



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 4, 2024

Report No: DS-074-24

Subject: Britannia Secondary Plan OPA (LOPA-01/22) - Public Meeting

Recommendation: THAT Report DS-074-24, with respect to Town-initiated draft Official Plan Amendment regarding the Britannia Secondary Plan be received for information.

EXECUTIVE SUMMARY

This report:

- Presents the updated draft Britannia Secondary Plan and the implementing draft Official Plan Amendment, attached as Appendix A.
- Provides a summary of the process that has been undertaken for the Britannia Secondary Plan so far, including consultations with the public and stakeholders.
- Provides a summary and discussion of the major components and policies of the Britannia Secondary Plan including vision, goals and objectives, compact and complete communities, commercial spaces and jobs, housing options, community facilities, transportation and transit, water and wastewater servicing, natural heritage system, and implementation.

REPORT

Background

The Sustainable Halton Plan (SHP) Urban Area as identified in the Town's Official Plan represents lands that have been designated to accommodate the next phase of population and employment growth in the Town (Phase 4). The SHP Urban Area consists of approximately 2,000 gross hectares of land in the southern and eastern portions of the Town and includes new community areas and new employment areas.

Background

The Town of Milton conducted a number of growth-related background studies to inform future secondary planning of the Agerton, Trafalgar and Britannia Secondary Plans. These studies included an Employment Land Needs Assessment (2016) and a Land Base Analysis (LBA) (2017).

The Britannia Secondary Plan (BSP) area is identified as a Community Area and consists of approximately 898 gross developable hectares located within the southeast part of Milton. The lands are generally located south of Derry Road, north of Lower Base Line, west of the Greenbelt Plan area, and east of Thompson Road, as shown in Figure 1. The BSP area is adjacent to the Boyne Survey Secondary Plan area, the Derry Green Corporate Business Park, Greenbelt lands, and future urban expansion areas.

The Town initiated the Britannia Secondary Plan process in June 2020. A joint Secondary Plan and Phase 1 & 2 Municipal Class Environmental Assessment (EA) process is being undertaken by the Town of Milton and a consulting team led by Malone Given Parsons Ltd (MGP). The Secondary Plan process includes three phases.

Phase 1 was completed in Q2 2021 and included an analysis of the gap between work that was completed as part of the LBA with work that is required to be completed to satisfy the Town of Milton's and Halton Region's policy requirements for Secondary Plans. Based on the Gap Analysis, a final scope of work was established for each technical study required to support the Secondary Plan. The list of technical studies/reports can be found in Appendix B.

As part of the process, two Public Information Centres (PICs) were held to garner comments and feedback from the public and stakeholders. The first PIC was held by the Town on March 11, 2021, and resulted in comments and feedback on Key Theme Areas for the BSP. This feedback, along with the findings of the technical studies/reports, was used to prepare three land use options for the Secondary Plan.

A second PIC was held on July 7, 2021, to present and gather public feedback to inform the selection of the Preferred Land Use Option. The responses to polls and comments received at PIC #2 was used to refine the Preliminary Policy Directions, inform the preparation of evaluation criteria and measures, and inform the preparation of the Preferred Land Use Option.

In addition to the PICs, three Technical Advisory Committee (TAC) Meetings were held to present similar materials and receive feedback. The TAC includes all relevant Town

Background

departments and external agencies such as the Region, Conservation Halton, and the school boards.

Phase 2 concluded in Q3 2022 with the statutory Public Meeting (report [DS-082-22](#)) that was held on July 18, 2022. Draft technical studies/reports, a Preferred Land Use Option and a preliminary Draft Official Plan Amendment were presented to the public and stakeholders for feedback and comments. A summary of the July 2022 Public Meeting comments and a response matrix is included in the “Planning Policy Directives Report”.

While Phase 3 of the process was underway, many changes to the planning framework were being proposed including new population and employment growth forecasts to a 2051 planning horizon, the removal of planning functions from Halton Region, and the release of a new draft Provincial Planning Statement that proposed to repeal and replace the Growth Plan and the Provincial Policy Statement. As a result, work on Phase 3 of the process was paused until there was greater certainty on the direction of these proposed changes.

Phase 3 was recommenced in Q4 2023. Taking into consideration the emerging changes to the planning framework and stakeholder comments, through report [DS-044-23](#), Council approved a change in scope for the Britannia Secondary Plan (BSP) to plan to the 2051 horizon. Previously, the BSP was planned to accommodate approximately 46,400 residents to the 2031 horizon. As recommended by the Town’s consulting team and Staff, Council approved an additional 11,000 residents to be accommodated within the Britannia Secondary Plan Area, for a total of 57,400 residents to the 2051 horizon.

Discussion

Phase 3 of the Britannia Secondary Plan (BSP) involved updates to the technical studies/reports to address the increased population and comments received. The BSP policies and Land Use Plan have been amended and refined to reflect the feedback received from the July 2022 statutory Public Meeting and the changes to the planning framework.

A third Public Information Centre (PIC #3) was held on July 30th and July 31st, 2024. The consulting team presented the updated land use concept and policy directions developed based on prior comments and the current planning framework. The updated draft BSP dated August 2024, along with updated technical studies/reports, were made available for public review on September 12, 2024.

Discussion

The comments and feedback received from the public from PIC #3 at the end of July until October 4, 2024 is summarized and included in the “PIC #3 Summary of Consultation Report” attached as Appendix C. Comments received by October 4, 2024 have been taken into consideration in the preparation of the draft BSP as presented through this report, with the exception of some concerns that still require further discussion. Due to report timing constraints, any comments that were received after October 4, 2024 will be taken into consideration before the BSP is brought back to Council for consideration of adoption.

The updated draft BSP and the implementing Official Plan Amendment (OPA), attached as Appendix A, is being presented for comment at this statutory Public Meeting. The technical studies/reports, with the exception of the “Area Servicing Plan”, are also available for comment. It is intended that the BSP will be brought back to Council for consideration of adoption in December 2024. Due to the changes to the planning framework and the removal of Regional planning responsibility, the Town is the approval authority for this Secondary Plan.

Vision, Goals and Objectives

The Britannia Secondary Plan (BSP) area is envisioned to be a complete, sustainable, connected, attractive and well-serviced community. It will be comprised of walkable neighbourhoods that provide a range and mix of housing options and access to amenities and services. Further to and in accordance with the goals of the Town’s Official Plan, the following goals are proposed for the BSP:

- Build compact and complete communities;
- Protect and enhance the natural heritage system;
- Provide mobility options and a logical road network;
- Establish an attractive community identity and rich sense of place; and
- Ensure fiscal responsibility.

Compact and Complete Communities

The BSP is being planned to achieve an overall density target of 75 residents and jobs combined per gross hectare. The BSP area is anticipated to accommodate approximately 57,500 residents with a potential of 9,300 jobs.

To create complete communities, the draft BSP is proposing a community structure consisting of five neighbourhoods as delineated on Schedule C.X.A of the BSP. Each neighbourhood is planned to achieve a critical mass population (approximately 10,000

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people) to support the delivery of parks, schools, and places of worship. Each neighbourhood is also planned to have a commercial mixed use node or centre that provides a destination for regular day to day activities.

Commercial Spaces and Jobs

The node in the Central neighbourhood, located around the intersection of Britannia Road and James Snow Parkway, is proposed to be the Urban Village Centre (UVC). The UVC is envisioned to be a focal point and community destination in southern Milton that will provide a mix of commercial, institutional, and residential uses at transit-supportive densities. The UVC is envisioned to have the highest density within the BSP. The Neighbourhood Nodes in the North, South, East and West Neighbourhoods are intended to serve as walkable focal points with a mix of uses. The UVC and the Neighbourhood Nodes are located to maximize walkability for residents within each neighbourhood to these retail and service amenities.

Throughout the public consultation process for the BSP, residents have repeatedly provided the feedback that there are not enough local retail options, particularly in newer community areas such as Boyne. There is also concern that there is not enough space provided for businesses and workplaces. In response to residents' feedback and based on the findings of the "Retail Commercial Market Assessment", the draft BSP is planning for close to one (1) million square feet of non-residential space for retail, service and business uses.

The BSP area has the potential to accommodate approximately 9,300 jobs. As detailed in the "Population, Employment and Housing Report", it is estimated that there would be 2,000 institutional jobs, 3,800 commercial jobs, and 3,500 work from home jobs. Institutional jobs would be accommodated in schools, places of worship, a library and a community centre. Commercial jobs would be accommodated in retail, service and other commercial spaces within the Urban Village Centre and the Neighbourhood Nodes.

Housing Options

It is estimated that the population within the BSP area will be housed in a total of 17,500 dwelling units. The BSP would require the provision of a range and mix of housing by density, type, unit size and tenure, where the large majority of residential dwellings are family-sized with at least 2-bedrooms. The housing mix for the BSP area is estimated to consist of 39% single-detached and semi-detached, 4% additional residential units, 33% townhouses, 16% back-to-back townhouses, and 8% stacked townhouses and apartments.

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With the exception of the Urban Village Centre and the Neighborhood Centres, all other areas of the BSP area is proposed to be designated Evolving Neighbourhood. The Evolving Neighbourhood designation would permit residential uses up to four storeys, which would permit a range of dwelling types such as detached, semi-detached, street townhouses, back-to-back townhouses, stacked townhouses, and low-rise apartments. In certain locations in the Evolving Neighbourhood designation, subject to criteria such as being located on an arterial road and located near transit, apartments up to eight storeys may be permitted. Local commercial and local institutional uses not exceeding 930 m² (10,000 ft²) are also permitted in the Evolving Neighbourhood destination.

Within the Urban Village Centre, residential uses excluding single and semi-detached dwellings are permitted in buildings up to 25 storeys. Within the Neighbourhood Nodes, which are proposed to be designated Neighbourhood Commercial Mixed Use, residential uses excluding single and semi-detached dwellings are permitted in buildings up to 15 storeys. These high-rise buildings in the Urban Village Centre and Neighbourhood Nodes may be in the form of mixed-use buildings with non-residential uses on the ground and lower floors.

The draft BSP includes targets for the delivery of affordable, assisted and attainable housing. To contribute to the delivery of affordable and rental housing, a policy is included in the draft BSP to require a minimum equivalent of 10% of single and semi-detached units in each draft plan of subdivision application to provide the ability to accommodate an additional residential unit (e.g. rough-ins, lot sizing to accommodate garden suites or basement apartments) during the initial development of the community and in compliance with the Town's standards and requirements for additional residential units.

Community Facilities

The "Parks, Recreation & Library Needs Analysis" and the "Community Facilities/Human Services Impact Analysis & Community Infrastructure Plan" assessed the community facilities required to serve the planned BSP population.

Parks

Town Council approved a Parks and Recreation Hierarchy along with new Parks and Recreation Provision Targets in March 2021 (report [COMS-002-21](#)), as part of the updated Parkland Provision Strategy. As a result, the Town has established a parkland acquisition target of 1.75 hectares of core parkland per 1,000 population. To achieve the parkland

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provision target rate of 1.75 ha per 1,000 people, 100.6 hectares of core parkland would be required for the 57,500 population estimated for the BSP area.

It is estimated that approximately 49.7 hectares of parkland could be obtained in keeping with the land conveyance for parkland provisions of the Planning Act. The Town would need to acquire the remaining 50.9 hectares of additional parkland beyond the Planning Act conveyance allowances. Staff are exploring opportunities to acquire land for a Community Park outside of the BSP area. This potential Community Park would contribute to reducing the gap between the Town's parkland provision target and the Planning Act parkland conveyance rates. If a Community Park outside of the BSP area cannot be secured, then a Community Park would need to be provided within the BSP area. Further, given the legislative constraints with respect to parkland acquisition, if the entirety of the Town's target rate cannot be secured through sites that are outside of the secondary plan area, the Town's service level standards may need to be revisited in the future.

To optimize the parkland that can be conveyed to the Town, while also providing for a good distribution and typology of parkland, the following park types and sizes are proposed for the BSP:

- 4 District Parks at a minimum size of 7.5 hectares each;
- 5 Neighbourhood Parks at a minimum size of 3.0 hectares each; and,
- 15 Village Squares at a minimum size of 0.3 hectares each.

The proposed conceptual locations of the District Parks, Neighbourhood Parks and Village Squares within the BSP are shown on Schedule C.X.C of the Secondary Plan. The variety of parks and public open spaces are distributed to maximize walkability with a focus on the delivery of parks that can accommodate outdoor recreation facilities for programmed activities such as sports fields to provide opportunities for residents to be physically active.

Schools

In consultation with the school boards, a total of thirteen (13) elementary schools and four (4) secondary schools are anticipated to be required within the BSP area including:

- Eight (8) public elementary schools (including 1 French elementary school);
- Five (5) Catholic elementary schools;
- Two (2) public secondary schools (including 1 French secondary school); and
- Two (2) Catholic secondary schools.

Discussion

The proposed conceptual locations of the anticipated schools are shown on Schedule C.X.C of the Secondary Plan. The number and locations of schools will be confirmed and further defined through the Tertiary Plan process. School locations should be identified in accordance with each school board's site selection criteria. Schools are encouraged to be co-located with public parks and/or other institutional uses (e.g., public library).

Community Centre, Library and Fire Station

Based on the Town's service levels for indoor recreation space and the BSP's residential population forecast of 57,500, a new multi-use community centre is anticipated to be required in the BSP area to accommodate new ice pads, an indoor aquatics centre, gymnasiums, group fitness studio, community activity/program rooms, and a Milton Public Library branch. Milton Fire and Rescue Services have identified the need for one fire station within the BSP area. The potential location and quantum of libraries, community centres and emergency services are to be confirmed in accordance with service standards through the Tertiary Plan process.

Places of Worship

Currently, the Town of Milton does not have a standard rate for determining the number of places of worship in new communities. The consulting team conducted a review of the Town's existing places of worship and case studies from other municipalities. Based on their review, the consulting team is recommending a rate of 1 major place of worship per 10,000 people. As such, based on an estimated population of 57,500 within the BSP area, a minimum of six (6) major places of worship would be required. The draft BSP considers a major place of worship to be an establishment larger than 930 m² (10,000 ft²).

To provide opportunities for faith groups to acquire sites for major places of worship from developers, the BSP is proposing that sites for major places of worship shall be identified in each Tertiary Plan, generally distributed with one location per Neighbourhood. When a subdivision is draft approved, a major place of worship site will be put on hold for a period of three (3) years. Faith groups will be notified about the reserved location and will have the three-year period to make arrangements with the developer for the acquisition of the site. If no acquisition arrangements have been made within the three years, then the site may be developed with another use.

Transportation and Transit

Road Network

Discussion

The draft BSP has identified a system of roads that provide connectivity within the Secondary Plan area and to other areas of the Town, as shown on Schedule C.X.B. These collector and arterial roads will balance the needs of all road users including pedestrians, cyclists, transit users, and motorists. The proposed road network is informed and recommended by the “Transportation Master Plan” (TMP) for the BSP area.

Active Transportation

The draft BSP is proposing a complete active transportation system that provides both on- and off-road facilities and routes to connect people to nature, places and people. The Sun Canadian pipeline easement, that is designated “Greenspace” on Schedule C.X.C” of the BSP, provides a unique opportunity to create an east-west multi-use trail that connects the entire BSP area. Schedule “C.X.B” of the BSP identifies a conceptual active transportation system. Through the Tertiary Plan process, the active transportation system will be refined and coordinated with the existing and planned active transportation systems at both the Town and Regional levels.

Transit

The Milton Transit Five-Year Service Plan (2024) acknowledges that new transit services will be required to serve the new growth areas being developed in Milton in the next 5-10 years, including the BSP area. Britannia Road and James Snow Parkway have been identified as high-order transit corridors, with the potential for HOV lanes and transit signal priority measures. The community structure and densities proposed in the draft BSP maximizes the potential for the provision of transit service. Development of the BSP area will be required to achieve the appropriate densities, and transit-supportive design described in the “Urban Design Guidelines”. A central transit stop with transit passenger facilities is to be integrated within the plan for the UVC at the intersection of Britannia and James Snow.

Water and Wastewater Servicing

Halton Region is responsible for providing water and wastewater infrastructure. A draft “Area Servicing Plan” (ASP) for the BSP was prepared in May 2022. The purpose of the ASP is to review the existing and proposed water and wastewater servicing and related capacity to service the growth envisioned in the BSP area and provide high-level development servicing plans and recommendations for infrastructure within the Secondary Plan area.

In the May 2022 draft of the ASP, which was evaluating an estimated population of 46,450 residents and 10,730 jobs to the 2031 planning horizon, it was concluded that the BSP area can be serviced by the existing 1200mm diameter watermain along Britannia Road and the

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proposed watermains ranging between 150mm and 600mm in diameter. The existing 1200mm transmission main along Trafalgar Road has sufficient capacity to service the BSP area.

For wastewater, the May 2022 draft of the ASP found that all flows generated from or entering the BSP area will be conveyed south to the new Lower Base Line Wastewater Pumping Station (WWPS). Halton Region initiated the Municipal Class Environmental Assessment Study process for the Lower Base Line WWPS in November 2023. The Region anticipates that the Lower Base Line WWPS will be in-service in 2028 and achieve full capacity by 2031.

The ASP has yet to be updated to reflect the increased population and the 2051 planning horizon of the BSP. Halton Region is currently undertaking an update of its Water and Wastewater Master Plan through its Integrated Master Plan. The Town's consulting team requires the updated Regional water and wastewater modelling with future planning horizons to proceed with updating the ASP for the BSP. The updated Regional modelling with future planning horizons is not yet available.

Natural Heritage System

A Subwatershed Study (SWS) for the Sustainable Halton Plan (SHP) Urban Area lands was finalized in March 2023. This comprehensive study assessed the natural hazard, natural heritage and water resource features and functions within the SHP Urban Area lands and provided input to the BSP. The recommendations of the SWS have been incorporated in the Natural Heritage System (NHS) as shown on the schedules of the BSP.

Consistent with the policies of the Milton Official Plan, further refinements to the NHS within the BSP area may occur where they are supported by a Master Environmental Servicing Plan (MESP), a Development Area Environmental Functional Servicing Study (DAEFSS), and/or an Environmental Impact Assessment (EIA), or equivalent study, and approved by the Town in consultation with the Conservation Authority (where it relates to regulated areas).

The Town is currently undertaking the MESP for the BSP area to confirm and refine the management recommendations provided in the SWS. The MESP is to be substantially advanced before the submission of any development applications and must be completed prior to the approval of any development applications. The MESP will include supporting technical analyses including hydrology, hydraulics, hydrogeology, geotechnical investigations, fluvial geomorphology, and will integrate the evaluation of aquatic habitat and terrestrial features.

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A DAEFSS is an integrated environmental and engineering study that provides a greater level of detail than the MESP, where required, on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, etc. A DAEFSS is to support and be submitted with a Draft Plan of Subdivision.

The draft BSP provides policies for the Natural Heritage System (NHS) designation that address permitted uses, criteria for buffers, linkages, refinements to watercourses, natural hazards, wetlands and headwater drainage features, and enhancements to key features.

Implementation

The draft BSP includes implementation policies that address phasing and finance, land conveyance, zoning by-law, consents, required studies prior to development applications, complete application requirements, and roads environmental assessment.

Phasing and Finance

Development in the BSP will proceed in phases, as shown on Schedule “C.X.D” of the Secondary Plan. The Phases should proceed in accordance with the extension of water and wastewater servicing infrastructure, beginning with Phase 1. Development Stages within each Phase shall be detailed within the Tertiary Plans. The progression of development will be required to follow a logical sequence to ensure the creation of complete neighbourhoods through achieving critical mass population to support the delivery of community services. The BSP policies establish timing/triggers for development prior to moving to the next stage and phase, confirmation of available services, prioritization of the development of public service facilities at the beginning of each phase, and confirmation that all financial requirements of the Town and Region are satisfied.

Land Conveyance

Parkland within the Britannia Secondary Plan will be secured through a Master Trails and Parkland Agreement. To maximize the amount of land conveyance that can be programmed with outdoor recreation facilities, the draft BSP excludes certain types of lands (e.g., privately owned public spaces, the pipeline easement lands, stormwater management lands, etc.) from counting towards the Planning Act required land conveyance for park or other recreational purposes, unless otherwise agreed to with the Town through the Master Trails and Parkland Agreement.

Discussion

Tertiary Plan

Prior to the submission and processing of development applications, tertiary plans for the BSP area need to be endorsed by Council or need to be deemed substantially advanced by the Town. A tertiary plan needs to demonstrate conformity with the policies of the BSP and provides additional direction and detail regarding staging, land use, urban design, community facilities, infrastructure, the road network, active transportation, and specific development standards at the neighbourhood level. A fiscal impact assessment will also be prepared by the Town alongside the Tertiary Plan process. As delineated in Schedule C.X.E of the BSP, there are four tertiary plan areas: Central, East, West and Omagh.

Omagh

Omagh is a small historic village that was founded in 1818 located at the intersection of Fourth Line and Britannia Road. In the past, it served as the gathering point for the surrounding rural area. Families from nearby farms gathered in Omagh to complete errands, socialize and attend church. It is the only village in Milton from the former Trafalgar Township that retains elements of its original village character. There is a portion of Omagh that is located in the Britannia Secondary Plan and a portion that is located in the Boyne Secondary Plan.

Through report [PD-050-19](#), Council received the “Omagh Village Heritage and Character Value Assessment Background Report” and endorsed the staff recommendation to complete a Character Area Plan and to designate Omagh a “Character Area”. The Character Area Plan was intended to provide detailed Official Plan policies and zoning provisions to maintain the unique characteristics of the area, designated properties under Part IV of the Ontario Heritage Act, required site plan approval for development, recognize neighbourhood character and significant heritage value.

Since 2019, significant changes have occurred to the planning framework such as changes to site plan approval under the Planning Act and changes to the Ontario Heritage Act. Staff is considering a different approach for Omagh moving forward. Instead of undertaking a Character Area Plan and designating Omagh a “Character Area”, detailed planning and additional direction to guide redevelopment in Omagh may be undertaken through a Tertiary Plan process. A Tertiary Plan for Omagh can provide detailed land uses and urban design standards, and address transportation, servicing, cultural heritage, natural heritage, and natural hazard issues, and ensure any development reflects the unique character of this area.



Discussion

The BSP is currently drafted to reflect this new approach for guiding the redevelopment of Omagh. The underlying land use designation for Omagh in the BSP is Evolving Neighbourhood. For the lands in Omagh within the Boyne Secondary Plan, the underlying land use designation is in accordance with the Boyne Secondary Plan. Like the remainder of the BSP area, development applications cannot be approved in Omagh until a Tertiary Plan has been completed. The Tertiary Plan for Omagh may be undertaken as a standalone Tertiary Plan or may be incorporated into one of the other three Tertiary Plans in the BSP area. The proposed policies also allow the Tertiary Plan for Omagh to be undertaken by the Town if directed by Council. Amendments to the Boyne Secondary Plan or the Milton Official Plan may be required to facilitate a new approach for Omagh.



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Financial Impact

Consideration of the financial implications of development is essential in the management of growth to ensure Milton's long-term financial sustainability. The rate and pace of growth has a significant financial impact to the Town, as demonstrated through prior financial studies, the pressures identified in the annual budget process and the Town's existing infrastructure deficit. The densities and types of development within each secondary plan, as well as the capital investments, service levels and extent of non-residential development activity that occurs concurrent with residential growth, influence the financial pressures on the tax rates.

Consistent with the process currently being undertaken for the Trafalgar Secondary Plan, and as outlined in DS-082-22, the assumptions for the Britannia Secondary Plan area that were incorporated into the most recent fiscal impact study (CORS-056-21) will be further assessed through the tertiary plan processes. This will include consideration of the impacts associated with the increased population of 11,000 (from 46,400 to 57,400) in the area. An updated Fiscal Impact Study is also expected to be initiated in 2026, following the completion of an update to the Town's Development Charge By-law. The Britannia Secondary Plan includes language that confirms Council's ability to manage the financial impacts of growth associated with each tertiary plan in advance of development proceeding.

As in other secondary plan areas, it is understood that the developing landowners will enter into private arrangements to cost share the capital costs within the Secondary Plan area that are developer responsibilities (examples: local & collector roads, stormwater management works, parkland, etc.). As the Town has had no involvement in these private arrangements in the past, it does not propose to become involved in them with respect to the Britannia Secondary Plan area. To the extent that private cost sharing issues require input from the Town, this will be addressed as part of the discussions with the landowners. The fiscal impact update that the Town will undertake will consider the future operating and rehabilitation implications of these assets in anticipation of the Town's assumption of them at later stages of the secondary plan area's development.

As previously outlined in report DS-023-24, changes to the Planning Act that were enacted through Bill 23 have had a significant impact on the Town's ability to secure land for parks and other public recreation facilities and achieve the Town's service standards for the growing community. The legislative changes included cutting the alternative rates for land conveyance and payment in lieu in half, and introducing caps for higher density developments. The Britannia Secondary Plan reflects the conveyance of 49.7 hectares of parkland within the secondary plan area, which reflects 49% of the Town's targeted service level for a population of Britannia's projected size. The Town will endeavour to acquire additional lands outside of the secondary plan's boundary in order to provide for additional



Financial Impact

park space, however the Town's current service levels will likely need to be revisited in light of the legislative changes that have been made.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Wendy Chen, Policy Planner Phone: Ext. 2296

Attachments

Figure 1 - Britannia Secondary Plan Location Map

Appendix A - Draft Britannia Secondary Plan, Official Plan Amendment and by-law

Appendix B - List of Technical Studies/Reports for the Britannia Secondary Plan

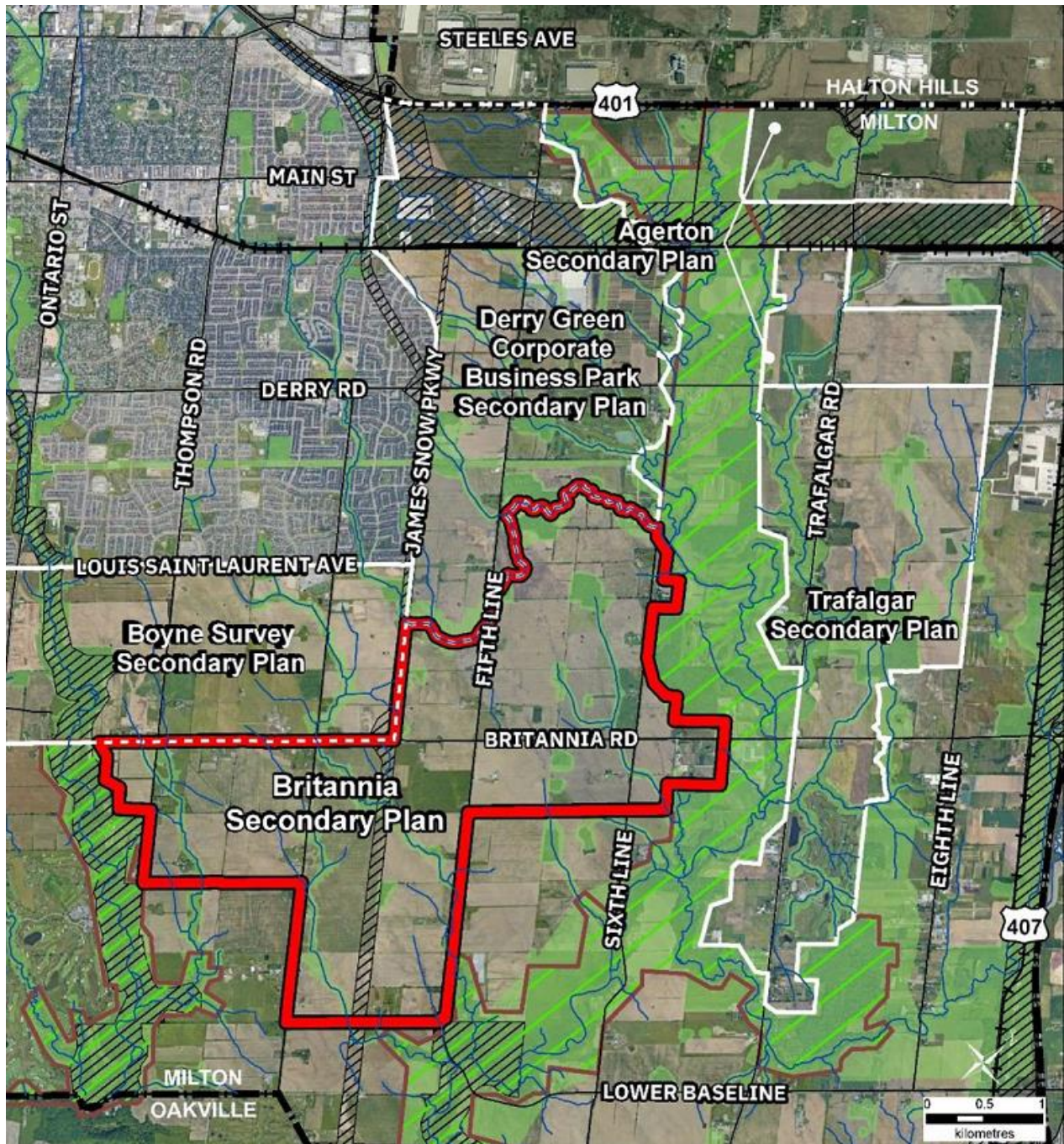
Appendix C - PIC #3 Summary of Consultation Report

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.

Figure 1 - Britannia Secondary Plan Location Map



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS WITHIN THE BRITANNIA SECONDARY PLAN AREA, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: LOPA-01/22

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act* R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, attached hereto, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

PART 2 THE AMENDMENT, consisting of the following text and schedules to the amendment constitutes Amendment No. XX to the Official Plan of the Town of Milton

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. **XX** - The Britannia Secondary Plan (File: LOPA 01/22)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to incorporate the Britannia Secondary Plan, including schedules C.13.A to C.13.D inclusive, into the Town of Milton Official Plan.

LOCATION OF THE AMENDMENT

The Britannia Secondary Plan is located in the Town of Milton's SHP Growth Area as shown on Schedule "B" of the Official Plan and is generally bounded by:

- a) North - The Centre Tributary of the Middle Branch of Sixteen Mile Creek, Provincial Greenbelt and Britannia Road
- b) East - The Provincial Greenbelt and Fifth Line
- c) South - The SHP Growth Area Boundary
- d) West - The Provincial Greenbelt, Thompson Road South, Fourth Line, and Neyagawa Boulevard

BASIS OF THE AMENDMENT

As required by the Town of Milton Official Plan, prior to development within the SHP Growth Area, land uses must be established through a secondary planning exercise. The Britannia Secondary Plan, as implemented through this amendment, establishes land uses and policies that will guide the development of these lands into a new complete community that will accommodate an estimated 57,500 residents housed in 17,500 dwelling units, with a total employment potential of 9,300 jobs.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1. By modifying Section B.1.1.1 by deleting “ and” before “C.12.D” and adding the phrase “, “C.13.A”, “C.13.B”, “C.13.C”, and “C.13.D”” before the word “constitute”.
2. By adding to the end of Section B.1.1.2:
“Section C.13 Britannia Secondary Plan”
3. By adding to the end of Section B.1.1.3:
“Schedule C.13.A Britannia Secondary Plan Community Structure Plan”
“Schedule C.13.B Britannia Secondary Plan Active Transportation and
Natural Heritage System Plan”
“Schedule C.13.C Britannia Secondary Plan Land Use Plan”
“Schedule C.13.D Britannia Secondary Plan Phasing Plan”
4. By modifying Section B.5.10.2.1 by deleting “ and” before “C.12.D” and adding the phrase “, “C.13.A”, “C.13.B”, “C.13.C”, and “C.13.D”” before the phrase “are intended”.
5. By adding the following at the end of Part C, Section C.1.3:
“Section C.13 Britannia Secondary Plan”
6. By adding a new section, Section C.13, Britannia Secondary Plan to Part C of the Official Plan as set out in the attached text and Schedules “C.13.A”, “C.13.B”, “C.13.C”, and “C.13.D”, which constitute part of this Amendment.

C.X Britannia Secondary Plan

C.X BRITANNIA SECONDARY PLAN

C.X.1 GENERAL

C.X.1.1 PURPOSE

The Britannia Secondary Plan establishes a detailed planning framework to facilitate the *development of a complete community*.

The Secondary Plan:

- a) Implements the objectives, policies and overall planning approach of this Official Plan within the local context;
- b) Establishes a land use planning framework through a series of land use designations that will guide growth and encourage positive land use change in this area;
- c) Provides growth management policies to implement a target of 57,500 residents and 9,300 jobs;
- d) Establishes a vision for growth in the Secondary Plan over the long-term, through over-arching themes, goals, strategic policies and a community structure comprised of Neighbourhood Areas based on the population and employment targets of this Secondary Plan; and,
- e) Establishes Tertiary Plan Areas and identifies requirements for preparation of more detailed Tertiary Plans prior to final approval of development applications.

C.X.1.2 LOCATION

The Britannia Secondary Plan is located in the *Town's* SHP Growth Area as shown on Schedule "B" of this Official Plan and is generally bounded by:

- a) North – The Centre Tributary of the Middle Branch of Sixteen Mile Creek, Provincial Greenbelt and Britannia Road
- b) East – The Provincial Greenbelt and Fifth Line
- c) South – The SHP Growth Area Boundary
- d) West – The Provincial Greenbelt, Thompson Road South, Fourth Line, and Neyagawa Boulevard

C.X.2 SECONDARY PLAN VISION

The Britannia Secondary Plan area is envisioned to be a complete, sustainable, connected, attractive and well-served community. It will be comprised of walkable neighbourhoods that provide a range and mix of housing options and access to amenities and services.

C.X.2.1 COMMUNITY CHARACTER

The community characteristics that provide direction for *development* in the Britannia Secondary Plan, are:

- a) **A Complete Community**
A community that provides opportunities for people of all ages and abilities to conveniently access the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options, and *institutional uses*.
- b) **A Well-Serviced Community**
A walkable community that provides activity centres to maximize *active transportation* access to shopping, recreation, institutional, and leisure choices.
- c) **An Environmentally Sustainable Community**
A community that provides a Natural Heritage System (NHS) and linked open space system within the Secondary Plan which is sensitive and connected to the Greenbelt.
- d) **A Connected Community**
A community that provides a multi-modal transportation network of *complete streets* and an *active transportation* and open space network accessible to all users that is well integrated with the *Town* and *Region's* transportation system.
- e) **An Attractive Community**
A community that provides high-quality public and private spaces with design standards that create attractive and vibrant places.

C.X.2.2 COMMUNITY DESIGN ELEMENTS

The Britannia Secondary Plan Urban Design Guidelines provide guidance for the preparation of Tertiary Plans, draft plans of subdivision, zoning and the review of development applications. Implementation of this Plan must demonstrate regard for these guidelines. The Secondary Plan structure relates with the Urban Design Guidelines to achieve the following Community Design Elements:

- a) Five distinct Neighbourhoods each with a node as the centre of commercial activity and higher-density residential and mixed use *development*. Neighbourhood Areas are to provide opportunities to live, recreate, learn, shop, work, and worship within a walkable neighbourhood;
- b) An Urban Village Centre, central to the Secondary Plan area, serves as the primary focus of activity and *institutional uses*, including a mix of commercial and residential uses, a District Park and a Secondary School;
- c) A range of retail commercial opportunities, including options which maximize walkability for residents;

- d) A range and mix of parks and public open spaces providing neighbourhood focal points to promote walkability and establish a strong community identity and neighbourhood sense of place;
- e) A range and mix of housing options, primarily grade-related, will be provided in each Neighbourhood to promote inclusiveness and create dynamic streetscapes;
- f) A central *active transportation* corridor will generally run along the pipeline easement to create a central “Linear Greenspace” and provide residents with an attractive, off-road *active transportation* option across the Secondary Plan from east to west.
- g) A modified grid system of streets that provides high levels of connectivity while minimizing impacts to the natural environment; and,
- h) A complete *active transportation* system that provides both on- and off-road *active transportation* facilities and routes that provide opportunities to walk or cycle across the community with connections to adjacent neighbourhoods, future community areas and the Greenbelt.

C.X.3 GOALS AND OBJECTIVES

Further to, and in accordance with, the Goals and Objectives of Section B.2 of this Official Plan, the following goals and objectives are applicable to the Britannia Secondary Plan:

C.X.3.1 BUILD COMPACT AND COMPLETE COMMUNITIES

- a) Identify appropriate locations for retail commercial and *institutional uses* within reasonable walking distance from most of the population;
- b) Identify strategic locations for a regional-serving retail/commercial node and several local-serving retail opportunities integrated into neighbourhoods that promote walkability and placemaking;
- c) Achieve an overall density target of 75 residents and jobs combined per gross hectare across the Britannia Secondary Plan;
- d) Ensure that a range and mix of housing options are provided, to meet the needs of family-sized households balanced with higher density forms of transit supportive housing;
- e) Encourage the integration of different housing forms, types and unit sizes within neighbourhoods;
- f) Identify an interconnected system of parks, open spaces, elements of the NHS and public realm areas with *active transportation* as one of the main organizing features of the community;
- g) Identify the *institutional use* needs and provide opportunities for places of worship; and,

- h) Encourage best practices for *sustainable development* such as low impact development, energy efficient housing, *active transportation* and increased mobility options.

C.X.3.2 PROTECT AND ENHANCE THE NATURAL HERITAGE SYSTEM

- a) Protect or enhance *Key Features* of the NHS and demonstrate that there will be no *negative impacts* on the *natural features* and areas or their *ecological functions*;
- b) Create in consultation with any other appropriate *Public Agency*, a combined natural heritage and off-street *active transportation* system as a central feature of the community that is easily accessible and visible to residents and visitors;
- c) Encourage vistas and view corridors that result in visibility of the NHS and the location of parks and open space adjacent to, or near, the NHS where possible; and,
- d) Establish an urban form that reduces reliance on auto trips and encourages walking and *active transportation*.

C.X.3.3 PROVIDE MOBILITY OPTIONS AND A LOGICAL ROAD NETWORK

- a) Realize a network of *complete streets* that balance the needs of all road users, including pedestrians, cyclists, transit users, and motorists;
- b) Identify a system of collector roads that provide connectivity within the Secondary Plan and other areas of the *Town*;
- c) Plan for a local transit network that can support connections to the broader and higher-order regional transit;
- d) Ensure neighbourhoods are designed to be accessible by all, regardless of age or physical ability;
- e) Foster a connected and accessible on- and off-road pedestrian and cycling path network connected to key community destinations which promotes a culture of *active transportation*; and,
- f) Identify Britannia Road and James Snow Parkway as Transit Priority Corridors and key regional corridors that link people to existing and planned regional destinations and abutting municipalities and that can serve *active transportation* needs.

C.X.3.4 ESTABLISH AN ATTRACTIVE COMMUNITY IDENTITY AND RICH SENSE OF PLACE

- a) Create community identity and sense of place through the establishment of a high-quality public realm, defined placemaking and a high standard of urban design (e.g., distinctive built form, streetscapes, public spaces, landmarks and view corridors, public art, etc.);
- b) Establish urban design guidelines and other measures that will ensure a high quality and consistent level of urban design for both public and private areas of the community;

- c) Recognize the unique nature and opportunity to celebrate the Omagh settlement and integrate it with the broader community;
- d) Design and locate a range and mix of parks and public open space to promote walkability and establish a strong community identity and neighbourhood sense of place;
- e) Require well coordinated and planned streetscape design elements to encourage walking, minimize conflicts between users and establish an attractive community image; and,
- f) Consider sustainable and energy efficient infrastructure that incorporates green infrastructure and green building technologies.

C.X.3.5 ENSURE FISCAL RESPONSIBILITY

- a) Develop the Secondary Plan in a manner that is fiscally responsible for the *Town*. To ensure this occurs, *development* shall be preceded by an assessment of the costs associated with projected growth in the Secondary Plan; and,
- b) Develop the Secondary Plan in a manner that requires landowners to enter into an agreement or agreements to coordinate *development* and equitably distribute the costs of shared infrastructure and *institutional uses* as set out in Section C.X.7.1.6(b).

C.X.4 STRATEGIC POLICIES

Further to, and in accordance with, the Strategic Policies of Section B.2 of this Official Plan, the following policies are applicable to the Britannia Secondary Plan.

C.X.4.1 NATURAL HERITAGE SYSTEM (NHS)

The NHS will be established in accordance with Section B.2.2.3.6 and B.2.2.3.7 of this Official Plan. The focus of the NHS is to preserve and enhance the biological diversity and *ecological functions*. The NHS is identified on Schedules “C.X.A” to “C.X.E” and further detailed in Section C.X.6.5 of this Secondary Plan.

C.X.4.2 ACTIVE TRANSPORTATION AND ROAD NETWORK

C.X.4.2.1 Public Transit

In conformity with Sections B.2.6.3.22 and B.2.6.3.24 of this Official Plan and with regard for the *Town’s* Transportation Planning, the *Town* will ensure that the *development* of the Secondary Plan maximizes the potential for the provision of transit service, through the achievement of appropriate densities and transit-supportive design described in the Urban Design Guidelines.

C.X.4.2.2 Active Transportation System

Schedule “C.X.B” identifies a conceptual multi-use trails and *active transportation* system for the Secondary Plan, which will be further developed in conformity with Sections B.2.6.3.29 to B.2.6.3.32 of this Official Plan. The *active transportation* system shall be designed to connect people to nature, places and people.

Through the Tertiary Plan process, the *active transportation* system will be refined and coordinated with the existing and planned *active transportation* systems at both the *Town* and Regional levels, having regard for the *Region* and *Town’s* Transportation Planning. The siting and design of the *active transportation* system will be to the satisfaction of the *Town* in consultation with any other appropriate *Public Agency* and implemented through draft plans of subdivision. Where possible, *active transportation* system is encouraged to connect to parks.

Where the conceptual *active transportation* system is proposed in the NHS, the feasibility, siting and design of the non-intensive recreation uses will be subject to review based on recommendations of the Subwatershed Study (SWS) and *Master Environmental Servicing Plan (MESP)* and must demonstrate conformity with applicable NHS protection and enhancement policies of this Official Plan.

All *active transportation* system crossings at a Regional Road must be located at signalized intersections with an intersecting road only.

Active Transportation facilities associated with a Regional Road are to be aligned with the most current Regional Active Transportation Master Plan.

Implementation of the *active transportation* system through the Tertiary Plan or *Planning Act* processes that results in adjustments and realignments of the conceptual *active transportation* system locations will not require an amendment to this Official Plan.

C.X.4.2.3 Road Network

In conformity with Sections B.2.6.3.5 to B.2.6.3.14 of this Official Plan, the road network for the Secondary Plan will be designed to balance the needs of all road users, including pedestrians, cyclists, transit users, and motorists.

The arterial and collector road network is identified on Schedule “C.X.B”. The location and general alignment of collector roads are approximate. These roads and their connections to other roads form a network that is necessary to ensure appropriate overall functioning of the transportation system and water and wastewater system to support the planned *development* of the area. Any proposed deletions to arterial or collector roads identified on Schedule “C.X.B” will require an amendment to this Official Plan unless otherwise defined in the Secondary Plan. Implementation of the road system through the Tertiary Plan process

that results in adjustments and realignments of the conceptual road locations will not require an amendment to this Official Plan. However, any proposed additions of arterial roads, or collector roads that intersect a Regional road, will require an amendment to this Official Plan.

C.X.4.2.4 Regional Road Network

Halton *Region* is responsible for planning, constructing, operating, maintaining, and improving a network of Major Arterial roads for the transport of goods and people in a safe and efficient manner, in accordance with the *Region's* most current master plan, policies, by-laws and guidelines. The Regional Road network within the Secondary Plan includes Britannia Road (Regional Road 6) and James Snow Parkway (Regional Road 4). Prioritization of the extension of James Snow Parkway south of Britannia Road is supported by the Town.

C.X.4.2.5 Regional Road Considerations

The *Town* will work with the *Region* to ensure that Regional roads, including Britannia Road and James Snow Parkway function efficiently as Transit Priority Corridors and major routes through the Secondary Plan area. The James Snow Parkway extension south of Britannia Road is a priority major arterial road that is central to the Britannia Secondary Plan and provides essential north-south road connection. The *Town* and *Region* will monitor the need for network improvements to be addressed after construction of each stage of *development* of the Tertiary Plans (as detailed in Sections C.X.5.1 and C.X.7.5.2 of this Secondary Plan).

A Road Network Assessment (as detailed in Section C.X.7.5.2(g) of this Secondary Plan) must be completed, to the satisfaction of the *Town* in consultation with the *Region* in accordance with an approved Terms of Reference, through the Tertiary Plan process (as detailed in Sections C.X.7.1.2 and C.X.7.5.2 of this Secondary Plan) to assess impacts on the Regional transportation and local road network and to identify all additional transportation infrastructure to be implemented as required to support full build-out of the Tertiary Plans.

C.X.4.2.6 Potential Minor Arterial Extension

Within the Secondary Plan in the North Neighbourhood Area, a new east-west minor arterial road is identified on Schedule "C.X.B", north of Britannia Road. The continuation of this road, east of Sixth Line, will be protected for the potential future connection with the existing Trafalgar Secondary Plan through the Greenbelt Plan Area as a minor arterial road.

The feasibility, need, and function of the potential east-west minor arterial road, east of Sixth Line, as identified on Schedule "C.X.B" shall be further assessed through a Town-wide Transportation Master Plan the recommendations of which will be implemented through the Tertiary Plan Road Needs Assessment.

Where the east-west minor arterial road traverses the NHS, it must demonstrate conformity with this Official Plan, C.X.6.5.1 of this Secondary Plan, and the Greenbelt Plan.

As part of Phase 3 and 4 of the Municipal Class Environmental Assessment (EA), the function of the proposed minor arterial road will be confirmed. If the EA determines the proposed minor arterial road is only required as a collector road, this may be implemented through the Tertiary Plan process, without amendment to this Secondary Plan.

C.X.4.2.7 Potential Major Arterial Road

Within the Secondary Plan, between Fifth Line and Sixth Line, a new north-south road is identified on Schedule “C.X.B”. extending from the north side of Britannia Road through to the northern limit of the Secondary Plan. The Secondary Plan identifies this road as a collector road between Britannia Road and the extension of Louis St. Laurent and as a minor arterial road north of the Louis St. Laurent extension to the northern limit of the Secondary Plan.

The need for this road will be reviewed in consultation with the *Region*, prior to its construction. If the *Region* determines that a major arterial road will be located within this area and that the local collector/minor arterial is no longer required, the designation of the road and its alignment will be updated without amendment to the Plan.

In the interim, *development* may commence in accordance with the Secondary Plan within the area between Fifth Line and Sixth Line provided that the *development* does not restrict consideration of alternatives for the location of the corridor.

The continuation of this road, north of the Secondary Plan boundary, will be protected to connect with the existing Derry Green Corporate Business Park Secondary Plan and Highway 401.

C.X.4.3 SERVICING

C.X.4.3.1 Water and Wastewater Infrastructure

The public infrastructure system shall be developed in conformity with Sections B.2.6.3.33 and B.2.6.3.34 of this Official Plan.

Halton *Region* is responsible for water collection, treatment and distribution infrastructure in accordance with the *Region’s* most current master plan, policies, by-laws and guidelines.

C.X.4.3.2 Stormwater Management

In conformity with Section B.2.6.3.39 of this Official Plan the *Town* shall, prior to the approval of a development application, require the approval of a stormwater management plan that is consistent with the direction of the SWS.

The location of the stormwater management facilities (including green infrastructure and Low Impact Development (LID techniques) are to be delineated in the Tertiary Plans in accordance with the *MESP*. Where possible, LID techniques, such as permeable paving, infiltration trenches, rain gardens, and other stormwater management techniques, shall be considered in the design of new *development* and implemented to the extent feasible, as determined by the *Town* in consultation with the *Conservation Authority*. Consideration shall also be given to account for stormwater management as it pertains to drainage from public property, including existing and ultimate Regional roadways, where grading allows this drainage to enter the stormwater management facilities.

Stormwater management facilities should be designed and located to accommodate Regional roadway drainage at their planned elevations, if known, or existing elevations where feasible. For *developments* adjacent to a Regional Road, the design of storm sewer systems and stormwater management ponds shall accommodate storm flows from the Regional Road, where feasible. Such design shall be in accordance with the *Region's* Urban Services Guidelines and at no cost to the *Region*.

Subject to Section B.4.9.3 of this Official Plan, stormwater management facilities and LID techniques shall only be permitted in the NHS where deemed essential and if demonstrated that there will be no *negative impacts* on Key Features and components of the NHS or their *ecological functions* through a *MESP*, *Development Area Environmental Functional Servicing Study (DAEFSS)*, *Environmental Impact Assessment (EIA)* or equivalent study prepared to the satisfaction of the *Town*, in consultation with any other appropriate *Public Agency*, including the *Conservation Authority* where it relates to regulated areas. Stormwater management facilities are permitted in all other land use designations.

Innovative design and underground stormwater management facilities are encouraged, particularly in the Urban Village Centre and Neighbourhood Commercial Mixed Use designations and may be implemented on public or private lands through additional planning processes to the satisfaction of the *Town*. Any such facilities must be identified through the Tertiary Plan process and incorporated into the Fiscal Impact Assessment.

The co-location of stormwater management facilities within parks may be considered on a case by case basis.

C.X.4.3.3 Utilities

In conformity with Sections B.2.6.3.40 to B.2.6.3.45 of this Official Plan, Federal, Provincial, Regional and Town-owned and/or operated essential transportation and utility facilities are permitted to be located within any land use designation and, where required, subject to the completion and approval of an EA.

Essential transportation and utility facilities may be located within the Natural Heritage System designation, in accordance with Section C.X.6.5.1 of this Secondary Plan and supported through an EA if required.

C.X.4.4 HOUSING

C.X.4.4.1 The Britannia Secondary Plan shall provide for a housing mix to meet the life-cycle needs of the population within each Neighbourhood in the Secondary Plan in accordance with Section B.2.7. Overall, the Secondary Plan shall provide for a range and mix of housing by density, type, unit size and tenure, where the large majority of residential dwellings are family-sized with at least 2-bedrooms, as demonstrated through the Tertiary Plans.

C.X.4.4.2 The Britannia Secondary Plan establishes targets for housing in accordance with Section B.2.7.3.1 and are applied across the entire Secondary Plan. A target of 12% of all new residential units shall be planned as *affordable housing*, *assisted housing* or higher-density townhouses (including stacked townhouses and stacked back-to-back townhouses), apartments or additional residential units.

C.X.4.4.3 To contribute to the delivery of affordable and rental housing additional residential units are generally encouraged in single detached, semi-detached and townhouse units. However, a minimum equivalent of 10% of single and semi-detached units in each draft plan of subdivision application shall provide the ability to accommodate an additional residential unit (e.g. rough-ins or lot sizing to accommodate garden suites or basement apartments) during the initial *development* of the community and in compliance with the *Town's* standards and requirements for additional residential units.

C.X.4.4.4 The Britannia Secondary Plan establishes a combined target for *affordable housing*, *assisted housing* and attainable housing for a total combined target of 28% of all housing units. For the purposes, of this Secondary Plan, attainable housing is housing that meets the higher affordability targets established by the Provincial Planning Statement.

C.X.4.5 URBAN DESIGN

C.X.4.5.1 Section B.2.8 of this Official Plan establishes a detailed urban design strategy for the *Town* which is applicable to the Britannia Secondary Plan.

Further to, and in accordance with the policies of Section B.2.8 of this Official Plan, all *development* within the Britannia Secondary Plan shall be designed in a manner which:

- a) Reflects the goal and objectives of this Secondary Plan in Section C.X.3; and,
- b) Has regard for the Britannia Secondary Plan Urban Design Guidelines.

C.X.4.5.2 Further to the policies of Section C.X.4.5.1, *development* shall be consistent with the following guidelines:

- a) Parks shall be strategically distributed throughout the Secondary Plan Area to ensure all residents can access a park or public open space within a short walk from their home;
- b) Schools are encouraged to co-locate with parks to create neighbourhood focal points and land use efficiencies;
- c) Special design consideration shall be given to the area designated Greenspace on Schedule “C.X.B” and “C.X.C” for the purpose of a proposed multi-use path to create a “Linear Greenspace.” This “Linear Greenspace” will serve as a primary *active transportation* corridor through the Secondary Plan as described in the Britannia Secondary Plan Urban Design Guidelines;
- d) Neighbourhood Nodes shall support retail commercial and other uses either in single use or mixed-use *developments*. Neighbourhood Nodes shall be pedestrian-oriented and designed to animate the public realm of the adjacent primary arterial and / or collector;
- e) Within each Neighbourhood Area, and along each street, a range and mix of lot sizes and housing types is encouraged as a means to strengthening the neighbourhood character, sense of place, provide housing choice and ensure a more inclusive urban form;
- f) The street network shall be in the form of a highly connected, modified grid. The grid may be modified to better respond to natural spaces, topography and watercourses, or to provide better connectivity with adjacent streets within neighbourhoods;
- g) The road network should consider the needs of all road users, including pedestrians, cyclists, transit users, and motorists and be planned to balance such needs where appropriate;
- h) The local road pattern should be designed to prioritize and include *active transportation* modes;
- i) Within Neighbourhood Nodes, boulevards of adjacent arterial and collector roads shall be urban in design, primarily hardscape, but feature street trees and other plants as appropriate;
- j) Arterial roads, including Britannia Roads and James Snow Parkway, shall be designed with boulevards that will be vegetated, where appropriate and subject to future transit needs (as Transit Priority Corridors), and the clearway shall consist of active transportation facilities. Landscaped boulevards will be subject to the Regional Road Landscaping Guidelines and Specifications, as amended;
- k) There shall be a diverse and fine-grain network of options for pedestrian movement, achieved through varied block lengths and off-road options such as trails, multi-use paths and mid-block connectors;
- l) All trail system and *active transportation* crossings at a Regional Road must be located at signalized intersections;
- m) Wherever feasible, single-loaded streets are encouraged to be used to maximize physical and visual access to parks and open spaces;

- n) New buildings shall be positioned where feasible to define the shape and function of open spaces and streetscapes;
- o) All mid-rise buildings in the Secondary Plan shall have regard for the Milton Mid-Rise Design Guidelines;
- p) All tall buildings in the Secondary Plan shall have regard for the Milton Tall Building Design Guidelines;
- q) New *development* shall be sensitive to adjacent built *cultural heritage resources*;
- r) The *development* of reverse frontage lots on Arterial Roads is strongly discouraged to minimize the use of noise attenuation walls. Noise attenuation walls as a mitigation measure shall only be considered where it has been demonstrated that there are no other reasonable alternatives.

C.X.4.6 INFRASTRUCTURE AND INSTITUTIONAL USES

A range of infrastructure, including *institutional uses*, will be permitted in all land use designations on Schedule “C.X.C”, except where not permitted in the NHS in accordance with Sections C.X.4.1 and C.X.6.5 of this Secondary Plan.

C.X.4.6.1 General Parks and Open Space

It is the goal of this Secondary Plan to create a desirable and high-quality parks and open space system through a mix of passive and active spaces that support the strategic objectives of the Town of Milton Park and Recreation Strategy. The intent is to provide for a variety of parks and public open spaces distributed throughout the Neighbourhood Areas of the Secondary Plan to maximize walkability with a focus on delivering parks that provide opportunities for residents to be physically active. The focus on developable parkland to support outdoor recreation facilities does not diminish the importance of achieving an overall system of public open space that can provide a range of outdoor recreation facilities and park amenities.

Within the Britannia Secondary Plan, the parks and open space system and the *active transportation* system (per Section C.X.4.2.2), are identified on Schedules “C.X.B” and “C.X.C” and further detailed in Section C.X.6.4 of this Secondary Plan.

The locations of these elements, where identified, are conceptual. The exact location and configuration may be modified without amendment to this Official Plan and established through the development of Tertiary Plans, as required in Section C.X.7.5 of this Secondary Plan, and development approval process. The Tertiary Plans will achieve a distribution that maximizes access to residents within a short walk of a park or public open space. Parks and Villages Squares are encouraged to be connected to the *active transportation* network.

C.X.4.6.2 Places of Worship

The intent is to ensure sufficient opportunities for places of worship are provided to service the residents of the Secondary Plan, recognizing the diverse needs of various faith groups, including consideration for accommodating a range of major and minor sites.

At a minimum, six (6) major place of worship reserve locations, shall be identified in the Tertiary Plan, generally distributed with one location per Neighbourhood. The *Town* shall encourage the shared use of place of worship locations with other *institutional uses*. These sites should be developed in accordance with Section C.X.6.1 of this Secondary Plan and Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan and may be zoned to also permit alternative use(s). The sites shall be subject to a Holding Zone which shall only be permitted to be removed three (3) years after a subdivision is draft approved and subject to satisfying the following conditions of draft approval:

- a) It must be demonstrated at the time of zoning, that notice has been given to faith groups, from the stakeholder list available from the Town, to make the identified locations available;
- b) The owner provides details to demonstrate how the alternative *development* can be accommodated on the site, including but not limited to, the provision for any public roads required to accommodate the alternative use; and,
- c) If following the three (3) year reservation period, no arrangements have been made for acquisition of the identified locations for a place of worship, the underlying land use designation shall apply without further amendment to the Official Plan.

Minor places of worship may be accommodated within the Neighbourhood Commercial Mixed Use, Urban Village Centre, or the Evolving Neighbourhood designation in accordance with Section C.X.6.1, C.X.6.2 and C.X.6.3 of this Secondary Plan.

C.X.4.6.3 Emergency Response Facilities

A range of emergency response services (e.g., ambulance, fire, police) will be required to serve the Britannia Secondary Plan. Such services will be encouraged to locate in shared facilities. Further, notwithstanding any other policies of this Official Plan, emergency response facilities are permitted in any land use designation other than the NHS designation and shall be designed and developed in a manner which is compatible with the surrounding neighbourhood.

At a minimum, one (1) fire station shall be identified through the Tertiary Plan process.

C.X.4.6.4 Schools

The intent of the Secondary Plan is to provide sufficient education opportunities in proportion to residents and to maximize walkability by equally distributing schools throughout the

Neighbourhood Areas and in consideration of major roads. Schools shall be provided in accordance with Section C.X.6.4.7.

C.X.4.6.5 Co-Location

Schools, Libraries, Community Centres, Parks and places of worship shall be encouraged to co-locate where possible. Schools, Libraries and Community Centres should be developed in more urban, compact forms for land efficiency.

C.X.4.7 ARCHAEOLOGICAL RESOURCES

In accordance with the policies of Sections B.2.10.3.29 and B.2.10.3.30 of this Official Plan, the *Town* has determined the potential for impacts to archaeological resources based on the Stage 1 Archaeological Assessment completed as part of this Secondary Plan. Landowner engagement with First Nations is encouraged prior to commencement of tertiary planning and shall be undertaken prior to commencement of additional archaeological assessment, particularly for those lands that require subsequent stages of archaeological assessment.

C.X.4.8 EXISTING AGRICULTURAL OPERATIONS

Within the Britannia Secondary Plan, agricultural uses are permitted as interim uses until the lands are developed in accordance with the policies of this Secondary Plan. An Agricultural Impact Assessment on potential impact of urban *development* on existing agricultural operations, including the requirement for compliance with Minimum Distance Separation formulae does not apply within the Britannia Secondary Plan.

C.X.4.9 GREEN INNOVATION PLAN

C.X.4.9.1 The *Town* will encourage inclusion of energy efficient housing in the Britannia Secondary Plan and residential buildings that meet or exceed building code standards for energy efficiency through voluntary adoption or by promoting programs such as Energy Star.

C.X.4.9.2 The *Town* shall encourage installation of Electric Vehicle charging stations.

C.X.5 COMMUNITY STRUCTURE

The Community Structure shown on Schedule “C.X.A”, provide an overall framework for the Britannia Secondary Plan. Key Community Structure elements include Neighbourhoods, an Urban Village Centre, Neighborhood Nodes, Omagh, NHS, and Roads and Active Transportation Network.

Discrete land use designations are shown on Schedule “C.X.C” and detailed in Section C.X.6 of this Secondary Plan.

C.X.5.1

TERTIARY PLANS

Tertiary Plans will be prepared, by the landowners for the Secondary Plan, which provide for a more detailed level of planning and are to be endorsed by Council. Notwithstanding the foregoing, the Tertiary Plan for Omagh may be undertaken by the Town if directed by Council.

The Tertiary Plans are intended to implement the policies of this Secondary Plan providing more detail than the Secondary Plan to inform *development*. The Tertiary Plans will be prepared to the satisfaction of the *Town* in consultation with applicable *Public Agencies* and will demonstrate how *development* will proceed in a coordinated manner, addressing infrastructure servicing, natural hazard management and risk mitigation, natural heritage protection, impacts on the Regional and local road networks (including the *active transportation* facilities within them), parks and open space, linkages, and staging, to the satisfaction of the *Town*. The Tertiary Plans will provide a framework for coordinating *development* that spans multiple owners and properties to ensure that the policies and intent of the Secondary Plan and Britannia Secondary Plan Urban Design Guidelines are achieved.

The submission of development applications in the Secondary Plan may occur prior to Council endorsement of the Tertiary Plan if the *Town* deems the Tertiary Plan to be substantially advanced. Substantially advanced means at a point where there is sufficient information for the *Town* to make informed decisions on planning applications consistent with the Secondary Plan. In accordance with Section B.5.4.3.6 and B.5.4.3.7 of this Official Plan, Section C.X.7.5.2 of this Secondary Plan sets out the requirements for Tertiary Plans.

Tertiary Plans shall be prepared in accordance with the boundaries shown on Schedule “C.X.E”. Adjustments to a Tertiary Plan to include the Omagh Area in the future is permitted without amendment to this Plan, provided it can be demonstrated that all of the policies of Section C.X.5.2 are met.

Where the Tertiary Plans are not consistent with the intent of the Secondary Plan an amendment to this Official Plan will be required.

C.X.5.2

NEIGHBOURHOODS

Five Neighbourhood Areas as identified on Schedule “C.X.A” are the fundamental structural element of the Britannia Secondary Plan. Each Neighbourhood Area should be planned to deliver a full range and mix of uses including retail commercial uses, parks, schools, a place of worship and a range and mix of housing types and be designed as a complete, walkable neighbourhood.

Development within the Neighbourhood Areas will achieve the overall population, employment and gross density targets of the Secondary Plan. In addition to the overall

targets established for the Secondary Plan, the following are the density targets for each Neighbourhood:

	Density Target (residents + jobs per hectare)
Central Neighbourhood	84
East Neighbourhood	75
North Neighbourhood	72
South Neighbourhood	67
West Neighbourhood	72
Total Secondary Plan Area*	75

* Total Secondary Plan Area density includes Omagh.

The density target will be calculated across all lands excluding the Natural Heritage System, Hazard Lands, utility corridors and cemeteries.

The distribution of land uses and housing types will be further articulated through the preparation of Tertiary Plans in accordance with the land use policies and housing mix goals identified in Section C.X.6 and C.X.4.4 of this Secondary Plan with a goal to achieve opportunities for places to live, work, recreate and shop within a short walk within each Neighbourhood. The Tertiary Plans will demonstrate how each Neighbourhood Area will, achieve the assigned targets and contribute to the overall population, employment and density targets for the Secondary Plan, as well as the distribution of land uses, community facilities, the local road network, *active transportation* network and open space system and are further defined in Section C.X.7.5.2.

Within each Neighbourhood, at least one (1) major place of worship location shall be identified in accordance with the Evolving Neighbourhood policies of Section C.X.6.1 and implemented through the Tertiary Plan process.

Within each Neighbourhood, Local Commercial sites shall be provided. Local Commercial sites are encouraged adjacent to a Village Square in accordance with the Evolving Neighbourhood policies of Section C.X.6.1.

It is expected that the Neighbourhood Areas will continue to evolve to accommodate additional growth through appropriate forms of *intensification* within the planned intent of the land use designations of this Official Plan. All permitted residential unit types within a land use designation are considered inherently *compatible*. In this regard, proposals for

intensification shall be encouraged for the full range of permitted residential uses within the applicable land use designation, without the need to demonstrate unit type compatibility.

C.X.5.3 URBAN VILLAGE CENTRE

The Urban Village Centre at the intersection of Britannia Road and James Snow Parkway is intended to be a major focal point for the Secondary Plan, and shall be planned with a mix of commercial, institutional, and residential uses in the form of tall and mid-rise residential buildings to provide transit-supportive densities, as well as limited grade-related residential uses (excluding single and semi-detached units), and shall evolve as a strategic *intensification* area. The Urban Village Centre shall support the extension of transit supportive *development*, including the potential for a transit station, along the major arterial corridors of James Snow Parkway and Britannia Road.

Commercial uses are to be located within the Urban Village Centre to serve the residents of multiple neighbourhoods and the travelling public in a transit accessible location.

C.X.5.4 NEIGHBOURHOOD NODES

Neighbourhood Nodes are envisioned as minor centres of activity, generally intended to serve the local Neighbourhood Area residents. Neighbourhood Nodes are intended as the central focal points of activity for each Neighbourhood Area, and are to accommodate the retail commercial, institutional and recreation uses that serve the Neighbourhood. Generally, shall be located at the intersection of key arterial and collector roads central to each Neighbourhood Area in order to optimize walkability for residents of the surrounding Neighbourhood Area that will rely on these uses daily. It is also intended that Neighbourhood Nodes will be a focus for concentrations of more intense forms of housing within walking distance of potential local transit stops. Neighbourhood Nodes shall be designed with consideration for its longer-term evolution.

C.X.5.5 OMAGH

Omagh has a special character, which reflects its significant cultural heritage and relationship to the NHS. New infill *development* and redevelopment will be expected to complement and enhance its special character.

The Omagh designation on Schedules "C.X.A" to "C.X.E" is an overlay designation. For the lands in Omagh within the Britannia Secondary Plan, the underlying land use designation in Omagh is Evolving Neighbourhood. For the lands in Omagh within the Boyne Secondary Plan, the underlying land use designation is in accordance with the Boyne Secondary Plan.

Other than legally established existing uses, no new *development* shall be permitted in this area until the detailed land uses and urban design standards have been determined through a Tertiary Plan process, which will address transportation, servicing, cultural heritage,

natural heritage and natural hazard issues, and ensure any *development* reflects the unique character of this area.

Omagh includes lands within the Britannia Secondary Plan and the Boyne Secondary Plan. Although the lands are located within two Secondary Plans, Omagh shall be planned cohesively and comprehensively through a unified Tertiary Plan. The Tertiary Plan shall fulfill the requirement for a detailed plan as described in policies C.10.3.2.11 and C.10.5.12 of the Boyne Secondary Plan.

C.X.5.6 NATURAL HERITAGE SYSTEM (NHS)

The NHS is delineated on Schedules “C.X.A” to “C.X.E” of this Official Plan. Components of the NHS are outlined in Sections B.4.9.1.2 and B.4.9.1.3 of this Official Plan.

C.X.5.7 ROAD AND ACTIVE TRANSPORTATION NETWORK

The Road and *Active Transportation* Networks have been identified on Schedule “C.X.B” to ensure that the street and off-road system and facilities are integrated and designed to provide maximum opportunities for *active transportation* including pedestrian, bicycle and other similar movements as well as access to public transit.

The intent is to provide a well-connected and continuous grid-pattern street network, while recognizing constraints such as the NHS that limit the achievement of a completely connected street network.

A Linear Greenspace is identified along the lands designated Greenspace on Schedules “C.X.A” to “C.X.E” of this Official Plan which encompass a pipeline right of way. The pipeline right of way is intended to be used as a primary east-west *active transportation* corridor across the Secondary Plan. Given its function as a utility pipeline appropriate setbacks for structures must be maintained in accordance with Section C.X.4.3.3 of this Secondary Plan. For clarity, while permanent structures are not permitted, *active transportation* facilities can be accommodated within the easement adjacent to the pipeline. Parks, Village Squares and other public uses are encouraged to locate adjacent to the pipeline right of way to activate the corridor.

C.X.6 LAND USE POLICIES

The applicable land use policies of Sections B.3 and B.4 of this Official Plan, together with the additional policies in this section, shall apply to the lands in the Britannia Secondary Plan in accordance with the land use designations on Schedule “C.X.C”.

C.X.6.1 EVOLVING NEIGHBOURHOOD DESIGNATION

C.X.6.1.1 It is the intent of this Secondary Plan to provide for a broad range of housing forms and supportive uses throughout each Neighbourhood Area. Within the Evolving Neighbourhoods designation shown on Schedule “C.X.C” the following uses are permitted

- a) Residential uses in accordance with the policies of Section C.X.4.4, C.X.5.1, C.X.5.2 and C.X.6.1.2;
- b) Local Commercial uses in accordance with Section B.3.4.4 of this Official Plan. Local Commercial uses are encouraged to be located adjacent to a Village Square and shall not exceed the typical size of a local commercial use (930m²) and may be in the form of live-work units, small scale mixed use buildings or single use buildings;
- c) Major places of worship in accordance with Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan, long-term care and assisted living facilities provided they can take access from a collector or arterial road and are generally located adjacent to Neighbourhood Commercial Mixed Use or Urban Village Centre designations to allow for synergies in uses, shared parking arrangements, to minimize disruption in residential areas and on the local road network, and where there is access from *active transportation* and transit routes.;
- d) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7. Minor places of worship should generally be provided adjacent to a Village Square or school and does not exceed 930m²; and,
- e) Local *institutional uses* in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.X.6.4.

C.X.6.1.2 Building heights should not exceed four storeys. Notwithstanding the foregoing, locations to accommodate additional building height up to eight storeys may be considered through the Tertiary Plan process, without amendment to the Secondary Plan, subject to the following requirements:

- a) The lands are located along an arterial road (i.e. James Snow Parkway or Britannia Road);
- b) The lands are located within a 500 metre radius of an existing or planned transit stop;
- c) The *development* is *compatible* with and is appropriately designed and transitioned to the surrounding area; and,
- d) Sufficient *institutional uses* and parks are provided in accordance with Section C.X.7.5.2 of this Plan.

C.X.6.2 URBAN VILLAGE CENTRE DESIGNATION

C.X.6.2.1 The Urban Village Centre designation on Schedule “C.X.C” is generally located at the Britannia Road and James Snow Parkway intersection to serve the surrounding community and optimize opportunities for access to local transit service.

In accordance with Section C.X.5.3, the Urban Village Centre designation is intended to provide a range and mix of uses within each location and permits the following uses in a stand-alone or mixed-use building format:

- a) Residential uses excluding single and semi-detached dwellings;
- b) Retail and commercial uses;
- c) Major places of worship in accordance with Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan and are encouraged to be in a mixed-use format;
- d) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use does not exceed 930m²;
- e) Community Centre;
- f) Local *institutional uses* in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.X.6.4.

C.X.6.2.2 Building heights shall not exceed 25 storeys.

C.X.6.2.3 The combined area of Urban Village Centre designated areas shall provide a minimum of 40,000 m² of non-residential gross floor area. Any gross floor area related to a major place of worship and/or a community centre does not contribute to the minimum non-residential gross floor area.

C.X.6.3 NEIGHBOURHOOD COMMERCIAL MIXED USE DESIGNATION

C.X.6.3.1 The Neighbourhood Commercial Mixed Use designation on Schedule “C.X.C” is generally located at arterial and collector road intersections in order to serve the surrounding Neighbourhood, maximize walkability and optimize opportunities for access to local transit service.

In accordance with Section C.X.5.4, the Neighbourhood Commercial Mixed Use designation is intended to provide a range and mix of uses within each location and permits the following in a stand-alone or mixed-use building format:

- a) Residential uses excluding single and semi-detached dwellings;
- b) Retail and commercial uses;
- c) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use does not exceed 930m²; and,
- d) Local *institutional uses* in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.X.6.4.

C.X.6.3.2 The maximum height of buildings shall not exceed 15 storeys and shall be designed to ensure compatibility with adjacent *development*.

C.X.6.3.3 The combined area of Neighbourhood Commercial Mixed Use designated areas, within each Neighbourhood Node, shall provide a minimum of 13,000 m² of non-residential gross floor area.

C.X.6.4 INSTITUTIONAL USES

Notwithstanding the policies of Section B.2.5, *development of institutional uses* such as parks, open space, and schools, shall be provided where identified on Schedule “C.X.C” or as more precisely located through the Tertiary Plans, and shall be subject to the policies of this subsection.

The Drumquin District Park and Omagh Neighbourhood Park are existing parks and do not form part of the Planning Act requirement for parks in the Secondary Plan.

C.X.6.4.1 Community Park

Community Parks are intended to serve all residents in the *Town* and should be co-located with major indoor recreation facilities and should include a range of outdoor recreation facilities such as sports fields, hard surface sport courts, and spectator facilities, in addition to park amenities such as playgrounds, spray pads etc. Generally, Community Parks will be at least 21 hectares in size, configured to provide a range of outdoor recreation facilities, and located with frontage on an arterial road.

Unless other arrangements are made to the satisfaction of the Town, one (1) Community Park shall be included in the Secondary Plan area. If the Community Park is located within the Britannia Secondary Plan area, it is encouraged to be adjacent to lands required for a community centre and other *institutional uses* such as a secondary school, library, or place of worship. If the Community Park is located outside of the Britannia Secondary Plan area, lands required for a community centre shall be co-located with a District Park.

C.X.6.4.2 District Park

District Parks are intended to serve multiple Neighbourhood Areas within the Secondary Plan and should include major outdoor recreation facilities such as sports fields, hard surface sport courts, and limited spectator facilities, in addition to park amenities such as playgrounds, spray pads etc. Generally, District Parks will be approximately 7.5 hectares in size, configured to provide a range of outdoor recreation facilities. The location of District Parks are generally identified on Schedule “C.X.C”. The locations may be refined through the Tertiary Plans provided they are located in proximity to mixed use areas such as Neighbourhood Commercial Mixed Use and Community Commercial Mixed Use designations and should have access along an arterial or collector road.

A minimum of four (4) District Parks shall be included in the Secondary Plan and be distributed to equally serve the population. It is encouraged that District Parks are co-located adjacent to lands required for *institutional uses* such as a Secondary School or Elementary School.

C.X.6.4.3 Neighbourhood Park

Neighbourhood Parks are intended to serve neighbourhoods within the Secondary Plan and should provide outdoor recreation facilities including sports fields, hard surface sport courts, as well as park amenities such as playgrounds, and spray pads etc. Generally, Neighbourhood Parks will be approximately 3.0 hectares in size. The location of Neighbourhood Parks are generally identified on Schedule “C.X.C”. The locations may be refined through the Tertiary Plans provided they are distributed within a short walk for most residents in the Secondary Plan.

A Neighbourhood Park shall be included in each Neighbourhood. It is encouraged that Neighbourhood Parks are co-located adjacent to lands required for an Elementary School and have frontage along a minimum of one public street.

C.X.6.4.4 Village Squares

Village Squares are intended to serve neighbourhoods within the Secondary Plan and are primarily expected to provide park amenities such as playgrounds and open, active recreation areas. Generally, Village Squares will be approximately 0.3 hectares in size. The location of Village Squares are generally identified on Schedule “C.X.C”. The locations may be refined through the Tertiary Plans provided they are distributed within a short walk for most residents in the Secondary Plan.

Each Neighbourhood shall accommodate at least three (3) Village Squares. Village Squares should be located in areas of the neighbourhoods that do not have good access to other recreation, parks or public open space opportunities. Village Squares should have frontage along a public street, generally along two sides of the square, and may be provided as Privately Owned Public Spaces (POPS).

C.X.6.4.5 Privately Owned Public Spaces (POPS)

Privately Own Public Spaces (POPS) are encouraged to be integrated into the public realm network, especially within Neighbourhood Nodes and Urban Village Centre to provide passive open space and complementing planned parks and natural areas.

C.X.6.4.6 Greenspace Designation

Greenspace lands are intended to provide open space connections to the NHS, where appropriate; these may include utility rights-of-way.

Greenspaces are generally intended for passive recreational uses (which shall not be credited for parkland dedication, unless otherwise agreed to with the Town) and to support the establishment of the *active transportation* system. Within the Britannia Secondary Plan, the greenspace designation consists of the Linear Greenspace and is intended as a utility pipeline and major east-west *active transportation* corridor through the Secondary Plan.

C.X.6.4.7 Schools

Schools will generally be developed in accordance with Sections B.2.5.3.9 to B.2.5.3.12 of this Official Plan and as shown by symbols on Schedule “C.X.C”. School Boards shall be consulted on school requirements and locations through the Tertiary Plan process.

The Secondary Plan identifies the need for thirteen (13) Elementary Schools and four (4) Secondary Schools.

Schools are permitted in all land use designations except the NHS. It is strongly encouraged that compact schools and school sites be achieved where possible through multi-storey buildings, joint use of buildings, parking areas, and open space, the use of adjacent roads for visitor parking, and other means to reduce land requirements. Schools should be designed for optimal efficiency through more compact urban forms with multiple level schools integrated with other facilities and uses, where appropriate.

Elementary Schools are preferably located on a collector road and Secondary Schools are preferably located at the intersection of an arterial road and collector road, to encourage transit utilization and *active transportation*. Where feasible, schools are encouraged to be co-located with public parks and/or other *institutional uses* (e.g., public library).

It is recognized that the location of schools on Schedule “C.X.C” is conceptual and is intended to identify general potential locations for these facilities. The Tertiary Plan process shall further define the number and locations of schools without amendment to this Official Plan. If it is determined that the lands are not required for a school, where identified, the underlying land use designation shall apply without further amendment to this Official Plan.

C.X.6.5 NATURAL HERITAGE SYSTEM (NHS) DESIGNATION

The NHS is to be integrated in settlement areas to preserve and enhance biological diversity and *ecological functions*. Within the Britannia Secondary Plan, the NHS is depicted on Schedules “C.X.A” to “C.X.E” and is designated in accordance with the policies of Section B.4.8 and B.4.9 of this Official Plan. Preliminary refinements to the NHS have been incorporated into this Secondary Plan through input from the South Milton Subwatershed Study (SWS) and ROPA 38 Minutes of Settlement. Further refinements to the NHS including additions, deletions and/or boundary adjustments to the NHS, may occur without amendment to this Plan where they are supported by either a SWS, *MESP*, *DAEFSS*, and/or *EIA* or equivalent study and approved by the *Town* in consultation with the *Conservation Authority* where it relates to regulated areas. Refinements to the NHS will be in effect on the date of an approval under a *Planning Act* process.

The lands within the NHS designation shall be acquired by the *Town* in accordance with the policies of Section C.X.7.2.1 of this Secondary Plan.

C.X.6.5.1 Permitted Uses

The NHS designation on Schedules “C.X.A” to “C.X.E” permits uses subject to the policies of Sections B.4.8 and B.4.9 of this Official Plan.

C.X.6.5.2 Criteria for Buffers

The NHS as shown on Schedules “C.X.A” to “C.X.E” includes buffers that are an important component to the overall NHS and are required to protect *Key Features* and *ecological functions* by mitigating the impacts of proposed *development* or site alteration. Consistent with the SWS, buffer widths will be determined through a *MESP*, *DAEFSS*, an *EIA* and/or equivalent study, provided that these studies are accepted by the Town, and in accordance with C.X.6.5 of the Secondary Plan and B.4.9.3.12 of this Official Plan.

The final buffers will:

- Consider adjacent land uses, and sensitivity and significance of the *Key Features*, watercourses and their *ecological functions*. Consideration shall also be given to additional mitigation opportunities such as fencing.
- In conjunction with other potential mitigative measure, avoid *negative impacts* on *Key Features* and their *ecological functions*; and
- Conform with the relevant goals, objectives and policies of the NHS in the Secondary Plan, Official Plan and relevant Provincial legislation, regulations and policies to the satisfaction of the Town, in consultation with the *Conservation Authority* where it relates to regulated areas.

C.X.6.5.3 Linkages

The NHS as shown on Schedules “C.X.A” to “C.X.E” includes Linkages that are intended to provide connectivity supporting the *ecological functions* related to the long term movement of plants and animals between *Key Features* and provide an important contribution to the long term sustainability of the NHS.

Linkages, discussed in the SWS shall be further studied and explored through the *MESP* and be in conformity with the relevant goals, objectives and policies of the NHS in this Plan, the Official Plan and the Regional Official Plan. The extent and location of the linkage can be assessed though the *MESP*, *DAEFSS* and/or *EIA* or equivalent study in the context of both the scale of the abutting land use and the *ecological functions* they contribute to the NHS. The linkage shall be designed to support a range of community and ecosystem processes enabling plants and animals to move between *Key Features* over multiple generations. Refinements to identified Linkages may occur through the *MESP*, *DAEFSS* and/or *EIA* or equivalent study provided that the study is accepted by the Town, and in accordance with C.X.6.5 of the Secondary Plan and B.4.9.3.12 of this Official Plan.

C.X.6.5.4 Refinements to Watercourses, Natural Hazards, Wetlands and Headwater Drainage Features

Consistent with Section C.X.6.5, refinements to the NHS may include realignment of headwater drainage features, watercourses and associated flooding and erosion hazards as well as changes to wetlands, consistent with the directions of the SWS. The alignment, configuration and characteristics of the realigned headwater drainage features, watercourses, and/or flooding and erosion hazards, as well as any changes to wetlands are to be refined through *MESP*, *DAEFSS* and/or *EIA* studies or equivalent study, to the satisfaction of the *Town and Conservation Authority*. Consistent with the directions of the SWS, to support realignment designs, these studies will include aquatic, terrestrial, fluvial geomorphological, surface water, groundwater, slope stability, and ecological linkage assessments, where applicable, and identify the location, length, width, design elements and functions of the refined watercourses/headwater drainage features. Refinements will be integrated with community planning design objectives and will be moved to a location where form and function can be replicated, is contiguous with other *natural features* where possible, and will provide an ecological linkage to *Key Features*, where applicable. Realignment will demonstrate no *negative impacts* to adjacent *Key Features*. Refinements to watercourses, natural hazards and wetlands where required will be addressed to the satisfaction of the Town, in consultation with the *Conservation Authority* where it relates to regulated areas.

Based on future studies, refinements to these features and/or areas, may be made without an amendment to this Plan.

C.X.6.5.5 Enhancements to Key Features

Enhancements to the *Key Features* shall be studied through the *MESP*, *DAEFSS*, and/or *EIA* or equivalent study. As per Section C.X.6.5, and considering overall community design objectives and SWS direction, the NHS may be refined to incorporate Enhancements to *Key Features* that are ecologically supporting areas adjacent to individual Key Natural Features or measures internal to individual *Key Features* that increase the ecological resilience and function of *Key Features*.

C.X.7 IMPLEMENTATION

Further to and in accordance with, Section B.5.0 of this Official Plan, the following policies are applicable to the Britannia Secondary Plan.

C.X.7.1 PHASING AND FINANCE

C.X.7.1.1 *Development* in the Britannia Secondary Plan shall proceed in phases, shown on Schedule "C.X.D". The Phases should proceed in accordance with the extension of water and

wastewater servicing infrastructure, beginning with Phase 1. Development Stages within each Phase shall be detailed within the Tertiary Plans.

C.X.7.1.2 Within each phase, *development* shall be sequenced to ensure:

- a) There is availability and efficient use of public infrastructure and services, where each Neighbourhood is delineated to include a school, park, retail commercial uses and place(s) of worship as part of a *complete community*;
- b) *Development* proceeds in a manner that is supportive of transit services;
- c) Services and required infrastructure are provided as part of each Neighbourhood in a fiscally responsible manner consistent with the objectives of this Secondary Plan, in accordance with the *Region's* Integrated Master Plan, the Development Charges Background Study, and the *Region's* Financing Policies for Growth Infrastructure and all applicable legislation and which does not impose a financial burden on the *Town* or the *Region* beyond that planned for and approved by Council;
- d) The progression of *development* will follow a logical sequence to ensure the creation of complete Neighbourhoods, minimizing the extent to which future residents are exposed to construction; and,
- e) There is an appropriate range and mix of housing types, including affordable and/or assisted housing, to achieve the targets of this Secondary Plan.

C.X.7.1.3 Prior to the approval of any development applications, the following must be satisfied:

- a) Prior to proceeding with *development* beyond the first stage in any Tertiary Plan Area, a minimum of 75% of the gross developable Evolving Neighbourhood area of participating lands (those lands party to the *Town's* financial and landowner cost sharing agreement) shall have draft plan or site plan approval;
- b) Regional municipal water and wastewater services are available to be extended to the lands in the subject Tertiary Plan stage and adequate local water and wastewater servicing capacity has been confirmed by the *Region*;
- c) Satisfactory arrangements have been made with the *Town* to ensure the early delivery of projected *institutional uses*, off-street trails and components of the *active transportation* system and transit facilities to support growth;
- d) An updated Long-Term Fiscal Impact Assessment of Growth incorporating the Britannia Secondary Plan has been prepared and approved by *Town Council*;
- e) The *Town* has in full force and effect, and not subject to appeal for changes applicable to the Secondary Plan, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation, identifying and imposing charges applicable to the lands in the Secondary Plan;
- f) The recommendations of the Long-Term Fiscal Impact Assessment of Growth are secured through agreements with the *Town* and/or *Region* and affected parties as

permitted by legislation and to the satisfaction of Council in accordance with Section C.X.7.1 of this Official Plan;

- g) The recommendations of the *Region's* financial plan are secured through agreements with the *Town* and/or *Region* and affected parties as permitted by legislation; and,
- h) Any financial and other requirements of the *Town* and *Region* to support sustainable growth, pursuant to applicable legislation are satisfied.

C.X.7.1.4 Notwithstanding Section C.X.7.1.3.a) and C.X.7.1.7.d):

- a) Public infrastructure such as roads, parks, fire halls, schools, and servicing facilities may proceed at any time, subject to the availability of servicing infrastructure and other requirements both at the local and Regional levels;
- b) Notwithstanding the phasing policies above, in no case will one landowner or group of landowners be permitted to unreasonably delay the normal progression of residential growth. Where unreasonable delay is occurring in Phase 1 as determined at the *Town's* sole discretion, applications may be accepted in Phase 2 if it is demonstrated, to the satisfaction of the *Town* and in consultation with the *Region*, that there are no negative impacts on the *Town* or *Region*, including from land use planning, infrastructure, financial impact perspectives and the Regional Allocation Program;
- c) The *Town* may, at its sole discretion, determine to accept and approve an application for *development* in a subsequent Tertiary Plan stage, if it is determined by Council that the *development* for which such application is made is in accordance with the general purpose and intent of this Secondary Plan and if it is demonstrated, to the satisfaction of Council and in consultation with the *Region*, that there are no negative impacts on the *Town* or *Region*, including from land use planning, infrastructure, financial impact perspectives and the Regional Allocation Program; and,
- d) The provision of parkland may be permitted without reference to the phasing policies subject to the availability of any required infrastructure to service the park areas.

C.X.7.1.5 Prior to final approval of each plan of subdivision, all requirements of the *Town* and the *Region* shall be satisfied, and confirmation shall be received from utility providers and school boards that appropriate services and facilities can be accommodated.

C.X.7.1.6 All new urban *development* in the Britannia Secondary Plan shall be connected to the municipal water and wastewater systems, subject to the Regional Allocation Program and Regional Development Charges By-law. Further, in accordance with the purpose of this Secondary Plan set out in Section C.X.1.1 applications for *development* in the Secondary Plan area shall only be approved by Council, and *development* shall only proceed when:

- a) Council is satisfied that the landowners within the Secondary Plan have entered into any agreement(s), as the *Town* may be permitted to require, for the provision of funds

or the provision of service or both, and that as part of any agreement, provisions have been made to the satisfaction of Council for any funds or services which may be required of any future landowners in the future in order for the *development* of the Secondary Plan to proceed as planned. In order to reflect circumstances that may apply to an individual Phase or Stage of *development* within the Secondary Plan, the *Town* may require a separate agreement or agreements with the landowners within such Phase or Stage. Notwithstanding that a landowner may not be an original party to any agreement(s) contemplated by this Secondary Plan, all landowners shall be required, as permitted, to enter into any agreement(s) that may be required by this section, as if such landowners had been original signatories to that agreement and that prior to processing any development applications by any non-original landowners, the *Town* shall be provided to the satisfaction of Council with confirmation that such landowners have agreed to be bound by the terms of the original agreements, and have made appropriate arrangements with the original signatory landowners;

- b) Landowners within the Secondary Plan have entered, or will enter, into a private cost-sharing agreement(s) amongst themselves to address the distribution of costs of *development* for the provision of matters such as community and infrastructure facilities;
- c) Landowners within the Secondary Plan have entered, or will enter, into an Allocation Agreement with the *Region* addressing the provision of water and wastewater servicing and roads;
- d) Landowners within the Secondary Plan have entered, or will enter, into a Master Parks Agreement with the *Town* to facilitate *Town* acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan;
- e) Water treatment and distribution and wastewater collection and treatment are available in accordance with *Town* and Regional policies;
- f) An Area Servicing Plan for the Britannia Secondary Plan has been completed to the satisfaction of the *Town* in consultation with the *Region*;
- g) *Development* staging has been established as part of the Tertiary Plan process;
- h) The applicable Tertiary Plans have been endorsed by *Town* Council and are consistent with this Secondary Plan;
- i) The *MESP* and *DAEFSS* or other applicable environmental studies have been completed to the satisfaction of the *Town*, in consultation with any other appropriate *Public Agency*;
- j) The *Town* establishes a monitoring program, in consultation with the *Region*, to track and report on the status of built Single Detached Equivalent units on an annual basis; and,
- k) To facilitate the *development* of an effective local road network the *Town* and/or *Region* may require multiple landowners in the Secondary Plan Area to enter into an agreement or agreements amongst themselves or with the *Town* to address matters

including, but not limited to, the provision of collector roads to access the arterial road network.

C.X.7.1.7 This Secondary Plan shall require that costs associated with the growth in this area, as with all other areas of the Town, shall be paid for by the anticipated growth in accordance with all applicable and available legislation and the Town, Policy No. 110, Financial Management-Financial Principles, as adopted by Council and as may be amended or replaced by Council in the future. In order to ensure the implementation of this policy, the Secondary Plan:

- a) Shall minimize the financial impacts on existing taxpayers that may arise from the cost of new *development* within the Secondary Plan;
- b) Requires, to the maximum extent possible and practical, the conveyance of lands for *institutional uses* to keep pace with growth in the Secondary Plan to avoid or minimize a reduction in service standards for such facilities, including the conveyance of lands by landowners in advance of draft plan approval;
- c) Requires, to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public infrastructure to keep pace with the growth in the Secondary Plan so that the impacts of such growth can be appropriately managed, both fiscally and physically, including the conveyance of lands by landowners in advance of draft plan approval;
- d) Shall proceed in Phases shown on Schedule “C.X.D”. *Development Stages* within each phase shall be delineated through the Tertiary Plan in accordance with the policies of Section C.X.7.1 of this Secondary Plan; and,
- e) Shall manage the progression of *development* in a manner which promotes the achievement of complete, healthy and sustainable neighbourhoods supported by an appropriate range of public infrastructure, facilities, services and amenities.

C.X.7.2 LAND CONVEYANCE, OTHER INFRASTRUCTURE AND UTILITIES

C.X.7.2.1 Land Conveyance for Park or Other Recreational Purposes

Land conveyance for park or other recreational purposes shall be in accordance with the provisions outlined in this Official Plan and the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

Unless otherwise agreed to with the Town, the following shall not be counted towards land conveyance for park or other recreational purposes:

- Private outdoor amenity space including privately owned public spaces (POPS);
- Landscape buffers and vistas;
- NHS;
- Greenspace lands;
- *Active transportation* network lands (unless approved within a park);

- Stormwater management lands and associated *buffers*; and,
- Green roofs and sustainability features (unless approved within a park).

C.X.7.2.2 Conditions of draft plan approval or site plan approval, whichever is applicable, shall include, but are not limited to, the following criteria to be effected upon registration of a subdivision agreement or site plan agreement:

- Any Community Park, District Park, Neighbourhood Park or Village Square within the plan of subdivision shall be prepared to an acceptable base condition as determined through the *Town's* Engineering and Parks Standards and conveyed to the *Town*;
- School and place of worship sites shall be shown as block(s) on an approved draft plan of subdivision;
- Lands designated NHS, as they may be refined through a Planning Act process in accordance with Section C.X.6.5, have been dedicated to the *Town*, or to the *Conservation Authority* if so, directed by the *Town*;
- Stormwater management facilities have been constructed and dedicated to the *Town*, provided that the *Town* may approve the use of temporary stormwater facilities where it is not yet possible to construct the permanent facilities. If the *Town* approves the use of such temporary facilities, the subdivision agreement or site plan agreement, as applicable shall require the posting of financial securities to the satisfaction of the *Town* for the construction of the permanent facilities; and,
- Lands required for large utility structures shall be shown as block(s) and/or easements on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the *Town*.

C.X.7.3 ZONING BY-LAW

This Secondary Plan shall be implemented by an appropriate amendment(s) to the *Town's* Comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section B.5.5 of this Official Plan.

C.X.7.4 CONSENTS

Subdivision of land shall generally take place by plan of subdivision in the Britannia Secondary Plan. Consents may be permitted in accordance with the provisions of Section B.5.7 of this Official Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan. Consents may be permitted which result in the assembly of land which is a size and configuration which will provide enhanced opportunities for the implementation of this Secondary Plan, provided that any retained parcel is appropriate for the planned land use.

C.X.7.5 REQUIRED STUDIES PRIOR TO DEVELOPMENT APPLICATIONS

C.X.7.5.1 Pre-Application Submission Requirements

In order to ensure the implementation of this policy, no development applications shall be submitted in the Secondary Plan area until:

- a) The *Town* has substantially advanced a *MESP* in consultation with any other appropriate *Public Agency* including the *Conservation Authority* where it relates to regulated areas;
- b) Phases 1 and 2 of the Municipal Class EA have been completed for road and infrastructure works within the Secondary Plan area; and,
- c) A Tertiary Plan has been endorsed by Council for the *development* area or has been deemed substantially advanced by the *Town*.

C.X.7.5.2 Tertiary Plan Submission Requirements

Prior to the making of any application for draft plan approval, Tertiary Plans shall be prepared by the landowners in consultation with applicable agencies and submitted in accordance with the policies of Sections B.5.4.3.6 and B.5.4.3.7 of this Official Plan. Prior to draft approval, Draft Plans of Subdivision shall be prepared in accordance with this Secondary Plan and the applicable Tertiary Plan or be supported by explanation for changes to the Tertiary Plan satisfactory to the *Town*, in consultation with any other appropriate *Public Agency*. Tertiary Plans for the lands in this Secondary Plan shall address and demonstrate:

- a) The Staging of *development* including:
 - i. The breakdown of anticipated dwellings by type including *affordable housing* and/or *assisted housing* as set out in Section C.X.4.4, non-residential uses by area and type and the associated population and employment for each development stage; and,
 - ii. Water and wastewater servicing strategies for each *development* stage;
- b) The consideration of urban design matters outlined in Section B.5.3.4 of this Official Plan;
- c) A detailed street, block and land use plan;
The detailed street, block and land use plan will identify the conceptual lotting and building types proposed in the neighbourhood and will provide enough detail to ensure that the density provisions of this Secondary Plan have been met.
- d) The location, configuration and quantum, of schools and parks confirmed in accordance with service standards or a Master Parks Agreement;
- e) The potential location and quantum of libraries, community centres and emergency services confirmed in accordance with service standards;
- f) The proposed locations of major places of worship;

- g) The preliminary location, size and general configuration of stormwater management facilities;
- h) A detailed Road Network Assessment is to be completed to the satisfaction of the *Town* in consultation with the *Region* in order to assess the impacts on the Regional transportation and local road network, with consideration of adjacent Secondary Plan areas, and confirm if additional transportation infrastructure is required to support each stage of *development* in the Britannia Secondary Plan area. A detailed Terms of Reference must be approved by the *Town* and must have regard for the *Town* and *Region's* most current Guidelines, including the Transportation Impact Study Guidelines and Access Management Guideline. At minimum the detailed Road Network Assessment must:
 - i. Assess the conceptual road network including the location, configuration, width and alignment of collector roads addressing the requirements of the EA processes;
 - ii. Identify the network connectivity of collector roads required to accommodate the anticipated population and employment growth at each stage of *development*;
 - iii. Include a detailed traffic analysis at the collector/collector and collector/arterial intersection level to confirm transportation infrastructure requirements to accommodate full build-out of *development*;
 - iv. Reassess traffic volume forecasts at collector road intersections with Regional Roads and recommend interim and ultimate intersection configurations (i.e., before and after Regional Road Capital Improvements), as part of the Staging and Monitoring Plan. Each individual Subdivision application (subject to a terms of reference completed to the satisfaction of the *Town* and in consultation with the *Region*) would be required to reconfirm that these recommendations can accommodate the final subdivision plans;
 - v. Develop an Access Management Strategy to the satisfaction of the *Town* in consultation with the *Region* as a part of the Staging and Monitoring Plan to ensure interim and ultimate access during implementation is achieved through landowner coordination; and,
 - vi. Assess and recommend interim and ultimate intersection configurations based on traffic volume forecasts at collector and arterial road intersections as part of the Staging and Monitoring Plan;
- i) The strategy for public and shared parking;
- j) The *active transportation* system (including all on-road and off-road facilities and trails);
- k) The location of possible transit routes and transit facilities for dedication to the *Town*;

- l) The outcomes and recommendations of the SWS and *MESP* that are to be implemented in accordance with policy B.4.8 and B.4.9 of this Official Plan and in accordance with this Secondary Plan;
- m) General consistency with the Britannia Secondary Plan Urban Design Guidelines; and,
- n) Any requirements and/or recommendations resulting from the studies prepared in support of this Secondary Plan.

C.X.7.6 COMPLETE APPLICATION REQUIREMENTS

In addition to the Complete Application requirements set out in Section B.5.3.4 of this Official Plan, the following studies shall be submitted as part of all privately initiated planning applications, except those under Section 45 of the *Planning Act*:

- a) *Development Area Environmental Functional Servicing Study (DAEFSS)*; and,
- b) Any other appropriate studies identified by the *Town* as part of a complete application.

C.X.7.6.1 Development Area Environmental Functional Servicing Study (DAEFSS)

DAEFSS shall be a required prerequisite to the granting of draft plan approval and shall be prepared generally on a drainage area basis. The Terms of Reference and final report for the *DAEFSS* are to be accepted by the *Town*, in consultation with any other appropriate *Public Agency*, including the *Conservation Authority* where it relates to regulated areas.

C.X.7.7 ROADS ENVIRONMENTAL ASSESSMENT

The location and general alignment of new collector roads as illustrated on Schedules “C.X.A” to “C.X.E” of this Secondary Plan are approximate. All roadway and driveway spacing shall conform to standard roadway engineering practices (including the *Region’s* Access Management Guidelines and By-law for Regional roads) and is to be approved by the respective roadway jurisdiction.

This Secondary Plan and concurrent Municipal Class EA satisfy Phases 1 and 2 of the EA processes for collector roads. The proposed locations of collector roads will only be finally determined upon completion of any required future Phases of the EA process.

C.X.8 INTERPRETATION

Further to, and in accordance with, Section B.5.10 of this Official Plan, the following interpretation policies are applicable to the Britannia Secondary Plan.

C.X.8.1 BOUNDARIES

Locations, boundaries or limits described in text or indicated on Schedules to the Secondary Plan are intended to be approximate only, in accordance with Section B.5.10.2.1 of this Official Plan.

Minor adjustments in the land use pattern and the location of proposed specific land use designations or facilities may be considered through the Tertiary Plans without amendment to this Secondary Plan provided the intent of the Secondary Plan is maintained.

C.X.8.2 NUMERICAL STANDARDS

Where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any minimum targets or requirements of this Official Plan, or environmental standards set out in Section B.2 of this Official Plan, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the Town.

C.X.8.3 SYMBOLS

Symbols for parks and schools, where identified, are conceptual and intended to show the approximate location of these elements on Schedule "C.X.C". Where the general intent of the Plan is maintained, minor adjustments will not require amendment to this Secondary Plan, except where the proposed symbol crosses an arterial road or the NHS.

C.X.8.4 DEFINITIONS

Further to, and in accordance with, the existing definitions of Section B.5.10.6 of this Official Plan, the following definitions are applicable to the Britannia Secondary Plan.

Complete Streets means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

Development Area Environmental Functional Servicing Study (DAEFSS) means an integrated environmental and engineering study supporting Draft Plans of Subdivision that provides a greater level of detail than the *MESP*, where required, on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, and direction to detailed designs and monitoring. A *DAEFSS* will be scoped based on area specific matters and *Master Environmental Servicing Plan* recommendations. It is not intended to re-study *Master Environmental Servicing Plan* matters but will include matters not addressed or finalized in

the *Subwatershed Study* or *Master Environmental Servicing Plan* and provide a greater level of detail than the *Master Environmental Servicing Plan* where required. The *DAEFSS* study area will be determined based on draft plan limits and the extent of drainage areas within the draft plan(s); it may include upstream and downstream areas in the same subcatchment(s), where appropriate.

Where draft plan level of detail cannot be provided for the entire *DAEFSS* study area, a *DAEFSS* Addendum or Environmental Impact Assessment may be required in the future for areas where additional detail is required or where there are substantive changes in a *development* concept not addressed in the original *DAEFSS*.

Environmental Impact Assessment (EIA) means an environmental study that assesses the potential impacts to the features and functions of the natural environment resulting from the proposed adjacent *development*. It also assesses matters such as refinements to the NHS, identifies potential impacts to the NHS, identification of design and mitigation measures to demonstrate no *negative impacts* to that portion of the NHS and provides direction to detailed designs and monitoring. An *EIA* may be required for areas where a *DAEFSS* requires amendment(s) or additional level of detail, and where a *DAEFSS* Addendum is not warranted. It will address only those outstanding matters identified by the *DAEFSS* or scoping of typical *DAEFSS* content if a *development* concept is substantially altered since completion of the *DAEFSS*.

Master Environmental Servicing Plan (MESP) means an integrated environmental and engineering study supporting refinements to the NHS, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the NHS, natural hazard management and risk mitigation approaches, identification of design and mitigative measures to demonstrate no *negative impacts* to that portion of the NHS, approaches to monitoring and identification of future study needs. A *MESP* will be scoped based on area specific matters and SWS recommendations. It is not intended to re-study all SWS matters but will include matters not addressed or finalized in the SWS, provide a greater level of detail than the SWS where required, and cover a smaller more focused area than the SWS.

List of Schedules

Schedule C.X.A Community Structure Plan

Schedule C.X.B Active Transportation and Natural Heritage System Plan

Schedule C.X.C Land Use Plan

Schedule C.X.D Phasing Plan









Schedule C.X.E Tertiary Plan Areas

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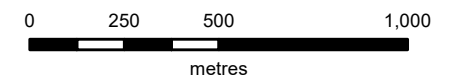
TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.A

BRITANNIA SECONDARY PLAN COMMUNITY STRUCTURE PLAN

-  SECONDARY PLAN AREA
-  GREENBELT PLAN
PROTECTED COUNTRYSIDE AREA
-  NEIGHBOURHOOD
-  URBAN VILLAGE CENTRE
-  NEIGHBOURHOOD NODE
-  NATURAL HERITAGE SYSTEM
(SUBJECT TO REFINEMENT)
-  GREENSPACE
-  OMAGH

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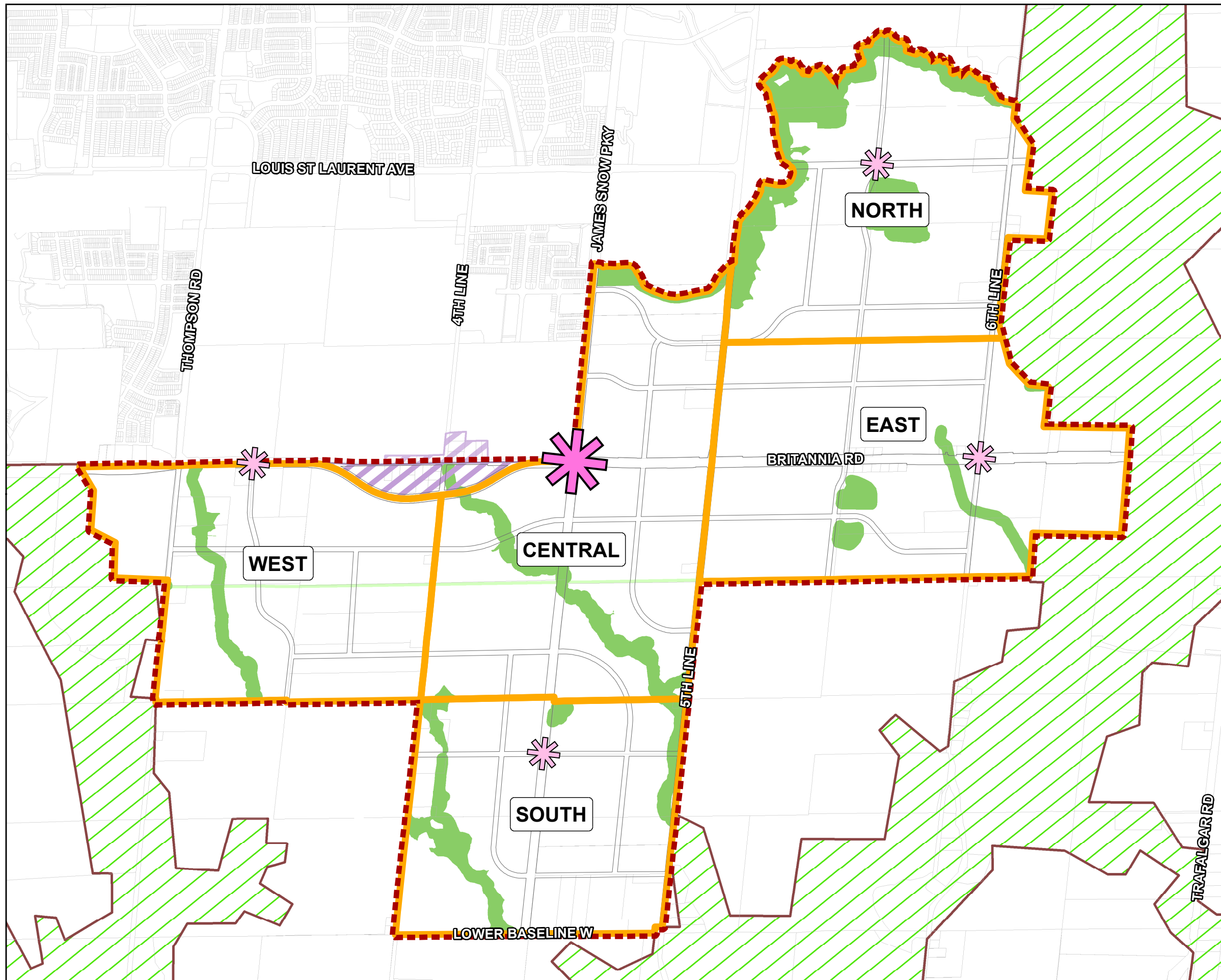


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









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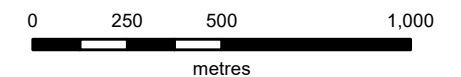
Schedule C.X.B

BRITANNIA SECONDARY PLAN

ACTIVE TRANSPORTATION & NATURAL HERITAGE SYSTEM PLAN

-  SECONDARY PLAN AREA
-  GREENBELT PLAN
PROTECTED COUNTRYSIDE AREA
-  NATURAL HERITAGE SYSTEM
(SUBJECT TO REFINEMENT)
-  GREENSPACE
-  OMAGH
-  ACTIVE TRANSPORTATION ROUTE
(TRAIL NETWORK)
- ROAD NETWORK**
-  MAJOR ARTERIAL ROAD
(WITH FACILITIES FOR PEDESTRIANS AND CYCLISTS)
-  POTENTIAL MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
(WITH FACILITIES FOR PEDESTRIANS AND CYCLISTS)
-  POTENTIAL MINOR ARTERIAL
ROAD EXTENSION
-  COLLECTOR ROAD
(WITH FACILITIES FOR PEDESTRIANS AND CYCLISTS)

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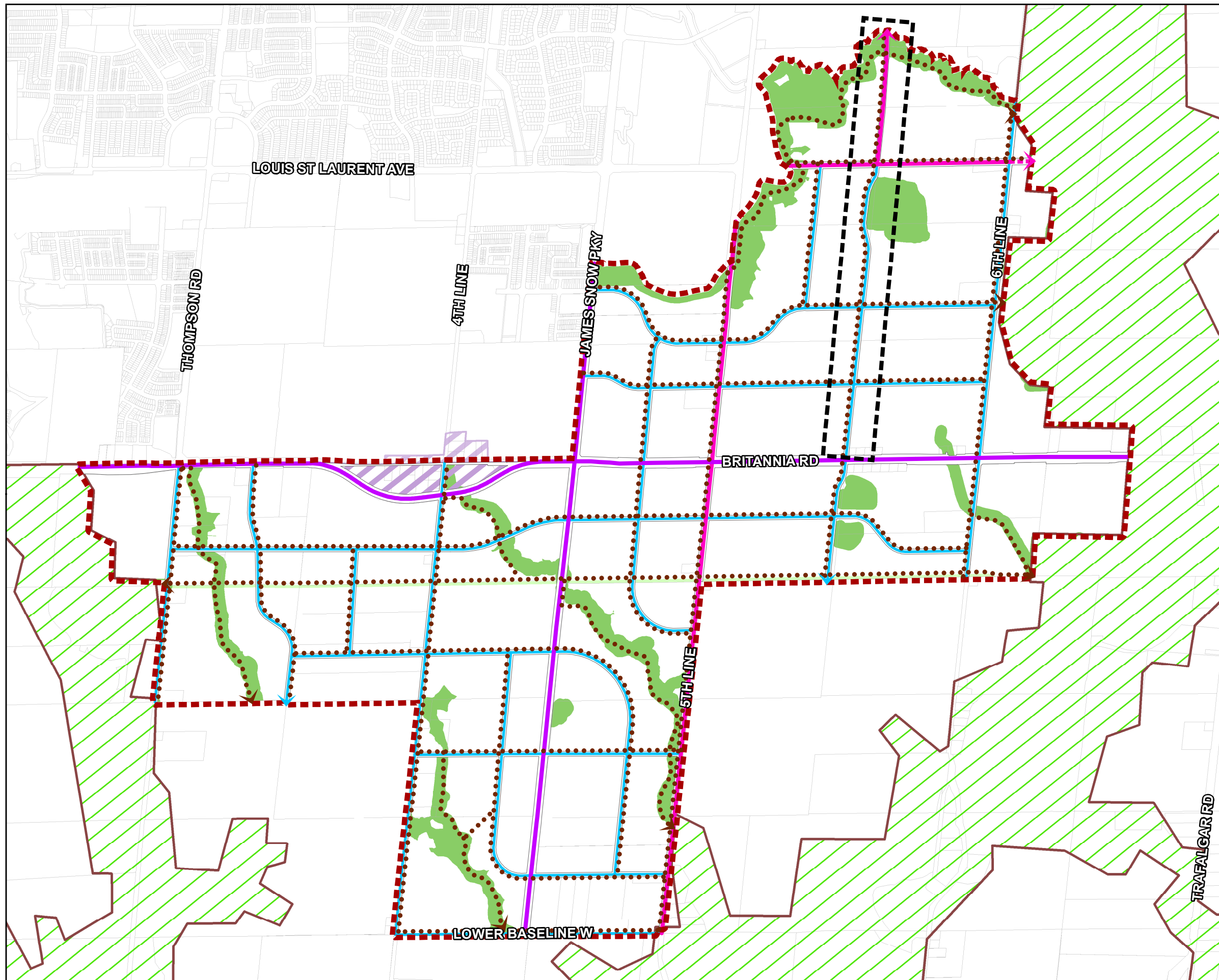


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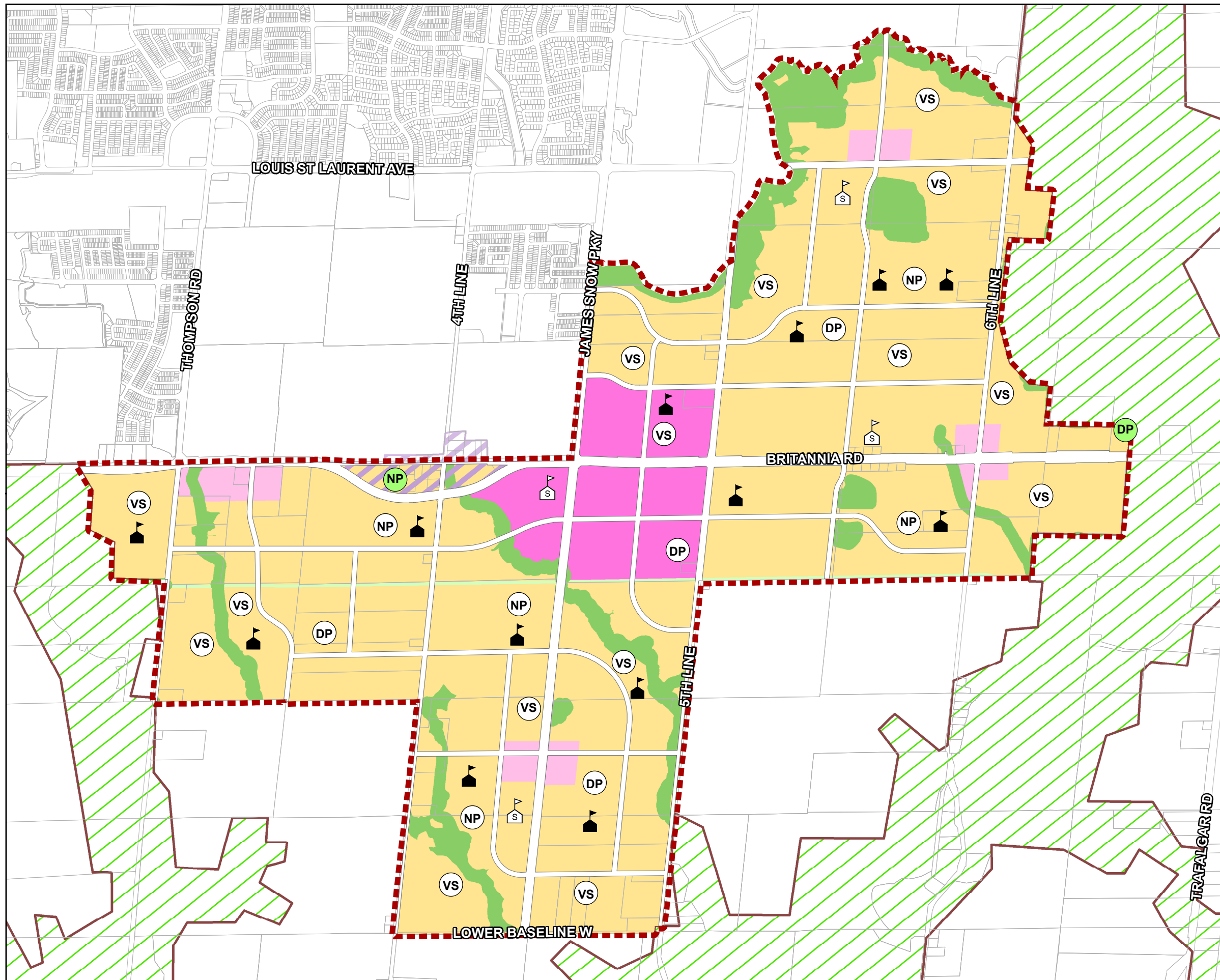
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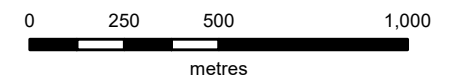
Schedule C.X.C

BRITANNIA SECONDARY PLAN LAND USE PLAN



-  SECONDARY PLAN AREA
-  GREENBELT PLAN
PROTECTED COUNTRYSIDE AREA
-  EVOLVING NEIGHBOURHOOD
-  NEIGHBOURHOOD COMMERCIAL
MIXED USE
-  URBAN VILLAGE CENTRE
-  OMAGH
-  NATURAL HERITAGE SYSTEM
(SUBJECT TO REFINEMENT)
-  GREENSPACE
-  EXISTING DISTRICT PARK
-  DISTRICT PARK
-  EXISTING NEIGHBOURHOOD PARK
-  NEIGHBOURHOOD PARK
-  VILLAGE SQUARE
-  ELEMENTARY SCHOOL
-  SECONDARY SCHOOL

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



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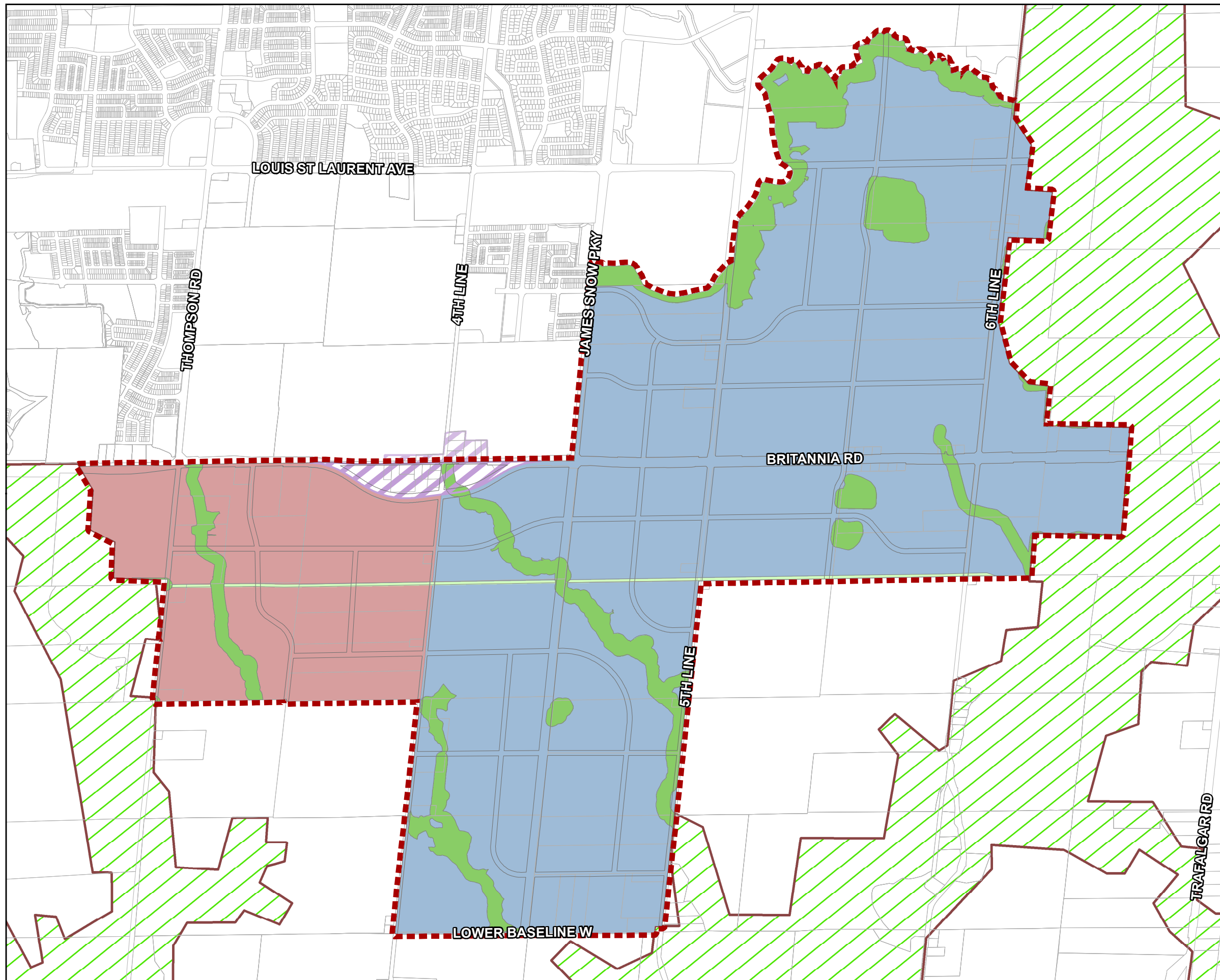
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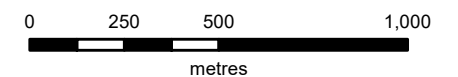
Schedule C.X.D

BRITANNIA SECONDARY PLAN PHASING PLAN

-  SECONDARY PLAN AREA
 -  GREENBELT PLAN
PROTECTED COUNTRYSIDE AREA
 -  NATURAL HERITAGE SYSTEM
(SUBJECT TO REFINEMENT)
 -  GREENSPACE
 -  OMAGH
- PHASES**
-  PHASE 1
 -  PHASE 2



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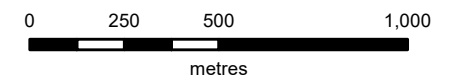
TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.E

BRITANNIA SECONDARY PLAN TERTIARY PLAN AREAS

-  SECONDARY PLAN AREA
 -  GREENBELT PLAN
PROTECTED COUNTRYSIDE AREA
 -  NATURAL HERITAGE SYSTEM
(SUBJECT TO REFINEMENT)
 -  GREENSPACE
 -  OMAGH
- TERTIARY PLAN AREAS**
-  WEST TERTIARY PLAN
 -  CENTRAL TERTIARY PLAN
 -  EAST TERTIARY PLAN
 -  OMAGH TERTIARY PLAN

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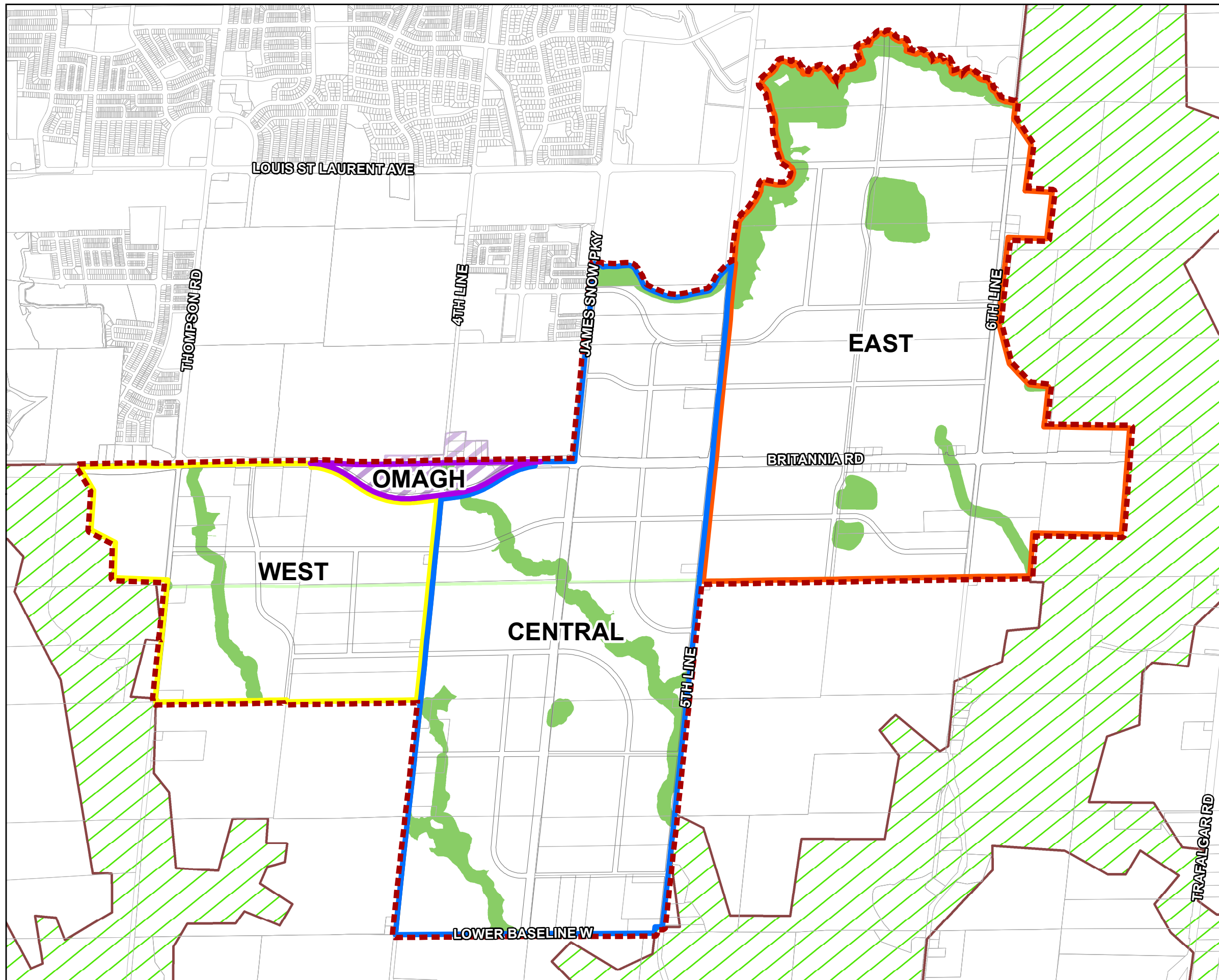


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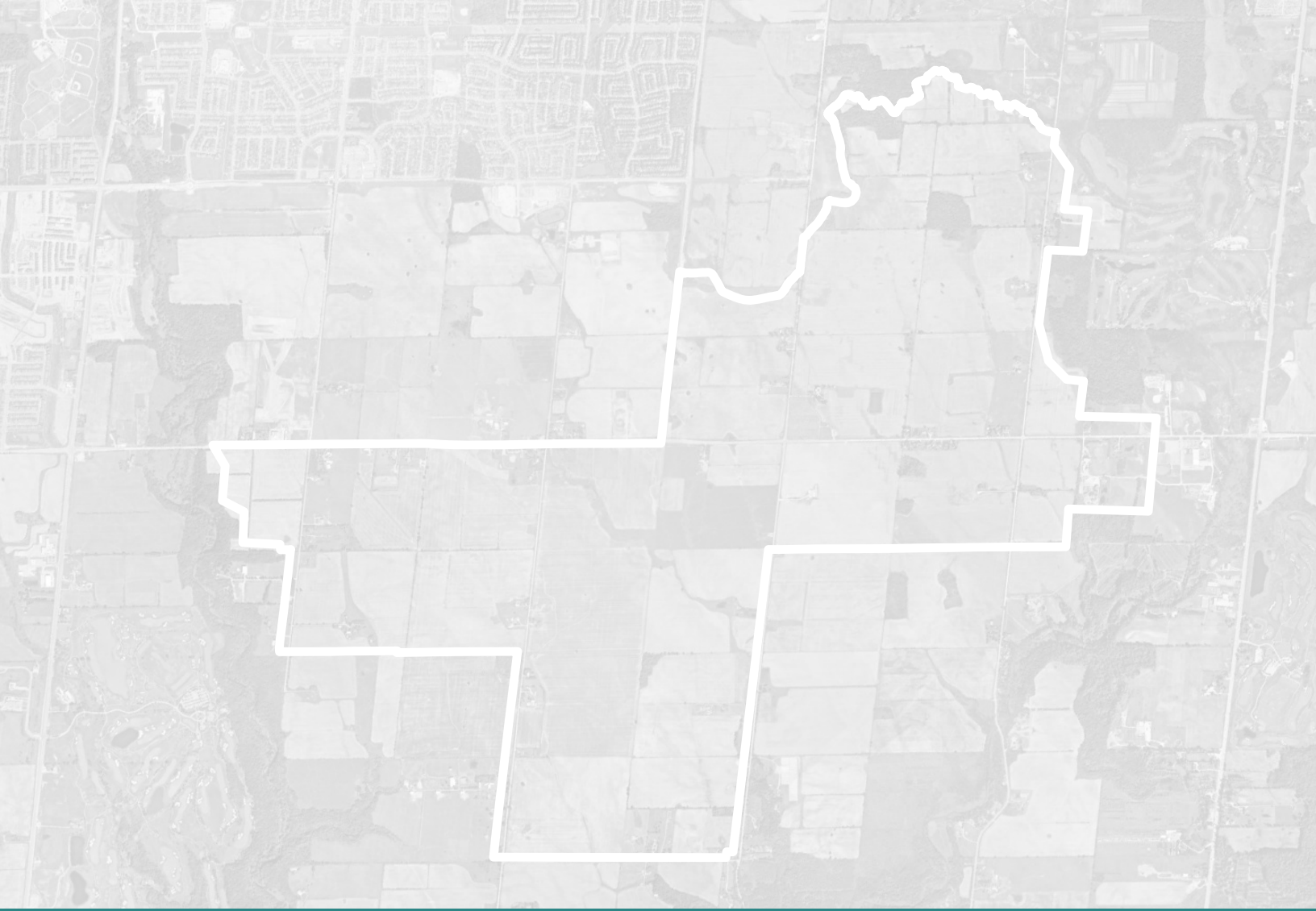
OCTOBER 2024



Appendix B -
List of Technical Studies/Reports for the Britannia Secondary Plan

Study/Report	Prepared by:	Date
Planning Policy Directives Report	MGP	August 2024
Population, Employment and Housing Report	MGP	August 2024
Community Facilities/Human Services Impact Analysis & Community Infrastructure Plan	MGP	August 2024
Parks, Recreation and Library Needs Analysis	MBPC	August 2024
Urban Design Guidelines	MGP	September 2024
Real Estate Market and Assessment Value Update	NBLC	August 2024
Retail Commercial Market Assessment	WLE	August 2024
Archeological Assessment	Archeoworks	May 2022
Cultural Heritage Assessment	Wayne Morgan	August 2021
Agricultural Impact Assessment	DBH	February 2022
Transportation Master Plan	WSP	October 2024
Air Quality Assessment	WSP	October 2024
Area Servicing Plan	WSP	May 2022 (need to be updated once Regional modelling is available)

The technical studies/reports can be viewed in Project Documents through the Britannia Secondary Plan - Let's Talk Milton webpage: <https://www.letstalkmilton.ca/britannia>



**PUBLIC INFORMATION CENTRE #3
SUMMARY OF CONSULTATION REPORT
Britannia Secondary Plan Area**

Prepared For:
Town of Milton

October 2024



Town of Milton

Britannia Secondary Plan Area

**Public Information Centre #3 – July 30 & 31, 2024
Consultation Summary Report**

Prepared by:

Malone Given Parsons Ltd
140 Renfrew Drive
Suite 201
Markham ON L3R 6B3

Prepared for:

Town of Milton
150 Mary Street
Milton ON L9T 6Z5

October 2024

MGP File: 20-2885

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Appendix C	Correspondence Received

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1.0

Introduction

Malone Given Parsons Ltd. (MGP) has prepared a summary of consultation for Public Information Centre #3 pertaining to the Britannia Secondary Plan Area, which was held by the Town of Milton in-person on July 30th, 2024 and via Zoom on July 31st, 2024. This summary report provides an overview of the comments received regarding the draft secondary plan and background technical studies and outlines the next steps in the secondary plan process.

The Britannia Secondary Plan Area (“Britannia SPA”) is part of the secondary planning program for the Sustainable Halton Lands; the lands within the Town of Milton which were identified by Regional Official Plan Amendment 38 (“ROPA 38”) to serve as Milton's next urban expansion area. The Britannia SPA, together with the Trafalgar Secondary Plan (approved by the Ontario Land Tribunal July 22, 2024) and the Agerton Secondary Plan Area (Council adopted Secondary Plan framework), will accommodate the Town’s expected Greenfield population and employment growth.

The Town has initiated the Secondary Planning process and Municipal Class Environmental Assessment (“Class EA”) for the major arterial and collector roads concurrently to provide a coordinated policy, land use planning, transportation, and servicing planning framework for future growth. The resulting Official Plan Amendment is required to conform to the overarching Provincial planning documents (Provincial Policy Statement, Growth Plan) and the policies of the Halton Region and Town of Milton Official Plans.

Members of the public were invited to provide input on the overall vision and guiding principles for the new community at the first Public Information Centre (“PIC #1”) in March 2021. The second Public Information Centre (“PIC #2”) was held on July 7, 2021, to gather input from the public on the proposed land use concepts, transportation options, and draft existing conditions studies. Statutory Public Meeting #1 was held on July 18, 2022, to present and receive feedback on the Draft Secondary Plan (Official Plan Amendment).

In response to a number of recent Provincial and Regional policy shifts the Britannia Secondary Plan and background technical studies have been updated to reflect the most current policy directions and updated population and employment growth forecasting. As a result, Statutory Public Meeting #2 will be held on November 4, 2024 to present and receive feedback on the updated draft of the Britannia Secondary Plan which reflects these changes as well as feedback received through the process. A presentation to Milton Town Council also is targeted to occur in December 2024 for adoption of the Secondary

Plan.

1.1 Public Information Centre #3—July 30, 2024

The in-person portion of PIC #3 was held at Milton Town Hall on Tuesday, July 30, 2024, between 7:00 pm and 9:00 pm. The online portion of PIC#3 was held on Zoom the following morning on Wednesday, July 31, 2024, between 10:00 am and 12:00 pm. Attendees had the opportunity to provide feedback on the draft Secondary Plan policies and schedules that were generated after PIC #1, PIC #2, Statutory Public Meeting #1 and the updates made to reflect current policy directions. A summary of the feedback received to date, changes to the planning framework and the impact on the Britannia SPA were also discussed.

The format for the in-person portion of the Britannia SPA PIC #3 was as follows:

- **Drop-in/Exploration:** PIC#3 began with an informal discussion and opportunities for attendees to peruse boards prepared by the consultant team (including MGP and WSP). Members of the Town of Milton Planning staff as well as members of the consultant team were available to answer any questions from the public.
- **Presentation:** A presentation by the consultant team (including MGP and WSP). This provided information to the attendees on the updated land use concept and policy directions developed based on prior comments and the current planning framework.
- **Question and Answer Period:** A question and answer period immediately followed the presentation. Members of the Town of Milton Planning staff as well as members of the consultant team were available to answer any questions from the public.



The virtual portion of PIC #3 had a similar structure to the in-person portion, but did not have a drop in/exploration segment.

The purpose of PIC #3 was to provide an opportunity for members of the public to provide input on the Draft Britannia Secondary Plan Community Structure and Land Use policies and Draft Secondary Plan schedules. PIC #3 also provided an overview of the next steps required to complete the Secondary Plan program and Class EA process.

1.2 Notice of Meeting

Notice of PIC #3 was distributed across multiple platforms including social media, the municipal webpage, and the Town's dedicated engagement platform "Let's Talk". Notice of the meeting was posted as early as July 11, 2024. A copy of the notice is included in Appendix A.

1.2.1 Newspaper

The Town of Milton's local newspaper has gone out of business and no longer exists. It is now the Town's practice to post notices on the Town's website.

1.2.2 Municipal Webpage

The event was added to the Town's events calendar on July 8, 2024. The Notice of the Britannia SPA and Class EA and PIC #3 was posted on the Town's News and Notices webpage on July 11, 2024. The PIC was also given a tile on the Town of Milton website's home page from July 12, 2024 to July 31, 2024.

<https://www.milton.ca/en/news/notice-britannia-secondary-plan-pic-3.aspx>

1.2.3 Let's Talk Milton Website

Participants who subscribed to the Britannia Secondary Plan project on the Let's Talk Milton engagement platform were sent newsletters relating to the PIC #3 on July 18, 2024 and August 13, 2024. After PIC #3 concluded, meeting materials were also posted to the Let's Talk Milton page.

A copy of the presentation slides is included in Appendix B.

1.2.4 Social Media

Social media posts were used to promote PIC #3 through social media platforms including Facebook, Twitter, Instagram, and LinkedIn. Posts regarding PIC #3 were made on July 12, July 19, July 26, July 29, and July 31, 2024. Additionally, a public service announcement was sent to local media and key audiences on July 12, 2024, before being posted to the Town website.

1.2.5 E-newsletter to Subscribers

A reminder e-newsletter for the community meeting was circulated to subscribers on July 24, 2024, and a staff newsletter was circulated on July 25, 2024. An announcement of the PIC #3 was also posted on Milton Community News (Council's channels for sharing information) on July 25, 2024.

2.0

Participation and Input Summary

Twenty-five (25) members of the public attended and participated in the in-person portion of PIC #3 on July 30, 2024. Many others visited the Town’s Let’s Talk webpage for the Britannia SPA to provide input, review or download information and/or register for the project mailing list to receive regular project updates. A summary of the feedback received during PIC #3 and through the online engagement tools has been provided.

A wide variety of participants attended PIC #3 including area residents and business owners, developers and real estate professionals, Town of Milton Councillors, and residents of neighbouring communities.

2.1 Summary of Participation

2.1.1 During PIC #3

Twenty-five (25) attendees were present during the in-person presentation and discussion for PIC #3. Planning staff and the consultant team received 13 questions during the question and answer segment. Furthermore, planning staff and the consultant team received an additional 4 questions during the virtual presentation. A summary of the questions posed as well as comments received by attendees is provided in Section 2.2.1 and 2.2.2 of this Report.

2.1.2 Let’s Talk Milton

At the time of drafting this Consultation Summary Report, a total of seven (7) visitors have provided input on the Draft Secondary Plan policies, schedules and background technical studies posted on the Let’s Talk Milton webpage. A summary of the input received through the online platform is provided in Section 2.2.3 of this Report.

2.1.3 Correspondence with Town Staff

At the time of drafting this Consultation Summary Report, the Town has received four (4) written correspondences that provide additional comments on PIC #3. A summary of the comments received is provided in Section 2.2.4 of this Report, and a copy of the correspondence received are provided in Appendix C.

2.2 Input Summary

The following provides a summary of the comments received at PIC #3, through the online platform available on the Let's Talk Milton Britannia SPA project page and written correspondence received by Town Staff. The comments have been organized based on when and where they were received.

2.2.1 PIC #3 In-Person Session

The drop-in and question and answer sessions at PIC #3 encouraged participants to ask questions about the Draft Secondary Plan policies and schedules presented at the meeting. The input received will be used in the refinement of the Draft Secondary Plan policies and schedules prior to adoption. The questions and comments received are summarized in this section. Where questions/comments were duplicative they have been consolidated into one line.

- Is there a reason that Tertiary Plan areas are not consistent with Neighbourhood delineation?
- Expressed concern on how the Town and Region plan their roads – are they looking for a 47m right of way Britannia?
- Concerns with the size of the roads being built, is there policy in the secondary plan that looks at ROW widths and sizes?
- Specifically regarding roads within the Urban Village Centre – how many lanes are travelling through the Urban Village Centre?
- Are on-road bike lanes being considered for winter use within the Urban Design Guidelines?
- Waste removal – as the Town expands, how are waste removal needs being met?
- Many of the landowners group comments as it relates to phasing, road network etc. have been taken into consideration. However, parks, schools and NHS will continue to evolve and change. With the roads being shown as the preferred option, will there be opportunity to make minor changes to the road network as needed?
- Confirmation of timing for updated background technical studies.
- Why do neighbourhood densities vary across the five neighbourhoods?
- Where is the pumping station located to service the Secondary Plan area?
- Height restrictions in the denser land use designations areas – would there be option for community benefit study?
- What is the design of intersections going to look like – traditional intersection, traffic circles etc.?
- Where are the schools located and will they provide relief to other areas?
- There aren't sufficient retail options, particularly in existing areas of the Town such as Boyne. The Britannia Secondary Plan needs to provide enough options for people to shop.
- Concern was raised that there is not enough space provided for businesses and to accommodate jobs, especially given the increase in population for 46,000 to

- 57,000 people. There needs to be a balance of population and jobs within the Britannia community.
- Transportation network and having enough options for active transportation facilities and safety, particularly in later stages of development to reduce traffic accidents.
 - Ensuring there are sufficient opportunities for, and process for accommodating places of worship to serve the new population.

2.2.2 PIC #3 Virtual Session

PIC #3 encouraged participants to ask questions about the Draft Secondary Plan policies and schedules presented at the meeting. The input received will be used in the refinement of Draft Secondary Plan policies and schedules prior to adoption. The questions and comments received are summarized in this section. Where questions/comments were duplicative they have been consolidated into one line.

- Tertiary Planning process – could the mid-rise guidelines language be further advanced? What is going to be done to ensure enhanced building design?
- Have there been conversations or consideration on expanding the boundary of the Secondary Plan?
- Were the demographics and family composition (i.e. multi-family households) in Milton considered when developing this plan (i.e. parking, road sizes etc.)? The number of jobs seems low relative to the population can you elaborate? Concerns with hospital and healthcare and the potential growth impacting the Town's current service standard for health care and support services. Are other services (i.e. fire, police etc.) being reviewed?

2.2.3 Let's Talk Milton

The Britannia SPA Let's Talk project page encouraged participants to express their ideas and provide comments through an online platform. Participants were able to access a digital copy of the Draft Secondary Plan, as well as the background technical studies prepared by the consultant team and provide feedback on the materials for consideration and further refinement.

A total of seven (7) participants posted comments or responses to the Draft Secondary Plan in the guestbook platform provided on the Let's Talk Milton website. The following is a summary of the feedback received. Where feedback received was duplicative, the responses have been consolidated into a single line.

- Provide artificial turf and indoor sports facilities for youth.
- Extend the mid-block north-south road in the West Block (near the District Park) south through future urban area to Lower Base Line Road.
- Urgently provide a community recreation centre in this area, there are not enough recreation facilities in Milton currently.
- Provide for more opportunities and spaces for retail to serve resident needs.
- Provide more opportunities for large retail stores (such as Walmart or Canadian

- Tire), James Snow Parkway and Britannia Road area is far away from large retail options.
- Provide opportunities for small businesses and business plazas to balance warehousing and smaller business uses to encourage entrepreneurship.
 - Provide a dedicated public transit lane on Britannia Road extending to the border with Mississauga, as well as other higher-order transit connections to nearby communities to allow residents to live without a car.
 - Increase the overall density of the plan and increase the amount of dense housing options to address affordability.
 - Consider and provide active transportation infrastructure that is maintained year-round
 - Eliminate parking minimums.
 - Prioritize housing and public spaces, focus on creating neighbourhoods with options where people can love, work, shop and enjoy recreation within walking or biking distance.

2.2.4 Correspondence Received by Town Staff

The Town of Milton received four (4) letters in response to PIC #3 from MHBC Planning, Wellings Planning Consultants, and two local property owners. A summary of this correspondence is provided below. Copies of the letters received are provided in Appendix C.

MHBC Planning

MHBC Planning (“MHBC”) is currently retained by the Milton Phase 4 (MP4) West Landowners Group, who have extensive land holdings in the Milton Phase 4 Urban Expansion Area.

MHBC suggests that elements of the process and implementation of the Secondary Plan be modified. They have expressed concerns with the landowners’ Staging Plan and Area Servicing Plan requirements, the timing and requirements for Teritary Plans, Draft Plans, and Master Environmental Servicing Plan and Development Area Environmental Functional Servicing Study work, the percentages used for phasing and staging, and restrictions on the submission of development applications.

They are also concerned with the distribution of parks including potential conflicts with the location of stormwater management ponds as well as, parkland conveyance policies, Additionally, they have requested changes to the minimum size requirements and implementation policies for places of worship.

Furthermore, MHBC has relayed concerns with implementing mandatory minimum non-residential floor area requirements in the Urban Village Centre and Neighbourhood Commercial Mixed Use Nodes and suggest implementing non-residential floor area targets instead of minimums similar to those used in the Trafalgar and Boyne Secondary Plans. Finally, they have requested that policies for family-sized units, additional

residential units, and affordable units be made more flexible.

Wellings Planning Consultants

Wellings Planning Consultants (“Wellings”) is currently retained by the owners of the Willis Family Fruit Farm. Wellings has provided comments in the areas of school and place of worship siting, transportation, and housing. In particular, they have expressed concerns that because of their non-participation in the MP4 West Landowners Group, their property has received a disproportionate number of community uses limiting its developability.

Wellings has expressed that the number of schools and places of worship designated in the Britannia Secondary Plan far exceeds the needs of the expected population. They have requested that school and place of worship psites are designated in Tertiary Plans or zoned in a way that provides for underlying designations/zones so that the lands can be repurposed and developed if demand for a school or place of worship at that location does not materialize.

Wellings has also recommended that the number of arterial and collector roads within the Britannia Secondary Plan be reduced, and that more road space should be dedicated to active transportation infrastructure to reduce car traffic. Finally, they have concerns that the housing requirements for accessible, affordable, and/or attainable housing are too prescriptive and cannot be appropriately achieved.

Local Property Owner #1

A local property owner has requested that the park symbol be removed from their property so that the lands can be developed for a high-rise building, which is generally located within the Urban Village Centre designation.

Local Property Owner #2

Another local property owner has written to the Town of Milton to express opposition to the designation of Omagh as a heritage district. This property owner is concerned that the rationale for designating the Omagh area as a heritage area is too general. Additionally, they requested that the Tertiary Plan requirements for the Omagh area be relaxed or removed, because the roads and utilities in the Omagh area are already present and so that development can proceed faster.

The property owner has also requested clarification on what green technologies are permitted under the Secondary Plan, the location of the Natural Heritage System within the properties they own, and how/if the neighbourhood requirements and requirements for places of worship and parks under the Secondary Plan will apply for Omagh, where a place of worship and park already exist. Furthermore, they requested clarification on what heights will be permitted on their lands, as well as whether development can proceed before the Tertiary Plan for Omagh is complete.

3.0

Next Steps

Feedback received through PIC #3 will be considered in the refinement of the Draft Secondary Plan policies and schedules. Future meetings are scheduled for November and December 2024.

The feedback received from PIC #3 will be considered and incorporated, where feasible, into the refinement of the Draft Secondary Plan prior to adoption by Council. A second statutory public meeting for the draft Secondary Plan is to be held on November 4, 2024. After input from this meeting is reviewed and incorporated, where feasible, an updated draft of the Secondary Plan will be presented to Council for approval at a subsequent meeting targeted to occur in December 2024.

Appendix A
PIC #3 & Municipal Class EA Study Notice



Notice: Britannia Secondary Plan PIC #3

Posted on Thursday, July 11, 2024

The Town of Milton welcomes residents to learn about the Britannia Secondary Plan that will establish a detailed land-use planning and policy framework to guide future development of this new community area.

At this third Public Information Centre (PIC) meeting, we will:

- Present an updated preferred land use concept based on comments received.
- Discuss community elements such as housing, retail, parks, school, and roads.
- Gather feedback to finalize and complete the Britannia Secondary Plan.

Tuesday, July 30, 2024

- In-person event: 7 to 9 p.m. at Milton Town Hall (150 Mary St.), Milton Room

Wednesday, July 31, 2024

- Virtual event: 10 a.m. to 12 p.m. Please [register in advance online](#).

To join the study mailing list or to share comments, please contact:

Wendy Chen, Town of Milton, Planner, Policy
wendy.chen@milton.ca, 905-878-7252 x2296

David Twigg, Town of Milton, Director, Planning Policy
david.twigg@milton.ca, 905-878-7252 x2205

Learn more at www.LetsTalkMilton.ca/Britannia

This notice was first issued July 11, 2024.

Contact Us

Development Services

150 Mary Street Milton, ON Canada L9T 6Z5

Phone: [905-878-7252](tel:905-878-7252) ext [2398](tel:905-878-7252) | Toll Free: [800-418-5494](tel:800-418-5494) | Fax: [905-876-5024](tel:905-876-5024) |

[Email Development Services](mailto:development@townofmilton.ca)

Town of Milton, 150 Mary Street, Milton ON L9T 6Z5, Phone: [905-878-7252](tel:905-878-7252)

Appendix B
PIC #3 Presentation Slides

Britannia Secondary Plan

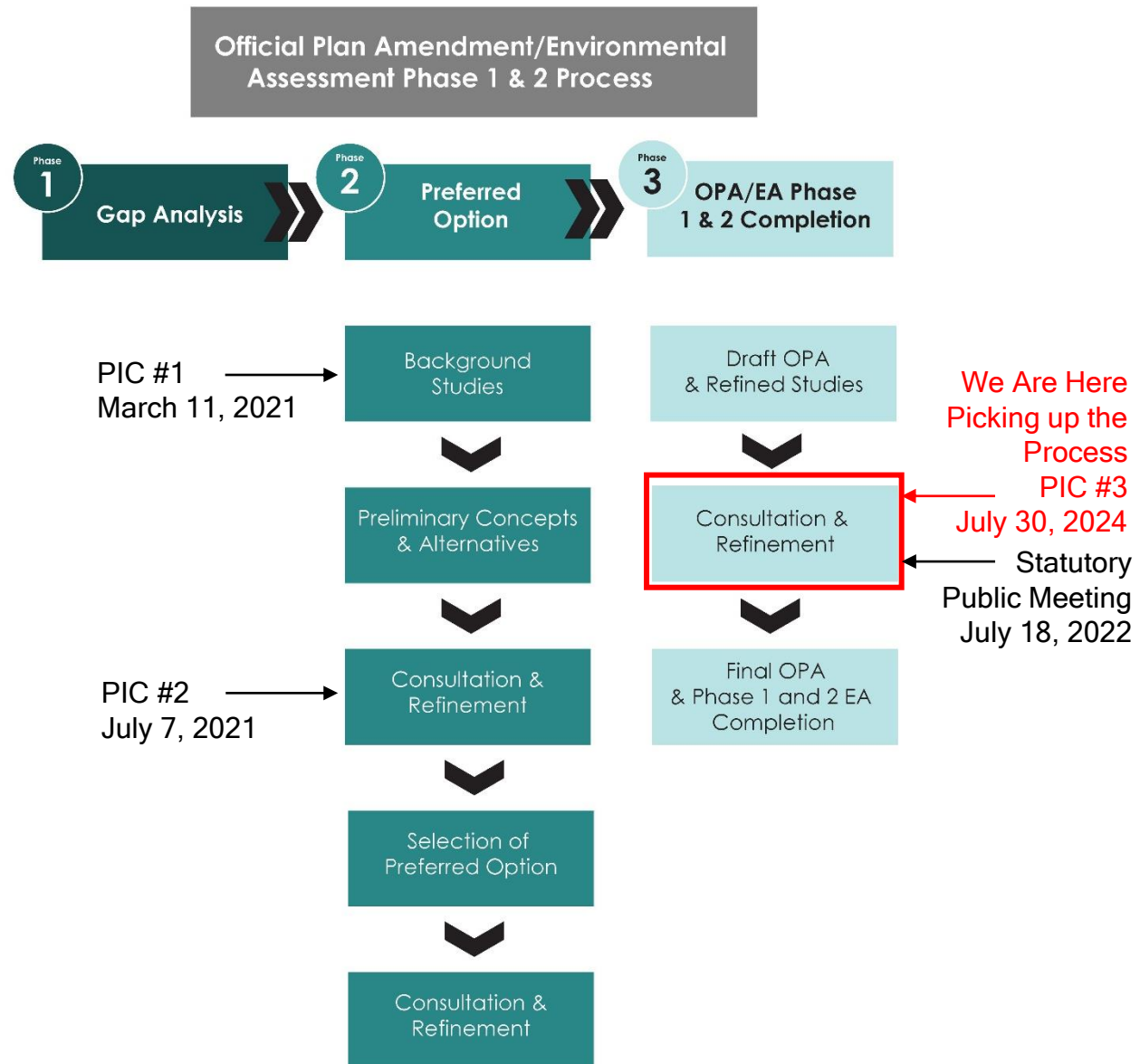
Public Information Centre #3

July 30, 2024



Process and Status to Date

- Joint Secondary Plan and Municipal Class EA Processes
- Phase 1 and Phase 2 work completed in 2022,
- PIC #1 confirmed Key Theme Areas, Vision and Goals (March 11, 2021)
- PIC #2 evaluated Land Use & Transportation Options, informed Preliminary Policy Directions and refinements to establish Preferred Land Use Concept (July 7, 2021)
- Statutory Public Meeting presented Preferred Community Structure Plan, Land Use Plan and Draft Official Plan Amendment Policy and Schedules (July 18, 2022)
- Refined Draft Official Plan Amendment Policy and Schedules completed for consultation
- Updated Technical Studies in process



What We Heard at PIC #1

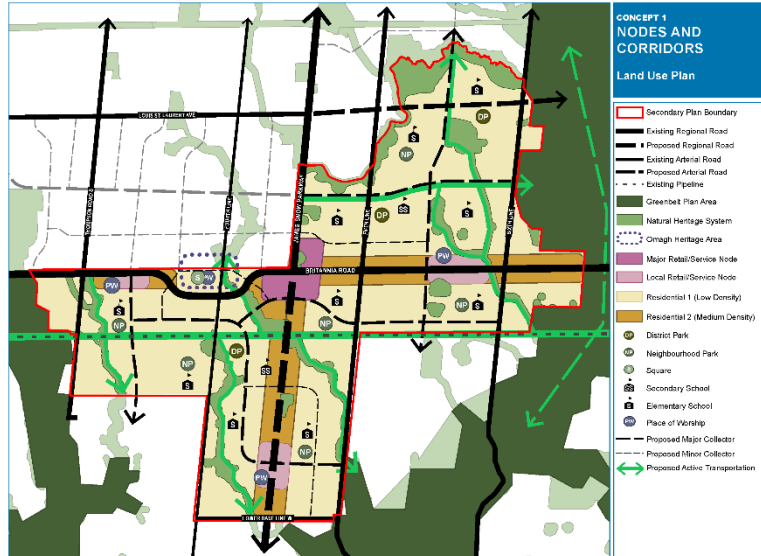
- **March 11, 2021**
- **Confirmed Key Theme Areas & Goals**
 - A Complete Community
 - A Well-Serviced Community
 - A Sustainable Community
 - A Connected Community
 - An Attractive Community
- **Refined Vision Statement**
 - The Britannia Secondary Plan area is envisioned to be a complete, sustainable, connected, attractive and well-serviced community. It will be comprised of complete and walkable residential neighbourhoods that provide a range and mix of housing options and access to amenities and services.

What We Heard at PIC #2

- **July 7, 2021**
- **Emerging Policy Directions:**
 - Plan for a Complete Community where residents are walking distance to shopping, parks, education and other amenities
 - Provide connectivity that would allow residents to move through the area without a car, including routes separated from vehicular travel lanes
 - Provide a range and mix of housing options throughout neighbourhoods and provide options such as secondary suites and multi-generational housing
 - Distribute retail uses throughout the plan area instead of centralized in one location
 - Provide a range and mix of park types and sizes to meet various recreation needs within a 10- to 15-minute walk of residents
 - Consider incorporation of existing historic/heritage components

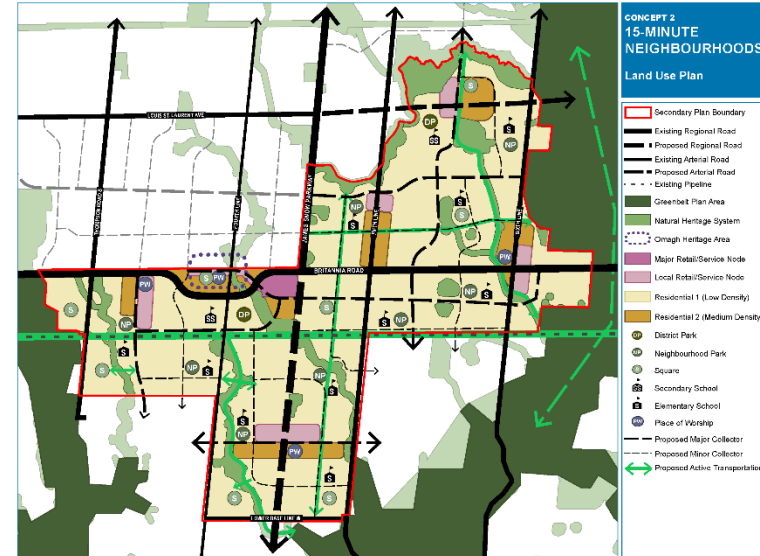
Land Use and Transportation Options

Option 1: Nodes & Corridors



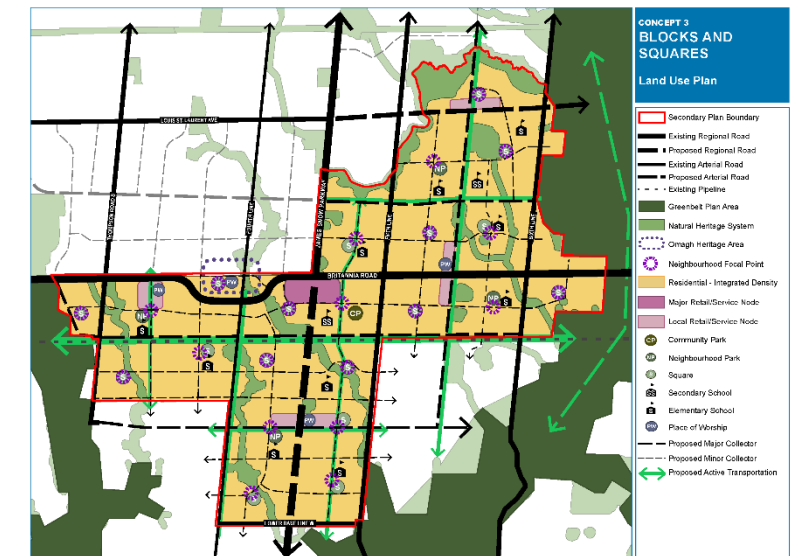
EVALUATION CRITERIA	CONCEPT 1
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●

Option 2: 15-Minute Neighbourhoods



EVALUATION CRITERIA	CONCEPT 2
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●

Option 3: Integrated Blocks & Squares

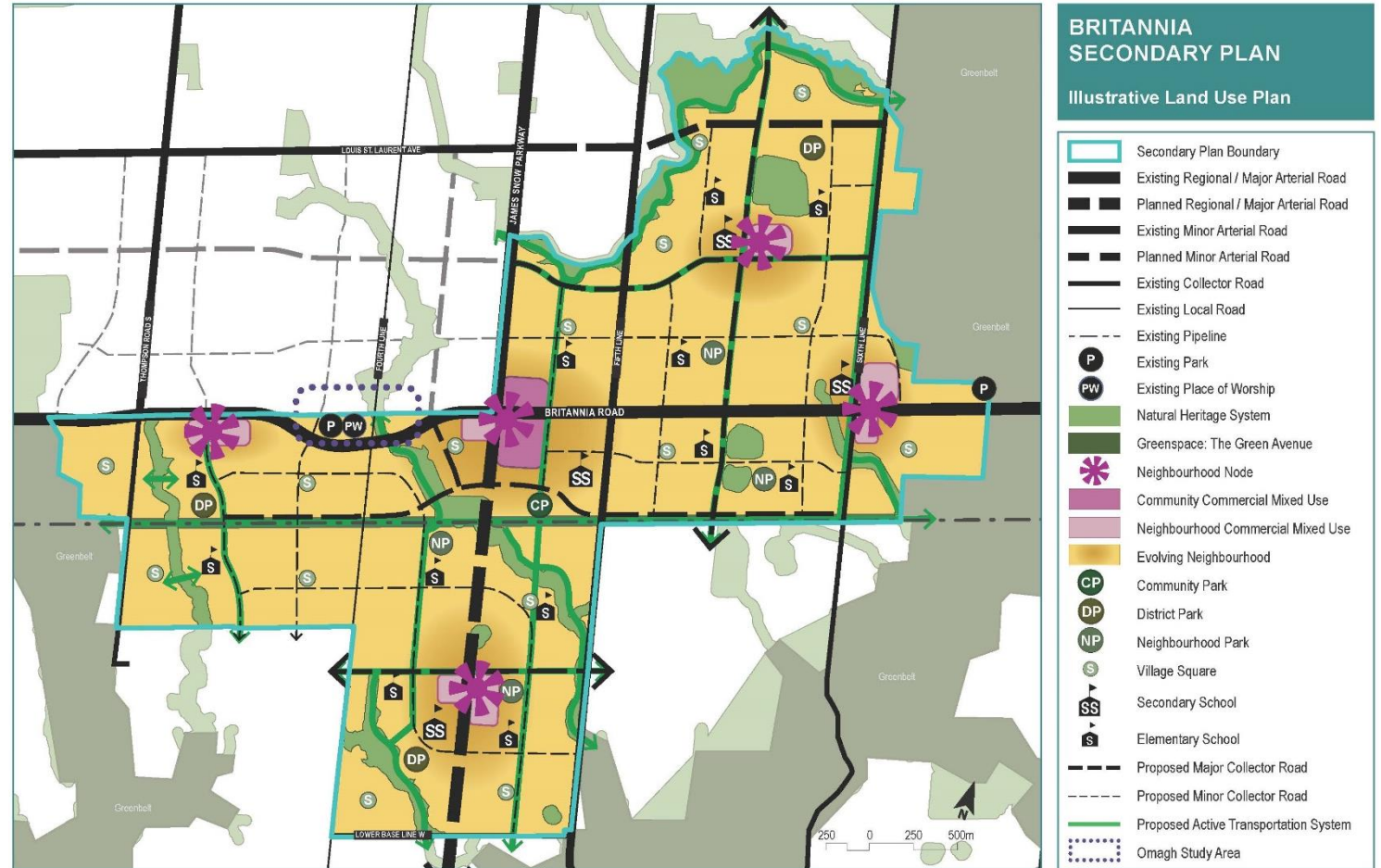


EVALUATION CRITERIA	CONCEPT 3
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●

Preferred Land Use Concept

- Britannia Secondary Plan Area is approximately 904 gross developable hectares
- Achieve a minimum target of 46,400 residents and 10,700 jobs
- Achieves an overall minimum density target of 60 people and jobs combined per gross hectare

EVALUATION CRITERIA	PREFERRED CONCEPT
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●



What We Heard at the Statutory Public Meeting

- **July 18, 2022**
- Increase densities and heights in nodes and neighbourhood areas;
- Realign collector roads to reflect existing parcel ownership & eliminate mid-block collectors to foster walkability;
- Ensure equitable distribution of community facilities
- Provide additional flexibility for the number of required school sites;
- Reconsider quantity and size of parks and places of worship;
- Provide a complete cycling network with dedicated cycling facilities;
- Clarify affordable and assisted housing targets;
- Simplify the planning and development approvals process, consolidate Neighbourhood Design Plan with Tertiary Plan;
- Include live-work units in the Evolving Neighbourhood area.

What's Changed

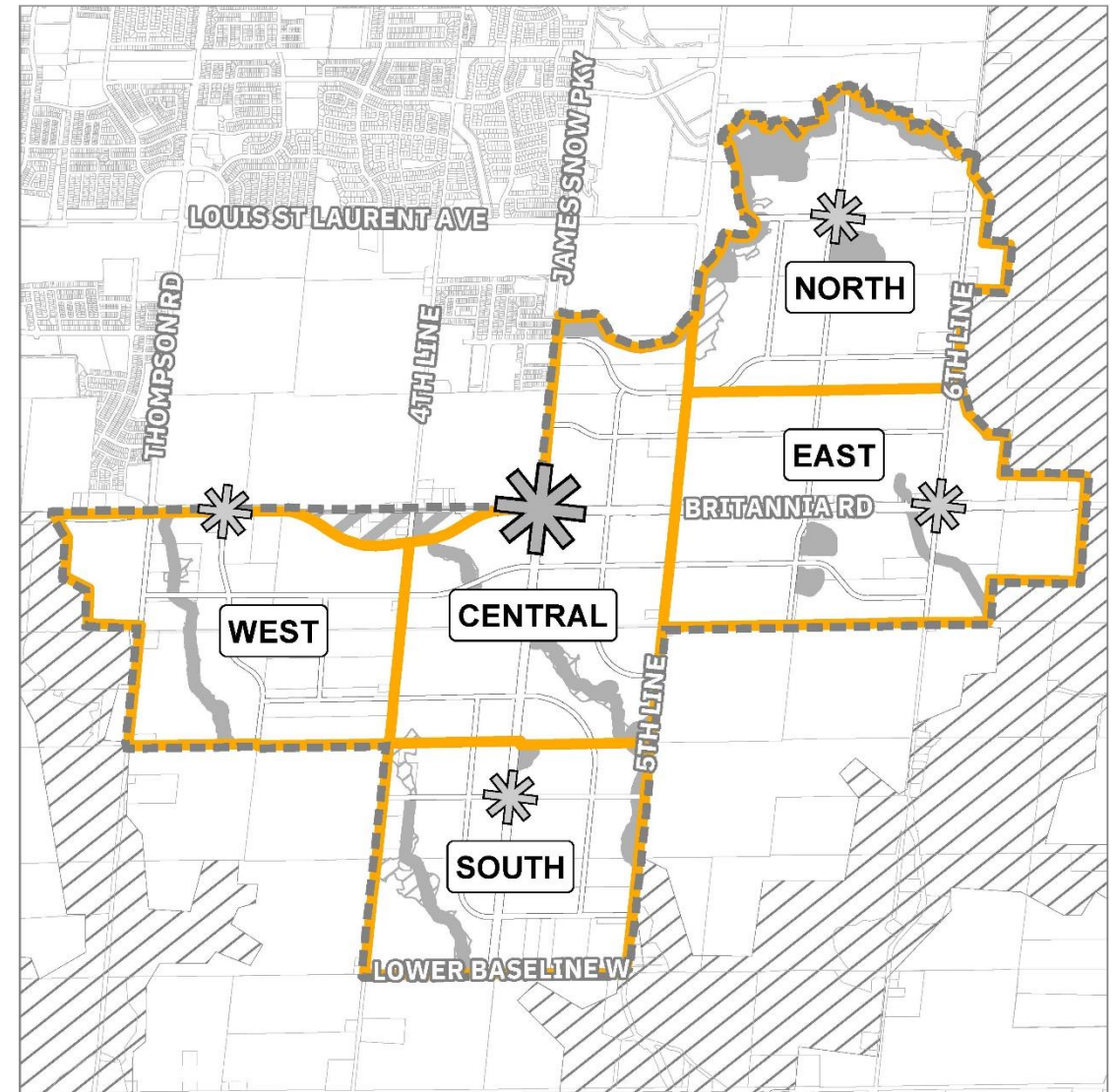
- Updated Background Technical Studies and Draft Secondary Plan
- Revised land use permissions and range of housing options, including updated Omagh Village policies
- Removed planning horizon and increased minimum population target from 46,400 to 57,500 people
- Increased minimum density target from 60 people and jobs combined per hectare to 70
- Updated Natural Heritage System and Hazard Land mapping
- Refined road and active transportation networking including introduction of a Linear Greenspace active transportation corridor along the east-west pipeline easement
- Introduction of Urban Village Centre at James Snow Parkway and Britannia Road as a major focal point and anchor in south Milton
- Refined approach to parks
- Increase of population-related community uses commensurate with population increase, including: 1 elementary school, 1 major place of worship, increased library space requirement, and increased community centre requirements.
- Refined Phasing Plan and introduction and delineation of multiple Tertiary Plan Areas
- Simplified planning process, Tertiary Plan and Subdivision Plans, removed Neighbourhood Design Plan

Britannia Secondary Plan Community Structure

Neighbourhoods

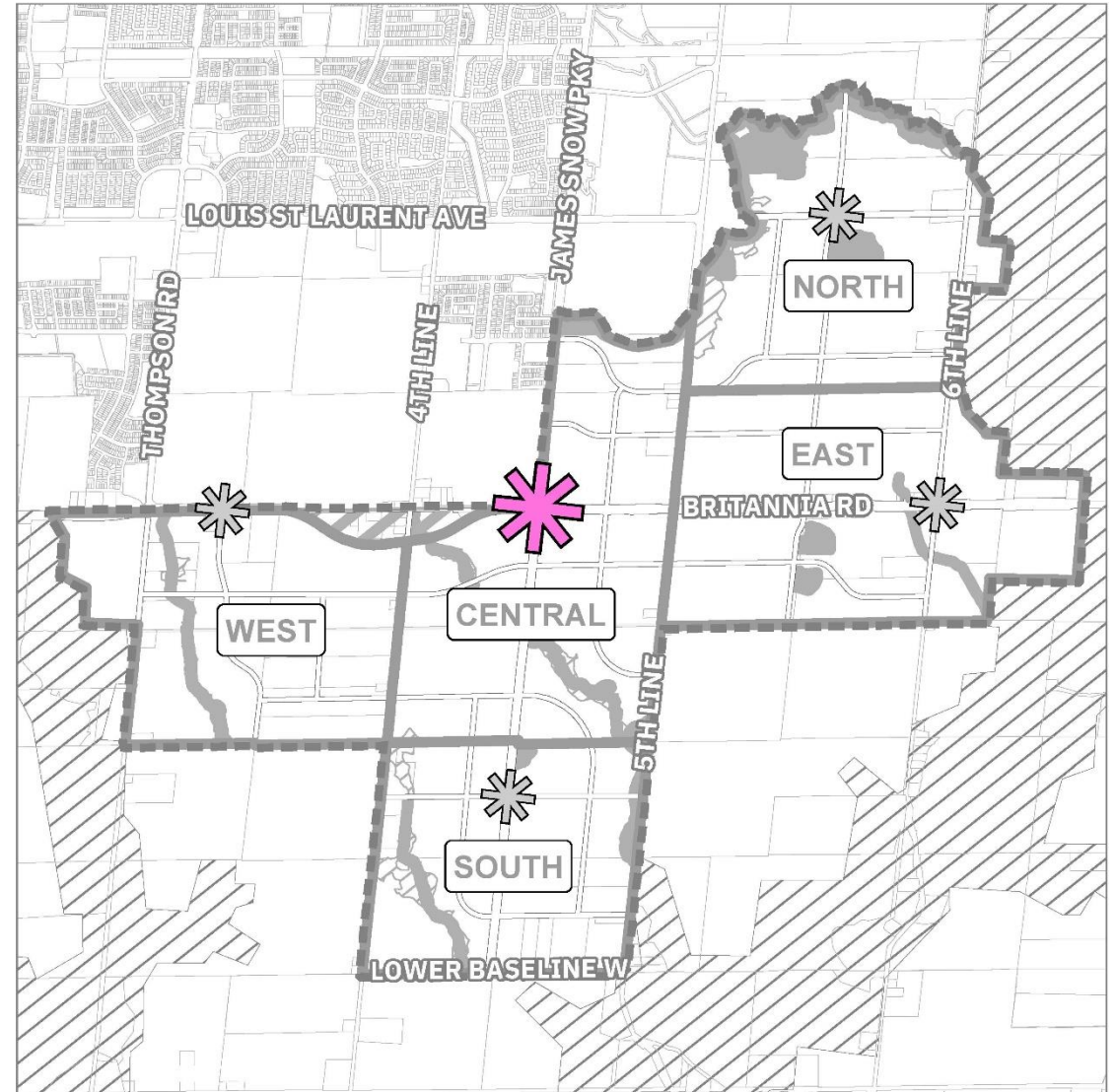
- Each Neighbourhood is planned to deliver a full range and mix of uses including a retail commercial site, parks, schools, a place of worship and a range and mix of housing types
- The Tertiary Plan will further articulate land use distribution & demonstrate the achievement of targets
- Planned to allow neighbourhoods to evolve to accommodate additional growth through appropriate forms of intensification

	Density Targets (p + j / ha)
East Neighbourhood	76
Central Neighbourhood	79
South Neighbourhood	66
West Neighbourhood	71
North Neighbourhood	73
Omagh Village	68
Secondary Plan Target	70



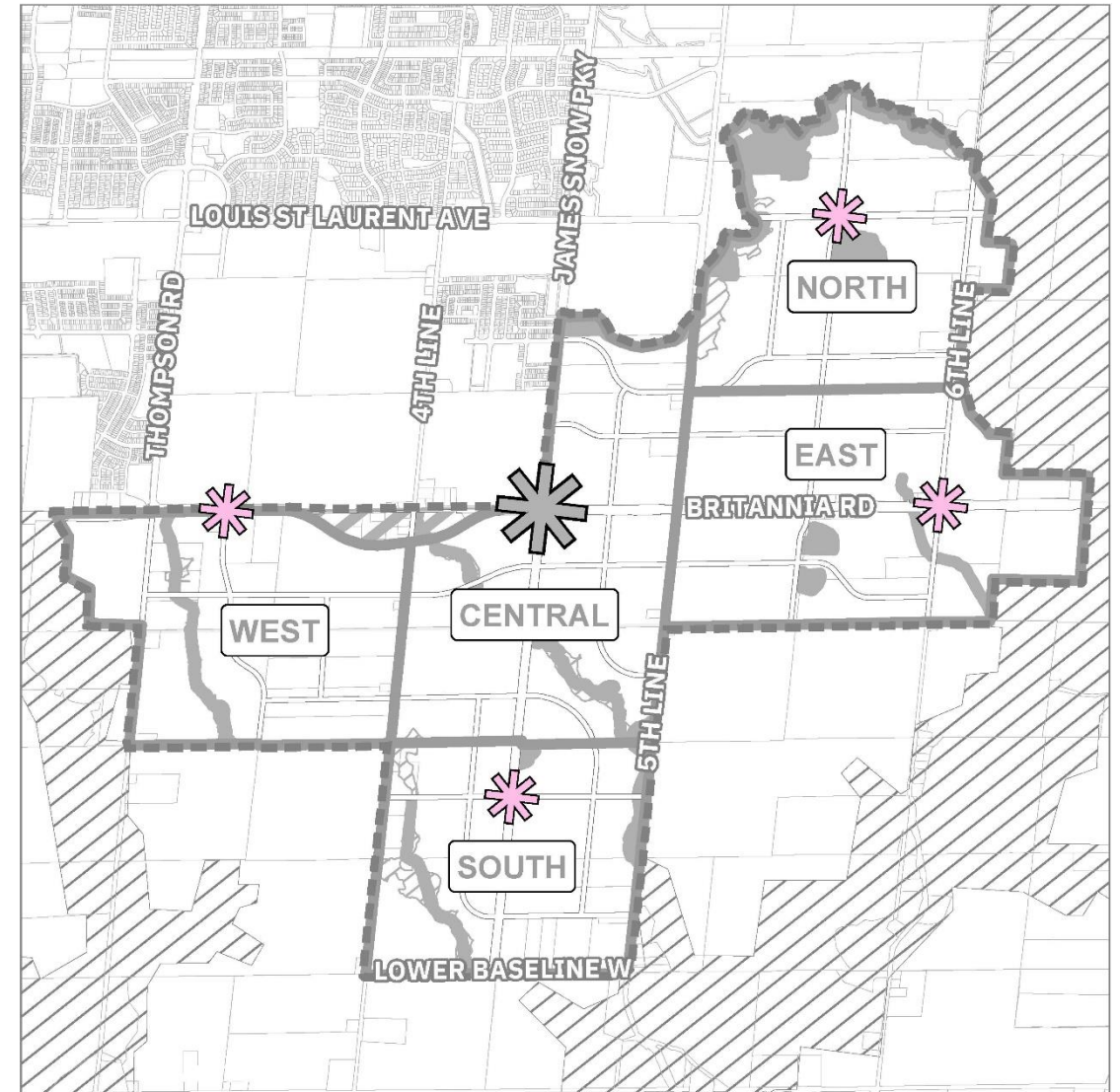
Urban Village Centre

- Intended as a major focal point of activity and density for the immediate Neighbourhood, the Britannia Secondary Plan community and beyond.
- Planned to accommodate retail commercial, institutional/community, recreation and residential uses
- Generally located at the Jame Snow Parkway and Britannia Road intersection
- Also intended to evolve as a strategic intensification area in south Milton and is a focus for concentrations of more intense forms of housing to provide transit-supportive densites.



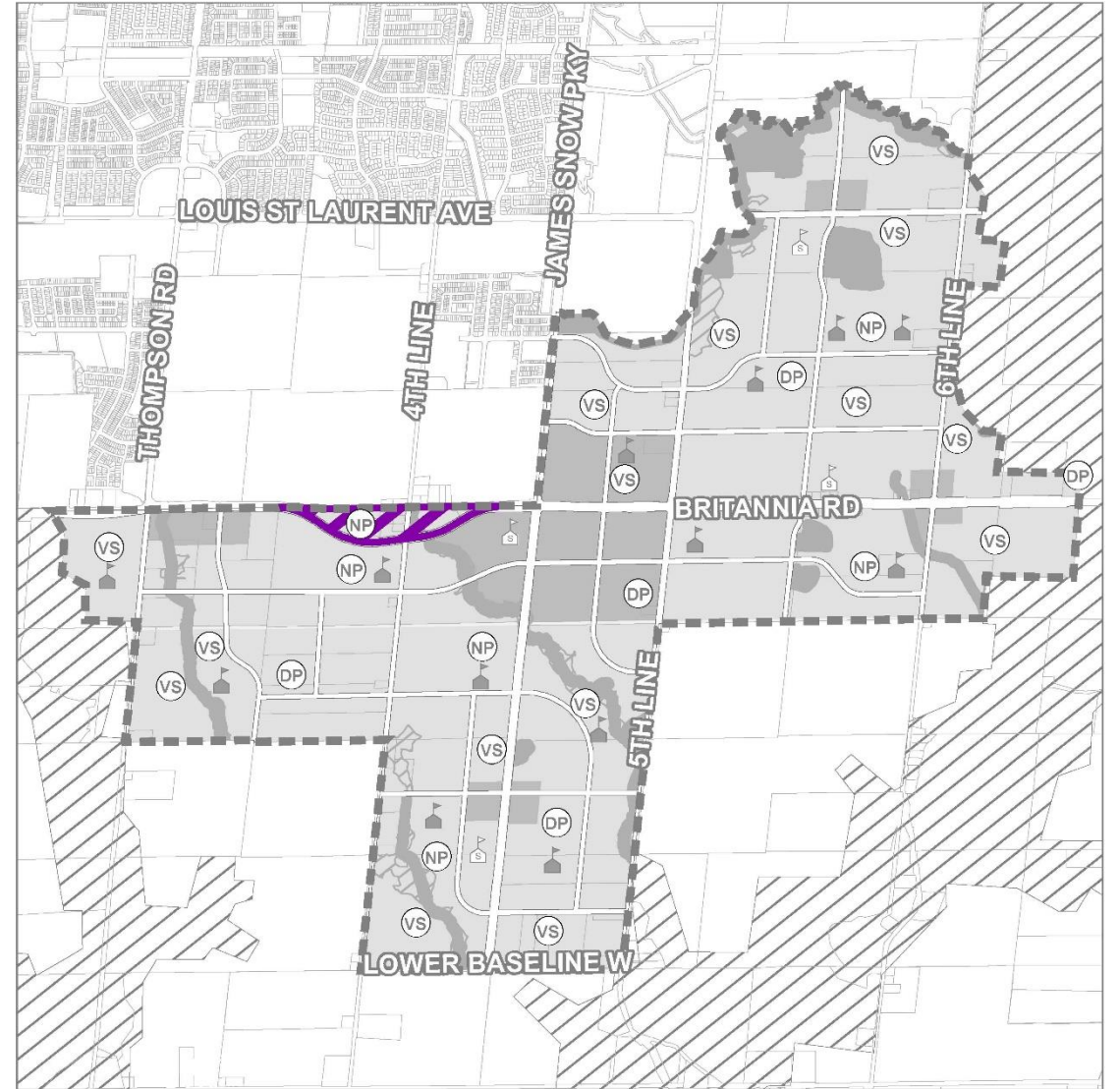
Neighbourhood Nodes

- Intended as the central focal point of activity and density for each Neighbourhood
- Planned to accommodate retail commercial, institutional/community and recreation uses that serve the Neighbourhood
- Generally located at intersections of key arterial and collector roads in each Neighbourhood
- Also a focus for concentrations of more intense forms of housing within walking distance of potential local transit stops.



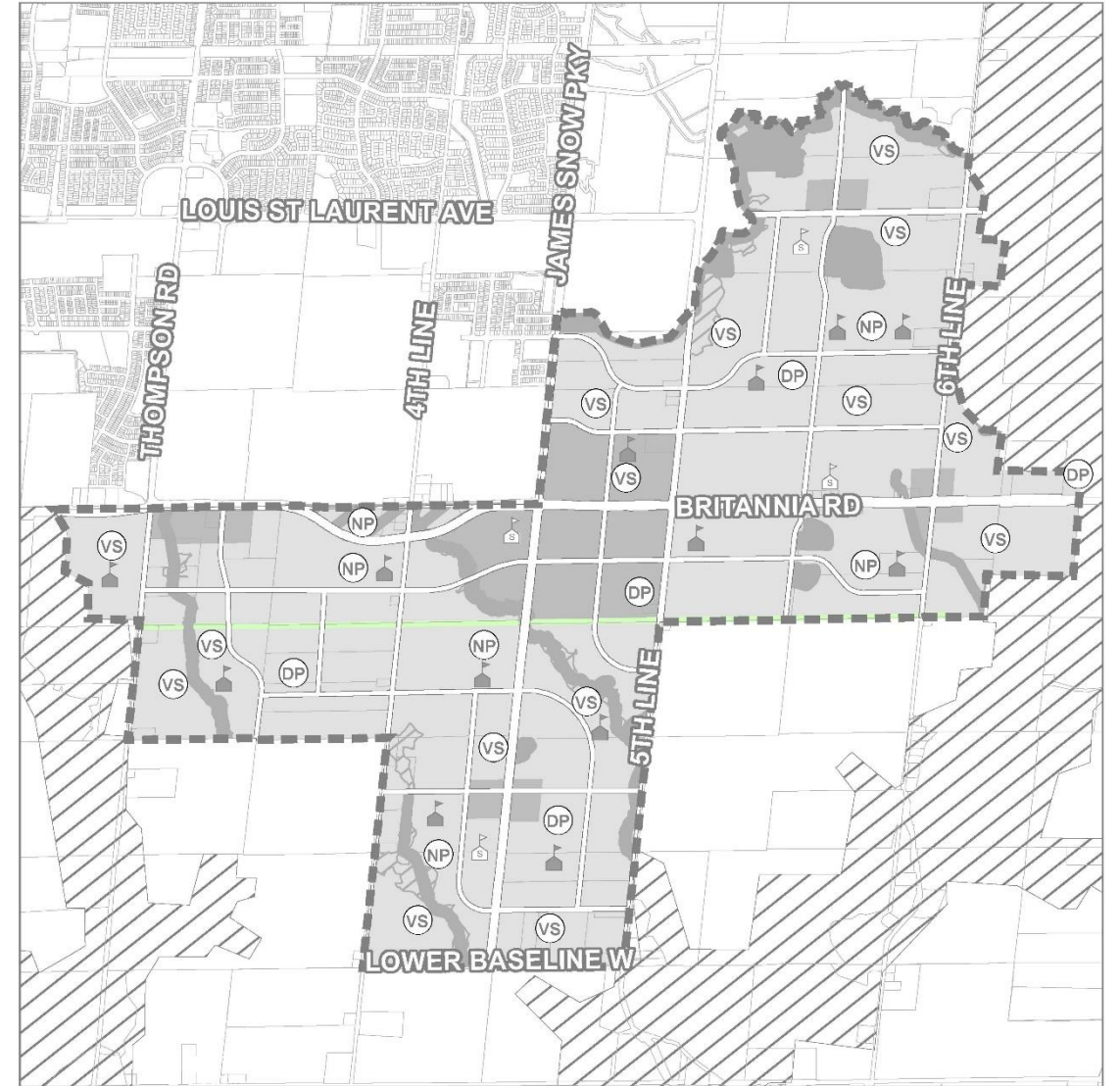
Omagh Village

- Omagh Village is a special character area.
- Intended to accommodate development that enhances its village character and complements its historic and cultural heritage elements.
- No new development is permitted within the Omagh Village area until detailed land uses and urban design standards are established through a Tertiary Plan process.



Linear Greenspace

- Located along the pipeline right of way designated as Greenspace.
- Intended as an active transportation corridor across the Secondary Plan and to provide connections to the NHS.
- Permanent structures are not permitted within the pipeline right of way, however, active transportation facilities can be accommodated adjacent to the pipeline.
- Parks, Village Squares and other public uses are encouraged to locate adjacent to the pipeline to activate the corridor.

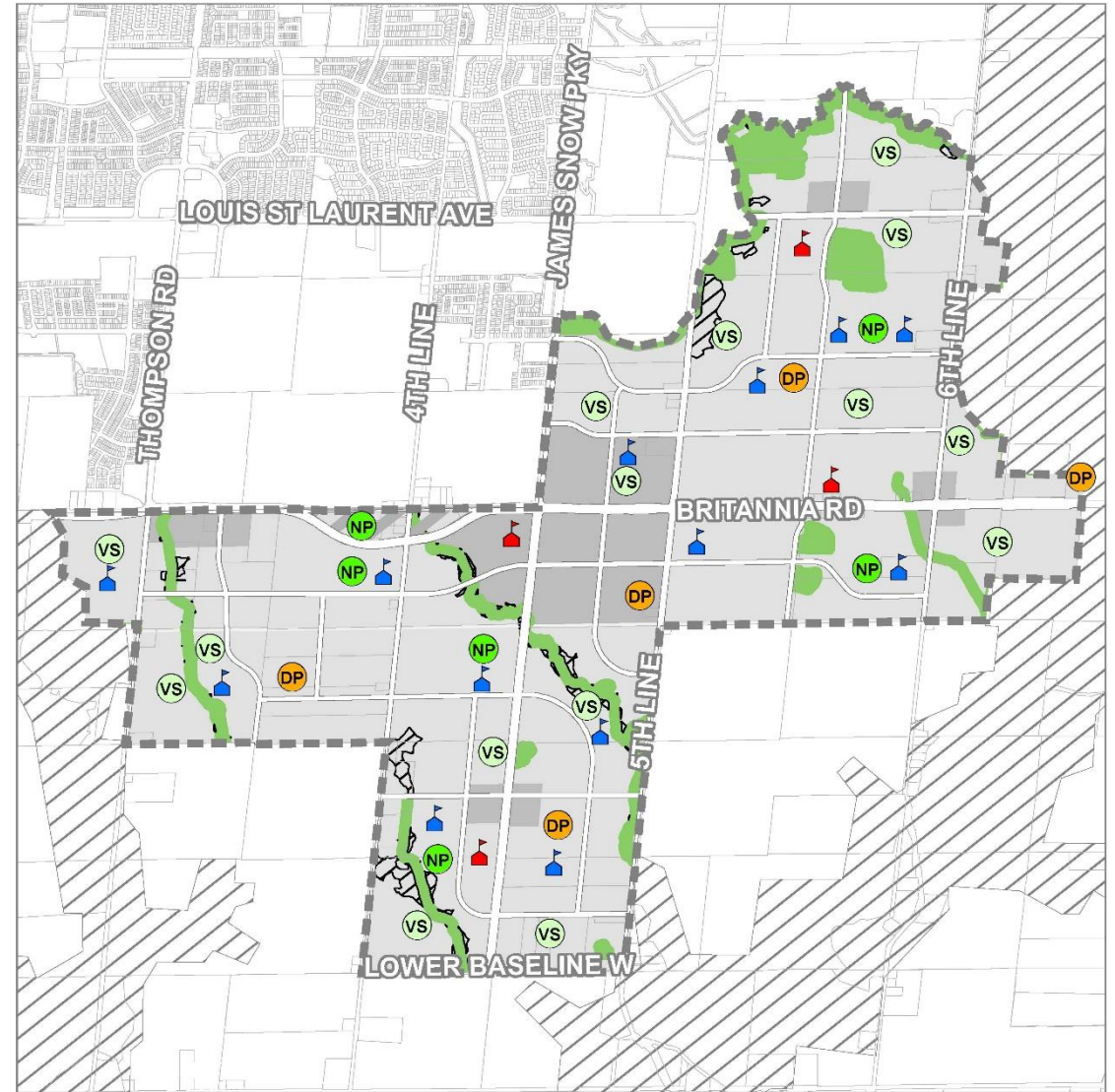


Natural Heritage System & Hazard Lands

- Permitted uses in the NHS include pedestrian trails and non-intensive recreational uses, in accordance with Section B.4.8 and B.4.9 of Town's Official Plan
- Refinements may occur to the NHS and Hazard Lands through a Planning Act process, where supported by environmental study

Public Service Facilities

- Schools & Parks are distributed throughout the Neighbourhoods to maximize walkability with a focus on delivering parks that provide opportunities for residents to be physically active
- Opportunities for co-location and more urban compact built forms of schools, parks and other public service facilities



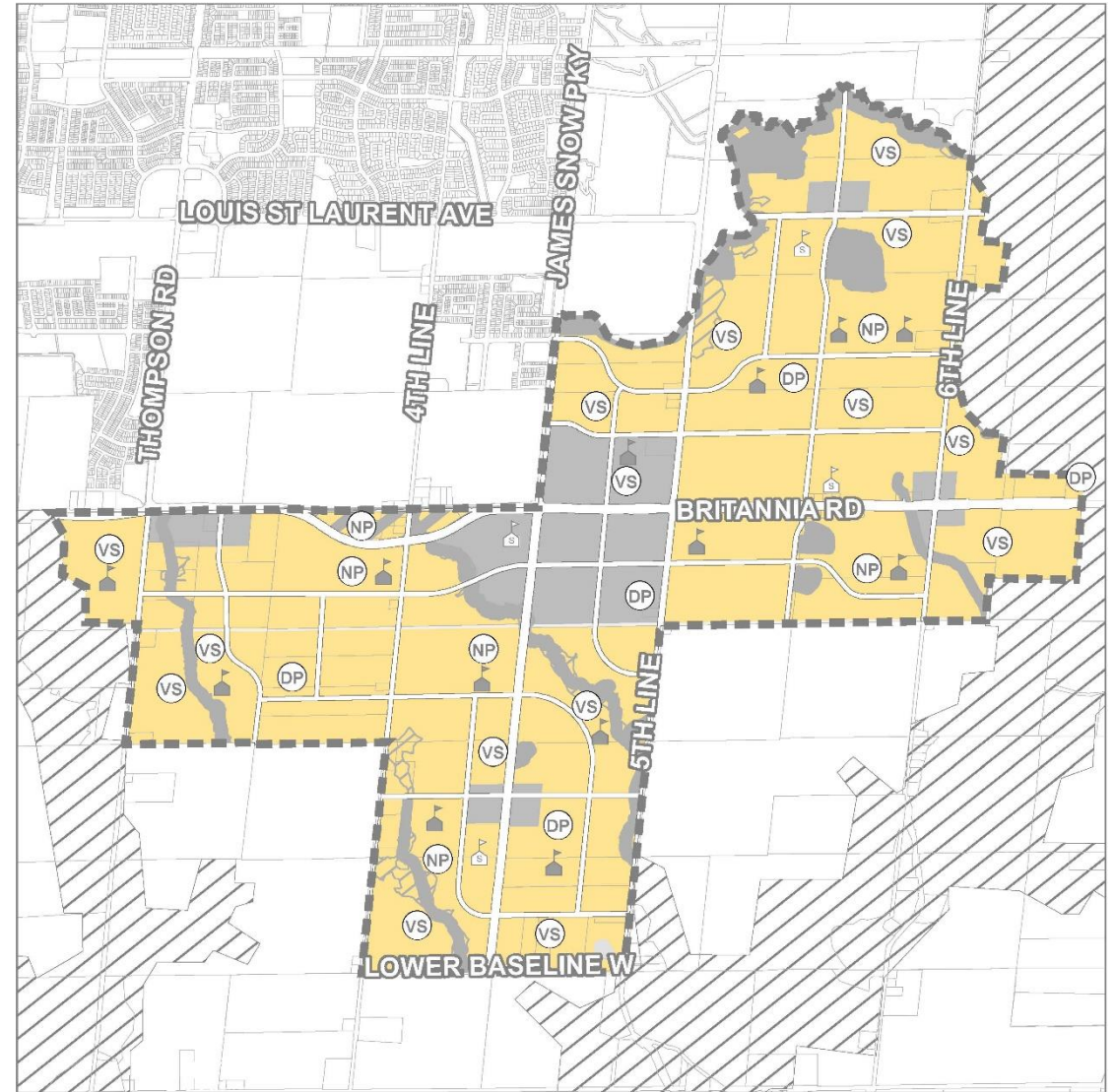
*Note: Park & School locations are subject to further review & refinement.
Community Park to be provided outside of Secondary Plan area.
Omagh Neighbourhood Park & Drumquin District Park are existing Town parks not being provided as part of the Secondary Plan.*

Britannia Secondary Plan Land Use



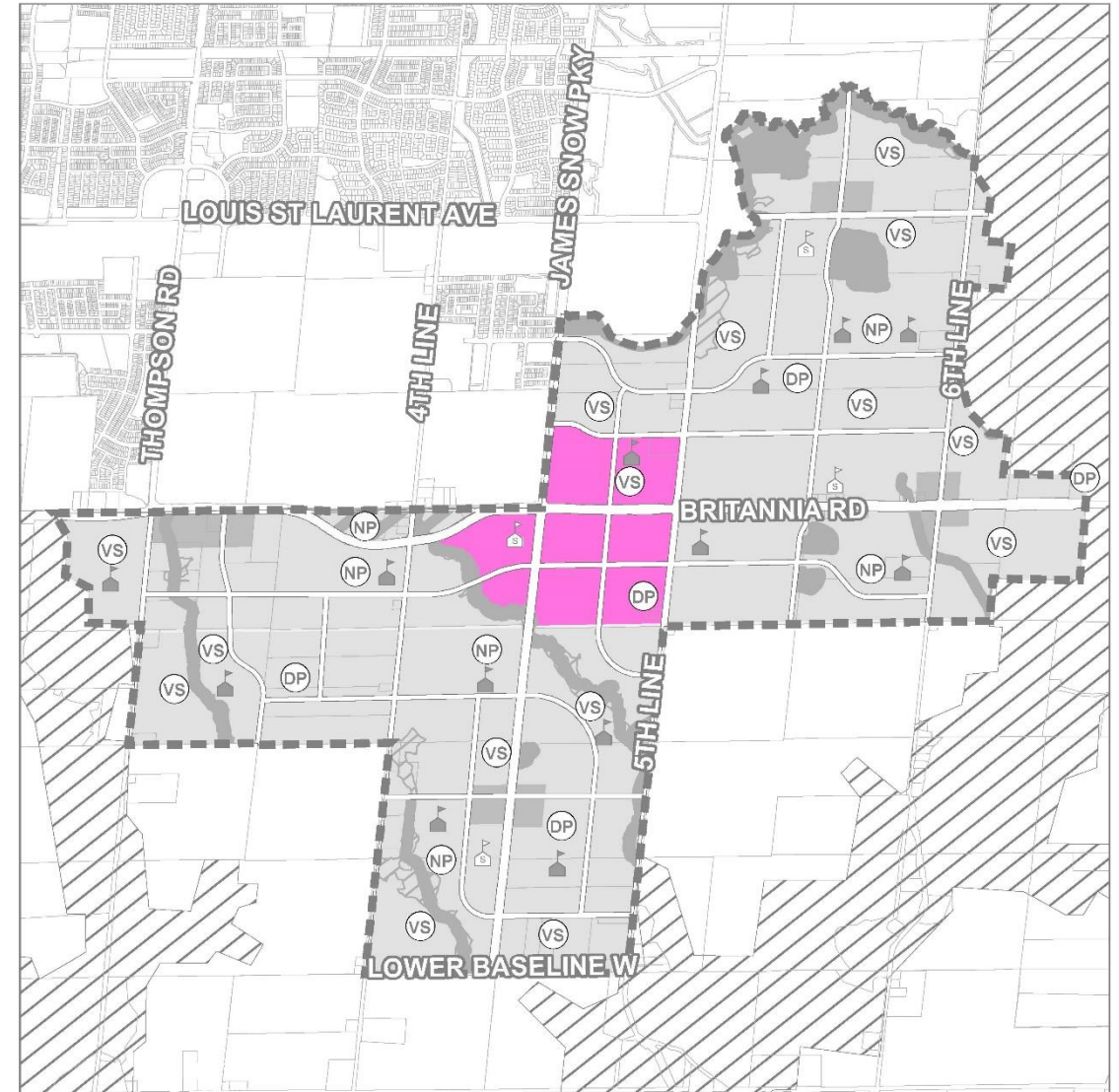
Evolving Neighbourhood

- Permitted uses include:
 - Residential uses
 - Major place of worship sites (subject to criteria)
 - Minor place of worship (subject to criteria)
 - Local commercial uses, including live-work units and small-scale mixed-use buildings
 - Local institutional uses
 - Long-term care and assisted living facilities
- Maximum building height of 4 storeys, with opportunities for height up to 8 storeys (subject to criteria)



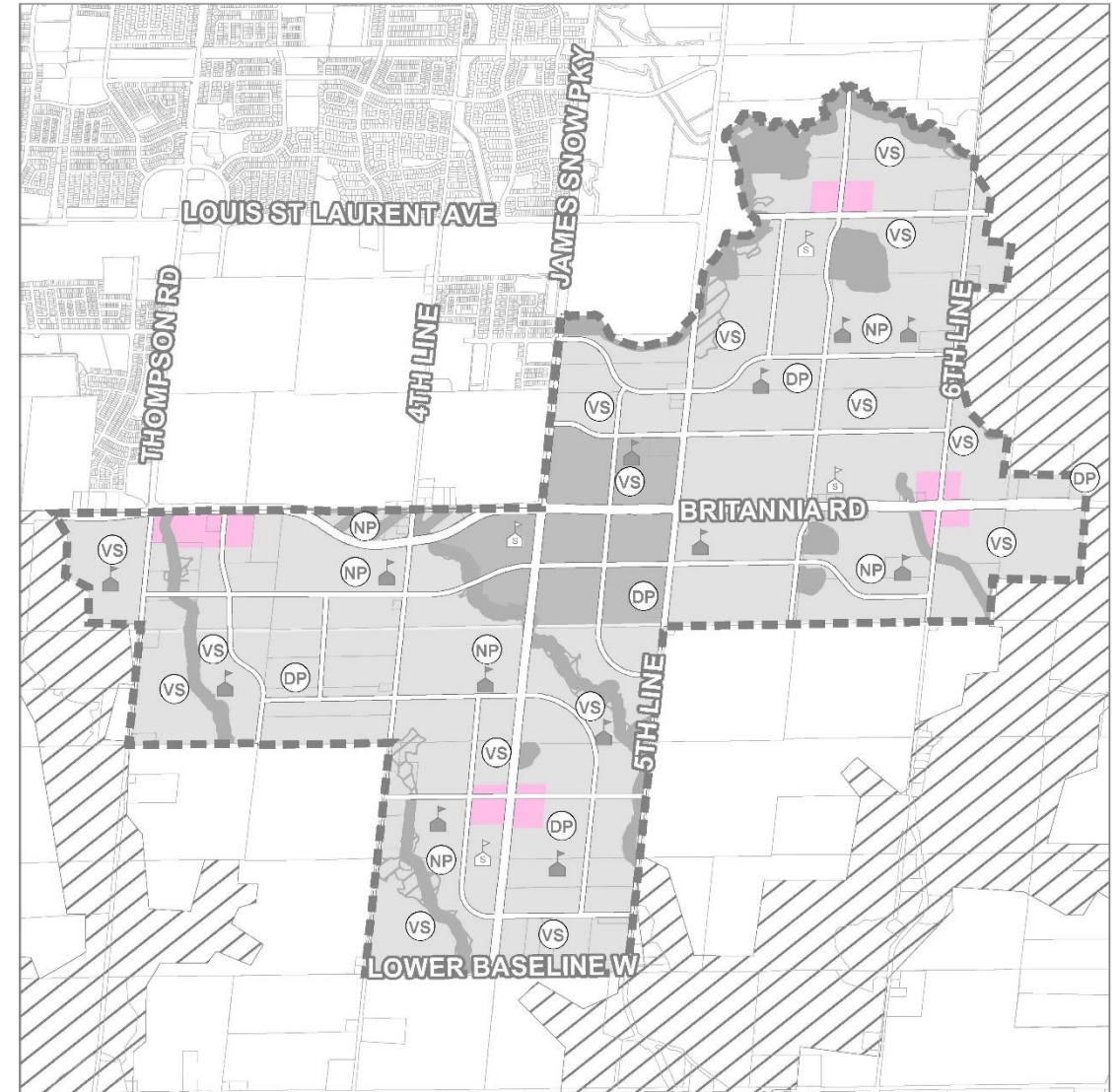
Urban Village Centre

- Generally located at James Snow Parkway and Britannia Road
- Permitted uses include:
 - Residential uses excluding single and semi-detached dwellings
 - Retail and commercial uses
 - Minor places of worship (subject to criteria)
 - Local institutional uses
- Maximum building height of 20 storeys
- Minimum 18,500 m² of non-residential gross floor area shall be provided



Neighbourhood Commercial Mixed Use

- Generally located at arterial and collector road intersections
- Permitted uses include:
 - Residential uses excluding single and semi-detached dwellings
 - Retail and commercial uses
 - Minor places of worship (subject to criteria)
 - Local institutional uses
- Maximum building height of 12 storeys
- Minimum 9,300 m² of non-residential gross floor area shall be provided within each Neighbourhood, except in Central Neighbourhood which has the Urban Village Centre location instead

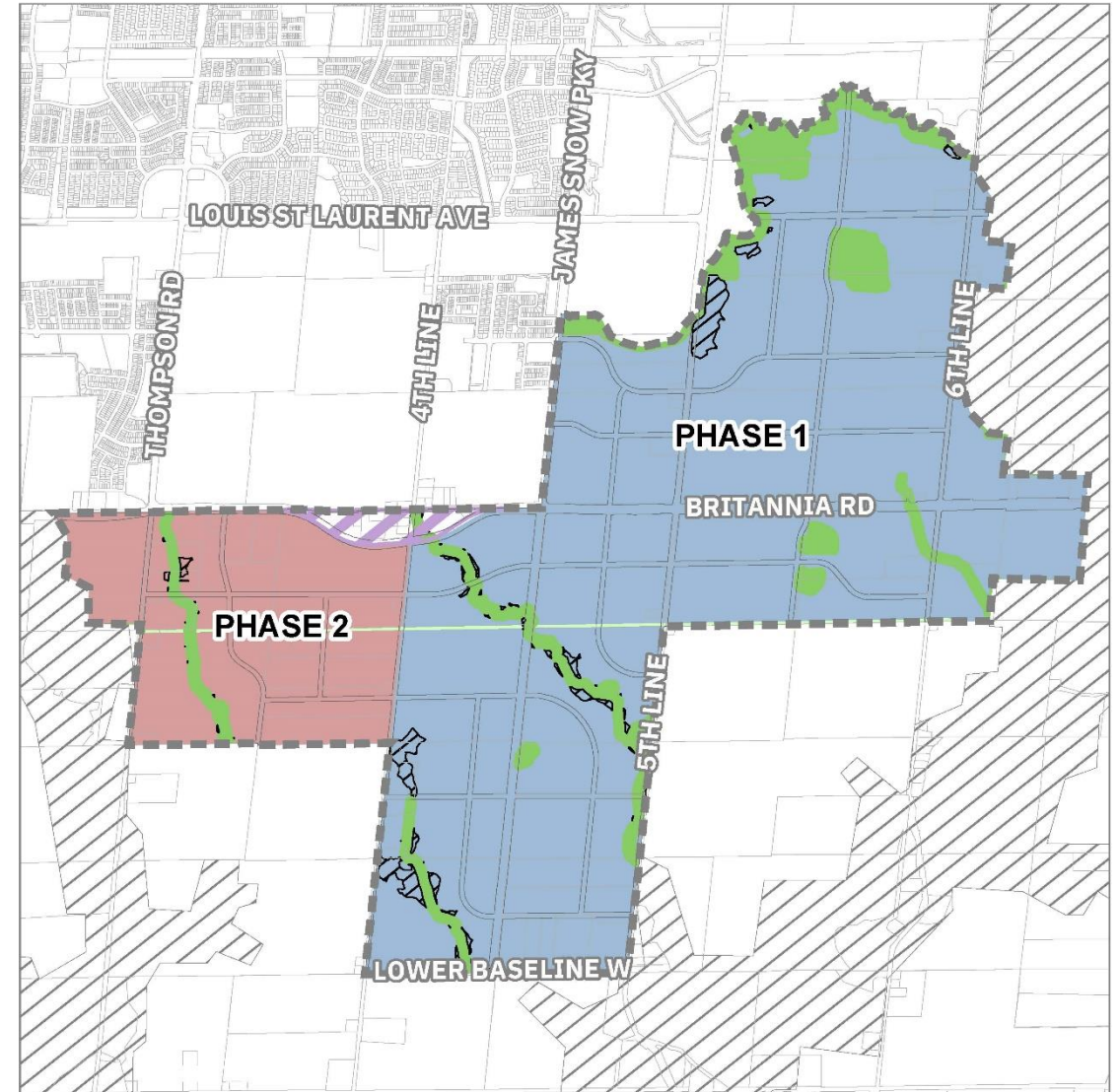


Urban Design

- Secondary Plan has regard for Britannia Secondary Plan Urban Design Guidelines & Milton Mid-Rise Design Guidelines
- Key design directions that inform the overall community design include:
 - Five distinct neighbourhoods each with nodes as centres of non-residential activity and higher density residential development
 - A range and mix of parks and public open spaces providing neighbourhood focal points to promote walkability and a sense of place
 - A range & mix of housing options, primarily grade-related will be provided in each neighbourhood
 - A central active transportation corridor will run east-west along the pipeline
 - An Urban Village Centre central to the plan area will serve as a primary focus of activity and community uses
 - A modified grid system of streets that provide high levels of connectivity while minimizing impacts to the natural environment, and a complete active transportation with both on- and off-road facilities
 - Community uses are encouraged to be co-located and developed in compact urban forms

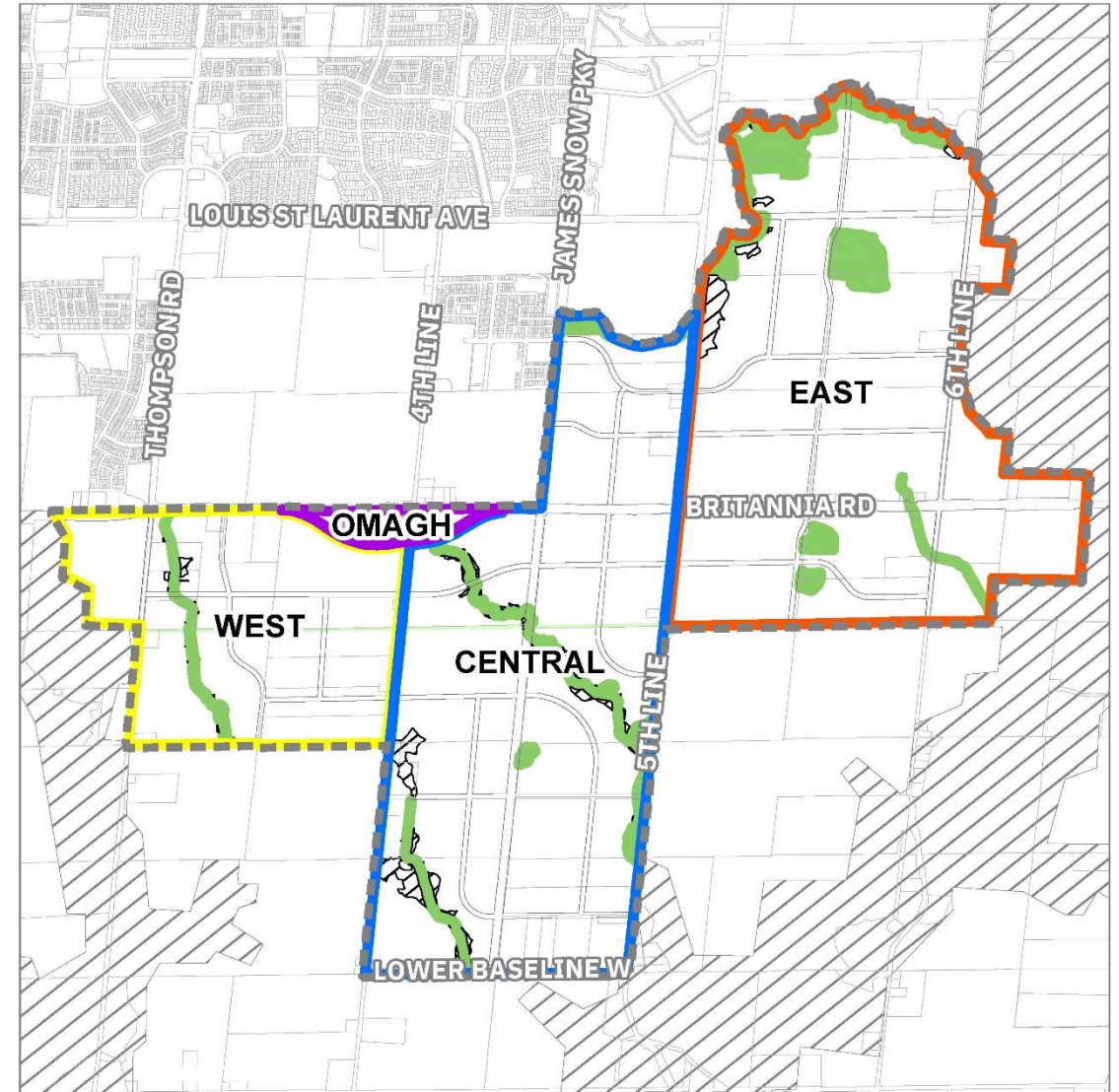
Phasing

- Growth and development is to be phased according to:
 - Availability and efficient use of public infrastructure
 - Development proceeds in a transit supportive manner
 - Early delivery of projected public service facilities
 - Logical progression of development generally
 - Financial requirements of the Town are satisfied



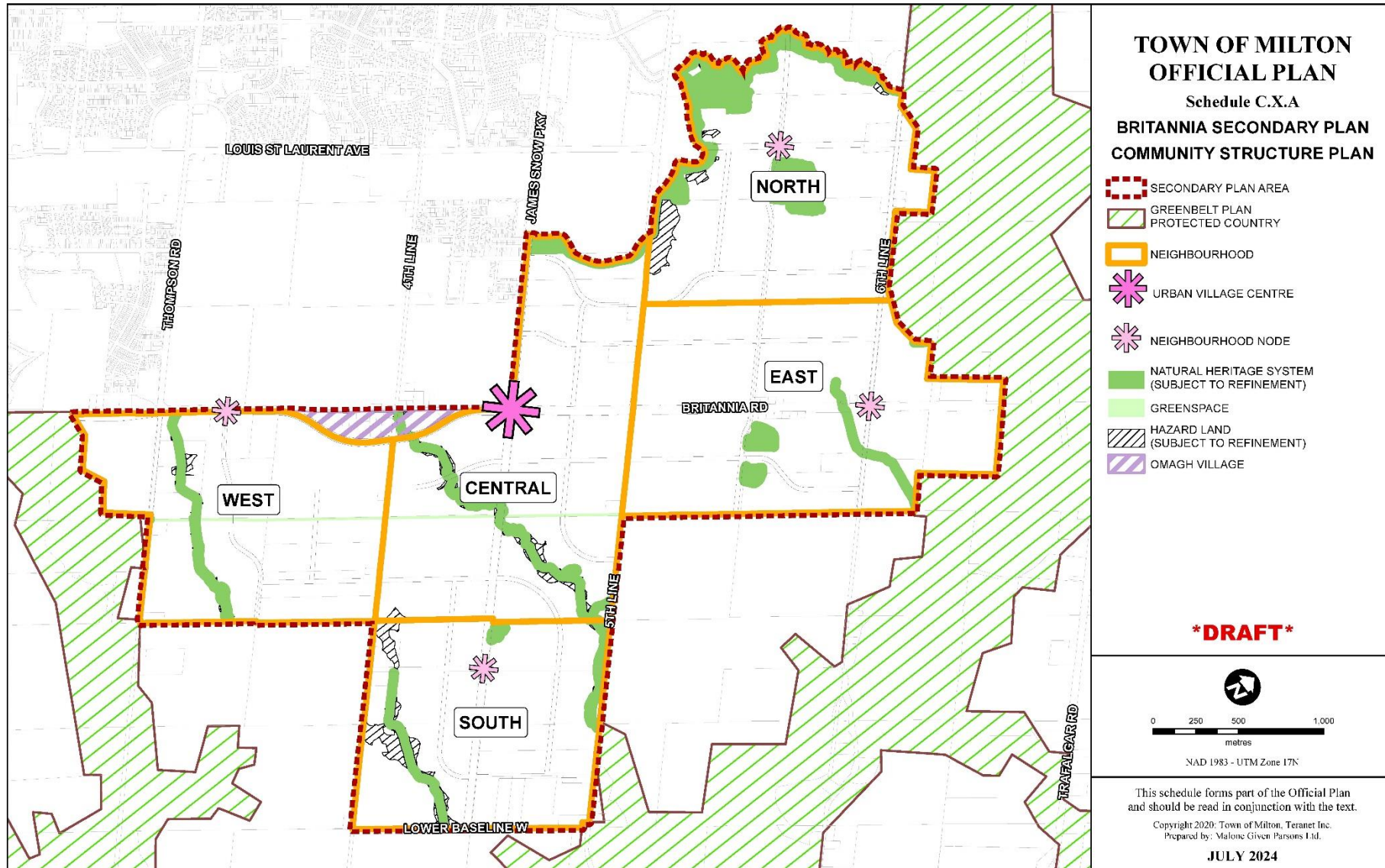
Tertiary Plans

- Tertiary Plans are intended to implement the Secondary Plan and provide more detail than the Secondary Plan to inform development.
- Tertiary Plans are to be endorsed by Council.
- Draft Plans of Subdivision and Zoning By-law Amendments may be submitted when the Town deems the Tertiary Plan as substantially advanced.
- Adjustments to a Tertiary Plan boundary to include the Omagh Village area may occur without an amendment to the Secondary Plan.

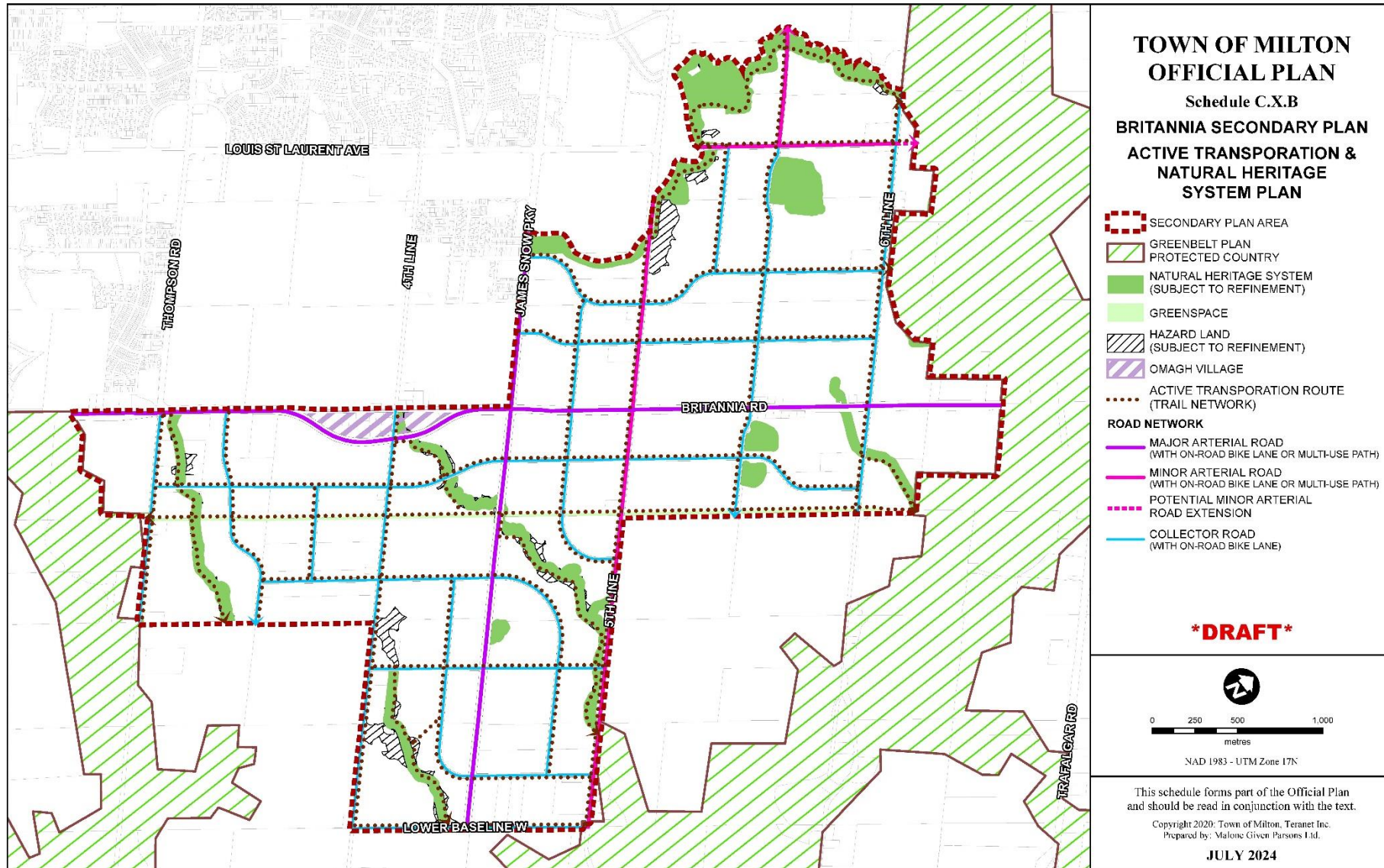


Britannia Secondary Plan Official Plan Amendment Schedules

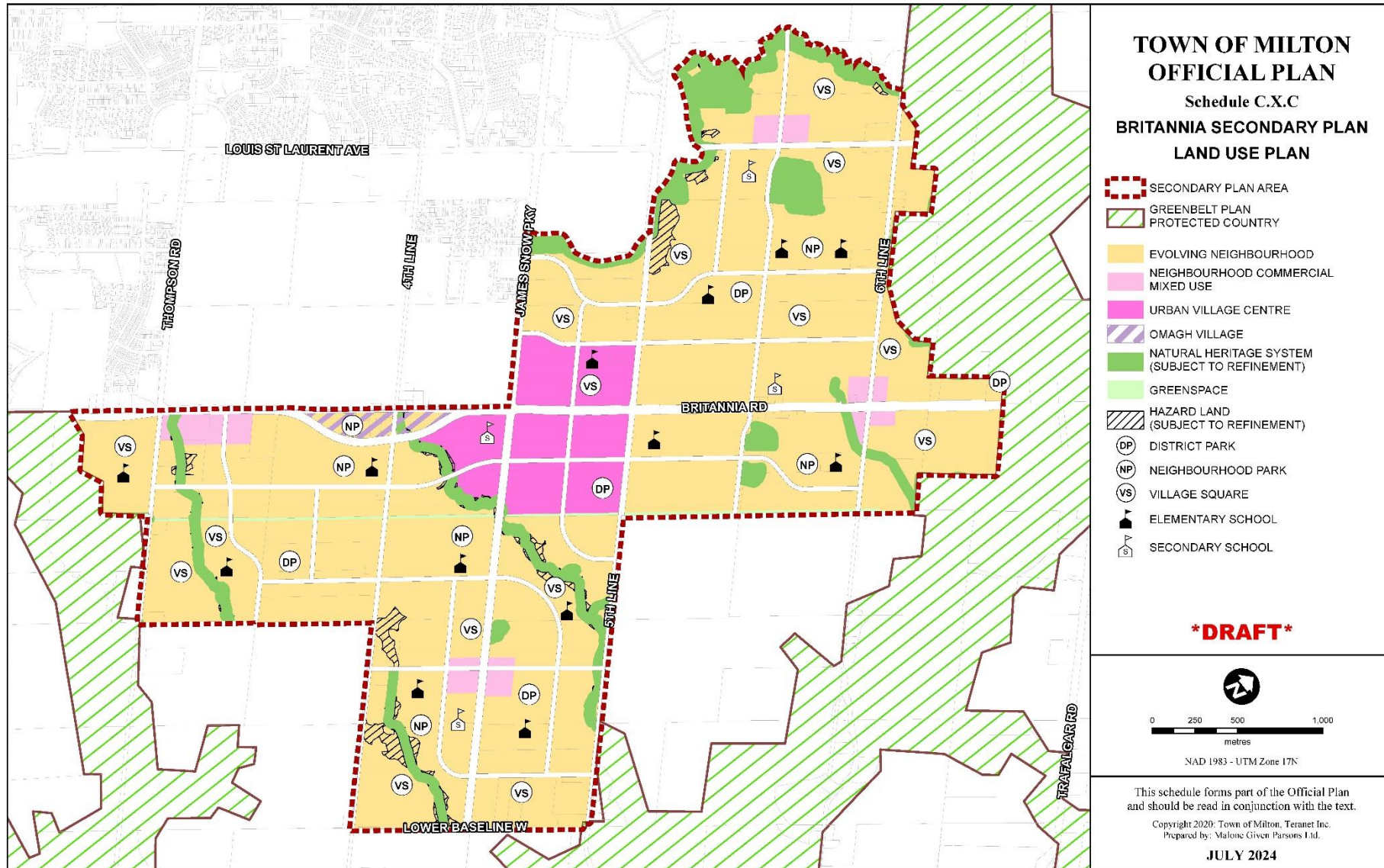
Draft OPA: Community Structure Plan



Draft OPA: Active Transportation & Natural Heritage System Plan

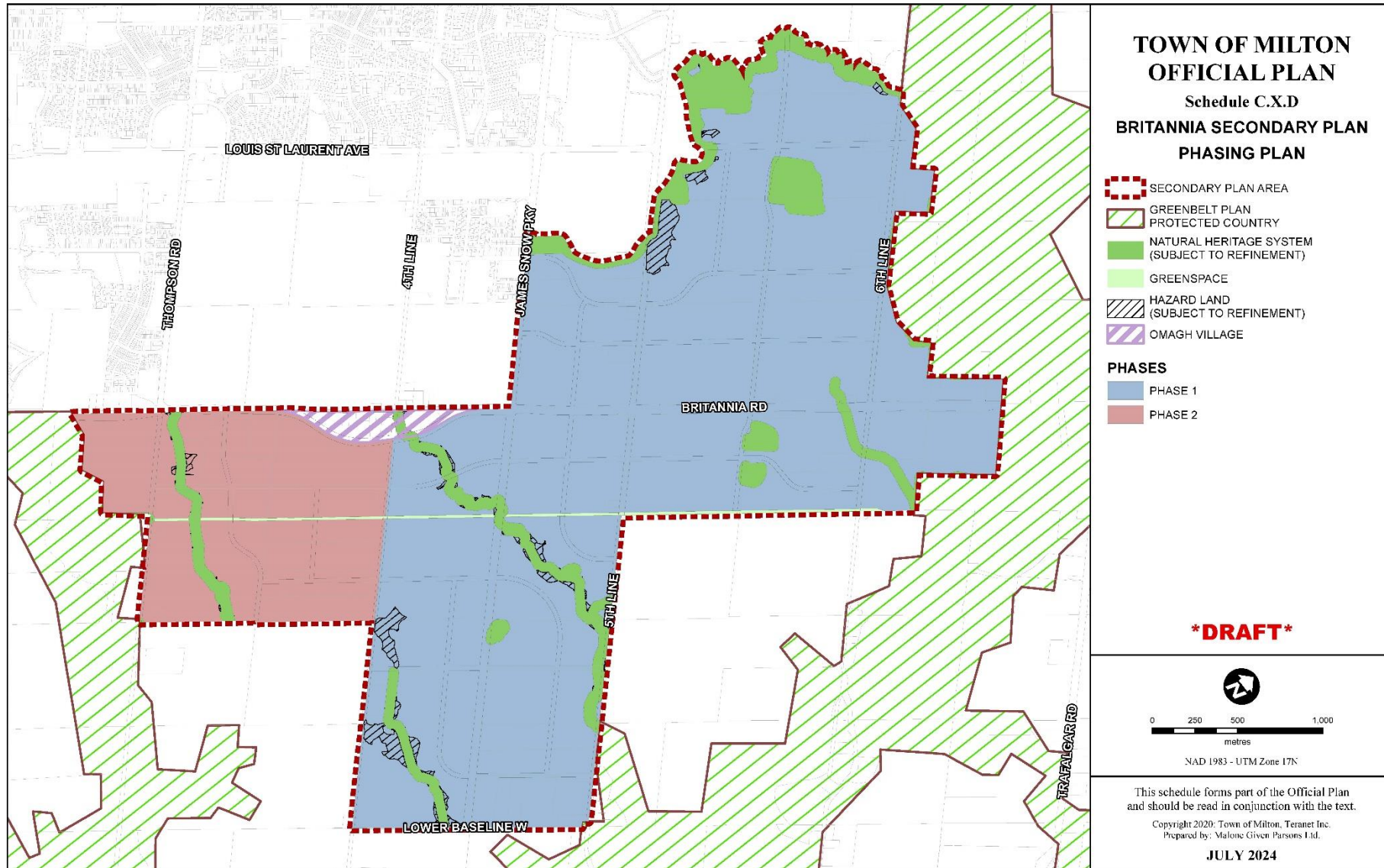


Draft OPA: Land Use Plan

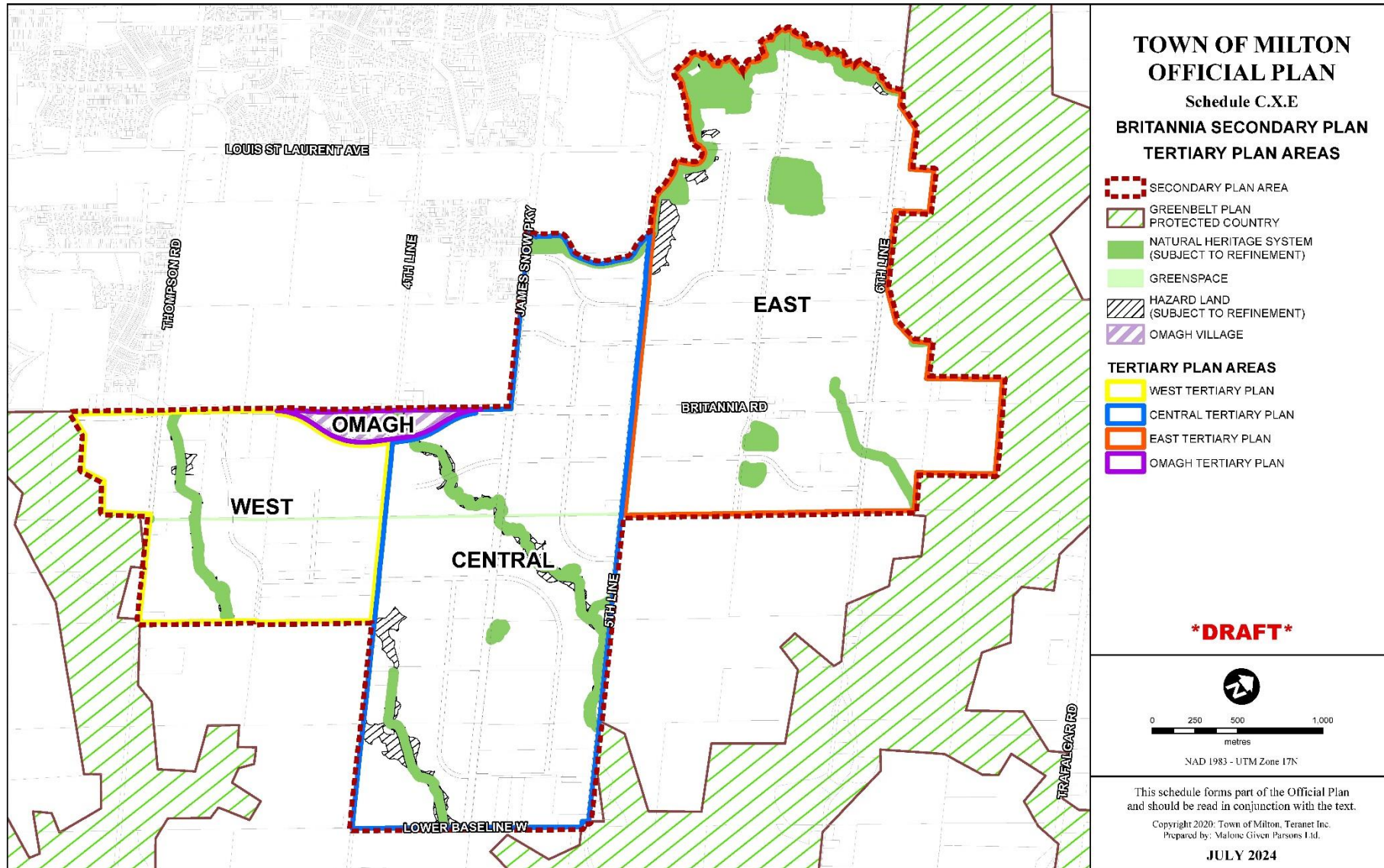


Note: Park & School locations are subject to further review & refinement. Community Park to be provided outside of Secondary Plan area. Omagh Neighbourhood Park & Drumquin District Park are existing Town parks not being provided as part of the Secondary Plan.

Draft OPA: Phasing Plan

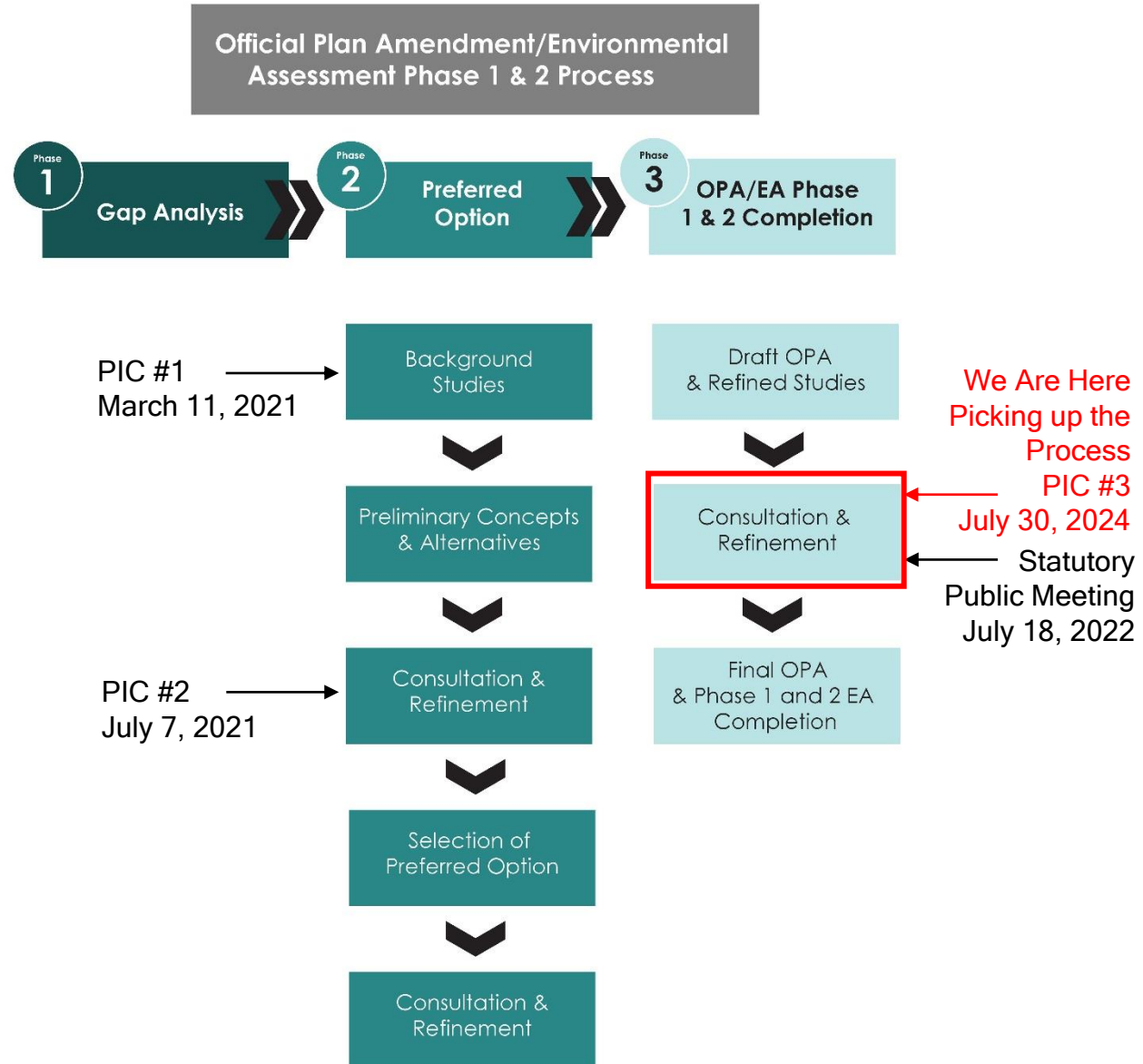


Draft OPA: Tertiary Plans



Next Steps

- Incorporate feedback from PIC #3 to draft technical studies
- Refine Secondary Plan (Draft Official Plan Amendment) policies
- Statutory Public Meeting #2 targeted Q4 2024
- Presentation to Council targeted Q4 2024 (for OPA adoption)
- Completion of Phase 1 and 2 Municipal Class Environmental Assessment



Appendix C
Correspondence Received



October 1, 2024

David Twigg, RPP, MCIP
Director, Planning Policy and Urban Design
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Dear Mr. Twigg;

**RE: COMMENTS ON DRAFT BRITANNIA SECONDARY PLAN (AUGUST 2024)
MP4 WEST LANDOWNER GROUP COMMENTS**

OUR FILE 18186A

Thank you for the opportunity to provide comments on the Draft Britannia Secondary Plan dated August 2024. The Milton Phase 4 (MP4) West Landowners Group and its consulting team are continuing to review the Draft Secondary Plan as well as the Background Reports also released in August 2024 and will have further comments.

We appreciate there have been a number of comments and matters addressed since our last submission of comments on the initial draft of the Secondary Plan in April of 2023. At this time, we are identifying several areas of concern with the updated Draft Secondary Plan where the policies have now moved in a different direction than we had anticipated based on numerous meetings and discussions over the last year in relation to the increased population. Despite these differences, we hope to have further discussion on these matters with staff prior to the scheduled Statutory Public Meeting on November 4, 2024, in an effort to reach alignment on the policies.

In addition to the areas identified below, we also have a number of specific comments and questions related to policies and the schedules that we believe can be addressed with minor edits and clarifications and we will provide these to the Town under separate cover.

The comments herein are being submitted by MHBC on behalf of each of the individual registered landowners who comprise the MP4 West Landowner Group. A list of these registered landowners that currently form the MP4 West Landowner Group are provided in Attachment A to this letter. We would also note that several of the MP4 West Landowners may be submitting additional individual comments that apply specifically to their respective lands.

At this time, the MP4 West Landowner Group offer the following comments for staff and Council consideration:

1. Process and Implementation of the Secondary Plan – concerns with the Tertiary Plan policy requirements and the implementation policies as they relate to:
 - a. the landowner’s Staging Plan and the Area Servicing Plan which is anticipated to be completed after the Secondary Plan is approved;
 - b. the timing and requirements related to the Tertiary Plans and Draft Plans and the timing and completion of the MESP and DAEFSS work;
 - c. percentages used for phasing and staging in the implementation policies; and,
 - d. policies that apply restrictions on the submission of development applications.
2. Parks and Schools – concerns with the distribution of parkland between Neighbourhood Parks and District Parks, policies related to park conveyance credits, and mapping of some locations where there are conflicts with stormwater management ponds and other constraints.
3. Places of Worship – concerns with the prescriptive minimum size requirements and issues with the language of the implementation policies.
4. Urban Village Square and Neighbourhood Commercial Mixed Use Nodes – concerns with policies related to minimum floor area mandatory requirements and the departure from the approach of using non-residential floor area targets as reflected in the Trafalgar and Boyne Secondary Plans.
5. Housing Policies – prescriptive nature of policies and implementation requirements for family sized units, ARUs and affordable units, difficulty to implement and review residential unit interior layouts.

The Britannia Secondary Plan continues to be an important community plan for the Town and the MP4 West Landowner Group and one within which the MP4 West Landowner Group has made a significant investment, both through the Town’s process and the commitments made through the Regional Allocation Program.

Over the next few weeks, we look forward to the opportunity to continue to meet and consult with Town staff to further discuss and address the above referenced comments, as well as the forthcoming specific comments and questions related to the Secondary plan and Background Reports as mentioned above, in an effort to move the plan forward within a policy framework that meets our collective objectives and the broader public interest.

Should you have any further questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Dana Anderson', written in a cursive style.

Dana Anderson, FCIP, RPP
Partner

Cc: MP4 Landowners Group
Jill Hogan, Commissioner, Development Services, Town of Milton
Megan Lovell, Senior Planner, Policy, Town of Milton
Wendy Chen, Senior Planner Policy, Town of Milton
M. Cory, Malone Givens Parsons
M. Pestaluky, M. Marano and O. Alade, Delta Urban
K. Connell, Urbantech
N. Mather, Stoneybrook Consulting
M. Dowdall, TYLIN
M. Crockford, CGH

MP4 (West) Landowners Group - Legal Entities	
Entities	Common Name
Argo Developments (5th Line) Ltd.	Argo Development Corp.
Mil Con Four Britannia Developments Limited Mil Con Four Thompson Developments Limited	Fieldgate Developments Fieldgate Developments
Milton Britannia Development Corp. Milton Fifth Line Development Corp. Fifth Line (5368) Milton Development Corp.	State Building Corp State Building Corp State Building Corp
Laurier Brown Milton East Developments Inc. Cedar Brown South Milton	Cedar City Developments Cedar City Developments
Orianna Glen Homes Corp By-Pass Lands Britannia Farms Inc. Fifth Line Farming Limited (Parcel 1 & Parcel 2) Mattamy (Milton East) Limited	Mattamy Homes Mattamy Homes Mattamy Homes Mattamy Homes
Venturon Development (Milton) Inc. Venturon Development (Milton 46) Inc. Venturon Development (Milton 90) Inc. 12300 Brit Holdings Ltd.	National Homes National Homes National Homes National Homes
Neamsby Investments Inc. Cedarland Construction Inc.	The Remington Group The Remington Group
Albanella Development Ltd. Orianna Glen Homes Corp. Sempronia Estates Inc. Trebiano Trail Developments Ltd. (includes 5526 Fourth Neutrino Developments Inc. Casape Developments (BT) Inc.	Trinison Management Corp. Trinison Management Corp. Trinison Management Corp. Trinison Management Corp. Trinison Management Corp. Trinison Management Corp.
Milton Ex--EE	Tom Tsampiris
Brittania Sixth Line Holdings Limited	Medallion Corporation
Branthaven (Spina) Branthaven (Reid Lands)	Branthaven Development Branthaven Development
NDB Milton Developments Inc. NDB Fourth Line Developments Inc.	Stanford Homes Stanford Homes
Martino (Milton) Limited Lands	D'Orazio Group of Companies
Tahlequa Holdings Inc. Codroy Developments Inc.	Townwood Homes Townwood Homes

September 27, 2024

Submitted Digitally

Ms. Wendy Chen
Planner, Policy
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Dear Ms. Chen:

**Re: Comments on Draft Britannia Secondary Plan (August 2024)
Marilyn and Rollie Willis
Willis Family Fruit Farm
Town of Milton
Our File No.: 2009/08**

We are Planning Consultants for Marilyn Ruth Willis and Roland John Willis, the registered owners of certain lands located at the northeast corner of Britannia Road and Fifth Line within the Britannia Secondary Plan (“BSP”) Area. Our clients’ lands are municipally known as 6063 Fifth Line, Milton, and are currently operating as the Willis Family Fruit Farm.

On behalf of our clients, we attended Public Information Centre #3 on July 30, 2024. We have since had the opportunity to review the latest draft version of the BSP dated August 2024. The primary purpose of this letter is to provide our written comments to Planning staff prior to the preparation of the final draft BSP that will be put to Council at a Statutory Public Meeting scheduled for November 4, 2024. Many of our comments in this written submission are consistent with comments we have previously provided Town Planning staff in our correspondence dated August 12, 2022. For ease of reference, a copy of that correspondence is attached.

This correspondence together with the attachment is also our clients’ written submission to Council, which we may modify further once we review the final version of the draft BSP to be presented to Council at the November 4, 2024 Public Meeting. Accordingly, please ensure that this correspondence is also added to the Public Meeting agenda for this item to be considered by Council on November 4, 2024.

Generally, the BSP provides an appropriate framework and guidance for further tertiary planning. We believe that the division of the BSP area into five (5) distinct Neighbourhoods will lead to manageable Tertiary Plans for each individual neighbourhood. It is important that the policy framework remains flexible to allow

appropriate design modifications/considerations at the tertiary planning stage but at the same time ensuring an equitable distribution of the various community uses including schools, parks and places of worship throughout the BSP area. Our clients are not presently in the landowners' group, and it is their submission that they should not be the recipient of the bulk of community uses simply due to their non-participation at this time. The decision on the placement of community use and infrastructure should follow appropriate land use planning considerations and a fair and equitable distribution of the infrastructure throughout the BSP area, so that it does not unduly prejudice any parcel of land, and therefore does not undermine the developability of that parcel of land.

We do have specific comments and concerns in the areas of schools and places of worship, transportation and housing.

Schools and Places of Worship

In our previous correspondence, we expressed concern with the extraordinary number of school sites identified within the BSP. We remain concerned in this regard. We believe it is important that the consideration of schools through Tertiary Plans be flexible and that lands being set aside for school sites be appropriately designated through Tertiary Plans and zoned accordingly to permit alternative land uses without the need for further planning approvals. The holding of school sites for an extended period of time could delay development if the school never transpires.

Similar to our concerns respecting schools, the setting aside of a minimum of six (6) major place of worship locations with at least one (1) place of worship per neighbourhood is overly prescriptive and arbitrary. Unlike schools, places of worship have no defined end user at the secondary plan stage. If there is no interest shown through the tertiary planning process from a place of worship provider, then it would seem reasonable that lands not be set aside for such a use. It is impractical and unreasonable to require landowners to hold development lands for an extended period of time awaiting a place of worship user to come forward. Like schools, Tertiary Plans and implementing zoning by-laws must provide appropriate underlying designations/zones in the event a place of worship does not transpire by the time the lands are otherwise ready for development.

An oversupply of schools and places of worship and the holding of these lands for an extended period of time will impact the delivery of housing supply in a timely manner, and that is not consistent with the Provincial Planning Statement, 2024.

Transportation

As indicated in previous comments, and comments provided at the Public Information Centre, I expressed concern with the higher order transportation network and whether such an extensive road network of collector/arterial roads would achieve and be conducive to the goals and objectives of the BSP of achieving compact, walkable and pedestrian oriented communities. A complete community should translate into a less

automobile oriented form of development with a greater emphasis on alternative modes of travel.

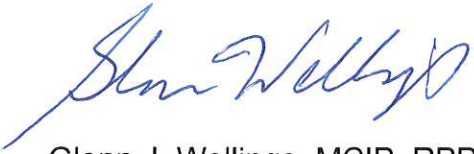
It is my opinion that in order to achieve a compact community that is less automobile oriented, there needs to be a more localized road network with fewer collector/arterial roads. In addition, arterial and collector roads should consist of reduced rights-of-way with more emphasis on active transportation, such as bike lanes, with less emphasis on travelled lanes for cars. We continue to question the need and value of the mid-block collector roads and whether these roads will lead to a more compact, pedestrian oriented community. The current transportation policies do not appear consistent with the Provincial Planning Statement, 2024.

Housing

The proposed housing policies in my opinion are overly prescriptive. We agree that a range and mix of housing types is necessary to achieve a complete community and we support the importance of attracting affordable, assisted and attainable housing. However, to include targets of 12% for affordable, assisted and higher density townhouses, 10% for additional residential units and 28% of all housing being affordable, assisted or attainable are arbitrary and in my view unnecessary to include in the BSP. It is not clear how the policies addressing housing affordability can be appropriately implemented, especially with the continued rise in municipal rates and fees including development charges.

We would appreciate a response to our concerns prior to the forthcoming Statutory Public Meeting and Council’s approval of the BSP. Please ensure we are provided with further notice of any future meetings regarding the BSP. Please also ensure that we receive notice of Council’s decision on the BSP.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

- c. Town Clerk, Town of Milton (townclerk@milton.ca)
Matthew Cory – Malone Given Parsons
Marilyn and Rollie Willis – Willis Family Fruit Farm
Raj Kehar/Julia Curry – WeirFoulds LLP

August 12, 2022

Submitted Digitally

Ms. Jill Hogan, MCIP, RPP
Commissioner, Development Services
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Dear Ms. Hogan:

**Re: Comments on Draft Britannia Secondary Plan
Marilyn and Rollie Willis
Willis Family Fruit Farm
Town of Milton
Our File No.: 2009/08**

We are Planning Consultants for Marilyn and Rollie Willis, owners of the Willis Family Fruit Farm. Our client owns property located at the northeast corner of Britannia Road and Fifth Line within the Britannia Secondary Plan ("BSP") Area.

I attended the Statutory Public Meeting on July 18, 2022 and presented comments on behalf of our client with respect to the draft BSP. The purpose of this letter is to summarize our comments in order to facilitate further discussions with Town staff and the Project Planning Consultant (Malone Given Parsons). We may have further comments on the BSP to share with staff, and we may have additional comments as the BSP evolves through the planning process.

A summary of our comments is as follows:

Schools

The policies of the BSP **require** 12 elementary and 4 secondary schools. This is an extraordinary number of schools sites for the secondary planning area. The policy language to "require" this number of schools is overly prescriptive. By not achieving the prescribed number of schools, this would appear to lead to an issue of non-conformity and trigger the need for an amendment to the BSP. More flexibility in this policy is recommended.

Transportation

The Willis property is bounded by Britannia Road, which is a Regional Road to the south, Fifth Line which is a Minor Arterial to the west, and planned Collector Roads

along the north and east property lines. In addition, there is a proposed mid-block north/south Collector Road that bisects the Willis lands.

The extent of the proposed higher order network appears more indicative of an automobile-oriented plan rather than a more walkable and pedestrian oriented community that would rely on alternative modes of transportation. The number of higher order roads with extensive rights-of-way also impacts the future development potential and density of development. We recommend the elimination of the mid-block Collector Roads in favour of a more pedestrian friendly, community oriented local road network.

In addition, it would be helpful if Town Planning staff and the Planning Consultant could investigate the alignment of the contemplated road network to coincide with existing lot lines for larger parcels such as the Willis lands. This would result in more efficient development and avoid having to deal with smaller remnant portions in the future.

Housing

The proposed policies intended to achieve affordable and assisted housing are important. However, the origin of the percentages such as a minimum of 18% of all housing should be affordable/assisted and a minimum of 10% of singles and semis should include a secondary unit is not clear. Further, it is not clear how the policies addressing housing affordability can be appropriately implemented especially with the continued rise in municipal rates and fees including development charges.

We look forward to continued dialogue with respect to the BSP prior to final adoption by Town Council in early 2023 and approval by the Regional Municipality of Halton.

Yours truly,

WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

- c. Megan Lovell – Senior Planner – Town of Milton
- Matthew Cory – Malone Given Parsons
- Marilyn and Rollie Willis – Willis Family Fruit Farm
- Raj Kehar – WeirFoulds LLP

From: [Javaid Hanif](#)
To: [Wendy Chen](#)
Subject: Use of 5640 Fifth Line Milton - Comment on Britannia Secondary plan.
Date: Monday, September 23, 2024 12:41:12 PM
Importance: High

Hi Wendy

Hope this email finds you in best of health.

I had a chance to have a look on final draft of Britannia secondary plan on Milton Web and happy to see my property is in Urban Village Centre designated area however in DP block which shall require some land for park and rest may be used for proposed high rise buildings .

We wish to use our property **5640 Fifth Line** for development as per plan and build a high rise building, if possible.

Please note this request down and hope "Tertiary planning team" shall take care of this request / comment and plan the block in DP area so that at correct time we shall be able to execute our plan to build our property.

Best Regards

Javaid Hanif
Owner of 5640 Fifth Line Milton

October 4,2024

Town of Milton
150 Mary Street
Milton, Ontario

Att: Wendy Chen, Policy Planner

Re: Draft Britannia Secondary Plan (“DBSP”) – C.X Britannia Secondary Plan
Relating to 9900 Britannia, 9920 Britannia, 5776 Fourth Line and 5784 Fourth Line

Good day Ms. Chen,

I hope you are doing well and look forward to seeing you at our pre-consultation meeting on October 8th.

It is my understanding that you are the lead for this Britannia Secondary Plan process.

I have reviewed the draft Britannia Secondary Plan (“DBSP”) and would like to have you address my concerns. This can be done at our meeting or if you wish to have this done separately that would be great too.

I appreciate the time you have taken to generate this document. However, in its current form, I cannot support the document. I have been dealing with the Town for over 9 years with respect to developing Omagh and as you are aware, I currently own/represent 85% of the south/west corner of Omagh. As such I have a great deal of interest in this document as it will drive my future dealings with the Town. This document will effectively layout the way in which I commence development of the area and the process that will be taken with the Town to get to the building permit stage.

Just a bit of background on myself,

I am a long time resident (20+ years) of Milton, along with my wife who was born and raised in Milton. We raised our son here, I ran for council over 10 years ago in the Omagh ward and have carried out numerous volunteer duties within Milton over the years. I currently live at 5784 Fourth Line, our principal residence for the past 12 years. Some years back I acquired 9920 Britannia Road, an abutting property to my residence with the intent to develop. I am in a contract now for over a year to acquire 9900 Britannia Road as part of a development agenda. I also represent my neighbour at 5776 Fourth Line who has also purchased his property with the intent to develop (I’m not sure how I missed getting that property). These 4 properties are 4 of the 5 properties west of the Church and Omagh Park. The 5 properties make up the entire South West corner of “Old” Britannia Road and Fourth Line. Collectively I own/represent 85.5% (11,675.06/13,659.29sq.m.) of the private property located at the South West corner as indicate above. As such, I am a major stake

holder in the neighbourhood. I am greatly concerned about some of the content within the draft Britannia Secondary Plan and the manner in which it may proceed.

Some years back, Ms. Anne Fisher; a planner for the town, was attempting to designate Omagh as a heritage district. I clearly stated I was opposed to a heritage district in the public meetings. She later attempted to have this area passed by council to proceed to heritage district designation; it was indicated in the report provided that all stakeholders in the area were in support of this. For the record and as I stated at the council meeting where her report was submitted; this relied on statement was false. I am in support of a “character area” in the sense that I wish to develop a corner which is sustainable, net zero (as best as possible), a complete community (as best as possible) and an attractive community. To be clear, I in no way support a heritage district.

With respect to the history of Omagh and its character. The Town has had a decade to produce studies and reports with regards to the character or uniqueness of Omagh. If a report was required to justify items within this draft document, it should have already been completed. So the lack of definitions within the Draft Britannia Secondary Plan as it relates to Omagh is not acceptable. This Britannia Secondary Plan should be specific where required and not rely on generalities that will provide the Town with a defence for further development delays in the future. I am disappointed with the fact that it has taken this long to get to this point and I still am being refused to apply for a building permit. My understanding is that once again this document is being delayed until the spring now to go to council.

In no way do I believe that my properties (non of them have any heritage significance) should be held up for development or building permit application due to the Town being tardy in dealing with their desire for a historical assessment of the area of Omagh or the continued delay of the Britannia Secondary Plan. Having said that, I do believe in good sustainable developments and that is my objective.

With respect to Omagh, for the record the Town documents refer to Omagh as the Village of Omagh.

Thank you for reading the above and getting some background into my position within the area of Omagh.

With regards to the Draft Britannia Secondary Plan here are my concerns and comments:

General: The area proposed to be designated as “Omagh Village” is yet to be confirmed in size, character and historic cultural value. In various discussion over the last 9 years with the Town, including with Hugo Rincon; various discussions were had including perhaps requiring only the frontage of fourth line or maybe Britannia on the south/west corner to be “character”. The balance of the property to the rears could be without character essentially. This is being brought up as there appears to be a cap on the proposed heights for “Omagh” and the entire area being proposed as

Omagh would be subject to “special character”. I am amicable to 4 storey along Fourth Line and 4 storey abutting the church and park only. It is not my intention to be restricted elsewhere on the properties to 4 storey structures.

For the record, my interpretation of the heritage value of Omagh is that it was the center of high density and commerce on the way to the “mill” in Milton. It was also one of the first areas within Canada that the Queen began providing 200 acre crown patents to settlers to farm (originally only 100 acres crown patents were issued). The Town also continues to refer to Omagh as the Village of Omagh. As such, and as indicated in December of 2016 at a council meeting, I provided the definition of Village and that provides details which are echoed in the draft Britannia Secondary plan.

Comments specific to the Document

- C.X.1.1 (e) The implementation of a “required” Tertiary Plan for the area of Omagh would restrict a property owner’s right to develop a single property or in my case restrict even 85% of the south/west corner of Omagh. More specifically, no one property within Omagh could be developed under the Ontario More Homes Built Faster Act. Your requirement for a Tertiary Plan for Omagh would restrict the intent of the Provincial legislation and its intent. Furthermore, it would force individual property owners through effectively a site plan approval process and slow down or stop the potential infill development all together. I don’t believe that the DBSP should have such a broad mandate and effectively control development by requiring the entire area of Omagh to have a plan. As 85.5% owner/representative of the South/West corner as indicated, I am looking for language within the DBSP to allow for development within the Omagh area that supports the Ontario More Homes Built Faster Act and will allow for development without getting the entire area of Omagh to agree to a tertiary plan. The language needs to be adjusted. Further more, is there really a need for a tertiary plan as the roads, churchs, etc are existing and there is likely to be no new City roadwork? Maybe a tertiary plan is excessive.
- C.X.2.2 Please confirm that Omagh is being defined as an “evolving neighbourhood” within the DBSP and is not required to include all the amenities and requirements of “neighbourhoods”. Omagh quite frankly is an existing neighbourhood with existing parks, church, heritage buildings and the NHS. It really is an infill project on about 12 acres with character if we do it right.
- C.X.3.4(c) Please define the unique nature of the Omagh Settlement.
- C.X.3.4(f) Are there any green technologies that will not be supported. Example refuse gasification technology; waste to energy?

- C.X.4.1 Please confirm that 9900 Britannia, 9920 Britannia, 5784 Foruth Line and 5776 Fourth Line are not within the NHS area and will not be included in the final schedules as part of the NHS. The schedules provide seem to indicate that these properties are not within the NHS and I need confirmation that this is indeed correct.
- C.X.4.3.2 In support of the Towns agenda to provide for energy efficiency and green technologies, please confirm that stormwater recapture for grey water purposes is permitted. This includes but is not limited to irrigation systems, toilets and laundry supply.
- C.X.4.6.2 It is intended that the Town of Milton will require a Place of Worship within the designated area of Omagh. The area of Omagh as indicated within the DBSP has less than 12 acres when you exclude areas due to the NHS, stormwater management ponds and parks. This clause would infer that 20% of the developable land in the Omagh area would need to be dedicated to a place of Worship? It is unclear if the existing place of worship in Omagh would be acceptable. It doesn't meet the current requirements as stipulated in the DBSP. Maybe some specific clarity would help. I suggest wording within part C.X.5.5 that the existing heritage designated place of worship located at 9850 Britannia Road will meet the requirement of the clause regarding place of worship within the evolving neighbourhood of Omagh.
- C.X.5.1 Why is the DBSP endorsing a Town developed Tertiary plan. I have been pushing the Town for over 9 years to deal with this area and we still have no definitive plan or Town direction. The Town should only drive a tertiary plan if the stakeholders have no desire to provide such plan. A draft plan block plan was provided some time ago to Mr. Ricon which I believe assisted in driving some planning.
- Language needs to be adopted to give primary planning options to property owners firstly and only resort to a Town driven tertiary plan as a last resort. Stakeholders should have the right to develop their own plan as well as deal with their own property without having to include the entire area of Omagh under one tertiary plan as defined within the DBSP. Again, is a tertiary plan really needed?
- For clarity, please confirm that the tertiary plan is not required for the entire area of Omagh. Tertiary plans if required should be permitted for parceled lands or even an individual property if such project meets the intent of the DBSP.
- This paragraph needs to clearly address and allow for a clear path for stakeholders to develop properties and without unnecessary delays. These sentences as drafted provide room for delay of development, add costs and defeat the purpose of such acts in Ontario such as the More Homes Built Faster Act. Some language should be included to allow for fast tracking of projects where they meet DBSP criteria and allow for development under such acts as the Ontario More Homes Built Faster Act.

Can a building permit be applied for if no tertiary plan is in place in Omagh? Can a tertiary plan be provided as part of the DBSP for the south/west corner to further decrease delays in applying for a building permit?

C.X.5.2 Omagh Village is identified within the paragraph as a neighbourhood. Paragraph 5 indicates that a major place of worship is required. Please provide language that will more clearly define what neighbourhood requirements are required within the boundaries of Omagh.

C.X.5.5 Omagh Village

Please define “special character, which reflects its significant cultural heritage and relationship to the NHS.”

Please define the “unique character” of Omagh.

My understanding of this is that Omagh was a built up central downtown area within a farming community that supported all the needs of the surrounding rural area of Omagh and was a stop on the way to the “mill” now none as Mill pond. Furthermore, the area of Omagh was much larger than the area currently identified in your draft secondary plan. The amenities in Omagh included but were not limited to the following in the decades after 1880; log homes, brick homes, schools, housing, commerce, places of worship, repair shops, hospitality, dealerships, accommodations and other uses.

Policies C10.3.2.11 and C.10.5.12 of the Boyne Secondary Plan are not appropriate as this is not a Heritage Conservation District. Anne Fisher of the Town attempted to have this area designated but failed. As such, this clause is not appropriate and should be removed. I will not support these clauses being included.

C.X.5.6 Please confirm that the lands to the South and West of Britannia and Fourth Line are not with in the NHS.

C.X.6.1.1(c)(d) Confirm that the existing place of worship located at 9850 Britannia Road within the area of Omagh is sufficient for meet these clauses.

C.X.6.1.1(e) Confirm what additional institutional requirements there may be within the area of Omagh. I’m confused on what will be required as this is a stand alone area, but then becomes a neighbourhood. Example, there are already parks and a place of worship, but they likely will not meet the standard of the DBSP.

C.X.6.1.2 Confirm that eight storeys would be permitted via a tertiary plan process on the south/west corner of Britannia Road and Fourth Line.

C.X.6.4.4 Confirm that the area of Omagh will not require a Village Square.

C.X.6.5 See comment C.X.4.1 above.

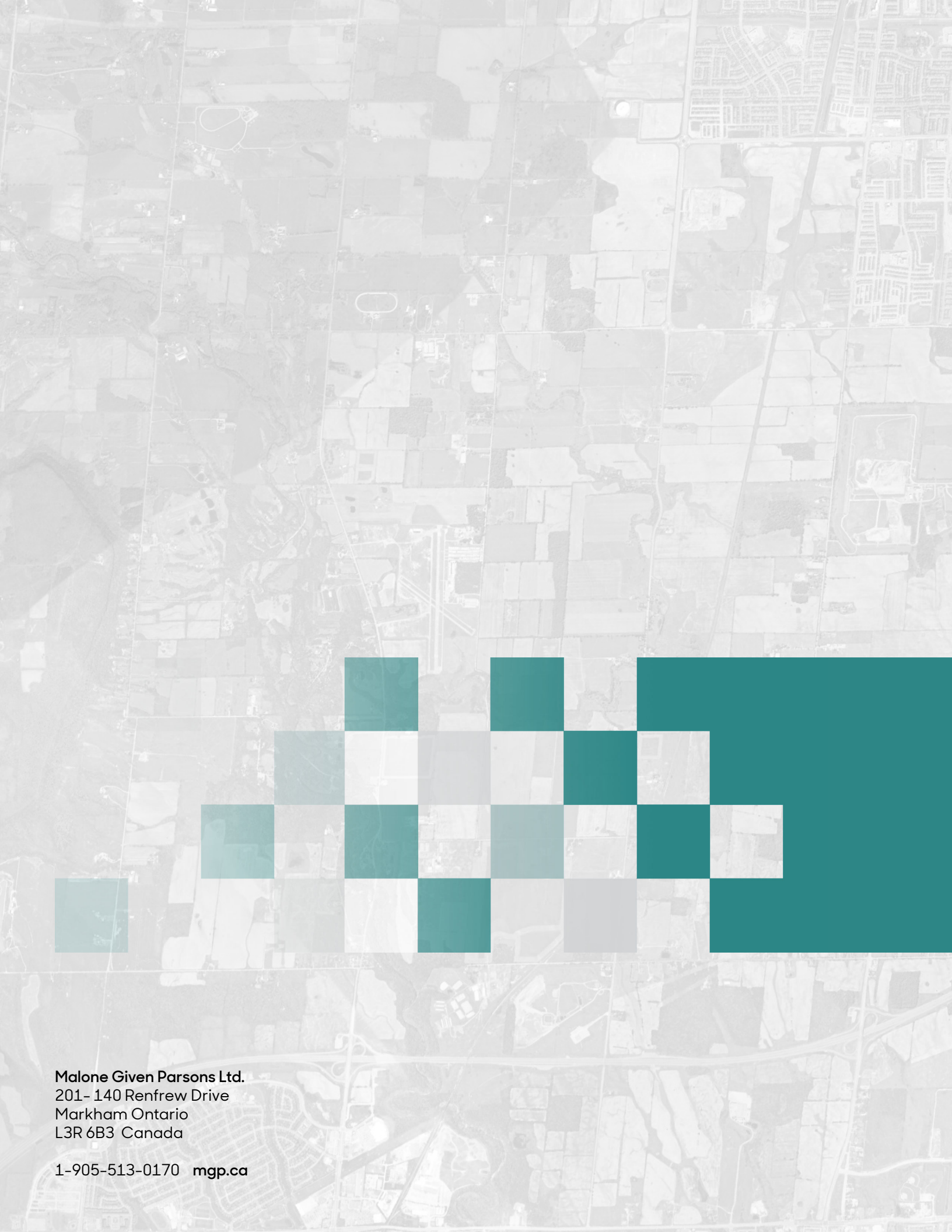
- C.X.6.5.2 Please confirm that roads of Fourth Line and Britannia Road act as a buffer to south/west corner from the NHS system located on the east side of Fourth line and North of Britannia Road.
- C.X.7.1.1 Confirm service availability (water and wastewater). Currently applied for allocation but there is a great deal of confusion between departments. I have allocation but I can't get a building permit. Then why do I bother will allocation?
- Omagh isn't in the phasing? Are services available now? Why is it excluded?
- What is the availability of wastewater and water. What is the timeline for services.
- C.X.7.1.4 How do I include a clause that the Town is not to delay my progress?
- C.X.7.2.1 Please confirm that Omagh being an existing settlement complete with parks is deemed an infill project and is not subject to land conveyance.
- C.X.7.5.1 Is this applicable to Omagh?
- C.X.7.5.2 Is this required if I am proposing 9 units on a property? Furthermore, based on this information, does Omagh require a tertiary plan as these items are already existing.

I hope this wasn't over burdening, but I feel that these items need to be addressed within the DBSP to facilitate a faster build out.

I'd be more than happy to discuss these items at your convenience. Looking for to reviewing the amendments.

Sincerely,

Michael Luzar



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