



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 16, 2026

Report No: DS-017-26

Subject: Special Meeting of Council - Agerton Secondary Plan

**Recommendation:** THAT Staff be directed to consider all comments received at the Special Meeting of Council in the preparation of the Agerton Secondary Plan.

## EXECUTIVE SUMMARY

In accordance with the Planning Act, Council is required to hold a Special Meeting, open to the public, to discuss revisions to the Milton-Trafalgar GO Protected Major Transit Station Area being proposed as part of the draft Agerton Secondary Plan.

This special meeting of Council serves as a forum for members of the public to make written/oral submissions to Council with respect to the revisions that may be required. All comments provided will be considered by Town staff as part of the Agerton Secondary Plan.

## REPORT

### Background

The Draft Agerton Secondary Plan includes an area delineated in the Town of Milton Official Plan as a Protected Major Transit Station Area (PMTSA). The Draft Agerton Secondary Plan is being received at Council under separate cover of Staff Report DS 016-26 for the purposes of a Statutory Public Meeting under the Planning Act.

As the Secondary Plan includes proposed changes with respect to boundaries and policies for lands in the PMTSA, the Town of Milton is required to ensure the requirements of subsection 16(15) of the Planning Act and policy 2.4.2.1 of the Provincial Planning Statement (PPS 2024) are satisfied.

## Background

Where the Town includes policies in its Official Plan that identify and delineate a PMTSA, Subsection 16(15) of the Planning Act requires that the Official Plan must also contain policies that identify: the minimum number of residents and jobs to be accommodated; the use of land, buildings and structures; and the minimum densities of buildings and structures.

According to section 2.4.2.1 of the PPS 2024, planning authorities shall only delineate the boundaries of major transit station areas through a new official plan or official plan amendment adopted under Section 26 of the Planning Act.

Under Section 26 of the Planning Act, a municipal Council is required to undertake the following before revising the official plan:

- Hold a Special Meeting of Council, open to the public, to discuss the revisions that may be required;
- Provide public notice of the special meeting at least once a week in each of two separate weeks. The last public notice being provided at least 30 days before the date of the meeting;
- Hold at least one open house for the purpose of giving the public an opportunity to review and ask questions about the proposed plan, no later than seven days before the date of the public meeting;
- Consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required;
- Have regard to any written submissions as to what revisions may be required, and give any person who attends the Special Meeting of Council an opportunity to be heard on that subject.

## Discussion

The Milton-Trafalgar GO Protected Major Transit Station Area (PMTSA) is delineated in the Milton Official Plan (see Attachment 1). Referred to as the Milton-Trafalgar GO Village, it has a minimum overall development density target of 180 residents and jobs per gross hectare.

Through the more detailed planning undertaken for the Agerton Secondary Plan, a slight adjustment to the eastern boundary of the PMTSA is being proposed (see Attachment 2). The adjustment to the eastern boundary is better aligned to the planned road network, which is tied to the planned intersection on Derry Road as identified in the approved Trafalgar

## Discussion

Tertiary Plan. In keeping with the Milton Official Plan, the draft Agerton Secondary Plan sets a minimum development density target of 180 residents and jobs per hectare measured across the entire PMTSA.

As required by Section 16(15) of the Planning Act, the draft Agerton Secondary Plan contains detailed policies for the use of land and buildings and for the minimum densities of buildings in the PMTSA.

As the draft Agerton Secondary Plan adjusts the delineated boundaries of the PMTSA and adds detailed policies with respect to the use and minimum densities of land, buildings and structures in the area, the Secondary Plan must be advanced under Section 26 of the Planning Act.

This Special Meeting of Council satisfies the legislative requirements of the Planning Act.

Public notice of this meeting was provided during the weeks commencing February 2nd, 2026, and February 9th, 2026. The last of these being provided at least 30 days prior to this meeting.

An Open House for the proposed draft Agerton Secondary Plan was held as part of the 'Planning Night' public information centre in the First Ontario Arts Centre, Milton on May 27, 2025 between 5pm and 8pm. With an informal drop-in style format, the Open House included a static display about the draft secondary plan with an opportunity for the public to ask questions and provide feedback to Staff. A further Open House presenting the current proposed plan took place between 6.00pm and 7.00pm on March 5, 2026.

As further detailed in the Public Meeting report (Staff Report DS 016-26), Staff has consulted with the Ministry of Municipal Affairs and Housing as the approval authority and with the prescribed public bodies.

This Special Meeting of Council provides an opportunity to hear from members of the public about the revisions that are proposed through the draft Agerton Secondary Plan.

## Financial Impact

None arising from this Report

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services



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For questions, please contact: David Twigg, Phone: Ext. 2205  
Director of Planning Policy

### Attachments

Attachment 1: The Milton-Trafalgar GO Protected Major Transit Station Area (PMTSA) as delineated in the Milton Official Plan

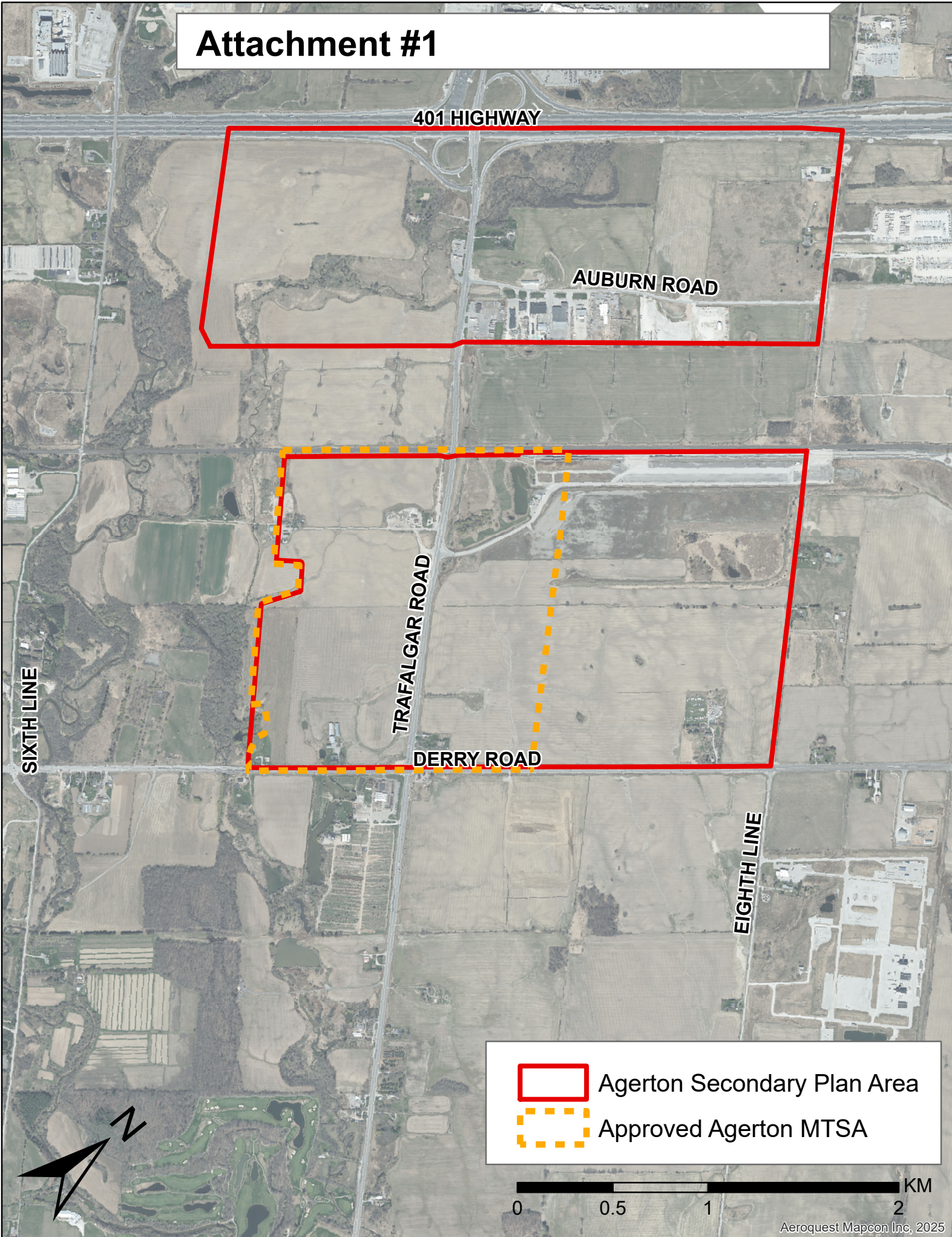
Attachment 2: The revised Milton-Trafalgar GO Protected Major Transit Station Area (PMTSA) as delineated in the draft Agerton Secondary Plan

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

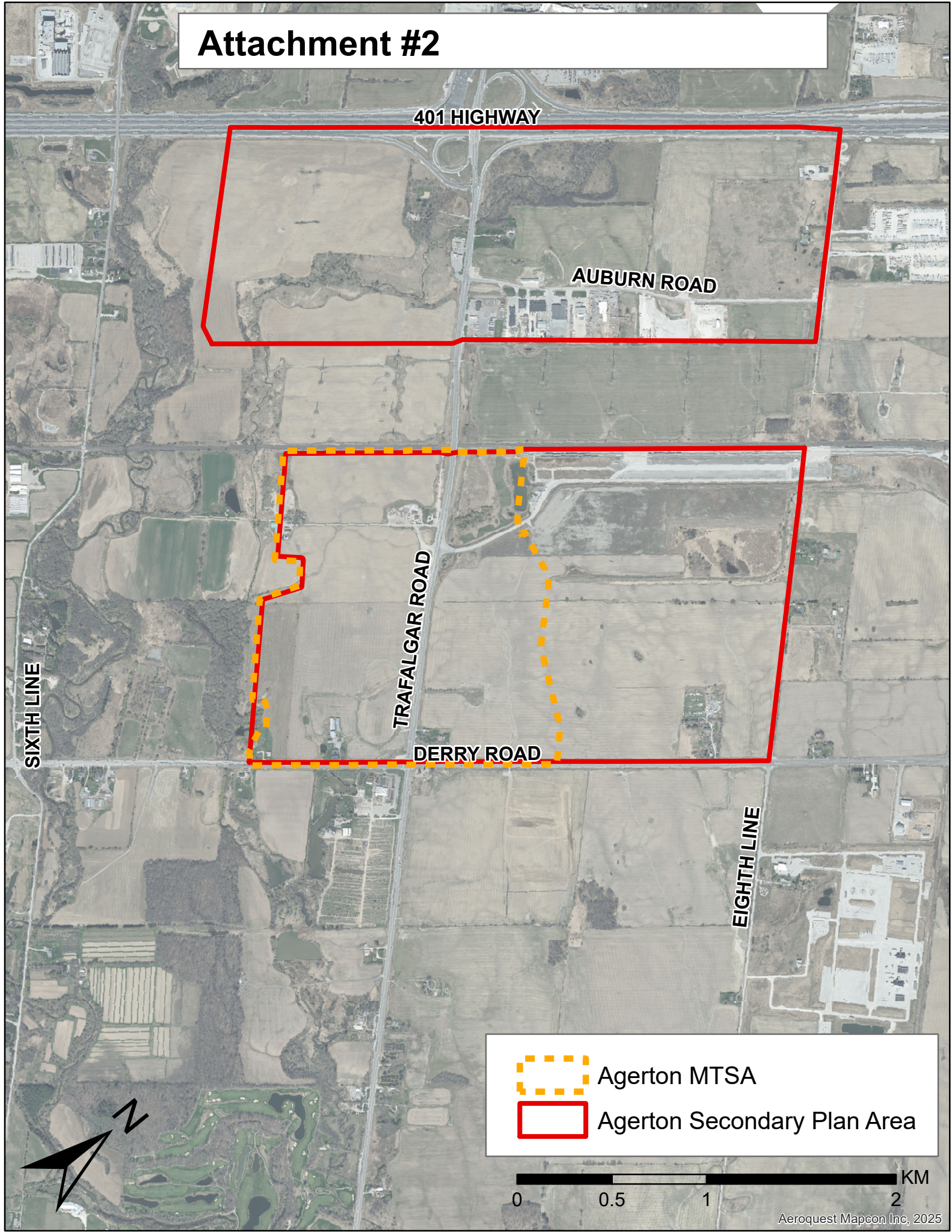
### Recognition of Traditional Lands

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

# Attachment #1



# Attachment #2



401 HIGHWAY

AUBURN ROAD

SIXTH LINE

TRAFALGAR ROAD

DERRY ROAD

EIGHTH LINE



Agerton MTSA



Agerton Secondary Plan Area

