destination within the Milton Education Village that accommodates population and employment growth.

It is the policy of the *Town* to:

- i. Achieve a minimum *development density* target of 150 residents and jobs combined per gross hectare in the Education Village Centre, in accordance with the applicable policies of the Milton Education Village Secondary Plan, subject to the availability of appropriate *infrastructure*.
- ii. Plan to achieve an overall proportion of 65 per cent residents and 35 per cent jobs.

Objective 2. Create a vibrant central area and gateway to the Milton Education Village that supports a variety of *employment*, housing, recreational, and transportation options in an active street environment.

It is the policy of the *Town* to:

- i. Create a network of streets, urban squares and open spaces that creates a walkable and vibrant *public realm*.
- ii. Encourage the *development* of landmark buildings that contribute to establishing a gateway into the Milton Education Village.

- iii. Achieve pedestrian-oriented mixed-use *development* with retail and *service commercial uses* at ground level.
- iv. Ensure the proper integration of the Education Village Centre with the surrounding neighbourhoods.
- v. Provide for an *active transportation* and *transit-supportive development* in a pedestrian-oriented urban environment.

2.3.2.5 Milton Trafalgar GO Village

Milton Trafalgar GO Village comprises the Milton Trafalgar GO *Major Transit Station Area* (MTSA) and represents a *Strategic Growth Area* within the Agerton Secondary Plan. The village will be a transit-supportive community that will support a higher-order inter-modal transit hub.

Milton Trafalgar GO Village has been planned to be a *complete community* that will provide a full mix and range of uses, including residential, office, retail, and *service commercial uses* and *transit-supportive high-density development*.

The village will be recognizable as the core of the community with a cluster of major residential and employment uses with the highest densities in proximity to the Milton Trafalgar GO Station, forming a recognizable focal point and destination.

By 2051, the Milton Trafalgar GO Village will be a complete, walkable and transit-supportive destination. It will accommodate the greatest intensity of uses, height and density within the Agerton Secondary Plan Area, and welcoming public spaces.

Objective 1. Establish an employment-focused community around the Milton Trafalgar GO Station that accommodates a significant share of population and employment growth.

It is the policy of the *Town* to:

- i. Achieve a minimum *development density* target of 180 residents and jobs combined per gross hectare in the Milton Trafalgar GO Village, in accordance with the applicable policies of the Agerton Secondary Plan, subject to the availability of appropriate *infrastructure*.

- ii. Plan to achieve an overall proportion of 60 per cent residents and 40 per cent jobs.
- iii. Accommodate higher density *development*, by encouraging mid-rise and tall buildings, to support higher order transit.
- iv. Encourage additional density beyond the minimum requirement, subject to the maximum building heights and densities established in this Plan.
- v. Direct *major office uses*, retail, *cultural uses* and major *institutional uses* to the Milton Trafalgar GO Village.

Objective 2. Create an innovative, *transit-supportive* and pedestrian-friendly vibrant area that supports a variety of employment, residential, recreational, and mobility options and mixed land uses.

It is the policy of the *Town* to:

- i. Provide for a broad range and mix of uses, designed in a compact built form, oriented to support transit and facilitate *active transportation*.
- ii. Provide infrastructure to support active transportation.
- iii. Leverage the Milton Trafalgar GO Station and local transit service when accommodating increased densities and *transit-supportive development*.
- iv. Maximize the number of potential transit users within walking distance of the GO Station.
- v. Develop a small-block grid pattern, urban squares and open spaces that create a walkable and vibrant *public realm*.
- vi. Achieve pedestrian-oriented mixed-use *development* with retail and *service commercial uses* at ground level.
- vii. Promote diversity of employment uses.

2.3.2.6 South Milton Village Centre

The South Milton Village Centre is a focal point and destination, central to the Britannia Secondary Plan Area that serves as the primary centre of activity and community uses, including a mix of commercial and residential uses, open spaces and *institutional uses*.

The Village Centre is intended to provide a full range and mix of uses at *transit-supportive* densities to serve the residents of multiple neighbourhoods in transit accessible locations.

By 2051, the South Milton Village Centre will be a focal point and community destination in transit accessible locations, providing a range and mix of uses, services and open spaces at transit-supportive densities.

Objective 1. Establish a community focal point and destination in Southern Milton that can accommodate a significant share of population and employment growth in the area.

It is the policy of the *Town* to:

- i. Achieve a minimum *development density* target of 150 residents and jobs combined per gross hectare in the South Milton Village Centre, in accordance with the applicable policies of the Britannia Secondary Plan, subject to the availability of appropriate *infrastructure*.
- ii. Plan to achieve an overall proportion of 65 per cent residents and 35 per cent jobs.

Objective 2. Create a vibrant central area that supports a variety of housing, *employment*, recreational, and transportation options in a *transit-supportive* and pedestrian-oriented environment.

It is the policy of the *Town* to:

- i. Create a walkable and vibrant *public realm* in the South Milton Village Centre.
- ii. Achieve pedestrian-oriented mixed-use *development* with retail and *service commercial uses* at ground level and with greater height and density than their immediate surroundings.
- iii. Ensure the proper integration of the South Milton Village Centre with the surrounding neighbourhoods and Omagh.
- iv. Provide for an *active transportation* and *transit-supportive development* in a pedestrian-oriented urban environment.

2.3.3 Community Hubs

Milton's Community Hubs are mixed-use destinations, with a concentration of local commercial, residential, entertainment, institutional, employment uses

and open spaces. Community Hubs are comprised of Community Nodes and Community Corridors.

Community Hubs will contribute to achieving *complete communities* by providing for the day-to-day and weekly goods and services needs of residents in easily accessible locations. While some Community Hubs will achieve higher residential intensities and a full mix of uses, other hubs may permit a more limited range of uses and density to achieve their planned function.

2.3.3.1 Community Nodes

Community Nodes provide walkable and transit supportive centres of activity at the neighbourhood scale. They provide access to a multitude of uses that are required for daily living – local shops and restaurants, community facilities, cultural, and entertainment uses, open spaces as well as a diverse housing stock. Community Nodes are generally located at the intersections of transit routes.

Community Nodes shall be designed and planned to provide a recognized sense of place to adjacent neighbourhoods.

By 2051, Community Nodes will be livable places that provide convenient access to retail, services, facilities, and jobs for the immediate community.

Objective 1. Provide centres of activity that concentrate a mix of uses, including retail and service commercial uses, residential uses, office uses, *public service facilities* and open spaces.

It is the policy of the *Town* to:

- i. Provide a variety of retail and *service commercial uses*, office uses, and *public service facilities* that meet the daily needs of people living and working within the node and in the surrounding neighbourhoods.
- ii. Promote a pedestrian-oriented, compact built form of *development*, and higher intensity *development* within Community Nodes.
- iii. Prohibit *development* that results in a loss of retail and *service commercial* floor space unless it can be demonstrated that the planned function of the existing non-residential component will be maintained.

Objective 2. Ensure the development of Community Nodes contributes to more vibrant, attractive and walkable communities.

It is the policy of the *Town* to:

- i. Locate retail and *service commercial uses* on the ground level to animate streets and public spaces.
- ii. Provide *development* either as mixed-use buildings or as a mix of uses on the same site.
- iii. Promote the development of a high quality *public realm* in Community Nodes.
- iv. Ensure the proper integration of Community Nodes with surrounding neighbourhoods, protecting the physical *character* of these neighbourhoods.
- v. Provide *infrastructure* for *active transportation* access to Community Nodes.

2.3.3.2 Community Corridors

Community Corridors are major transit routes that connect neighbourhoods, community nodes, *Employment Areas*, and the rest of the Milton. Corridors provide the land use structure to direct future *transit-supportive* residential and employment densities to ensure viability of existing and planned transit *infrastructure* and services.

Community Corridors can function as both vibrant destinations and connections, providing for a full range of transit connections, housing and job opportunities, open spaces and services. It is anticipated that development in these areas will occur over time.

By 2051, Community Corridors will connect destinations in the *Town* and are integrated with transit.

Objective 1. Provide for a mix of uses and transit-supportive forms and densities along Community Corridors.

It is the policy of the *Town* to:

- i. Locate *transit-supportive development* along community corridors in a manner that is integrated with transit.

- ii. Promote a pedestrian-oriented, compact built form of *development*, and higher intensity *development* along Community Corridors.
- iii. Establish the appropriate range of uses and scales and densities of *development* for Community Corridors.

Objective 2. Ensure development of Community Corridors provide a safe, accessible and attractive pedestrian environment with connection to adjacent areas.

It is the policy of the *Town* to:

- i. Enhance the *public realm* and streetscape *character* within community corridors.
- ii. Design Community Corridors to accommodate *active transportation*.

2.3.4 Complete Neighbourhoods

Milton's existing and new Complete Neighbourhoods are primarily residential areas with associated services and facilities and compatible retail uses. Existing Complete Neighbourhoods comprise Mature Neighbourhood Areas, and the Bristol Survey, Sherwood Survey and Boyne Survey Secondary Plan Areas. New Complete Neighbourhoods comprise the Milton Education Village (MEV), Trafalgar and Britannia Secondary Plan Areas.

These Complete Neighbourhoods make up a significant proportion of the Urban Area. Many of these neighbourhoods are mature low-density areas with a distinct *character* that must be preserved and enhanced, while others are characterized by recent forms of *development* at higher densities.

Development within our Complete Neighbourhoods will be managed to recognize the opportunities to improve the quality of life of residents, while reinforcing and complementing the predominant neighbourhood *character*. Complete Neighbourhoods will be able to adapt to changing social, economic and physical considerations, over the life of this Plan, as continual enhancement can provide an adequate range and mix of uses including small-scale retail uses, parks, schools, places of worship and a range and mix of housing types.

By 2051, Milton's Complete Neighbourhoods will provide a full range of housing types and tenures, including *affordable housing*, and are supported by parks and open spaces, community facilities, schools, retail and amenities.

Objective 1. Ensure a supply of designated and serviced land is available to accommodate residential growth and *intensification*.

It is the policy of the *Town* to:

- i. Accommodate a range of housing types, including *affordable housing* and *additional residential units*, for all life stages, incomes and abilities, with supporting uses to create vibrant complete neighbourhoods.
- ii. Support contextually appropriate *intensification* opportunities within Complete Neighbourhoods to provide more housing choices, amenities and services to the local community.
- iii. Consider the impact to existing and planned parks, *infrastructure* and *public service facilities* when encouraging growth and *intensification* in Complete Neighbourhoods.

Objective 2. Make efficient use of land, housing stock and available services while maintaining compatibility with the *character* of existing neighbourhoods.

It is the policy of the *Town* to:

- i. Ensure compatibility of new *development* in Complete Neighbourhoods with the *character* of the surrounding area.
- ii. Maintain or enhance the distinct identities of Complete Neighbourhoods by having regard for the built environment, and natural heritage and cultural heritage features.
- iii. Promote walkability through the design and retrofit of new and existing Complete Neighbourhoods and appropriate infill in neighbourhoods to support community health, well-being, and quality of life.

2.3.5 *Employment Areas*

Employment Areas accommodate a cluster of businesses and economic uses such as manufacturing, research and development, warehousing and goods

movement. These areas provide jobs for residents, and support the local and regional economy. In addition to land, businesses need supports such as transit connectivity to their labour force or customers.

Milton's existing and new *Employment Areas* are home to a variety of businesses and industries. Existing *Employment Areas* comprise the 401 Industrial/Business Park and Derry Green Corporate Business Park Secondary Plan Areas, and the employment lands bound by Derry Road, Bronte Street South and the CN rail line. New *Employment Areas* include the employment lands within the Agerton Secondary Plan and the employment lands located south of Britannia Road, west of Tremaine Road.

This Plan considers the needs of a variety of employers and residents when identifying *Employment Areas*. To accommodate the growth in the number of jobs in Milton, the *Town* needs to ensure sufficient land and services are available.

By 2051, a diverse supply of strategically sized and located employment lands will be available for attracting businesses and supporting Milton's economic success.

Objective 1. Provide an appropriate supply of employment lands for a variety of appropriate employment uses to accommodate the *Town's* growth forecasts and to support a sustainable local economy.

It is the policy of the *Town* to:

- i. Identify and protect *Employment Areas* for long-term employment use.
- ii. Achieve a minimum *development density* target of XX jobs per hectare by 2051 in *Employment Areas*.
- iii. Maintain a range of *Employment Areas* to support a wide range of economic activities to meet the current and future needs of businesses.
- iv. Promote the sustainable development of *Employment Areas* for long-term viability.
- v. Plan and design *Employment Areas* to be easily accessible by a range of transportation modes, including *active transportation*, transit, and the automobile.
- vi. Encourage sustainable practices including *low impact development*, district energy and water conservation measures in *Employment Areas*.

- vii. Prohibit removal of lands from *Employment Areas* unless it has been demonstrated:
 - a. That there is an identified need for the removal and the land is not required for employment over the long-term;
 - b. That the proposed use would not negatively impact the overall viability of the *Employment Areas* by:
 - b.1 Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *Employment Area* uses; and
 - b.2 Maintaining access to major goods movement facilitates and corridors.
 - c. That existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and
 - d. That the town has sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.
- viii. Monitor *Employment Areas* for their ability to accommodate employment.

2.3.6 Future Development Areas

Some of Milton's future population and employment growth and *development* will happen on lands that are outside of existing or planned areas. Future Development Areas are comprised of Future Complete Neighbourhoods and Future Employment Areas.

Lands designated Future Complete Neighbourhoods will be planned to contribute towards achieving the *development density* target established in this Plan, and creating complete and healthy communities, with a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods.

Lands designated Future Employment Areas will be planned to allow for a full range of scales and intensities of *development* and offer opportunities for employment *intensification* and *development* for employment purposes that are required for the town's long-term economic prosperity.

These lands represent a new opportunity to create attractive places where people are excited to live and work that contribute towards the future identity of Milton. Future Development Areas do not have existing *development*. The

Town will prepare detailed *Area-Specific Plans* or policies to guide their future *development*.

By 2051, a sufficient supply of land will be available to support future neighbourhood building where a diverse mix of land uses, densities, urban forms and transportation options come together to create complete and healthy communities.

Objective 1. Contribute to achieving *complete communities* that provide a diverse mix of land uses, including clusters of business and economic activity, and an urban form that supports *active transportation* and transit in Future Development Areas.

It is the policy of the *Town* to:

- i. Achieve a minimum density target of XX residents and jobs combined per gross hectare in Future Development Areas.
- ii. Provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhood.
- iii. Provide high quality parks and open spaces that support opportunities for transit and *active transportation*.
- iv. Create street configurations, densities and urban form that support *active transportation*.
- v. Integrate access to transit and *active transportation* facilities.
- vi. Prior to *development* within the Future Complete Neighbourhoods and Future Employment Areas, establish land uses through an area-specific planning exercise such as a secondary plan, in accordance with the applicable policies of this Plan and supported by appropriate phasing and financial plans.
- vii. Ensure adequate water supply and wastewater treatment services must be available to accommodate future *development* and amenities.

2.3.7 Environmental System

The Environmental System represent the interconnected network of green and blue spaces that runs through the Urban Area. The Environmental System is made up of a Green System and a Blue System. These systems provide a host

of ecological services and recreational opportunities, human health benefits and plays an important role in addressing climate change. Refer to the policies of Section 2.5 of this Plan.

2.3.8 Transportation System

The Transportation System crosses the Urban Area and is critical for the delivery of services and for the movement of people and goods, supporting the town's growth and economic prosperity. Refer to the policies of Section 2.6 of this Plan.

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2.4 The Rural Structure

The lands outside of the Urban Area is the *Rural Area* as shown on Schedule 4 – Rural Structure. This area is mainly located in the northern portion of Milton and is 77 per cent of Milton’s total land area. The *Rural Area* has a distinct *character* and has a productive agricultural sector. This sector flourishes because of many factors including access to diverse resources and businesses that support agriculture.

A large portion of the *Rural Area* is covered by natural resources and is protected by the Provincial Greenbelt Plan, the Niagara Escarpment Plan and the Local Natural Heritage System.

There are two main land use components within the *Rural Area*: *Rural Lands* and *Prime Agricultural Area*. Together, these two land use components form Milton’s *Agricultural System*.

An agricultural “system” approach to rural planning expands the focus beyond farmland protection to recognize and support the other services and assets that the rural community relies on to thrive.

Other land uses in the *Rural Area* include Hamlets and *Mineral Aggregate Resources*. The Environmental System and the Transportation System also traverse the *Rural Area*. These land uses and supportive systems contribute to the economy and quality of life of the rural community.

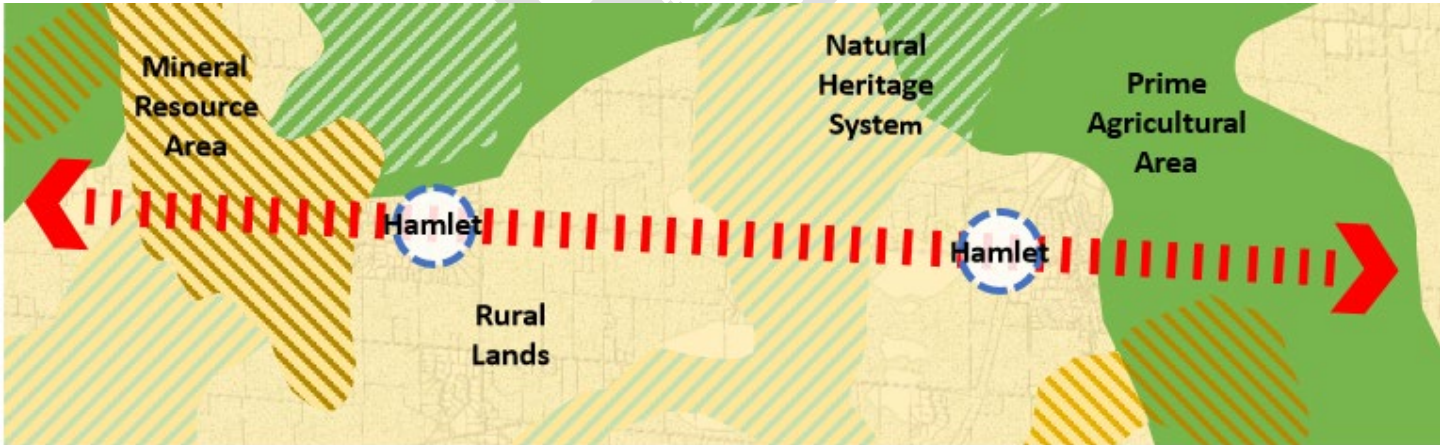


Figure 4. The Rural Structure Continuum.

By 2051, Milton's flourishing *Rural Area* is supported by local amenities and a protected *Agricultural System*.

The *Rural Area* is comprised of the following structural components identified on Schedule 4 - Rural Structure:

- a. *Agricultural System*
 - a.1 *Rural Lands*
 - a.2 *Prime Agricultural Area*
- b. Hamlets
- c. *Mineral Aggregate Resource Areas*
- d. Environmental System
- e. Transportation System

The following policies address high-level objectives for the Rural Structure and for planning each structural component of the Rural Structure. Part 4 of the Plan sets detailed land use policies for *development* within these areas.

Objective 1. Support the achievement of complete rural communities.

It is the policy of the *Town* to:

- i. Create opportunities for rural residents to have increased access to *housing options, jobs, services and amenities* that support quality of life.
- ii. Recognize existing rural uses and support their continuation in a manner sensitive to natural environment and the farming community.
- iii. Accommodate new *development* that is appropriate for the *infrastructure*, which is planned or available, and avoid the need for the uneconomical expansion of *infrastructure*.
- iv. Use rural infrastructure and public service facilities efficiently.
- v. Promote the unique sense of place in the *Rural Area*, including rural *character* and amenities.
- vi. Encourage a diversified rural land base for economic activities and rural employment opportunities.
- vii. Avoid adverse impacts from *development* on key features and *areas of natural and scientific interest* of the Natural System.

- viii. Ensure that key features and *areas of natural and scientific interest* that may exist outside of the Environmental System are protected in accordance with the policies of this Plan.
- ix. Provide a sustainable transportation network.

Objective 2. Support an economically viable rural economy.

- i. Promote diversification of the economic base and employment opportunities through goods and services, including value-added products.
- ii. Recognize the value and provide opportunities for new natural resource related businesses.
- iii. Foster diversity, innovation and economical farm practices by working with the agricultural industry.
- iv. Recognize and protect the elements of the *agri-food network* that are important to the viability of the agricultural sector.
- v. Support agriculture-related tourism and direct sales of farm produce and accessory products to visitors and local communities and businesses.
- vi. Provide opportunities for sustainable tourism that leverages historical, cultural, and natural assets.
- vii. Balance the protection of scenic resources and open space landscape *character* of the Niagara Escarpment with economic development.

2.4.1 *Agricultural System*

Objective 1. Protect agricultural lands and operations.

- i. Identify the *Agricultural System*, consisting of *Rural Lands* and *Prime Agricultural Areas*, on Schedule 4 - Rural Structure.
- ii. Recognize agriculture as the primary activity and land use in the *Agricultural System*.
- iii. Recognize *agricultural uses* as being compatible with those parts of the Environmental System that are outside of key features or where the only key feature is a *significant* earth science area of natural and scientific interest.
- iv. Encourage advanced agricultural practices such as precision agriculture, regenerative farming or other climate-smart agricultural techniques that

- increase productivity, reduce greenhouse gas emissions, and sequester atmospheric carbon.
- v. Reduce the fragmentation of agricultural lands and encourage their consolidation.
- vi. Protect farms from incompatible land uses that would limit agricultural production or efficiency.
- vii. Promote and protect all types, sizes and intensities of *agricultural uses* and *normal farm practices*.
- viii. Promote environmentally sensitive and sustainable farm practices.

2.4.2 Rural Lands

Rural Lands are located outside of the *Settlement Area* and outside of the *Prime Agricultural Area*. These lands can be used for agricultural operations, but tend to provide important linkages among *Prime Agricultural Areas*. *Rural Lands* help to create a continuous agricultural land base. *Rural Lands* may also accommodate uses that may not be appropriate in the Hamlets or on *Prime Agricultural Areas*. An example would be resource-based recreation (i.e. ski hill). *Rural Lands* provide opportunities to locate rural, non-agricultural uses where appropriate, protecting the *Prime Agricultural Areas* for farming while creating jobs and complete rural communities.

By 2051, Milton's Rural Lands are developing with uses that boost the surrounding agricultural operation and Hamlets.

Objective 1. Capitalize on the distinct function of the *Rural Lands*.

It is the policy of the *Town* to:

- i. Identify and designate *Rural Lands* on Schedule 4 - Rural Structure.
- ii. Maintain a continuous productive land base for agriculture.
- iii. Allow strategic *development* that is compatible with agricultural operations and other resource-related uses.
- iv. Permit rural employment uses that help to diversify the rural economy, subject to the applicable policies of this Plan.
- v. Ensure *development* can be sustained by rural service levels, including *infrastructure* servicing.

- vi. Prevent, or minimize, adverse impacts from new *development* to surrounding properties and agricultural operations.
- vii. Require *development*, including the creation of lots, and new or expanding livestock facilities to comply with the minimum distance separation formulae.

2.4.3 Prime Agricultural Area

Prime agricultural lands are a limited, non-renewable resource. These lands are the foundation of *farming*, the local rural economy and associated agricultural-food industry. Prime agricultural soils have the highest capacity for agricultural production. In Milton, *Prime Agricultural Areas* comprise 2 per cent of Milton's total land area.

Due to high quality soils, a favorable climate and a community of farmers that have an active and passionate interest in *farming*, Milton is home to a productive agricultural sector. In 2021, there were 182 farms in Milton (Census Canada). The majority of these farms are between 10 and 70 acres in size. Farms in Milton produce a variety of crops from hay, to fruits and vegetables and raise livestock such as poultry and cattle. As with all industries, *farming* is evolving and changing.

As the *farming* and the agricultural industry evolves, Milton's farms are adapting and evolving too. According to Census Canada, Milton's farms are investing in new technologies such as robotic equipment and renewable energy. This also means the businesses that support agricultural operations are changing. The Plan must recognize the changing nature of the agricultural industry and provide policies that protect existing *agricultural lands* and operations while allowing for their evolution.

By 2051, Milton's agricultural sector is flourishing on protected *Prime Agricultural Areas*.

Objective 1. Protect, maintain and enhance *Prime Agricultural Areas* to support *agricultural uses, agriculture-related uses* and *on-farm diversified uses*.

It is the policy of the *Town* to:

- i. Identify and designate *Prime Agricultural Areas* as shown on Schedule 4 - Rural Structure.

- ii. Protect Prime Agricultural Areas for long-term agricultural uses.
- iii. Permit agricultural uses, agriculture-related uses and on-farm diversified uses, in accordance with the policies of this Plan.
- iv. Require proposed *agriculture-related uses* and *on-farm diversified uses* to be compatible with, and not hinder, surrounding agricultural operations.
- v. Permit *mineral aggregate resource* extraction and limited non-residential uses in *Prime Agricultural Areas* when appropriate.
- vi. Avoid or minimize the impacts of *development* on agricultural operations and avoid the loss of *prime agricultural lands* where possible as determined through an *agricultural impact assessment*.
- vii. Restrict lot creation in the *Prime Agricultural Area*.
- viii. Prohibit the removal of lands from the prime agricultural designation, except in accordance with the policies of this Plan.

2.4.4 Hamlets

Hamlets are *Settlement Areas* that are located in the *Rural Area*. They often have a concentration and mix of land uses. In Milton, the Hamlets are the long-established communities of Brookville, Campbellville and Moffat. The cultural and economic activities that occur in the Hamlets meet the needs of the rural residents and businesses. To promote their continued success, a strategic amount of *development* will be encouraged and integrated into the Hamlets.

Objective 1. Promote growth and vitality in the Hamlets.

It is the policy of the *Town* to:

- i. Provide a range and mix of residential, services, cultural and economic opportunities.
- ii. Encourage appropriate infill and *intensification* to use land and *infrastructure* efficiently.
- iii. Promote regeneration, including the *redevelopment* of *brownfield sites*.
- iv. Encourage business opportunities that support the rural community.
- v. Consider the local rural characteristics, scale of *development* and the provision of appropriate service levels when directing *development* to the Hamlets.

- vi. Ensure *development* is compatible and complimentary to existing built environment, maintaining the rural *character*.
- vii. Prohibit the expansion of Hamlets into the Greenbelt Plan Area.

2.4.5 Mineral Aggregate Resources

Mineral aggregate resources are stone, sand and gravel. They are extracted from the earth and used in the construction structures such as roads, houses and other everyday items. As growth occurs in the Greater Toronto Area, more and more aggregates are needed. It is beneficial to extract aggregate resources from sources that are close to the location where they will be used.

Loose material, such as sand and gravel, are removed from a “pit”. Solid bedrock, such as shale, is removed from a “quarry”. Milton has both of these types of *mineral aggregate resources*.

The Ministry of Natural Resources and Forestry is responsible for the licensing and regulating of pits and quarries. Municipalities have the responsibility to identify where *mineral aggregate resources* can be found, protect the resource for long-term, make the resource available for extraction, and work with the Province to minimize impacts to the community and the natural environment.

If left unmanaged, the extraction of *mineral aggregate resources* can have a negative impact on the social and environmental well-being of the neighbouring community. Through this Plan, the *Town* is putting in place policies that allow for extraction, while protecting the community and natural environment from potential impacts.

By 2051, *mineral aggregate resources* form an important part of Milton’s economy and are extracted with minimal impact to the surrounding community.

Objective 1. Protect *mineral aggregate resources* deposits for future extraction.

- i. Identify known deposits of mineral aggregate resource areas and Mineral Aggregate Operations.
- ii. Protect high potential *mineral aggregate resource* areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale resource areas, except for those areas considered

unsuitable for extraction based on the policies of this Plan and provincial policies and plans.

- iii. Make available as much of the *mineral aggregate resources* as is realistically possible.
- iv. Protect legally existing *Mineral Aggregate Operations* from *development* and activities that would preclude and hinder their expansion or continued use, or which would be incompatible for public health, public safety or environmental impact reasons.
- v. Permit *development* and activities that would otherwise preclude or hinder the establishment of new *Mineral Aggregate Operations* or access to the resources, in known deposits of *mineral aggregate resources* and on adjacent lands, only if:
 - a. Resource use would not be feasible;
 - b. The proposed land use *development* serves a greater long-term public interest; and
 - c. Issues of public health, public safety and environmental impacts are addressed.
- vi. Require an amendment to this Plan to designate any new *mineral aggregate resource* areas or *Mineral Aggregate Operations*.
- vii. Ensure coordination among the Region, local municipalities, Ministry of Natural Resources, affected conservations authorities, Niagara Escarpment Commission and other agencies in the review and public consultation of proposals to designate new or expanded *Mineral Aggregate Operations*.

Objective 2. Facilitate socially and environmentally responsible *mineral aggregate resource* extraction.

It is the policy of the *Town* to:

- i. Require proponents for new or expansion to existing *Mineral Aggregate Operations* to demonstrate through an appropriate study(ies) how the protection of social, human health and environment will be achieved.
- ii. Require that all resource extraction and accessory operations be conducted in a manner that minimizes social, transportation, economic and environmental impacts in accordance with provincial standards, the requirements of this Plan and the recommendations from applicable studies.

- iii. Recognize mineral aggregate resource extraction as a permitted use in Prime Agricultural Areas.
- iv. Encourage *mineral aggregate resource conservation* through resource recycling.
- v. Support comprehensive rehabilitation planning where there is a concentration of *Mineral Aggregate Operations*, when feasible.
- vi. Require progressive and final rehabilitation of *Mineral Aggregate Operations* that accommodates future compatible land uses.
- vii. Require the rehabilitation of *Mineral Aggregate Operations* on *prime agricultural lands*, within the *Prime Agricultural Area* to be carried out so that substantially the same area and the same average soil quality for agriculture are restored.

2.4.6 Environmental System

The Environmental System represents the interconnected network of green and blue spaces that runs through the *Rural Area*. The Environmental System is made up of a Green System and a Blue System. These systems provide a host of ecological services and recreational opportunities, human health benefits and plays an important role in addressing climate change. Refer to the policies of Section 2.5 of this Plan.

2.4.7 Transportation System

The Transportation System crosses the *Rural Area* and is critical for the delivery of services and for the movement of people and goods, supporting the *Rural Area's* economic prosperity. Refer to the policies of Section 2.6 of this Plan.

2.5 Environmental System

Nature is one of Milton's most valuable assets. The natural environment enriches quality of life by providing drinking water, clean air, food and enjoyment. The Niagara Escarpment is the most recognizable natural feature of Milton and a part of a larger natural heritage system that runs beyond the town's boundary.

The Escarpment is home to a variety of plants and animals and provides a variety of benefits to Miltonians. It is protected as a part of Milton's Environmental System and integrated within an extensive Green and Blue System. Healthy environmental systems support biodiversity and provide spaces for recreation and interaction in nature. It is also a key asset in the *Town's* climate change mitigation and adaptation goals.

Milton's Environmental System consists of a Green System that includes features such as wooded areas and meadows, and a Blue System that includes the water resources such as rivers and ponds. These two systems interact through an ecological network. Air and soil are also important Environmental System components that interact with the Green and Blue Systems to sustain life.

Human activities can have an impact on the natural environment. In some cases, human-made hazards are created. *Development* can damage or destroy the natural environment. Alternatively, *development* also provides an opportunity to enhance or create new natural areas. The policies of this Plan help to protect the Environmental System and celebrate its value.

The land uses an environmental systems approach to protecting the nature while planning for growth. This approach acknowledges the connections within nature. What happens to one part of the system impacts the whole system.

By 2051, Milton's natural environment is a healthy self-sustaining system that has been protected for future generations.

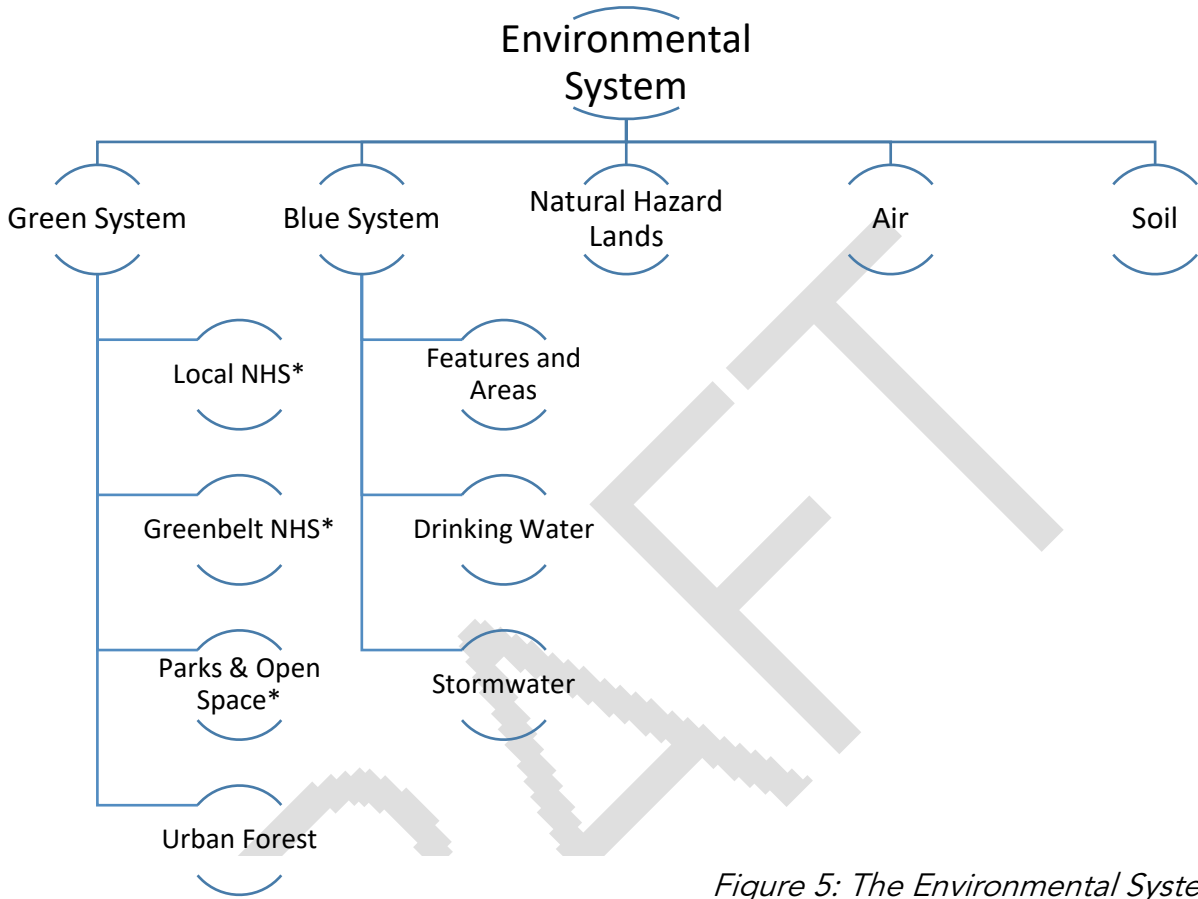


Figure 5: The Environmental System

Objective 1. Implement a systems approach to protecting and enhancing a healthy natural environment.

It is policy of the *Town* to:

- i. Recognize an Environmental System comprised of:
 - a. Green System
 - b. Blue System
 - c. Natural Hazard Lands
 - d. Air
 - e. Soil
- ii. Protect, improve or restore natural features, areas and their functions for the long-term.

- iii. Recognize the importance of the *watershed* as the meaningful scale for identifying, protecting and maintaining the *Environmental System*.
- iv. Protect or enhance the *linkages* between *natural heritage features and areas, surface water and ground water features* by retaining, restoring or creating new natural *linkage* corridors.
- v. Preserve biodiversity, especially native species, for the long-term.
- vi. Encourage ecological net-gains that enhance the natural environment.
- vii. Promote, in conjunction with other public agencies and through stewardship programs, the donation of privately owned lands in the Local Natural Heritage System or the transfer of the responsibilities for the protection of the *ecological functions* and features on such lands to a public agency or charitable organization through a conservation easement agreement.

2.5.1 Green System

The Green System consists of Local Natural Heritage, Greenbelt Natural Heritage, Parks and Open space and Urban Forest. These natural areas provide places for wildlife to live, clean air and create recreation and health benefits for residents. In order to obtain these benefits the features and areas need to be linked together as an environmental network and able to function. Through the *development* process, the *Town* is taking the opportunity to protect, enhance and integrate the Green System.

By 2051 Milton's natural areas stand out as natural assets that are valued by the community.

Objective 1. Develop a system of natural areas and open spaces to preserve and enhance biological diversity.

It is policy of the *Town* to:

- i. Identify the following areas, as identified on Schedule 5 – Green System, as components of the Green System:
 - a. Local Natural Heritage System
 - b. Greenbelt Natural Heritage System
 - c. Parks and Open Spaces
- ii. Recognize the Urban Forest as a component of the Green System

Disclaimer - Draft Schedules

Schedule 5 is being developed and is not available at this time. A draft schedule for consultation will be available for review and comment during a future consultation.

2.5.1.1 Local Natural Heritage System

Objective 1. Maintain, restore or where possible, improve features and areas as protected greenspaces.

It is policy of the *Town* to:

- i. Apply a systems approach to identifying and protecting the Local Natural Heritage System's features, areas, and their functions.
- ii. Apply the applicable policies of the Niagara Escarpment Plan within the Niagara Escarpment Plan Area, recognizing that some of the policies of this Plan may be more stringent than the requirements of the Niagara Escarpment Plan, provided that they do not conflict with the Niagara Escarpment Plan.
- iii. Recognize the following features and areas as components of the Local Natural Heritage System:
 - a. Key Features including:
 - a.1 *significant habitat of endangered and threatened species*
 - a.2 *significant wetlands*
 - a.3 *significant woodlands*
 - a.4 *significant valleylands*
 - a.5 *significant wildlife habitat*
 - a.6 *significant areas of natural and scientific interest*
 - a.7 *fish habitat*
 - b. Enhancement areas to Key Features
 - c. *Linkages*
 - d. *Buffers*
 - e. *Watercourses* within the Conservation Authority regulation limit or *watercourses* that provide a *linkage* to a *wetland* or a *significant woodland*
 - f. *Wetlands* other than those considered *significant* under Section iii. a. above.
 - g. Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan
- iv. Recognize the parts of the *Agricultural System*, that are within the Local Natural Heritage System, but outside of the Key Features, or where the

only Key Feature is a *significant* earth science area of natural and scientific interest, as areas where *agricultural uses* are promoted and supported as compatible and complementary uses in accordance with the policies of the *Agricultural System*.

- v. Support and promote agriculture and *normal farm practices* on those parts of the Local Natural Heritage System that are also a part of the *Agricultural System* where such uses are permitted.

2.5.1.2 Greenbelt Natural Heritage System

Objective 1. Support the implementation of the Greenbelt Plan to protect the features, areas and functions within Milton.

It is policy of the *Town* to:

- i. Identify the Greenbelt Natural Heritage System on Schedule 5 –Green System.
- ii. Implement a systems approach to protecting the Greenbelt Natural Heritage System, as identified in the Provincial Greenbelt Plan.
- iii. Apply the policies of the Greenbelt Plan within the Greenbelt Plan Area, recognizing that some of the policies of this Plan may be more stringent than the requirements of the Greenbelt Plan, provided that they do not conflict with the Greenbelt Plan.

2.5.1.3 Parks and Open Space

Objective 1. Leverage the contribution of local parks and open spaces for creating healthy and accessible green spaces.

It is policy of the *Town* to:

- i. Identify Parks and Open Space on Schedule 5 –Green System.
- ii. Develop an open space system of trails and parks to provide places for interaction with nature.
- iii. Enhance where appropriate, the function of the Local Natural Heritage System within the Urban Area by locating parks and open space adjacent to or near the Local Natural Heritage System.
- iv. Create equitable access to nature by ensuring natural areas are accessible throughout Milton.

- v. Connect people and places through the open space system by creating an off-road network.
- vi. Explore opportunities to retain trees and preserve native soils when appropriate.

2.5.1.4 Urban Forest

Objective 1. Value the urban forest as a natural asset in the Green System.

It is policy of the *Town* to:

- i. Recognize the value of the urban forest by working to restore and enhance the urban forest canopy.
- ii. Work with the community to identify and protect the urban forest from negative impacts associated with *development*.
- iii. Encourage landowners and local residents to participate in the protection, enhancement, and maintenance of the urban forest.

2.5.2 Blue System

The Blue System is made up of the water resources that are found throughout Milton. Water resources are the features and areas found on the landscape such as rivers and stream and below the ground such as aquifers. Water resources form a system that depends on rain or snow infiltrating into the ground or into surface water bodies creating a healthy supply of water. We rely on this system to provide our drinking water, irrigate for farmfields, and for recreation. Water sustains our society, environment and economy.

In Milton, Bronte Creek and Sixteen Mile Creek are the main *watersheds*. These *watersheds* are the areas of land that catch precipitation and allowing it to seep into the ground or drain into streams, rivers and lakes.

Development can hamper the functions of the Blue System by reducing the amount of green spaces available to sequester water. Less water enters into the ground and more water runs-off through the urban environment into streams, rivers and lake – taking with it pollutants for the ground.

Climate change and urbanization can create challenges to the health of the *water resources system*. Hotter or dryer weather can reduce water supply. While urbanization can impact the ability for water to seep into the ground or create runoff that pollutes the resource.

The policies of this Plan are intended to protect water resources, ensuring Milton has an abundant and healthy supply.

2.5.2.1 Water Resources Features and Areas

By 2051, Milton's water resources are sustaining aquatic and terrestrial life and available for human consumption.

Objective 1. Safeguard water resources for the long-term.

It is policy of the *Town* to:

- i. Identify and provide for the long-term protection of the *Water Resource System* on Schedule 6 – Water Resource System:
 - a. *Significant Groundwater Recharge Area*
 - b. Highly Vulnerable Aquifers
 - c. *Significant* surface water contribution areas
 - d. Seepage areas and springs
 - e. Rivers
 - f. Permanent and intermittent streams
 - g. Inland lakes (and their littoral zones)
 - h. *Wetlands*
- ii. Protect, improve or restore ground water features and areas, surface water features and hydrologic functions to ensure the quality and quantity of water resources in Milton by:
 - a. Using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, including for considering cumulative impacts of *development*;
 - b. Implementing the recommendations from *watershed* plan and studies;
 - c. Implementing necessary restrictions on *development* and *site alteration* in or near *sensitive surface water features* and *sensitive ground water features*;
 - d. Maintaining or enhancing features, *linkages* and functions of *Water Resource Systems*.

Disclaimer - Draft Schedules

Schedule 6 is being developed and is not available at this time. A draft schedule for consultation will be available for review and comment during a future consultation.

- e. Minimizing potential *negative impacts*, including cross jurisdictional and cross *watershed* impacts; and
- iii. Work with the appropriate agencies, including the appropriate Conservation Authority to undertake *watershed* and sub-*watershed* planning that will inform growth management, *infrastructure* planning, stormwater management and the protection, improvement or restoration of the water quality and quantity during the *development* process.
- iv. Require proponents of *development* carry out an Environmental Impact Assessment in accordance with policies of this Plan and, undertake where appropriate, hydrogeological and hydrological studies to protect, improve or restore such features.
- v. Promote the efficient and sustainable use of water resources, through water conservation and sustainable water quality practices.

2.5.2.2 Municipal Drinking Water: Source Water Protection

Objective 1. Protect municipal drinking water supplies.

It is policy of the *Town* to:

- i. Identify Municipal Wellhead Protection Zones on Schedule 7 - Wellhead Protection Zones, in accordance with the applicable Source Protection Plan.
- ii. Prohibit or restrict all land uses, except residential uses, when they are a significant threat activity and have the potential to negatively impact the quality or quantity of municipal drinking water supplies within vulnerable area in accordance with the applicable Source Water Protection Plan.
- iii. Require written notice from the Risk Management Official prior to approval of any Building Permit, *Planning Act* or *Condominium Act* application.
- iv. Designate, for the purpose of section 58(1) – Regulated Activities, of the *Clean Water Act* and require an impact assessment to assess the potential of a proposed *development* to affect the quality and quantity of groundwater resources and the need for a risk management plan to mitigate any potential impacts.
- v. Require a risk management plan, as specified in the Halton Hamilton Source Water Protection Plan, where there could be a significant drinking water threat associated with the following activities:

Disclaimer - Draft Schedules
 Schedule 7 is being developed and is not available at this time. A draft schedule for consultation will be available for review and comment during a future consultation.

- a. The application of agricultural source material on farms not phased-in under the *Nutrient Management Act*.
 - b. The storage of agricultural source material on farms not phased-in under the *Nutrient Management Act*.
 - c. The application of commercial fertilizer on farms not phased-in under the *Nutrient Management Act*.
 - d. The handling and storage of commercial fertilizer.
 - e. The handling and storage of pesticides.
 - f. The handling and storage of road salt.
 - g. The handling and storage of fuel under Ontario Regulation 213/01 and under Ontario Regulation 217/01, except home fuel oil tanks.
 - h. The handling and storage of dense non-aqueous phase liquid.
 - i. The handling and storage of an organic solvent.
 - j. The use of land as a confinement area or a farm-animal yard on farms not phased-in under the *Nutrient Management Act* and the use of land as livestock grazing or pasturing land.
- vi. Work with Halton Region and Conservation Halton to review and assess any *development* proposal that has the potential to negatively affect municipal drinking water sources.

2.5.2.3 Stormwater

Objective 1. Recognize stormwater management as an opportunity to improve water quality and quantity.

It is policy of the *Town* to:

- i. Manage stormwater in a manner that is integrated with the planning for water and wastewater services.
- ii. Use the guidance and recommendations from *watershed* plans to inform stormwater management planning.
- iii. Use best management practices, including *low impact development*, to promote sustainable water quality and quantity management.
- iv. Use stormwater management *infrastructure* to mitigate flooding and erosion risks.

2.5.3 Soil

Healthy soil is the foundation of a sustainable growing environment. *Development* can negatively impact soil in a number of ways. It can cause erosion, which pollutes water, makes some lands unstable and damages vegetation by exposing the roots. Some land uses can cause soil to become contaminated when harmful chemicals leek into the soil.

During construction, soil may need to be dug up moved off-site. This is called excess soil. Some of this soil can be successfully reused. However, the improper management of excess soil can negatively affect water resources, natural areas and agricultural lands.

The Plan will facilitate implementing best management practices for soil management.

By 2051, Milton's soils function as a vital part of the ecosystem that sustains plants, animals and humans.

Objective 1. Protect public safety and prevent damage to the environment through soil management best practices.

It is policy of the *Town* to:

- i. Implement the Topsoil Protection and Fill By-laws to manage topsoil removal.
- ii. Require the removing, transporting and depositing of excess soil and fill to be done in a manner that complies with the applicable Ministry of the Environment rules, standards, policies and guidelines.
- iii. Require the use of best practices for managing excess soil that is generated during the land *development* process and fill that is received, through *development* and *site alteration* including:
 - a. reusing excess soil on-site or locally;
 - b. tracking excess soil that is transported beyond the project site on the Provincial Excess Soil Registry;
 - c. identifying appropriate sites for excess soil storage and processing particularly, in areas where proposed *development* is concentrated; and

- d. working with a qualified person to confirm the quality of fill received and the soil/fill placement at a site to meet the applicable standards.

Objective 2. Ensure *development* takes place on sites that are safe from soil contamination.

It is policy of the *Town* to:

- i. Facilitate *redevelopment* on *brownfield sites* only when the site is safe from soil contamination.
- ii. Support the use of the Halton Region Guidelines (Protocol) for Reviewing *Development Applications with Respect to Contaminated or Potentially Contaminated Sites*.
- iii. Require conformity with applicable provincial legislation, regulations and guidelines to determine whether there is any potential contamination on the site and the steps necessary to bring the site to a condition suitable for its intended use.

2.5.4 Air

Air quality is the extent to which the air in a particular area is pollution-free. Residents need clean air to protect their health. Air quality is reduced by the release of pollution into the atmosphere. Much of these pollutants comes from human activities such as transportation and the burning of fuels for heating and cooling buildings or operating industrial uses. How communities develop has a great influence on the amount of fuel that residents use. For examples, communities that are developed with a variety of land uses within close proximity can reduce private car use. The *Town* is planning for communities that promote clean air by reducing the need to burn fossil fuels and promoting the use of new technologies that are less harmful to the environment.

By 2051, Milton's healthy communities benefit from improved air quality.

Objective 1. Improve air quality and reduce greenhouse gas emissions.

It is policy of the *Town* to:

- i. Promote sustainable *development* and land use patterns that facilitate sustainable mobility, sustainable energy use and low-carbon communities.
- ii. Support the implementation the *Town's* climate actions, initiatives, strategies.
- iii. Encourage the use of the Halton Region Air Quality Impact Assessment Guidelines to assess *development* applications and recommend air quality improvement measures, when appropriate.
- iv. Work with Halton Region to monitor, report on, and raise awareness of local air quality.

2.5.5 Natural Hazards

Hazardous lands are places that can be unsafe because of natural occurrences such as flooding, erosion and wildland fires. While some hazardous lands like the areas next to watercourses are important parts of the Environmental System, they can also be a danger to people and property. The purpose of identifying and managing hazardous lands is to minimize impacts and allow best practices to protect and reduce any associated risks to human health and safety through the land use planning process.

By 2051, residents' health and safety is protected from natural hazards.

Objective 1. Avoid unacceptable risk to public health, safety, property and not create new hazards.

It is policy of the *Town* to:

- i. Work with the Region and the appropriate Conservation Authority to identify *hazardous lands* and *hazardous sites*.
- ii. Recognize the potential need to assess hazardous forest types for wildland fires in accordance with provincial guidance.
- iii. Account for the impacts of climate change when determining the risk and mitigation measures associated with natural hazards.

- iv. Direct *development* away from hazardous lands adjacent to rivers, streams and inland lakes that are impacted by flooding and erosion hazards and hazardous sites.
- v. Work with the appropriate Conservation Authority to manage *development* that is permitted in or adjacent to flood and *erosion hazards*, including providing buffers.
- vi. Require approval from the appropriate Conservation Authority prior to allowing any new *development* or minor additions within the Regulatory Flood Plain.
- vii. Encourage the use of *low impact development* and *green infrastructure* practices to reduce the risks from natural hazards.

Objective 2. Protect people and property in Downtown from *flooding hazards*.

It is policy of the *Town* to:

- i. Recognize the flood susceptible areas of Downtown.
- ii. Consider and apply potential flooding mitigation options when reviewing *development* applications within Downtown.

2.5.6 Human-made Hazards

Property or lands can be made unsafe because of human actions. When lands or property is not properly rehabilitated, it can result in unsafe future conditions. Locating new land uses that may not be compatible in close proximity to each other may also create a hazardous situation. Milton is preventing and minimizing the negative effects from incompatible land uses.

By 2051, Milton’s residents and businesses are not exposed to human-made hazards.

Objective 1. Prevent *development* on lands containing known hazards.

It is the policy of the *Town* to:

- i. Require lands to be rehabilitated or other measures to address known or suspected hazards prior to permitting *development* on, abutting or adjacent to the lands.

Objective 2. Minimize the risk to public health and safety while safe guarding the operation of *major facilities*.

It is the policy of the *Town* to:

- i. Avoid, or if not possible, minimize and mitigate the potential effects of *major facilities* on *sensitive land uses* while ensuring the long-term operational and economic viability of *major facilities*.
- ii. Protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:
 - a. there is an identified need for the proposed use;
 - b. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - c. adverse effects to the proposed *sensitive land use* are minimized and mitigated; and
 - d. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
- iii. Achieve land use compatibility between *sensitive land uses* and *major facilities* by:
 - a. requiring that such uses are planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential adverse effects from odour, noise, vibration, air pollutants, and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities*, in accordance with provincial guidelines, standards, and procedures;
 - b. where avoidance is not possible, protecting the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated through appropriate studies in accordance with provincial guidelines, standards and procedures:
 - b.1 there is an identified need for the proposed use;

- b.2 alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- b.3 adverse effects to the proposed *sensitive land use* are minimized and mitigated; and
- b.4 potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Objective 3. Consider land use compatibility with new adjacent *development*.

It is policy of the *Town* to:

- i. Minimize and mitigate any potential adverse effects from noise to public health and safety.
- ii. Apply the applicable Land Use Compatibility Guidelines to mitigate and minimize adverse effects of noise from industrial, transportation and utility sources on sensitive lands uses.
- iii. Undertake appropriate studies and implement the study recommendations when undertaking *development*.
- iv. Implement separation distances between non-compatible uses when required.
- v. Implement noise abatement guidelines to reduce the impact of noise from roads/traffic on adjacent residential and sensitive land uses.

2.6 Transportation System

Transportation connects people and places, influencing our quality of life, environment and economy. As Milton grows, viable transportation options that support goods movement and people will be provided. The vision for Milton's future Transportation System is an integrated, multimodal network that includes modes such as buses, trains, and biking to provide viable travel alternatives to the personal automobile.

To achieve this vision, the *Town* needs to adapt its transportation *infrastructure* and policies to meet the current and future needs of transit users, pedestrians, cyclists, and drivers in a variety of urban and rural settings. This will involve policies that integrate *infrastructure* for all users (i.e. trails and bike lanes) into the design of neighbourhoods.

Milton will also need to plan for safe and efficient goods movement corridors. Truck movement is a component of the transportation network and a part of the local economy. The *Town* can be proactive in identifying and accommodating preferred goods movement routes to minimize congestion and avoid conflicts with *sensitive land uses*.

By 2051, Milton provides a safe and efficient Transportation System to move people and goods.

Objective 1. Ensure accessible and convenient transportation choices for all users.

It is policy of the *Town* to:

- i. Identify and protect corridors and rights of way for transportation and transit facilitates as shown on Schedule 8 - Transportation Plan.
- ii. Identify and implement alternative rights-of-way that are identified through area specific plans, the Transportation Master Plan, or a Municipal Class Environmental Assessment.
- iii. Identify road classifications in accordance with Schedule 8 - Transportation Plan.
- iv. Prohibit *development* in *planned corridors* that would preclude or negatively affect the use of the corridor.
- v. Integrate existing and planned transportation *infrastructure* to create a *multimodal* transportation network.

Disclaimer - Draft Schedules

Schedule 8 is being developed and is not available at this time. A draft schedule for consultation will be available for review and comment during a future consultation.

- vi. Support the implementation of the Transportation Master Plan to enhance connections, efficiency and safety for all neighbourhoods.
- vii. Provide trail connections to enhance *active transportation* through the town, where feasible.

Objective 2. Promote land use patterns and densities that can be easily and effectively served by public transit and *active transportation* facilities.

It is policy of the *Town* to:

- i. Facilitate the use of *active transportation* and transit to reduce dependency on private automobile.
- ii. Use road rights-of-way efficiently, accommodating *active transportation* and public life, while moving people and goods.
- iii. Provide safe, convenient and attractive *active transportation* facilities, including sidewalks and trails in accordance with the Transportation and Trails Master Plans.
- iv. Provide convenient spaces for local transit facilities.
- v. Support the early introduction of public transit service into new *development* in order to encourage local transit ridership.

Objective 3. Support an efficient network to move goods for residents and a variety of businesses, including agricultural.

It is policy of the *Town* to:

- i. Work with Halton Region and Ministry of Transportation to identify and protect major goods movement facilities and corridors for the long-term.
- ii. Facilitate efficient goods movement while having regard for the need to protect residential neighbourhoods from potential negative impacts.
- iii. In areas adjacent to industrial transportation facilities, require noise, vibration, odour and air pollution mitigation measures in accordance with appropriate guidelines.
- iv. Promote railroad safety and the reductions of noise, vibration or other potentially adverse effects.
- v. Minimize negative impacts of goods movement corridors on the neighbourhoods and the environment.
- vi. Balance the need to protect environmental features and areas with the provision of new roads.

- vii. Explore options to reduce noise impact of arterial roads on adjacent existing residential uses.
- viii. Leverage road improvement projects to deliver co-benefits transportation, public space and the natural environment.

DRAFT



SECTION 3:

Livable Communities

This section contains a range of policies that apply town-wide, relating to topics such as housing, parks and recreation, transportation, sustainability, climate change, economic development, urban design, and infrastructure.

Draft for Discussion Purposes





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LIVABLE COMMUNITIES

3.1 Housing

A diverse housing stock in neighbourhoods is foundational to the community's vision for an inclusive community. Land use planning is a key part of the framework to enhance the housing stock in Milton. By providing a range and mix of *housing options*, the *Town* can meet the needs of current and future residents. Range and mix means enabling a wide choice of housing types, tenures and affordability. Providing more housing choice is a key component of what makes a *complete community*. To achieve this goal, the *Town* will need to work with partners including other levels of government, the development industry, support agencies and other community groups. Through the policies of this Plan, the *Town* has a structure for working with others to make housing available.

By 2051, all residents will have access to suitable and *affordable* housing types and options to meet their needs.

Objective 1. Enable a wide choice of housing types, tenures, and affordability to meet the diverse housing needs of current and future residents.

It is policy of the *Town* to:

- i. Maintain the ability to accommodate residential growth for a minimum of 15-years, in accordance with the housing targets described in Section 2.1 of this Plan by designating serviced land for residential use.
- ii. Permit and facilitate a range and mix of *housing options*, densities, unit size and tenures to meet social, health, economic and well-being requirements of current and future residents, including *additional needs housing*.
- iii. Require a *development* proposal to demonstrate how the proposal will contribute to a mix of housing forms and densities in accordance with Tables 2 and the policies of this Plan.
- iv. Assess *development* proposals relative to the *Town's* housing targets to determine the alignment with the housing targets and to ensure that a

full range and mix of housing types is provided in each *development* phase.

- v. Permit residential *intensification* where appropriate, including the *redevelopment* of existing underutilized commercial and institutional buildings for residential use, and allow for new *housing options* and *redevelopment* within previously developed areas that results in a net increase in residential units.
- vi. Coordinate with the development industry to encourage innovative housing solutions that will facilitate *affordable* housing, including subsequent conversions to provide additional residential units.
- vii. Encourage the application of energy saving strategies and technologies in the construction of new housing buildings, and the promotion of sustainable retrofitting for older residential buildings.
- viii. Increase the supply of ground-related and rental housing and increase opportunities for *affordable housing* by permitting *additional residential units (ARUs)* within the Urban Area subject to conformity with the policies of this Plan.

Objective 2. Maximize the ability to provide *affordable* housing and to retain the existing *affordable* housing stock.

It is policy of the *Town* to:

- i. Prepare and implement minimum targets to provide housing that is *affordable* to *low and moderate income households*.
- ii. Coordinate land use planning and planning for housing with community partners to address the full range of *housing options*, including *affordable* housing.
- iii. Support the use of surplus public lands, where appropriate, for developing *affordable* housing.
- iv. Enable programs, strategies and incentives, including inclusionary zoning, to promote and support the development of *affordable* housing.
- v. Prohibit the demolition or conversion of rental housing to condominium or other forms of ownership tenure or other uses unless replacement units are provided in order to maintain a rental housing vacancy threshold of 3 per cent.
- vi. Control the diversion of long-term rental housing units and residential land to dedicated short-term accommodations.

3.2 Urban Design and Placemaking

Urban design is about the creation of our built environment. It involves the arrangement, appearance, and function of buildings and publicly owned places such as streets, trails, parks, squares or open spaces – both individually and in how they relate to each other collectively. Good urban design enriches our quality of life and every day experiences. It facilitates a built form that is contextually appropriate, through size, shape, scale, and building features. When done well, urban design creates people-friendly places that are inclusive, attractive, promote civic pride and support healthy living.

The *Town* is aiming to achieve high standards of urban design. The high standards relate to overall quality, environmental sensitivity, sustainability and positive sense of place. High design standards will apply equally at the level of individual sites as well as at the level of existing and new Complete Neighbourhoods, *Employment Areas*, *Strategic Growth Areas*, and to the community in its entirety.

By 2051, Milton will have communities that have distinct identities, encourage social connections, and foster stronger sense of place.

Objective 1. Achieve a high standard of design in the built environment.

It is policy of the *Town* to:

- i. Identify and invest in an attractive network of places and destinations.
- ii. Achieve a varied pattern of built form that supports and enhances the urban experience.
- iii. Develop design criteria as a component of Secondary Plans.
- iv. Encourage new *development* to have regard to the urban design objectives of this Plan and any complementary criteria.
- v. Ensure high quality design is used in all *public service facilities*, parks and open spaces.

Objective 2. Ensure that new *development* is complementary to and compatible with existing *development*.

It is policy of the *Town* to:

- i. Encourage new *development* to establish a contextual relationship between the proposed *development* to adjacent buildings, streets and areas.
- ii. Enhance the unique *character* of locations.
- iii. Design *development* as an integral part of the area's existing larger pattern of built form and open spaces, reinforcing and complementing viable existing patterns.

Objective 3. Create a high quality and inclusive *public realm*.

It is policy of the *Town* to:

- i. Support *development* that enhances the *public realm* by using elements that make streets safer and comfortable for pedestrians.
- ii. Encourage the integration of nature into the design of the *public realm*.
- iii. Pursue opportunities to connect components of the *public realm* to create a network.
- iv. Develop flexible spaces that allow for a variety of activities.
- v. Design a *public realm* that supports social connection, economic development and environmental improvements.
- vi. Encourage the use of *Privately-Owned Publicly Accessible Spaces* to contribute publically accessible amenities.
- vii. Encourage building design and landscaping to be human scale, safe, and comfortable.
- viii. Design a *public realm* that is welcoming resulting in an inclusive and universally accessible.
- ix. Provide barrier-free access to public and publicly accessible buildings and facilities and along major pedestrian routes for users of all ages and abilities.
- x. Explore partnerships with *development* proponents, and other community groups to enhance the *public realm*.

Objective 4. Install public art to foster community identity, diversity and history.

It is policy of the *Town* to:

- i. Encourage the creation of public art in public and private spaces throughout the town, which foster community identity, through the interpretation of local history, traditions and culture.
- ii. Support the implementation of a Public Art Strategy.
- iii. Encourage the integration of public art into new public and private *development*.
- iv. Consider the inclusion and installation of public art as part of public *infrastructure* projects, where feasible.
- v. Locate public art in publicly accessible areas, such as public parks, plazas, courtyards, gateways and civic building.
- vi. Support public art that represents a diversity of disciplines and artists that reflect the various cultures in Milton.
- vii. Explore opportunities to honour Indigenous culture and history.

3.3 Cultural Heritage Resources

Cultural heritage is the legacy of physical artifacts, landscapes, traditions and beliefs from Milton's past. Exploring cultural heritage provides an opportunity to learn about the unique cultures, traditions and experiences that have shaped Milton. *Cultural heritage resources* contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities.

Milton has a rich cultural heritage. Indigenous communities and early settlers in Milton's early townships have left layers of rich cultural history throughout Milton. The *Town* recognizes that *cultural heritage resources* are important to the communities who have called Milton home. These resources must be protected for the benefit of future generations. Special care and consideration is needed to protect and preserve them. First Nations cultural heritage and archaeological resources are important and must be protected for the benefit of future generations.

As Milton continues to grow, *development* and *site alteration* can put pressure on historic buildings, archaeology and cultural heritage landscapes. Therefore planning in a way that identifies, protects and promotes the town's *cultural heritage resources* is paramount.

By 2051, Milton will conserve its most significant *cultural heritage resources* for present and future generations.

Objective 1. Identify and inventory Milton's significant *built and cultural heritage landscapes and heritage resources*.

It is policy of the *Town* to:

- i. Work with community partners to identify *built heritage resources* including protected heritage properties using criteria established by provincial regulation under the *Ontario Heritage Act*.
- ii. Maintain a Municipal Heritage Register documenting all properties designated under Part IV of the *Ontario Heritage Act* and properties of cultural heritage value or interest to the town.
- iii. Make available and publish the Heritage Register on the municipal website.

- iv. Inventory and conserve *cultural heritage landscapes*, including cemeteries, and significant views.

Objective 2. Protect and conserve Milton's *cultural heritage resources*.

It is policy of the *Town* to:

- i. Protect heritage properties, which may contain *built heritage resources* or *cultural heritage landscapes*.
- ii. Discourage the demolition, destruction or inappropriate alterations to designated or listed *cultural heritage resources*.
- iii. Prohibit *development* and *site alteration* on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property are conserved.
- iv. Require a heritage impact assessment and any other information as is deemed necessary for approval under the *Ontario Heritage Act*, as a component of a *development* application, to determine the cultural heritage value or interest of a property.
- v. Implement recommendations set out in a heritage conservation plan, archaeological assessment, and heritage impact assessment through a heritage easement agreement or covenant that has been approved, accepted or adopted by Council.
- vi. Encourage development proponents to protect cultural heritage resources by:
 - a. Studying and considering the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
 - b. Incorporating in any reconstruction or alterations, design features that are in harmony with the area's *character* and existing buildings in mass, height, setback and architectural details; and
 - c. Commemorating *cultural heritage resources* in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.
- vii. Encourage, where appropriate, the adaptive reuse of a *built heritage resource* in a manner that retains the character defining elements of the resource.

- viii. Encourage landowners of heritage properties to designate their property under the *Ontario Heritage Act*.
- ix. Designate Heritage Conservation Districts, under Part V of the *Ontario Heritage Act*, where appropriate, and encourage landowners to protect, maintain and enhance existing properties in a Heritage Conservation District.
- x. Enter into a Heritage Easement Agreement with property owners for the conservation of property of cultural heritage value or interest.

Objective 3. Promote Milton's *cultural heritage resources*.

It is policy of the *Town* to:

- i. Promote awareness of cultural heritage conservation and work in partnership with cultural heritage organizations and the public.
- ii. Consult, seek advice and assistance from a municipal heritage committee when appointed by Council on the designation and determination of significant heritage resources. Partner with historical societies and other organisation in the promotion and conservation of cultural heritage.
- iii. Promote and reinforce community recognition of the historical sense of place by incorporating enhanced street signage, plaques and lighting features, where feasible.
- iv. Consider providing incentives to encourage the designation of heritage properties.

Objective 4. Endeavor to identify and conserve *archaeological resources* and *areas of archaeological potential*.

It is policy of the *Town* to:

- i. Prepare an Archaeological Management Plan to inventory, classify and map significant *archaeological resources* and *areas of archaeological potential* in Milton and provide direction for their assessment and conservation.
- ii. Require *development* proponents to provide an archaeological assessment, prepared by a qualified professional, consistent with provincial requirements to:
 - a. Confirm the presence of *archaeological resources*;
 - b. Describe the cultural affiliation when feasible;

- c. Assess the significance of the *archaeological resources*; and
 - d. Assess the impact of the proposed *development* and recommend methods to rescue the resource, mitigate to avoid or lessen negative impacts on the resource, and conserve the resource.
- iii. Prohibit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
 - iv. Engage and consult with the appropriate First Nations communities in conserving cultural heritage and *archaeological resources*.
 - v. Confirm opportunities to protect First Nations' cultural heritage and *archaeological resources*.

3.4 Parks and Open Spaces

Milton’s parks and open spaces are a destination for active and passive recreation and are focal points for the entire community. They are intended to be focal points for the town, providing multifunctional flexible space and programming for gatherings and connecting with nature, and to accommodate facilities for the entire community.

Parks and open spaces play an important role in supporting healthy and active lifestyles and overall quality of life and wellbeing for Miltonians by providing spaces and equipment for physical activity through organized and informal recreation sports fields, play structures, and courts. These spaces also provide places for friends, neighbours, and communities to interact, socialize, and built stronger social ties; and connections to the outdoors and access to the calming/healing benefits of the natural environment.

The size of parks or open spaces depends on the shape and constraints of surrounding properties, specific programs for the park, or the result of comprehensive planning of new *complete communities*. The importance of parks and recreation facilities will remain constant as the town continues to grow. The *Town* will develop new parks and invest in upgrades and improvements to existing parks and open spaces as required based on new growth, demand, and input from residents.

By 2051, Milton’s diverse parks and open spaces offer opportunities for active and passive outdoor uses in complete and healthy neighbourhoods and communities, meeting the park, recreation and culture needs of residents.

Objective 1. Provide parks and open spaces across the town that are conveniently located and inclusive.

- i. Develop a system of publicly accessible parkland, open spaces and trails for recreational activities to support healthy, active and inclusive communities.
- ii. Determine the distribution of new parks and open spaces through secondary planning to ensure all neighbourhoods are well served with a variety of parks and open spaces.

- iii. Ensure parks and open spaces are provided in *Strategic Growth Areas* that are prioritized for *intensification* and mixed uses.
- iv. Create trail and open space networks that link the *Settlement Areas, Rural Areas* and the Local Natural Heritage System and to connect to adjacent municipalities.
- v. Acquire parkland through the *development* application process or through purchase.
- vi. Provide a diverse distribution of parks and open spaces to meet the diverse active and passive recreational and leisure needs of the community.
- vii. Identify opportunity for co-sharing of parks and open space facilities to enable greater access.
- viii. Update the Parks Master Plan to guide the provision of recreation facilities, parklands, open space areas and trails.
- ix. Consider the following goals when updating the Parks Master Plans:
 - a. Confirming metrics to guide the levels of park and open space provision;
 - b. Providing facilities, parklands, open space areas and trails that particularly support an active, healthy community lifestyle;
 - c. Assessing the need and opportunity for recreational and sport facilities to serve the local community and an area greater than Milton, where appropriate;
 - d. Identifying key areas or sites for the future development of parks that avoid sensitive landscapes;
 - e. Identifying and targeting under-serviced areas for improved levels of protection;
 - f. Enabling alternative forms of parkland; and
 - g. Supporting urban agriculture and other local food initiatives.
- x. Support the implementation of the Parks and Recreation Master Plan.
- xi. Adhere to the policies of the Greenbelt Plan when considering opportunities to incorporate recreational uses, including destination parks, in the Greenbelt Plan Area, including:
 - a. Avoiding key *natural heritage features* and key hydrological features;

- b. Developing a vegetation enhancement plan to maintain or enhance adjacent key *natural heritage features* and key hydrologic features; and
- c. Developing a natural heritage conservation plan to minimize adverse impacts on the natural heritage.

Objective 2. Provide and maintain indoor and outdoor recreation facilities, park amenities, trail networks, and open spaces.

It is policy of the *Town* to:

- i. Identify opportunities for recreation facilities, park amenities, trail networks, and open spaces to provide opportunities for health and wellness and defining the *character* of the town through *Planning Act* application processes.
- ii. Identify a Park and Recreation Continuum in accordance with Table 4:

Table 4: Park and Recreation Continuum.

INDOOR RECREATION FACILITIES	OUTDOOR RECREATION FACILITIES	PARK AMENITIES	TRAIL NETWORKS	OPEN SPACE SYSTEM
Community Centres Arenas	Outdoor Rinks Outdoor Soccer Fields	Playground Equipment Spray pads	Trails Hiking Paths Bicycling Paths	Undeveloped Park Space Passive Open Space
Indoor Soccer Fields Baseball Diamonds	Outdoor Pools Sport Domes Etc.	Skateboard/BMX Facilities Community Gardens	Multi-use Trails Linear Parks Etc.	Woodlots Ravines Valley
Indoor Pools Cricket Pitches Indoor Cycling Etc.		Developed Park Space Etc.		Naturalized Areas Environmental System Etc.

- iii. Facilitate the implementation of a municipal classification of core park types that results in the following park typologies:
 - a. Community Parks to serve the entire town and provide significant quantities of outdoor recreation facilities and complementary park amenities.
 - a. District Parks to serve multiple neighbourhoods and provide significant quantities of outdoor recreation facilities and complementary park amenities.
 - b. Neighbourhood Parks to provide day-to-day park facilities and passive open space for residents at the neighbourhood level and complementary park amenities.
 - c. Village Squares to serve as local community amenities and passive open space areas throughout neighbourhoods and in *Strategic Growth Areas*.
- iv. Use the municipal park and recreation hierarchy to guide the development of parks in Secondary and Tertiary Plan Areas.
- v. Recognize publically owned natural open spaces, including parts of the Environmental System, as potential locations to provide passive recreation.
- vi. Collaborate with other agencies such as the school boards, Conservation Halton and Halton Region, in the planning and development of public parks and recreation facilities and leisure facilities, trail networks and open space system.
- vii. Support the use of combined facilities through partnership with agencies to provide additional public passive park uses.

Objective 3. Design parks and open spaces as active, attractive, inclusive places that foster social interaction.

It is policy of the *Town* to:

- i. Design and locate parks and open spaces to:
 - a. Connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards;
 - b. Provide a comfortable setting with consideration for elements such as wind and sunlight conditions that promote use and enjoyment of the space;

- c. Provide appropriate spaces for a variety of active and passive recreation, as well as productive recreation such as community gardening;
- d. Emphasize and improve unique aspects of the community's history, identity and *character*;
- e. Implement the principles of Crime Prevention Through Environmental Design (CPTED) through the design and location of parks and open spaces;
- f. Ensure that the design and development of parks and recreation facilities, trail networks and open spaces address public safety and accessibility for all ages and abilities;
- g. Incorporate low impact design features and integrate green *infrastructure* within parks to reduce the vulnerability to climate change impacts and enhance the resiliency of our parks;
- h. Integrate sustainable materials into park *infrastructure*, where feasible;
- i. Maximize the urban forest and protect and enhance natural features within and adjacent to parks; and
- j. Be accessible and usable to all residents year-round.

Objective 4. Support the creation of *privately owned publicly accessible spaces* that complement the existing and planned parks, open spaces and natural areas.

It is policy of the *Town* to:

- i. Enable opportunities for the provision of complementary park typologies and partnership models.
- ii. Recognize *privately owned publicly accessible spaces* as spaces that contribute to the *public realm* but remain privately owned, privately maintained and do not replace the need for new public parks and open spaces.
- iii. Support the creation of privately owned publicly-accessible spaces provided through development that:
 - a. are publicly accessible;
 - b. are designed and programmed for users of a variety of ages and abilities to serve the local population;
 - c. are adjacent to municipal rights-of-way in highly visible locations;

- d. are sited and designed to be seamlessly integrated and connected into the broader *public realm*;
- e. include new trees, seating, public art, landscaping and integration of stormwater capture, where appropriate;
- f. may include temporary commercial uses which animate the *privately owned publicly-accessible spaces*; and
- g. include signage identifying the space as being publicly accessible.

Objective 5. Complement the public access to parks with open spaces that provide opportunities for outdoor enjoyment and provide unique opportunities for linkages throughout Milton.

It is policy of the *Town* to:

- i. Integrate land uses that can enrich the experience of the *public realm* such as golf courses, abandoned rail lines and other corridors into the community.
- ii. Consider the locating land uses such as hydro corridors and the former Parkway Belt West Area within the open space designation.
- iii. Continue to consider alternative park typologies to create additional park options.
- iv. Promote connectivity between open spaces and the adjacent communities through walking paths, trails and landscaping, when appropriate.
- v. Minimize impacts of active open spaces uses such as cemeteries with existing and future land uses, including impacts from traffic and parking.
- vi. Seek opportunities to integrate open spaces with the Environmental System.

3.5 Institutional Uses

Institutional uses are the places and services that support healthy and engaged living and add to the overall quality of life. Many levels of government provide these services. They include *public service facilities* such as arenas, libraries, fire and rescue services and community centres.

Institutional uses may also be provided by community partners. For example, places of worship, childcare centres or long-term care services. These facilities meet social and cultural needs of residents and are essential for the achievement of a strong and healthy community, which provides for all aspects of human life.

The Plan recognizes that the size and scale of *institutional uses* may vary. Some major institutions may have a regional influence, while other minor institutions primarily serve the adjacent community. This Plan facilitates these land uses to ensure community members have convenient access to *institutional uses* without adverse impacts.

By 2051, a full range of *public service facilities* is available to urban and rural residents.

3.5.1 Institutional Uses

Objective 1. Provide spaces for large-scale major *institutional uses* that service the entire Milton community and beyond.

It is policy of the *Town* to:

- i. Support efforts to serve Milton's residents with access to major institutions, such as health care, colleges and universities and correctional facilities, by working with community partners and other levels of government to integrate these uses.
- ii. Locate major institutions primarily within the *Strategic Growth Areas* and Community Hubs.
- iii. Encourage major institutions to be located on arterial roads and in close proximity to higher order transit, planned or existing transit routes and incorporate *active transportation* facilities.
- iv. Require new major institutions to be compatible with the surrounding land uses.

Objective 2. Provide space for minor *institutional uses* that complement and support the needs of local residents.

It is policy of the *Town* to:

- i. Enable the delivery of community spaces across all neighbourhoods to meet population growth and residents' evolving needs.
- ii. Determine the appropriate locations for minor *institutional uses* in secondary plans, having regard for the type of service provided and the potential users.
- iii. Ensure minor *institutional uses* are compatible with the surrounding uses.
- iv. Identify opportunities to locate minor *institutional uses* in locations that maximize accessibility and convenience for the user.
- v. Encourage the shared use of buildings such as places of worship and other similar facilities, and the use of designs that can be adapted to alternative community uses.

3.5.2 Cultural and Library Facilities

Objective 1. Provide cultural and library facilities that offer a diversity of experiences for the public.

It is policy of the *Town* to:

- i. Consider the policies of this Plan, secondary plans and other relevant information when determining the appropriate location, site layout, built form and quality of design of cultural and library facilities.
- ii. Provide cultural and library facilities including through community partnerships, joint ventures and facility sharing.
- iii. Support the implementation of the Milton Public Library facilities requirements as presented in the Milton Public Library Master Plan.

3.5.3 Places of Worship

Objective 1. Integrate places of worship into the community.

It is policy of the *Town* to:

- i. Ensure places of worship are compatible with the adjacent existing and planned land uses by considering the size, height, massing, scale of the

building, parking and access and compatibility with the *character* of adjacent uses.

- ii. Integrate places of worship into the surrounding neighbourhood in a manner that will not adversely impact adjacent land uses.
- iii. Encourage places of worship to be located on arterial and/or collector roads and to be accessible by transit and *active transportation*.
- iv. Encourage co-location of places of worship within mixed-use buildings.
- v. Assess applications for places of worship that include a *sensitive land use* such as residences, schools, day care centres or a banquet facility to ensure they are appropriately located and adverse effects are minimized.
- vi. Permit places of worship in the *Rural Area*, outside of the *Prime Agricultural Areas*, subject to the policies of the Niagara Escarpment Plan and the Greenbelt Plan.

3.5.4 Schools

Objective 1. Coordinate the planning for school sites to ensure the community's changing needs are met.

It is policy of the *Town* to:

- i. Coordinate growth management with school planning, working closely with the Boards of Education.
- ii. Encourage site size, site layout and built form of schools to be compatible with the existing or planned form of *development* in the area.
- iii. Encourage the location of school sites adjacent to parks or other recreation facilities to allow for shared use of facilities.
- iv. Encourage the *development* of shared school buildings where feasible, and public access to school facilities to maximize land and financial resources.
- v. Explore alternative built formats to better integrate school facilities into the context of the surrounding neighbourhoods, particularly in high-density neighbourhoods.
- vi. Consider acquiring all or a portion of any lands reserved for a school site that is not required by the Boards of Education for the park and open space network.

- vii. Assess options to ensure adequate land for parks and recreation purposes is provided where closure and sale of a school site is proposed.

3.5.5 Colleges and Universities

Objective 1. Enable the *development* of colleges and universities in Milton, integrated as a component of a *complete community*.

It is policy of the *Town* to:

- i. Collaborate with senior levels of government to identify needs and ensure the provision of colleges and universities are available to the community to support the goals and objectives of this Plan.
- ii. Plan for colleges and universities implementing the principles of *complete communities*.
- iii. Integrate colleges and universities into the surrounding communities and the broader regional area.
- iv. Direct the *development* of colleges and universities to *Strategic Growth Areas*, where feasible.

3.5.6 Emergency Services

Objective 1. Strategically locate emergency service facilities to support the effective and efficient delivery of fire, ambulance, and police response.

It is policy of the *Town* to:

- i. Coordinate growth management with the provision of emergency service facilities.
- ii. Ensure the efficient and effective allocation of sites for emergency service facilities throughout the town, in consultation with the emergency services provider and adjacent municipalities.
- iii. Encourage the integration of emergency service facilities with surrounding *development*, including appropriate architectural design, landscaping and buffering, and provide convenient access to arterial roads and the intended service area.
- iv. Ensure that adequate emergency access is provided throughout the town for emergency service vehicles.

- v. Require site plan and draft plan of subdivision applications to demonstrate the ability to accommodate fire prevention and timely emergency response.

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3.6 Integrated Employment

Milton is situated at the center of one of Canada's most significant technology clusters, the Ontario Innovation Corridor. Location coupled with a highly skilled labour force, makes Milton appealing to a variety of industries.

Land use planning policies can complement and support Milton's economic development strategy and help to create local jobs. A broad range of employment uses can be located in a variety of strategic areas throughout the town. Milton's land use policies protect specific lands for employment uses. Jobs including industrial, manufacturing and warehouses may need to be separated from *sensitive land uses*. Space is also needed for offices, medical clinics and service related employment. These may be located near or within residential uses. The *Town* recognizes the need for flexibility when delivering place-of-work options, including work from home, live-work units or home occupations.

Land uses that support jobs should be planned to accommodate a more compact, transit-supportive and pedestrian-oriented environment with many employment-supportive amenities. Land use planning can ensure employment uses are accessible to people using a variety of transportation options.

Through the planning and *development* of employment uses, the *Town* has the opportunity to support climate change adaptation and mitigation. The *Town* will encourage sustainable building practices to minimize the impact on the environment.

By 2051, Milton will accommodate a spectrum of industries and businesses.

Objective 1. Provide the opportunity to accommodate a range and mix of employment uses.

It is policy of the *Town* to:

- i. Identify and protect a range of strategic lands for employment uses to ensure economic prosperity throughout the town.
- ii. Recognize the current and future diversity of economic activities when identifying and protecting lands for employment uses.
- iii. Maintain suitable sites to accommodate a range of existing and future economic activities and ancillary uses for a minimum of 15 years.

- iv. Address potential barriers to investment in the lands identified for employment uses.
- v. Provide flexible land use permission to accommodate evolving business needs.
- vi. Monitor the availability and suitability of lands identified for employment uses in accordance with the policies of Section 2.2.1.

Objective 2. Ensure the successful integration of employment uses into the community.

It is policy of the *Town* to:

- i. Enable mixed land uses to create a diverse range of lands that can contribute to the long-term employment base throughout the community.
- ii. Provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses outside of *Employment Areas*, which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- iii. Provide lands that create appropriate transitions from *Employment Areas* that can accommodate employment uses that may not be appropriate in *Employment Areas* or in *Strategic Growth Areas*.
- iv. Achieve land use compatibility by ensuring that the planning and *development of sensitive land uses* avoids, minimizes or mitigates the adverse effects and impacts from industrial, manufacturing or other uses that are vulnerable to encroachment.
- v. Support opportunities for shared location including *intensification* of employment uses, such as office and retail, in compact, mixed-use *developments*.
- vi. Support the Economic Development Strategy by providing places for job creation and a destination for diverse talent.

Objective 3. Encourage a sustainable employment environment.

It is policy of the *Town* to:

- i. Encourage and support the sustainable design and *development* of employment uses including the use of *low impact development* features such as green roofs and water conservation measures.

- ii. Explore opportunities to use sustainable energy solutions for employment uses.
- iii. Enable green *development* practices through the locating and designing of employment uses.
- iv. Ensure employment uses are accessible by transit and *active transportation infrastructure*.
- v. Promote the sustainable use of land including the rehabilitation of *brownfield sites*.

Objective 4. Support and expand rural employment opportunities.

It is policy of the *Town* to:

- i. Preserve and expand opportunity for rural employment.
- ii. Leverage rural *infrastructure*, amenities and assets to support viable rural economic development.
- iii. Ensure that the necessary new *infrastructure* is provided to support employment needs.

3.7 Capital Infrastructure

Infrastructure such as roads, sewers and electricity is one of the building blocks of a community. All residents and businesses need reliable *infrastructure* in order to work, learn, conduct business, and communicate. New *infrastructure* is planned along with new *development* to be sure residents and businesses have critical services such as water, sewers and roads. Municipalities must also make room for other forms of *infrastructure* such as stormwater management facilities, electricity and telecommunication facilities.

In 2051, planning and investment in capital infrastructure support growth, economic competitiveness and quality of life.

Objective 1. Coordinate growth and *infrastructure* investment to ensure sustainable *development*.

It is policy of the *Town* to:

- i. Coordinate and integrate *infrastructure* planning with land use planning and growth management.
- ii. Optimize the use of existing *infrastructure* before constructing new *infrastructure*.
- iii. Permit new *development* to the limit of the capacity of the available water and wastewater system.
- iv. Recognize climate change trends when undertaking the planning, design, construction and operation of municipal *infrastructure*.
- v. Incorporate *low impact development* and *green infrastructure* technologies to achieve climate adaptation objectives.
- vi. Continue to upgrade and improve *infrastructure* to meet the growing needs of the community.
- vii. Encourage the co-location of linear *infrastructure* to promote cost-effectiveness and facilitate service integration and access.
- viii. Support the provision of broadband *infrastructure* to support residents and businesses.
- ix. Provide opportunities for the provision of energy supply such as generation and transmission facilities, distribution systems, district

energy systems, and renewable energy systems and *alternative energy systems*.

- x. Ensure that all *development* is controlled using environmentally sustainable stormwater management approaches to minimize flooding and support the protection of ground and surface water quantity and quality.
- xi. Work with Halton Region to coordinate the planning for water and wastewater *infrastructure* with the forecasted growth.
- xii. Work with Halton Region to promote water and wastewater service provision in a manner that:
 - a. Can be sustained by the water resources upon which the services rely;
 - b. Is feasible and financially viable over the life cycle of the *infrastructure*;
 - c. Protects human health and safety and the natural environment; and
 - d. Considers comprehensive municipal planning for these services.
- xiii. Permit *development* in the Urban Area only when there is capacity within the existing water and wastewater systems.
- xiv. Require all *development* and *redevelopment* in the Urban Area to be connected to the municipal water and wastewater system.
- xv. Require all *development* and *redevelopment* in the *Rural Area* to obtain all necessary regional approvals for water and wastewater facilities in order to proceed.
- xvi. Only permit private communal sewage services and private communal water services, for multi-unit/lot *development*, when municipal sewage services are not available, planned or feasible, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- xvii. Permit individual on-site sewage services and individual on-site water services when municipal and private communal water and sewage services are not available, planned or feasible, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- xviii. Permit partial servicing only when:
 - a. It is necessary to address failed individual on-site sewage services and individual on-site water services in existing *development*, or

- b. Within *Settlement Areas*, to allow for infilling and minor rounding out of existing *development* on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- xix. Support the planning and provision of waste management systems to accommodate future populations and facilitate integrated waste management.

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SECTION 4:

Implementation and Glossary

This section will set out the implementation related policies needed to make Milton's diverse neighbourhoods great. It will contain detailed area and site-specific policies to achieve the overall vision and strategic policy directions. In the event of a conflict between a general and an area specific policy, the area specific policy will prevail. The Glossary will provide definitions for bolded terms and lists italicized provincial policy terms that appear throughout the Official Plan.

Draft for Discussion Purposes





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SECTION 5:

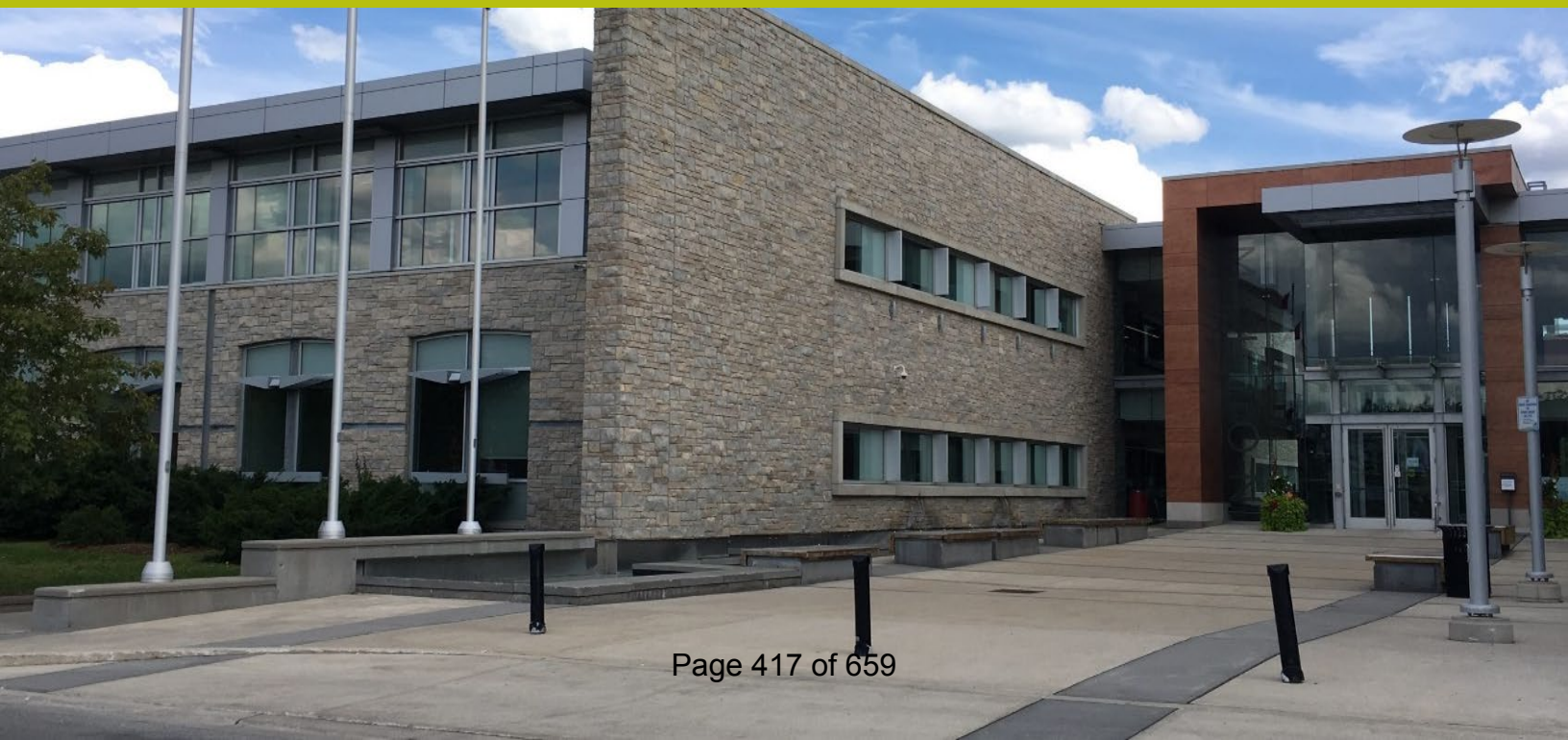
Schedules

This section will contain Schedules that form part of this Plan and must be read in conjunction with Parts 2 to 4 of this Plan.

Draft for Discussion Purposes

Disclaimer - Draft Schedules

Schedules 1-4 have been provided as draft schedules for discussion purposes. The information presented on these schedules may be adjusted following consultations with stakeholders. An updated draft of the schedules will be available for review and comment during a future consultation.

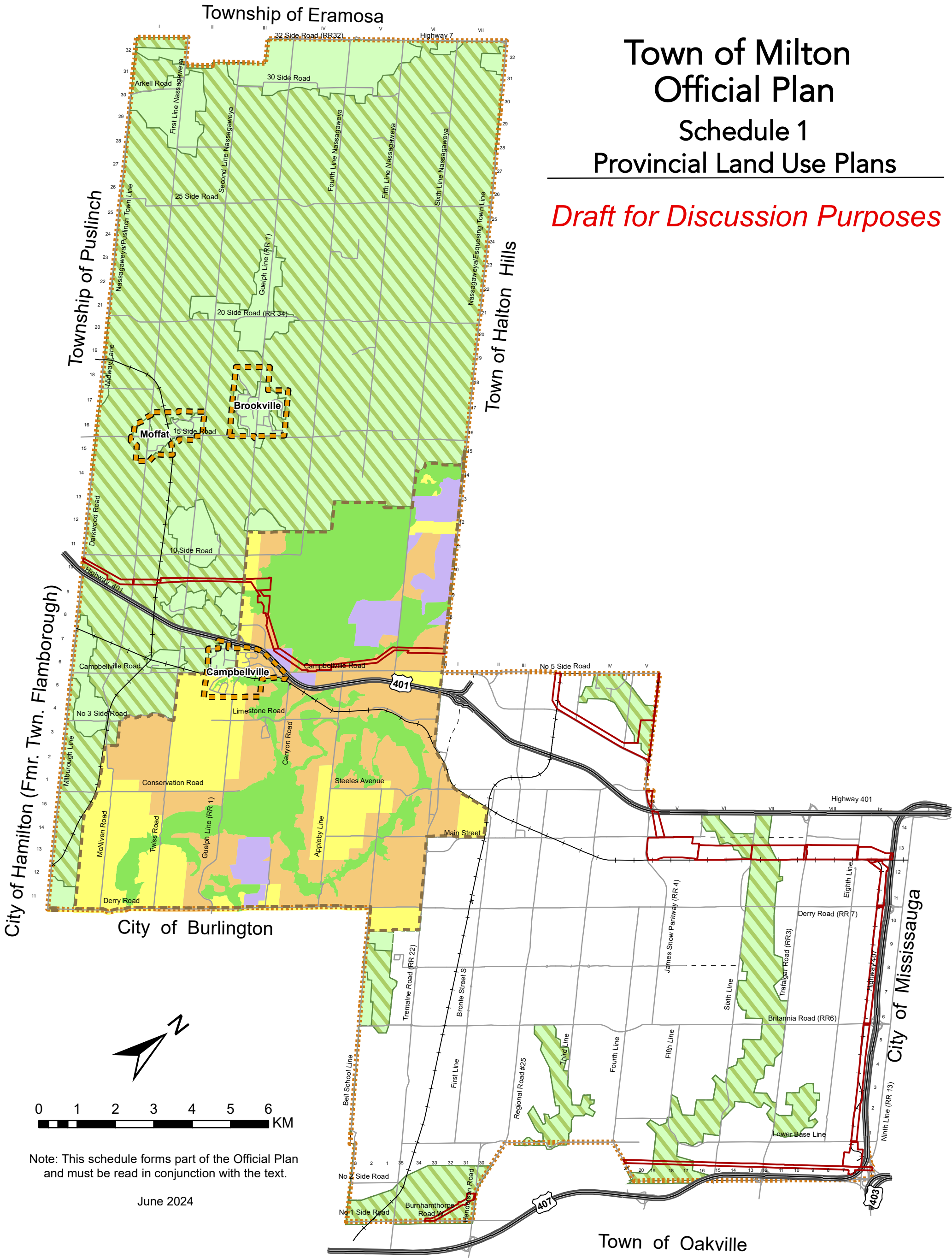




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Town of Milton Official Plan Schedule 1 Provincial Land Use Plans

Draft for Discussion Purposes



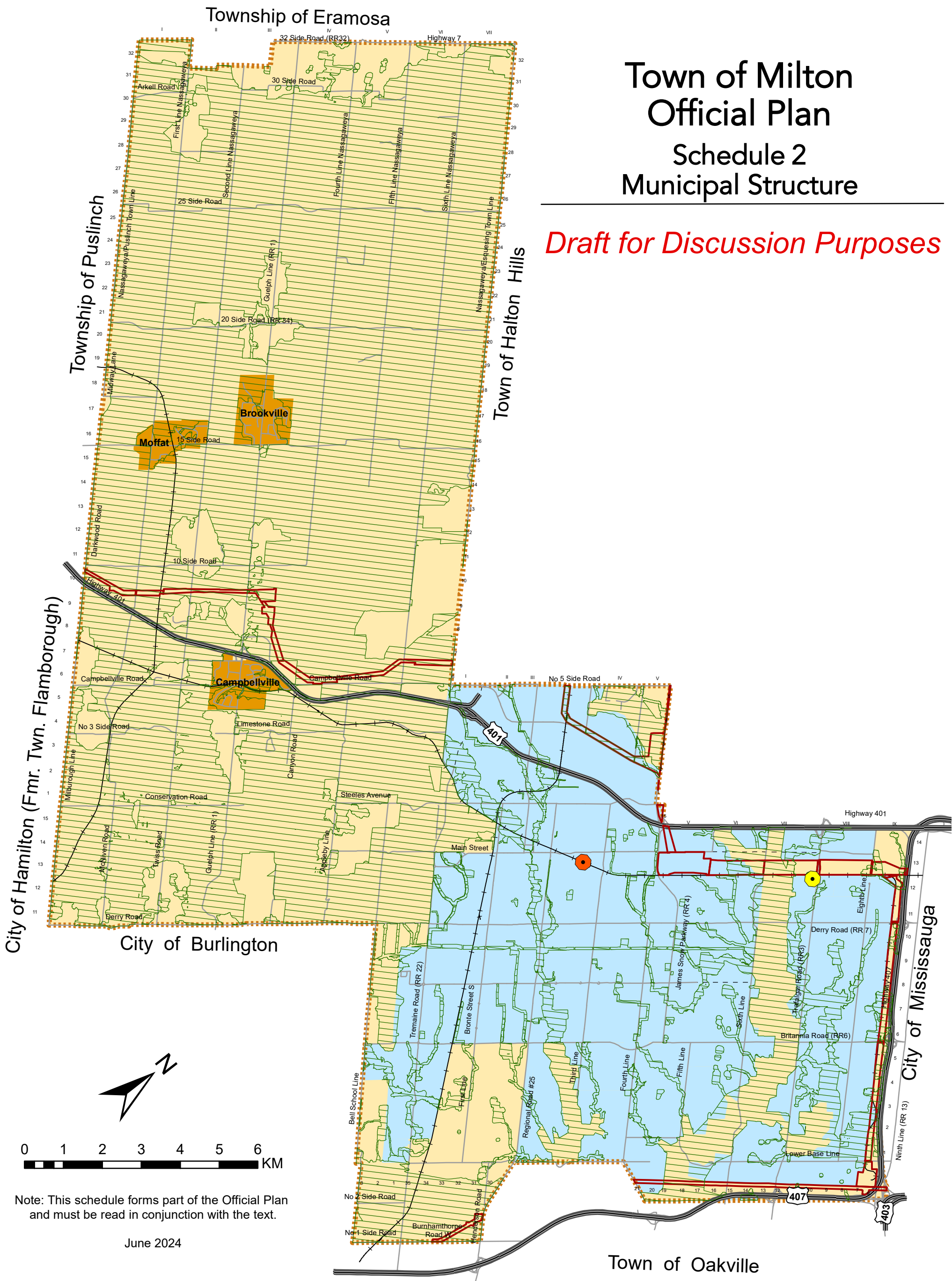
Note: This schedule forms part of the Official Plan and must be read in conjunction with the text.

June 2024

- | | | |
|---------------------------------------|---|----------------------|
| Rural Settlement Area Boundary | Escarpment Natural Area | Rail Line |
| Municipal Boundary | Escarpment Protection Area | Provincial Freeway |
| Greenbelt Natural Heritage System | Escarpment Rural Area | Major Roads Proposed |
| Greenbelt Protected Country Side Area | Escarpment Mineral Resource Extraction Area | Major Roads |
| Niagara Escarpment Plan Boundary | | Hydro Corridor |

Town of Milton Official Plan Schedule 2 Municipal Structure

Draft for Discussion Purposes



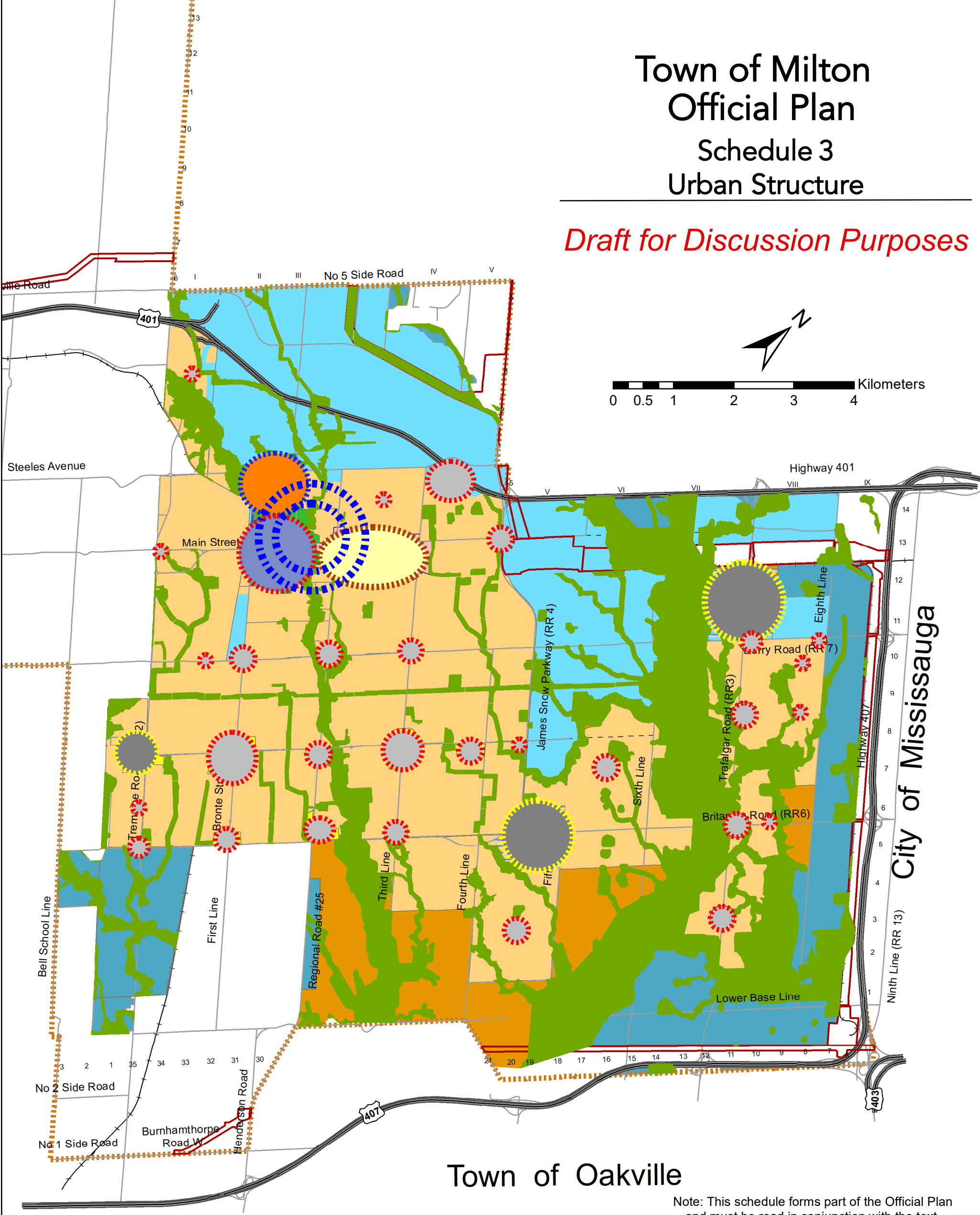
Note: This schedule forms part of the Official Plan and must be read in conjunction with the text.

June 2024

- | | | |
|---|--|--|
|  Local Heritage System |  Existing Transit Station |  Rail Line |
|  Urban Settlement Area |  Future Transit Station |  Provincial Freeway |
|  Rural Settlement Area (Hamlet) |  Hydro Corridors |  Major Roads |
|  Rural Area |  Municipal Boundary |  Proposed Major Roads |

Town of Milton Official Plan Schedule 3 Urban Structure

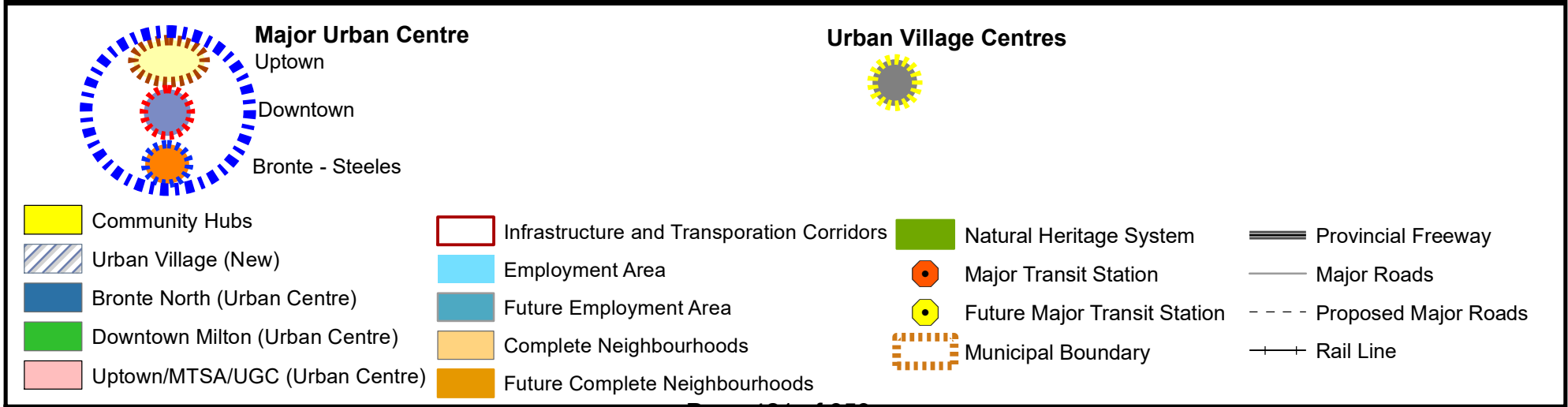
Draft for Discussion Purposes



Town of Oakville

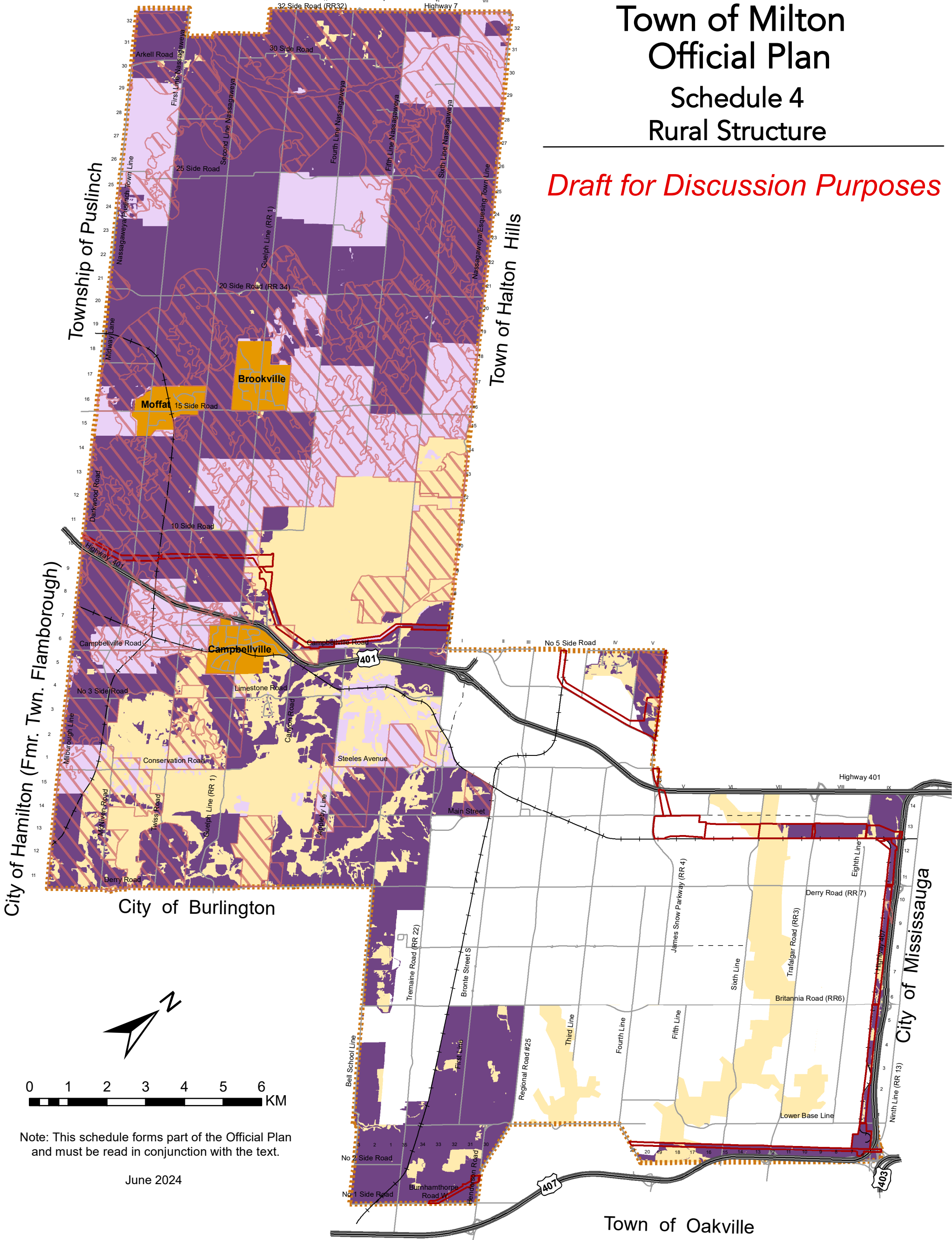
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June 2024.



Town of Milton Official Plan Schedule 4 Rural Structure

Draft for Discussion Purposes



Note: This schedule forms part of the Official Plan and must be read in conjunction with the text.

June 2024

- Rural Settlement Area (Hamlet)
- Prime Agricultural Area
- Rural Lands
- Mineral Aggregate Resource Area

- Hydro Corridors
- Municipal Boundary
- Rural Area

- Rail Line
- Provincial Freeway
- Major Roads
- Proposed Major Roads