



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 27, 2025

Report No: DS-003-25

Subject: Omagh Official Plan Amendment Technical Report (LOPA 11-24)

**Recommendation:** THAT Official Plan Amendment 89, regarding proposed Official Plan policies to update the Town's policy framework related to the Omagh Area, BE APPROVED.

AND THAT Council approve a new capital project, C90030725 Omagh Studies, in the amount of \$648,002 to be funded 90% from Development Charges and 10% from the Project Variance Account.

## EXECUTIVE SUMMARY

- The boundary of the Omagh area is partially within the Boyne Secondary Plan Area and partially within the Britannia Secondary Plan Area.
- The recommended Official Plan Amendment (Attachment 1) will provide a comprehensive policy framework for the Omagh area within Section 3 of the Official Plan rather than through the Secondary Plans. This allows for a cohesive approach to addressing the area specific planning and study requirements, while maintaining the underlying land use and implementation policies as applicable through the respective Secondary Plans.
- A public meeting was held on Dec 9 2024, where Staff presented the draft Amendment and received commentary from Council and the public.
- Prior to development proceeding in the Omagh area, additional studies will be necessary that are estimated to cost \$648,002. Staff recommend establishing a new capital project for this work, funded from Development Charges and the Project Variance Account.

## REPORT

### Background

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, designate properties under Part IV of the Ontario Heritage Act, require site plan approval for development and 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 proposing a different approach for Omagh moving forward rather than undertaking a Character Area Plan. This revised approach sets out the study requirements to be completed. Once completed, the Omagh area will be development ready including the zoning provisions.

On Dec 9 2024, the Town presented a draft Official Plan Amendment at a statutory public meeting, which proposed modifications to Official Plan policies, including the Boyne Secondary Plan.

### Discussion

#### Public Consultation

Pursuant to the requirements of the Planning Act, notice for the statutory public meeting was provided by the Town of Milton on November 19, 2024 via Canada Post, online notice posted to the Town’s website, and email to the Omagh interested parties list.

There was one verbal delegation at Council who also provided written comments (Attachment 2). Concerns were raised regarding the use of the term “special character”. As well as suggested edits to the Official Plan policies to include zoning language and a permitted density for the area.

## Discussion

The most up to date work regarding background for Omagh is the 2019 Omagh Village Heritage and Character Value Assessment Background Report. However, as noted above, this document was drafted with the intent of a “Character Area” designation. The Town is no longer pursuing this approach. Instead, a study will be carried out that better defines the features of the area that contribute to its special character, which will help to inform future development proposals and zoning.

The policy edits requested by the delegation have not been included. The Boyne Secondary Plan, or Britannia Secondary Plan prescribe the underlying land use designations, and it is not the intent of this Official Plan Amendment to vary or replace these policies. However, Staff have added a new policy that would allow for increased height through a development application (such as a Zoning By-law amendment), if supported by the studies identified in proposed policy 3.15.3. Further, the Official Plan Amendment does not prescribe zoning. Zoning for these lands would be required to come forward through a Zoning By-law application, as they are currently designated Future Development.

## Agency Consultation

The proposed Official Plan Amendment was circulated to internal departments and external agencies on November 19 2024. No agencies have provided any objection to the approval of the proposed Amendment. Comments were received suggesting minor wording modifications for clarification, and mapping modifications for clarity.

As per July 1, 2024 amendments to Ontario Regulation 525/97 under the Planning Act, most official plan amendments (e.g., site-specific official plan amendments, including most secondary plans) of the Town of Milton are exempt from the requirement to obtain the Minister's approval. This Official Plan Amendment, as a site-specific OPA, is exempt from approval by the Ministry.

## Modifications Since Public Meeting

Minor wording changes have been incorporated for clarity. Further, modifications have been made to the proposed Boyne Schedule changes. The boundary has been removed on the south side of Britannia Road on these schedules to clarify these schedules only designate the boundary of Omagh within the Boyne Secondary Plan, north of Old Britannia Road.

A new policy in this section provides the flexibility to increase development height if supported by the identified studies.

## Discussion

### Proposed Official Plan Amendment Details

#### Text Changes

The proposed Official Plan amendment proposes a new policy Section 3.15 Omagh. The amendment provides a cohesive policy framework to the overlay designation of Omagh, as identified in the Boyne and Britannia Secondary Plans. This proposed policy would provide overall direction for the required comprehensive studies. The comprehensive study requirements are to fully assess environmental and floodplain constraints, water and wastewater servicing, and road and infrastructure requirements. In addition, the proposed policy identifies other considerations that may be applicable for a development application within the Omagh designation to ensure any site-specific development reflects the character of this area. A policy has been added in this section to enable consideration of increased development height if supported by the identified studies.

The proposed Official Plan amendment also modifies the text of the Boyne Secondary Plan to remove the requirements that no development proceed until a study considering a Heritage Conservation District designation is carried out by the Town. Instead, a new policy will reference the proposed Section 3.15 Omagh policies. Once approved, the Britannia Secondary Plan shall include a similar policy reference to the new Section 3.15 and the Tertiary Planning policies shall not apply.

#### Mapping Changes

The proposed Official Plan amendment is also proposing mapping changes to refine the Omagh Boundary within the Boyne Secondary Plan. These changes align with Staff's work to date in reviewing Omagh and the appropriate boundaries. Further, it is proposed to remove the word "Study Area" after the word Omagh in the legends of the Boyne Land Use Structure, Active Transportation and Community Structure Schedules to align with proposed text changes.

The boundary of Omagh within the Britannia Secondary Plan will be designated through the approval of the Britannia Secondary Plan.

### **Next Steps**

The proposed Official Plan Amendment outlines the studies that are required prior to development proceeding in this area. These additional technical studies will address development constraints within the area related to the environmental concerns, such as floodplain constraints, road and infrastructure requirements, water and wastewater servicing, and character and built form. The studies, including peer review, are estimated to cost \$482,000. Subject to Council approval, Staff will commence the work required to make the Omagh area development ready, including the zoning provisions.



### Financial Impact

The 2025 Budget does not currently provide for the Omagh studies, as this work was not anticipated at the time of budget development. Staff recommend establishing a new capital project C90030725 Omagh Studies in the amount of \$648,002, which includes the estimated cost of the studies as well as internal project management costs and contingency. This project would be funded 90% from Development Charges and 10% from the Project Variance Account.

The Growth Study development charge reserve fund was projected to end the year 2025 in a deficit position of \$3.6 million, before growing to a positive balance by 2030. The addition of the Omagh studies is expected to delay the recovery to a surplus position to 2031. The overall development charge reserve fund position (inclusive of all DC eligible services) is projected to remain positive throughout the forecast period.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Megan Lovell

Phone: 905-878-  
7252 Ext. 2338

### Attachments

Attachment 1 - Official Plan Amendment 89 Omagh

Attachment 2 – Public Comments

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



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## Recognition of Traditional Lands

water, food and resources. We stand as allies with the First Nations as stewards of these lands.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

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 IDENTIFIED AS OMAGH IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON- FILE: LOPA-11/24.

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. 89 to the Official Plan of the Town of Milton, to amend policies related to Omagh, defining required studies to be prepared prior to development proceeding within Omagh, 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.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. 89 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON \*\*\*.

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Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk

**AMENDMENT NUMBER 89**

**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 constitutes  
Amendment No. 89 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. 89  
To the Official Plan of the Town of Milton  
Omagh as Shown on Figure 1  
(File: LOPA-11-24)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to update and clarify the requirements preceding development within Omagh.

### **LOCATION OF THE AMENDMENT**

This amendment affects the area defined as “Omagh” in the Boyne Secondary Plan and the Britannia Secondary Plan, as shown in the attached Figure 1.

### **BASIS OF THE AMENDMENT**

The proposed Amendment is to update Official Plan policies to update the required studies and planning process for development to proceed within the Omagh area.

The Amendment proposes a new Official Plan policy for the area identified as Omagh in the Boyne Secondary Plan and the Britannia Secondary Plan, clarifying study requirements that need to be addressed prior to proceeding with development or redevelopment proposals in the area.

## **PART 2: THE AMENDMENT**

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 89 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.89 , pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

#### **1.0 Map Changes**

- 1.1 Modifying Schedule C.10.A Boyne Community Structure Plan of the Boyne Secondary Plan to update the Omagh Boundary to be depicted as shown on Figure 2.

- 1.2 Modifying Schedule C.10.A Boyne Community Structure Plan of the Boyne Secondary Plan to remove the words “~~Study Area~~” in the legend title after the word “Omagh”.
  - 1.3 Modifying Schedule C.10.B Boyne Active Transportation Plan of the Boyne Secondary Plan to update the Omagh Boundary to be depicted as shown on Figure 3.
  - 1.4 Modifying Schedule C.10.B Boyne Active Transportation Plan of the Boyne Secondary Plan to remove the words “~~Study Area~~” in the legend title after the word “Omagh”.
  - 1.5 Modifying Schedule C.10.C Boyne Land Use Plan of the Boyne Secondary Plan to update the Omagh Boundary to be depicted as shown on Figure 4.
  - 1.6 Modifying Schedule C.10.C Boyne Land Use Plan of the Boyne Secondary Plan to remove the words “~~Study Area~~” in the legend title after the word “Omagh”.
- 2.0 Text Changes (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

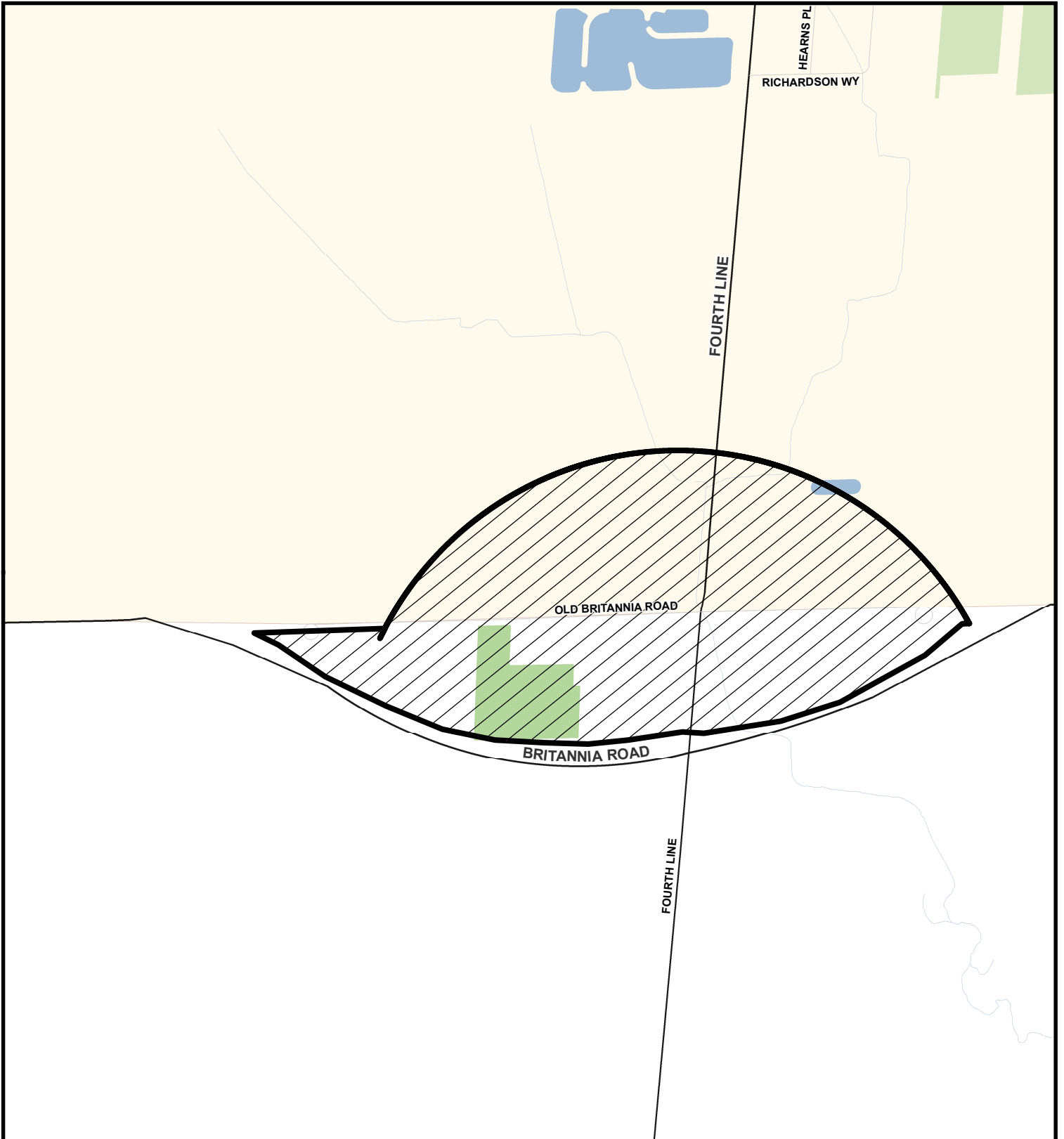
No.	Section No.	Modification
	<i>B.3</i>	<i>URBAN LAND USE POLICIES</i>
1.	B.3.15	<p>Add new section B.3.15 as follows:</p> <p><u>3.15 OMAGH</u></p> <p><u>3.15.1</u></p> <p><u>Omagh consists of the area in the vicinity of Fourth Line and Britannia Road, as depicted in the Boyne Secondary Plan and Britannia Secondary Plan, with a special character, which reflects its significant cultural heritage and relationship to the Natural Heritage System.</u></p> <p><u>Omagh is an overlay designation with underlying land designations on Schedule “C.10.C” – Boyne Survey Secondary Plan Land Use Plan and Schedule “C.X.X” – Britannia Secondary Plan Land Use Plan. New <i>development</i> and redevelopment will be expected to complement and enhance its special <i>character</i>. The policies of the applicable Secondary Plan still apply.</u></p> <p><u>3.15.2</u></p> <p><u>Prior to approval of a development application the following development constraints must be addressed and evaluated through appropriate studies on a comprehensive basis for the entirety of Omagh, in consultation with applicable agencies:</u></p> <ul style="list-style-type: none"> <li>a) <u>Environmental concerns, such as but not limited to, stormwater management, floodplain constraints and features which contribute to the area’s special <i>character</i>;</u></li> <li>b) <u>Water and wastewater servicing; and</u></li> <li>c) <u>Road and infrastructure requirements.</u></li> </ul> <p><u>3.15.3</u></p> <p><u>In addition to other applicable application requirements the following may be required on a site specific basis, as a part of any <i>development</i> application within Omagh:</u></p>

		<p>a) <u>An urban design brief, in accordance with the Town’s Urban Design Brief Terms of Reference;</u></p> <p>b) <u>Means to achieve a safe pedestrian friendly streetscape;</u></p> <p>c) <u>Concept plan for the proposed development which addresses issues such as the proposed uses, the height, location, and spacing of the buildings, the intensity of the proposed use, traffic access, landscaping, lighting, waste disposal and parking;</u></p> <p>d) <u>Demonstration of a massing and conceptual design in keeping with features identified as contributing to the character of Omagh;</u></p> <p>e) <u>Demonstration of how the proposed development addresses cultural heritage and natural heritage features, where applicable; and</u></p> <p>f) <u>Any other appropriate requirement identified as part of the complete application and pre-consultation process.</u></p> <p><u>3.15.4</u></p> <p><u>Notwithstanding the policies of this Official Plan additional height may be considered within Omagh through a development application where supported by the studies prescribed in 3.15.3.</u></p>
	<i>C.10.3.2</i>	<i>OBJECTIVES</i>
1.	C.10.3.2.11	<p>To recognize the special character of the Omagh area and <del>to develop a detailed plan that will</del> ensure that any development reflects its unique character. <del>based on a proposed Heritage Conservation District study, which will, in addition to other related issues, address transportation, cultural heritage and natural heritage.</del></p>
	<i>C.10.5</i>	<i>OMAGH STUDY AREA</i>
1.	C.10.5.12	<p>Is modified as follows:</p> <p>Omagh has a special character which reflects its significant cultural heritage and its relationship to the Natural Heritage System. The Omagh <b>Study Area</b> designation on Schedules "C.10.A" and "C.10.C" is an overlay designation.</p> <p><u>In addition to the policies of the underlying land use designations prescribed in this Secondary Plan, lands identified as Omagh on Schedule C.10.A are subject to Section B.3.15 of this Plan. No development shall be permitted in this general area, until a detailed study relating to a potential Heritage Conservation</u></p>

		District designation is carried out by the Town, in consultation with the Region, the Conservation Authority and Heritage Milton. The study will be designed to develop a detailed plan which ensures any development reflects the unique character of this area and addresses transportation, cultural heritage and natural heritage issues
	<i>C. 10.6.5</i>	<i>COMPLETE APPLICATION REQUIREMENTS</i>
1.	C.10.6.5 j)	j) the recommendations of the Omagh Study, carried out in accordance with Section C.10.5.12 of the Secondary Plan. If the Omagh Study is not complete at the time of the tertiary plan approval, the tertiary plan shall be updated upon completion of the Study.

End of text

# FIGURE 1 LOCATION MAP



Council Meeting Date:  
December 9th, 2024

Scale: 1: 10,000

Files:  
LOPA 11-24

Development Services Department



Subject Area

Figure 1- Official Plan Amendment 89

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Figure 2 - Official Plan Amendment 89







# TOWN OF MILTON OFFICIAL PLAN



## Schedule C.10.A BOYNE SURVEY SECONDARY PLAN COMMUNITY STRUCTURE PLAN

January 2025

-  DISTRICT PARK
-  NEIGHBOURHOOD PARK
-  SCHOOL
-  STORMWATER POND
-  VILLAGE SQUARE
-  NOISE, VIBRATION, AND VISUAL BARRIER
-  OMAGH STUDY AREA

-  DISTRICT NODE
-  NEIGHBOURHOOD
-  SUB-NEIGHBOURHOOD
-  NEIGHBOURHOOD CENTRE
-  GREENLANDS / NATURAL HERITAGE AND OPEN SPACE SYSTEM
-  WATERCOURSE

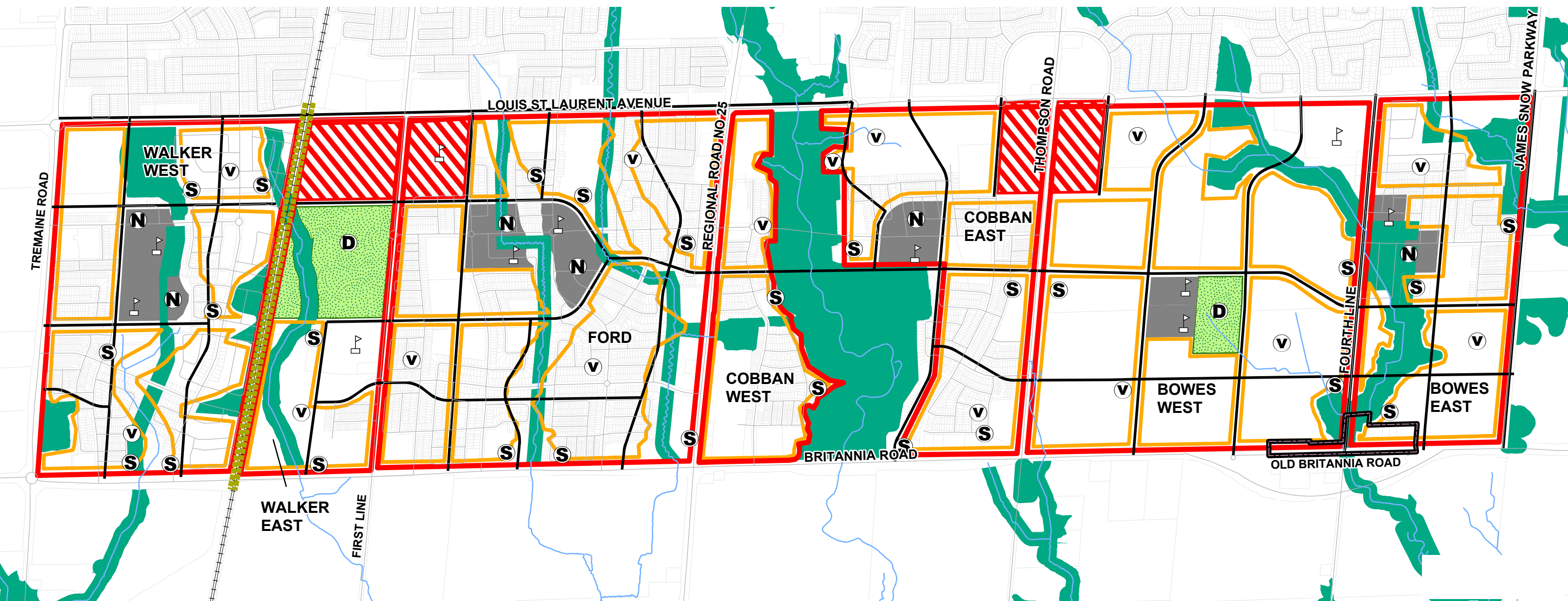


Figure 3 - Official Plan Amendment 89

# TOWN OF MILTON OFFICIAL PLAN



## Schedule C.10.B BOYNE SURVEY SECONDARY PLAN ACTIVE TRANSPORTATION AND NATURAL HERITAGE SYSTEM PLAN

January 2025

- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- COLLECTOR ROAD
- COMMUNITY CONNECTOR
- ENHANCED STREETScape DESIGN
- RAIL
- COMMUNITY CONNECTOR LINK
- SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA
- ON STREET BIKE PATH
- TRAILS
- GRADE SEPARATION
- NATURAL HERITAGE SYSTEM
- SECONDARY PLAN BOUNDARY
- PLANNED ACTIVE TRANSPORTATION LINK
- OMAGH STUDY AREA

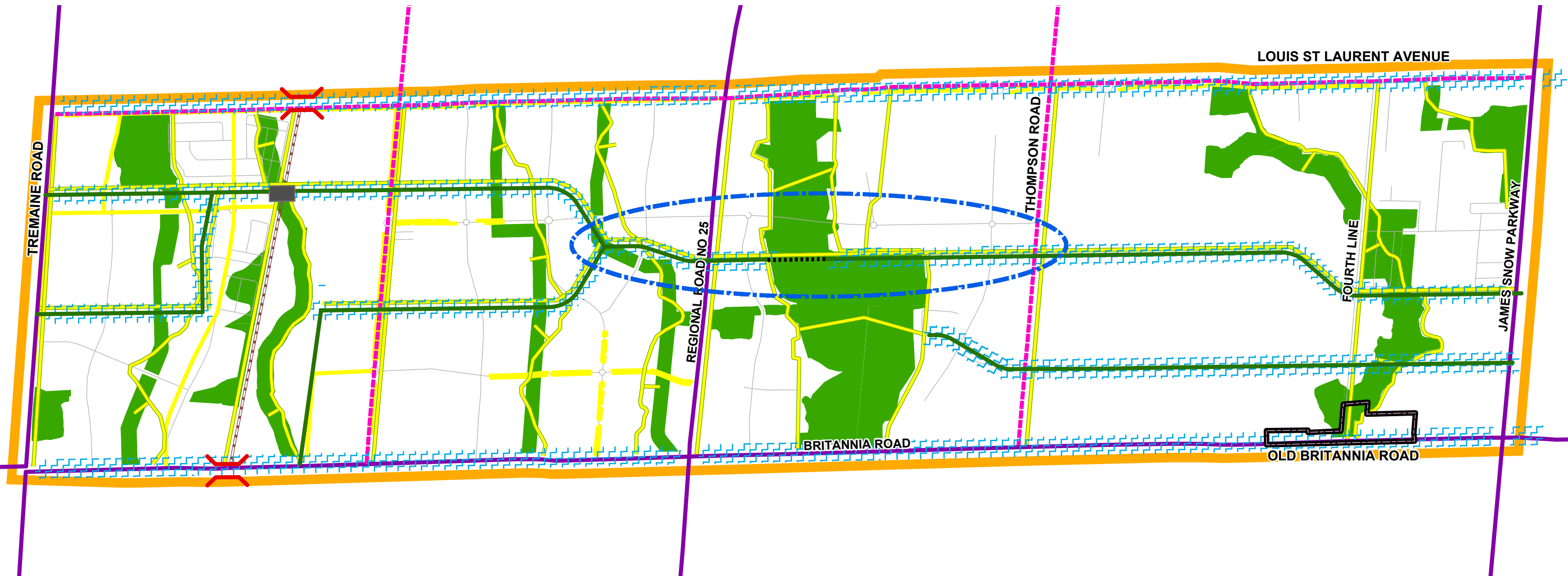




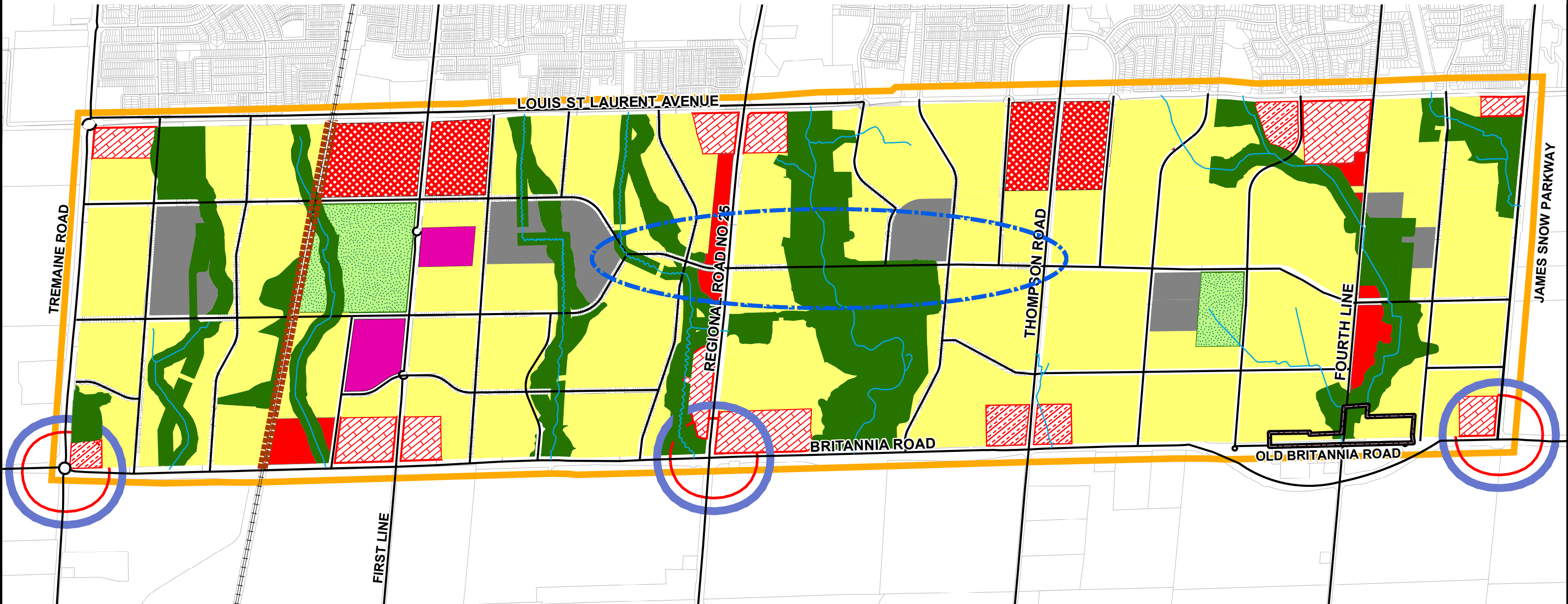
Figure 4 - Official Plan Amendment 89

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.10.C BOYNE SURVEY SECONDARY PLAN LAND USE PLAN January 2025



- DISTRICT PARK
- NEIGHBOURHOOD CENTRE AREA
- NATURAL HERITAGE SYSTEM
- RESIDENTIAL AREA
- RESIDENTIAL / OFFICE AREA
- INSTITUTIONAL AREA
- SECONDARY MIXED USE NODE
- MAJOR NODE AREA
- MINOR SUB-NODE AREA
- SECONDARY PLAN BOUNDARY
- MAJOR NODE SPECIAL POLICY AREA
- OMAGH STUDY AREA
- SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA
- GATEWAY



Through the Chair, good evening council members and your worship.

I would like to thank staff for their continued efforts in dealing with all the developments throughout Milton. However, this OPA to include Omagh as a new section specifically 3.15 to help aid in the development of the area seems to be more of a house cleaning exercise and catchup to assist in stalling development of Omagh. In section 3.15.2 it addresses studies required to support development of the area and refers to more studies that need to be carried out for the area. All the items addressed in 3.15.2 in my opinion should have already been completed for the area. You just approved 1000 units at the North/East side of Omagh and created a 6 lane highway around Omagh. Did someone forget the intersection of Omagh was here, smack in the middle? So, I would like a bit more clarification on the scope of these reports within section 3.15.2. If these reports are required for the property itself, that's understandable. But if this was an area oversight or intentional disregard for the area of Omagh, then this in my opinion is not acceptable. So if I could please get confirmation that these reports are site specific and not reports required for the overall area.

Sentence 3.15.2(a) of the OPA, specifically the requirement of a study with respect to the Area's Special Character. I am still struggling with all the emphasis that continues to be placed on this within both this OPA and the proposed Britannia Secondary Plan and I believe I have a better understanding now why Staff continue to push this agenda.

So I have been informed that the Town has identified document PD-050-19 as the document relied upon to establish the definition of "special character", "significant cultural heritage", relationship to "Natural Heritage System" etc. I recall back in 2019 specifically addressing this report. I stood up and stated that the report was technically incorrect. It referred to Omagh as a Village and that any reference to Village should be removed prior to the report being adopted.

Moving forward to today, I'm happy to see that all references to Village have been removed from this agenda and the current document before us.

So, relying on the report of 2019, specifically Part 6 of the report identifies the following:

Cultural Heritage Value, Page 41 of the report; I quote

“The families of the nearby farms shopped, went to school, attended church services, visited the Ball Park and socialized in Omagh”.

Character Defining Elements: I quote

“ Omagh’s historic significance lies in the fact that it is the only remaining Village”. I have yet to see historically where Omagh has been acknowledged as a Village. So I ask; is it a character area or just an assembly of some buildings at this point in time. But this OPA refers to it’s special character. I would like it to be very clear, that Village is not part of it’s special character.

Even the region of Halton has demolished two buildings at 9965 Britannia Road, right at the corner. Two buildings that have both been identified in the report of 2019 as having heritage value.

It is clear in my mind that Omagh, more specifically the intersection of Britannia and Forth line was historically the only major Node for the area. As such, if it is the Towns intent to support the Cultural heritage Value as defined in their report of 2019, then more density should be afforded to this area in the proposed secondary plan and treat it as the major node. In order to support the historical cultural value of Omagh as defined on page 41 of the town’s report; we amend this OPA to include section

3.15.4 All lands within Omagh as defined by the Britannia Secondary Plan will be permitted to be a maximum of 4 storeys and 50 feet high along the front property lines and street. At a setback of 40 feet from the front property line, the height can be increased to a maximum of 12 stories and 118 feet in order to support the density required to facilitate a commercial village and the cultural value of Omagh.

3.15.5 All lands within Omagh as defined by the Britannia Secondary Plan are zoned MU.

3.15.6 All lands within Omagh as defined by the Britannia Secondary Plan are to have a maximum density of 84.

Currently it seems we are trying to turn a historical major node area of gathering for the entire farming area into an area with low rise and low density based on residential properties that do not support the Cultural Value as defined in the Town's own report. If Omagh had a zoning in the 1800's it would likely be defined as MU. Let's support its cultural value and give it back that value today.

I don't think this approach is unacceptable and it will assist in moving development of my properties forward. It is being proposed that we have up to 18 stories immediately to the east of this area and 12 stories to the west at Thompson. But here in the area that was actually the major node, we want to keep the heights and densities low; based partially on buildings that were built in the 60,70's and 80's and ignoring the Cultural Historic Value as defined in the report.

You as the council have the ability today to make this amendment. I control or own 4 of the 7 residential properties affected by this OPA and the Britannia Secondary Plan. If you remove the homes that have not been occupied for at least 3 years, I control or own 4 of the 5 residential properties, that's 80% of the residential properties. I would support the intent of the amendment as proposed to you here.

I hope that you see the ease at which you can move this along in an efficient manner.

Thank you for your community service and I trust that we can move this along.

Any questions?