



# The Corporation of the Town of Milton

Report To: Council

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From: Barbara Koopmans, Commissioner, Planning and Development

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Date: January 20, 2020

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Report No: PD-002-20

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Subject: Boyne Survey Secondary Plan - Out of Phase Applications

Recommendation: THAT PD-002-20 be received;

**AND THAT Council directs that the following applications be accepted out of phase for the purposes of processing:**

- a) Draft Plan of Subdivision and Zoning By-law Amendment by Mattamy (Brownridge) Limited on lands legally known as Part Lot 7, Concession 5 NS (Trafalgar) Milton;
- b) Draft Plan of Subdivision and Zoning By-law Amendment by Sundial Homes Limited on lands legally known as Part Lot 7, Concession 4 NS (Trafalgar) Milton; and
- c) Draft Plan of Subdivision and Zoning By-law Amendment by Mil Con Three Developments Limited on lands legally known as Part Lot 6, Concession 3 NS (Trafalgar) Milton.

## REPORT

### Background

The Boyne Survey Secondary Plan, consistent with the approach taken in both the Bristol Survey and Sherwood Survey Secondary Plans, contains phasing policies. Development in the Secondary Plan was to occur in two phases, the first phase being located west of Sixteen Mile Creek and the second phase being east of Sixteen Mile Creek. The Secondary Plan was phased in order to ensure that the delivery of public infrastructure, facilities, services and amenities was coordinated with the progression of development and neighborhoods were completed in an orderly manner. Specifically, prior to approval of applications within the second phase of the Boyne Survey, building permits were to have been issued for 4,000 dwelling units within the first phase.

Despite this, the approved Secondary Plan contains policies which provided Council with the discretion to accept and approve, on an application by application basis, developments

in the second phase prior to the issuance of the requisite number of building permits in the first phase. In order to make this determination, Council must be satisfied that any such applications meet the general purpose and intent of the secondary plan and that there are no negative impacts on both the Town and Region from land use planning, infrastructure, fiscal and servicing perspectives.

### Discussion

As outlined in previous Planning reports PD-052-17 and PD-052-18, a number of applications had been identified to proceed out of phase and these are identified on Figure 1. These included applications for retail commercial (Mazmik Developments Ltd. and Mistburn Estates Inc.) as well as residential plans of subdivision (Mattamy Homes and Milton III-75 Land Limited). Attached as Appendix 1 is a location map illustrating the previous developments approved by Council and the three developments subject to these applications.

Since the approval of the Boyne Survey Secondary Plan, development has proceeded in the first phase of the Plan with 18 subdivisions or phases thereof having been registered and a total of 3,722 building permits having been issued to date. These subdivisions include all the lands with reserved allocation in Phase 1. An additional 364 buildings permits have been previously approved to be processed in the second phase of the Secondary Plan for a total of 4,086 permits issued in the entire Secondary Plan as of the writing of this report.

Staff is recommending three additional applications be accepted for processing. The first is a Plan of Subdivision and Zoning By-law Amendment for Sundial Homes to accommodate 1,105 residential dwelling units. This development is located to the immediate south of the Mazmik development and to the immediate east of the Mattamy Homes Plan of Subdivision, both of which received previous permission to be processed out of phase.

The second application is a Plan of Subdivision and Zoning By-law Amendment by Mattamy (Brownridge) Limited (known as the Mattamy Bayview Lexis Plan of Subdivision) consisting of approximately 824 residential dwelling units. The subject lands abut the Milton III-75 Land Limited Plan of Subdivision to the south, also previously approved by Council to proceed out of phase.

The final development being recommended for processing is a Plan of Subdivision and Zoning By-law Amendment application by Mil Con Three Developments Limited consisting of approximately 145 residential units. The subject lands abut the Sixteen Mile Creek to the west and the previously draft approved Mattamy (Brownridge) Limited (Martin East) Plan of Subdivision to the east.



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The applications recommended to be accepted for processing out of phase either have reserved allocation from the 2012 Program or have formally expressed interest in reserving allocation through the current program. Allowing the subject applications to be processed will facilitate the comprehensive review of complete neighbourhoods and more efficiently co-ordinate with the evaluation of applications on adjacent properties.

On the basis of the foregoing, staff is satisfied that permitting these specific applications to proceed out of phase contributes to the orderly progression of development within the Boyne Survey and supports the financing of the Regional infrastructure program

## Financial Impact

None arising from this Report

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Planning and Development

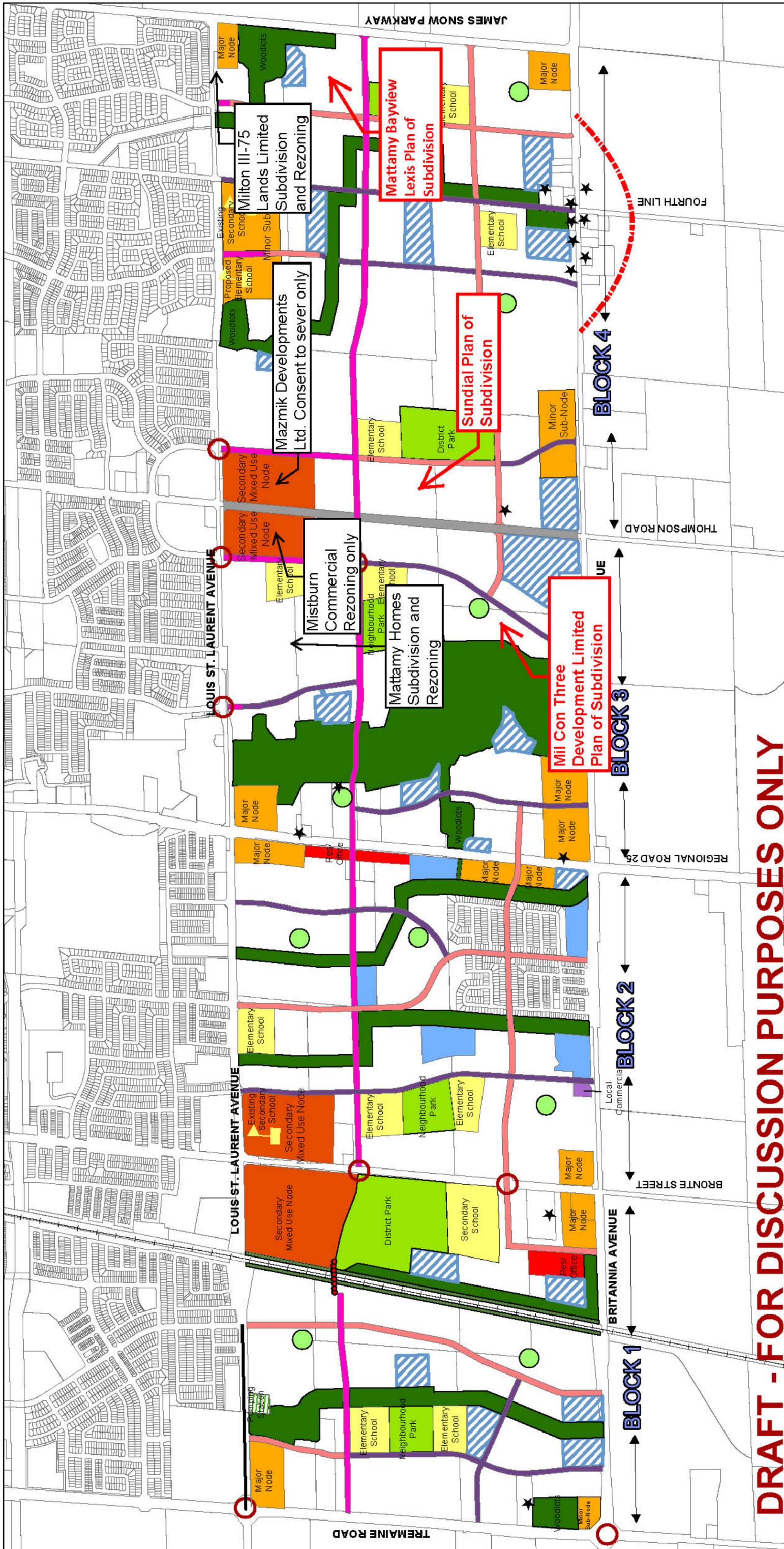
For questions, please contact: Barb Koopmans

Phone: Ext. 2301

## Attachments

Appendix 1 – Location Map

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer



# DRAFT - FOR DISCUSSION PURPOSES ONLY

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> 35m ROAD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> 26m ROAD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> 24m ROAD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> 20m ROAD</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border-radius: 50%;"></span> ACTIVE TRANSPORTATION LINK</li> </ul> | <ul style="list-style-type: none"> <li>★ HERITAGE FEATURE</li> <li>○ ROUNDABOUT</li> <li>● VILLAGE SQUARE - CONCEPTUAL SUBJECT TO FINAL APPROVAL BY THE TOWN OF MILTON*</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> SWMP - CONCEPTUAL SUBJECT TO FINAL APPROVAL BY CONSERVATION HALTON &amp; THE TOWN OF MILTON**</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black;"></span> SWMP - SUBJECT TO FURTHER REVIEW**</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed red;"></span> OMAGH BY-PASS TO BE CONSTRUCTED IN ACCORDANCE WITH BRITANNIA EA</li> </ul> |
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**Boyne Survey Tertiary Plan**  
**Appendix C.10.D**  
 September 30th 2016  
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\*VILLAGE SQUARE FINAL DISTRIBUTION TO BE 5 ON EACH SIDE OF SIXTEEN MILE CREEK CONFIGURATION SUBJECT TO FINAL APPROVAL OF SUBWATERSHED IMPACT STUDIES

\*\*CHANNEL WIDTHS & STORM WATER MANAGEMENT POND CONFIGURATION SUBJECT TO FINAL APPROVAL OF SUBWATERSHED IMPACT STUDIES

\*\*\*ALL ROAD AND ROADABOUT LOCATIONS TO BE IMPLEMENTED IN ACCORDANCE WITH BOYNE ROAD NETWORK ASSESSMENT SEPTEMBER 2016

\*\*\*\* NOT TO SCALE