



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-084-24

Subject: Omagh Official Plan Amendment Public Meeting

Recommendation: THAT Report DS-084-24 be received for information.

EXECUTIVE SUMMARY

- The boundary of the Omagh area is partially within the Boyne Secondary Plan Area and partially within the Britannia Secondary Plan Area.
- To provide a comprehensive policy framework for Omagh, Town Staff is proposing an Official Plan amendment to address the Omagh area, as identified in the Boyne Secondary Plan and Britannia Secondary Plan, within Section 3 of the Official Plan rather than through the Secondary Plans.
- This allows for a cohesive approach to addressing the unique needs and study requirements, while maintaining the underlying land use and implementation policies as applicable through the respective secondary plans.

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, designated properties under

Background

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 proposing a different approach for Omagh moving forward rather than undertaking a Character Area Plan.

Discussion

In recent years the Town has considered various approaches to best implement a contextually appropriate planning framework for Omagh. As mentioned, the Omagh boundary traverses two Secondary Plan boundaries:

- The Boyne Secondary Plan, which was originally endorsed by Council in 2013 and subsequently approved by Halton Region in 2014 - with several amendments to the plan since that time. The Boyne Secondary Plan provides the policy framework, land use designations, and implementation policies for the north half of Omagh as divided by Old Britannia Road. The north side of Omagh was also included in the background studies completed for the Boyne Secondary Plan.
- The Britannia Secondary Plan, which does not yet have an official planning status and is projected to be brought forward to Council for approval in January 2025. The Britannia Secondary Plan will provide the policy framework, land use designations and implementation policies for the south half of Omagh as divided by Old Britannia Road. The southern half of Omagh has also been included in the background studies completed for the Britannia Secondary Plan.

Secondary Plan policies only apply to the lands within their boundaries. Since Omagh is split between these two Secondary Plans and the north and south side have different Secondary Plans providing their land use policies, the Town is proposing an Official Plan amendment to the Urban Land Use policies in Section 3 of the parent Official Plan. This amendment would mean that Omagh can be evaluated on a comprehensive level, and the same study requirements would apply to both halves of Omagh.

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



Discussion

study requirements are to address outstanding concerns related to environmental and floodplain constraints, water and wastewater servicing, and road and infrastructure requirements. In addition, the proposed policy identifies further requirements that may be applicable for a development application within the Omagh designation to ensure any site-specific development reflects the unique character of this area.

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 the Boyne Secondary Plan to refine the Omagh Boundary within the Boyne Secondary Plan to 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 implemented through the approval of the Britannia Secondary Plan.

Financial Impact

At this time, there is no financial impact. Future studies will be required. Staff are working through the requirements and expected costs of that work which will be presented to Council through the subsequent recommendations report in 2025.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Megan Lovell, Senior Planner,
Policy

Phone: 905 878-
7252 Ext. 2338



The Corporation of the Town of Milton

Report #:
DS-084-24
Page 4 of 4

Attachments

Attachment 1- Draft Omagh Official Plan Amendment

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.

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

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. ** 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. **** to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON ***.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER **

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. ** 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. **

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 proceeding 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. **** 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. ****, 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~~)

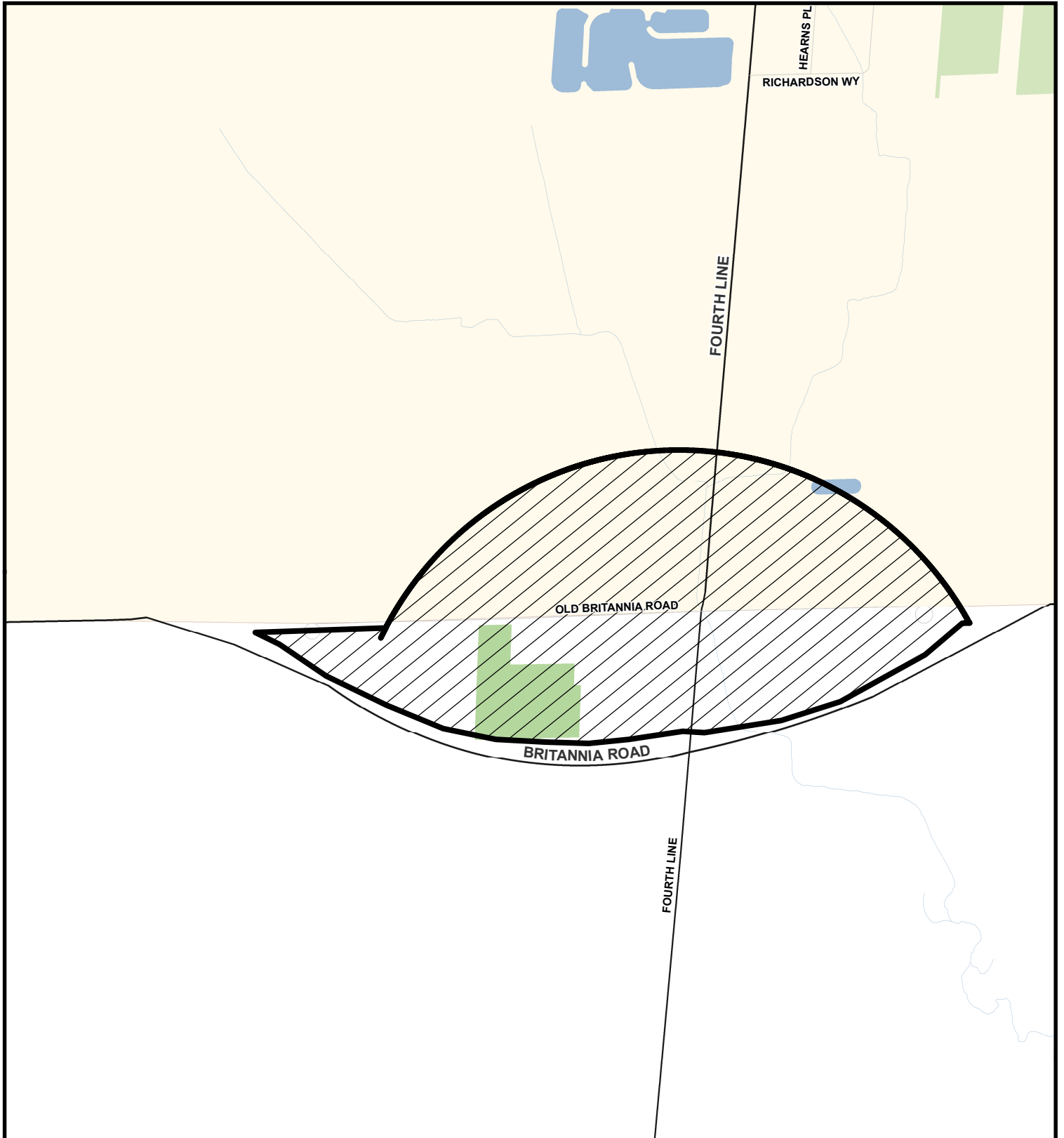
No.	Section No.	Modification
	<i>B.3</i>	<i>URBAN LAND USE POLICIES</i>
1.	B.3.15	<p>Add new section B.3.15 as follows:</p> <p><u>3.15 OMAGH</u></p> <p><u>3.15.1</u></p> <p><u>Omagh consists of the area in the vicinity of Fourth Line and Britannia Road, as depicted in the Boyne Secondary Plan and Britannia 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"> 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> b) <u>Water and wastewater servicing; and</u> c) <u>Road and infrastructure requirements.</u> <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>

		<ul style="list-style-type: none"> a) <u>An urban design brief, in accordance with the Town’s Urban Design Brief Terms of Reference;</u> b) <u>Means to achieve a safe pedestrian friendly streetscape;</u> 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> d) <u>Demonstration of a massing and conceptual design in keeping with features identified as contributing to the character of Omagh;</u> e) <u>Demonstration of how the proposed development addresses cultural heritage and natural heritage features, where applicable; and</u> f) <u>Any other appropriate requirement identified as part of the complete application and pre-consultation process.</u>
	<i>C.10.3.2</i>	OBJECTIVES
1.	C.10.3.2.11	To recognize the special character of the Omagh area and to develop a detailed plan that will ensure that any development reflects its unique character. based on a proposed Heritage Conservation District study, which will, in addition to other related issues, address transportation, cultural heritage and natural heritage.
	<i>C.10.5</i>	OMAGH STUDY AREA
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 Study Area 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 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</u></p>

	<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





TOWN OF MILTON OFFICIAL PLAN

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

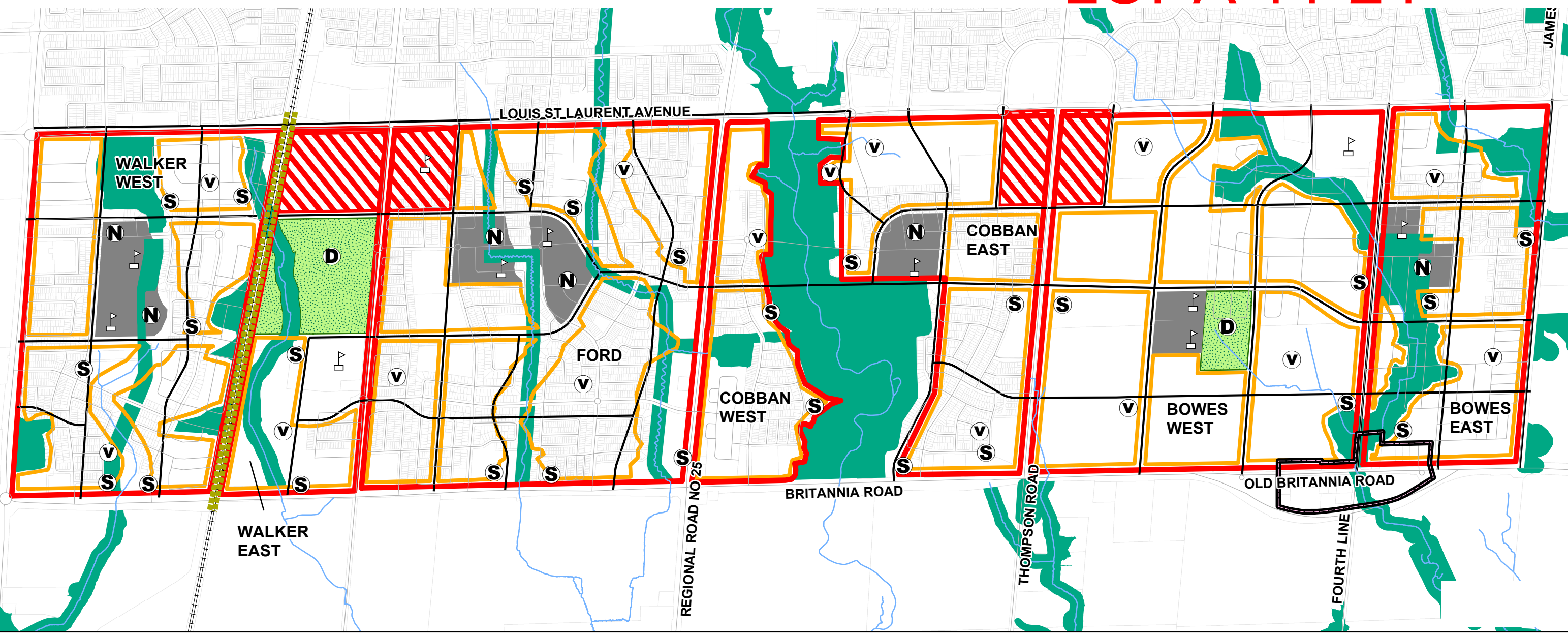
November 2024



-  DISTRICT PARK
-  NEIGHBOURHOOD PARK
-  SCHOOL
-  STORMWATER POND
-  VILLAGE SQUARE
-  NOISE, VIBRATION, AND VISUAL BARRIER
-  OMAGH
-  WATERCOURSE
-  GREENLANDS / NATURAL HERITAGE AND OPEN SPACE SYSTEM

-  DISTRICT NODE
-  NEIGHBOURHOOD
-  SUB-NEIGHBOURHOOD
-  NEIGHBOURHOOD CENTRE

**DRAFT -
FIGURE 2
LOPA 11-24**



TOWN OF MILTON OFFICIAL PLAN

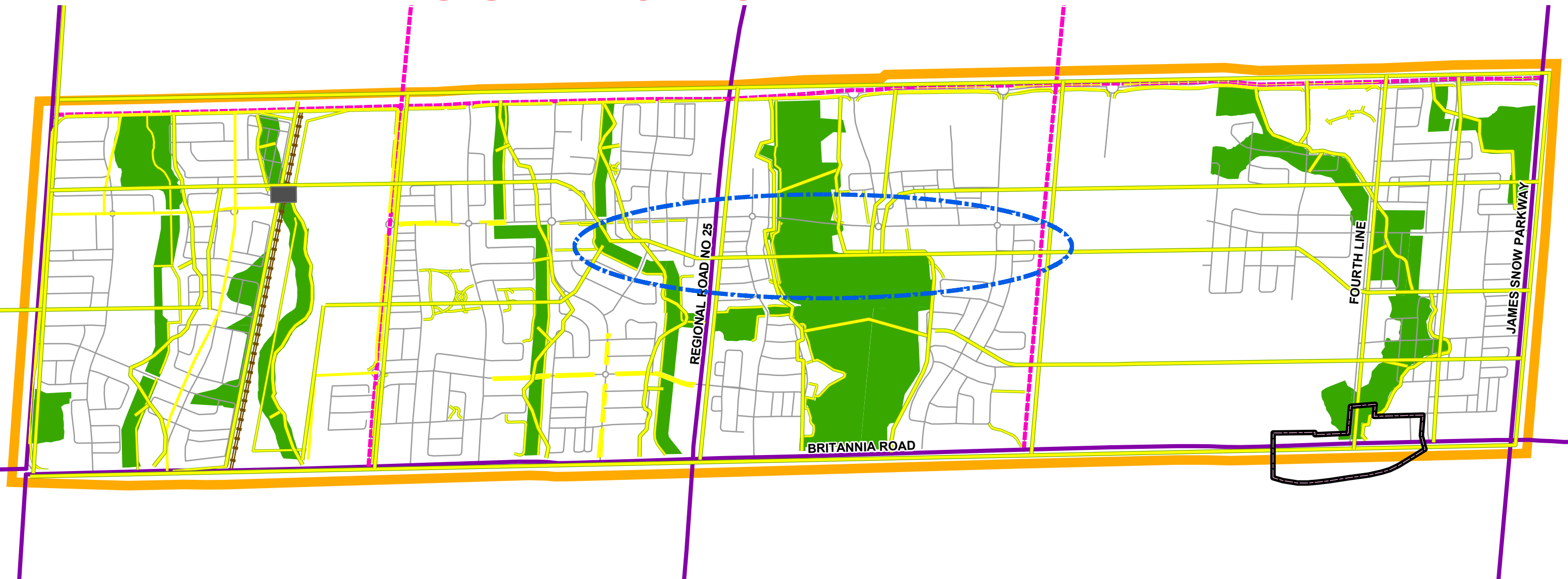


Schedule C.10.B BOYNE SURVEY SECONDARY PLAN ACTIVE TRANSPORTATION AND NATURAL HERITAGE SYSTEM PLAN

NOVEMBER 2024

DRAFT - FIGURE 3 LOPA 11-24

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



TOWN OF MILTON OFFICIAL PLAN

Schedule C.10.C BOYNE SURVEY SECONDARY PLAN LAND USE PLAN NOVEMBER 2024



-  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
-  SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA
-  GATEWAY

DRAFT - FIGURE 4 LOPA 11-24

