



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services
[Click here to enter text.](#) Glen Cowan, Chief Financial Officer / Treasurer

Date: June 22, 2026

Report No: DS-040-26

Subject: Tremaine Secondary Plan - Funding Agreement

Recommendation: **THAT** the Mayor and Town Clerk be authorized to execute a funding agreement between the Town and Tremaine Employment Corridor Landowners Group Inc. to facilitate the completion of a Town-initiated Official Plan amendment and supporting studies for the development of employment lands in the vicinity of Tremaine Road south of Britannia Road, as described in this report, subject to the satisfaction of the Commissioner of Development Services, the Chief Financial Officer/Treasurer and the Town's Solicitor;

AND THAT the Commissioner of Development Services be delegated authority to make amendments to the agreement, as may be required in the opinion of the Commissioner of Development Services, and that the Mayor and Town Clerk be authorized to execute any resulting amending agreement(s);

AND THAT Council **APPROVE** the following new capital projects for the advancement of:

C90018026 BP4 SP - Water & Wastewater Servicing
C90018126 BP4 SP - FSEMS (SWM & Enviro Mgmt Strategy)
C90018226 BP4 SP - Transportation Plan
C90018326 BP4 SP - Fisheries Compensation Plan
C90018426 BP4 SP - Secondary Plan
C90018526 BP4 SP - Parks & Open Space Study
C90018626 BP4 SP - Urban Design Guidelines
C90018726 BP4 SP - Subwatershed Study - Indian Creek Update
from the post period to 2026 in the combined amount of \$2,212,003
funded from Long-term Developer Liability.

EXECUTIVE SUMMARY

- The subject lands, known as the Tremaine Secondary Plan lands (Appendix 1) are approximately 438 hectares (1,081 acres), generally located in the southwest portion of Town, east of Bell School Line, west of the CN rail line and south of Britannia Road along Tremaine Road to north of Lower Base Line West.
- These lands were initially identified through the Region's "Sustainable Halton Plan" (ROPA 38), further extended through the Region's "Integrated Growth Management Strategy" (ROPA 49), and subsequently incorporated in the Milton Official Plan, (OPA 92), to accommodate the next phase of employment growth.
- In recognition of the size, configuration and location of the Tremaine Secondary Plan lands and their intended employment use, a work plan has been prepared collaboratively with the **Tremaine Employment Corridor Landowners Group Inc (the "Tremaine Landowner Group")** in support of a Town-initiated Official Plan amendment.
- The amendment would facilitate employment growth by increasing Milton's employment land inventory in the shorter term.
- The Tremaine Landowner Group has expressed an interest in funding this work plan. This report is seeking direction to execute a funding agreement between the Town and the Tremaine Landowner Group.
- The Town intends to reimburse the Tremaine Landowner Group from Development Charges when the actual costs of the works are approved by Council through the capital budget process and only when these costs can be recovered from a future town development or other charge as permitted by legislation.

REPORT

Background

The Official Plan identifies the Tremaine Secondary Plan Area (Appendix 1) as a "New Economic Growth Area" and contemplates that planning for these lands will be carried out through a Town-led area specific planning process. The amendment would accelerate and facilitate employment growth by increasing Milton's employment land inventory in the shorter term.

To address Section 7.3 of the Town of Milton Official Plan, which establishes the need for an area-specific plan for the Tremaine Employment lands, the Town is undertaking the preparation of a Secondary Plan. Prior to the approval of any privately initiated planning application, Town policy requires that appropriate Official Plan-level direction be in place to ensure orderly, comprehensive planning.

In order to assist in expediting the timing of the Tremaine Secondary Plan, a modified approach has been outlined in a work plan prepared by Staff in collaboration with the

Background

Tremaine Landowner Group to initiate the secondary planning process. As part of this process, a draft Funding Agreement (Appendix 2) has been prepared for consideration by the Town of Milton and the Tremaine Landowner Group and is currently under review.

Prior to commencing the Town initiated process, Staff agreed that the Tremaine Landowners Group would commence key environmental background studies and fieldwork to inform the area specific planning process and the associated subwatershed study updates. The funding agreement provides for the reimbursement of the reasonable costs incurred in completing this work, provided that it has been undertaken to the satisfaction of the Town.

Discussion

The Tremaine Landowner Group has expressed an interest in ensuring that the planning for the area proceeds at the earliest opportunity, with a willingness to initially fund 100% of the cost of this work in order to minimize the impact on the Town's cash flow. Key elements of the agreement are expected to include:

- The Town will manage all aspects of the program from the development of the Terms of Reference and selection of any consulting team through to Council approval of the Official Plan Amendment.
- The Trustee representing the Landowner Group will hold securities for the total estimated costs of the work as the studies are undertaken by the Town.
- Once the studies are commenced, the Town will provide invoices to the Trustee for the actual costs incurred and the Trustee will remit payment to the Town within thirty (30) days.
- The Town intends to include the study works in a future development charge or other town charge by-law and will repay the Landowner Group following Council endorsement of the studies and as soon as reasonably possible after sufficient funds to cover the specific costs have been collected by the Town on account of the studies.
- The technical consultants of the Landowner Group will be afforded the opportunity to participate on the Steering Advisory Committee and the Technical Advisory Committee which are to be established to guide and coordinate the carrying out and completion of the studies.
- The Landowner Group will pay the Town's user fee that provides for the legal and administration costs associated with this form of agreement.

Discussion

At the time of writing this report, Town staff are working through agreement language with the Landowner Group. External legal counsel will be involved in this process and finalization of the agreement with the Tremaine Landowner Group will be subject to the satisfaction of both legal Counsel and the Town's CFO/Treasurer.

The work program is anticipated to be primarily Town-led, with specialized consulting services retained, in accordance with Town's procurement policies and subject to execution of the agreement and confirmation from the Trustee that the required securities have been collected, to undertake the technical and environmental components of the work. Planning staff will provide overall project management and oversight throughout the process.

The Town of Milton Development Services Department would be responsible for securing and providing existing information and managing the completion of the Town-initiated Official Plan Amendment (OPA) process. Under the direction of the Director of Planning Policy and Urban Design, the Senior Planner - Policy would coordinate and supervise the OPA work program, whose responsibilities would be to:

- i) Coordinate meetings/discussions from Town Departments, Conservation Halton and other public agencies as determined appropriate;
- ii) Coordinate updates, as necessary, to members of Town Council, landowners/stakeholders and public agencies;
- iii) Ensure financial resources are well managed;
- iv) Ensure compliance with the Terms of Reference;
- v) Ensure participation of all stakeholders;
- vi) Coordinate public consultation program;
- vii) Update web information, as appropriate;
- viii) Prepare status reports to Council, as necessary; and
- ix) Coordinate with other studies as appropriate.

The funding associated with the work program, reflects anticipated external consulting costs of approximately \$1,590,600, together with associated administrative and coordination costs., The total project funding of \$2,212,003 includes Town staff project management time, administrative costs, and contingency.

Financial Impact

The 2025 Development Charge Background Study identified these studies as post period and this funding agreement is a fundamental component in accelerating the planning for



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Financial Impact

growth in the Tremaine Secondary Plan area. The estimated cost to complete the Town-initiated Official Plan Amendment is \$2,212,003 as outlined in the following table:

Description	Amount
Administration Costs	\$ 59,803
Other Professional Fees	1,590,600
Project Management Fees	338,113
Contingency	159,060
Capital Surcharge	64,427
Total	\$ 2,212,003

It is recommended the following new capital projects be approved with a combined project budget of \$2,212,003, as identified in the table above, funded from Long-Term Developer Liability:

C90018026 BP4 SP - Water & Wastewater Servicing
C90018126 BP4 SP - FSEMS (SWM & Enviro Mgmt Strategy)
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Through the agreement, the Tremaine Landowner Group will fund 100% of the costs of the Town-initiated Official Plan Amendment and will assume full financial risk associated with funding the Study. It is the intention the costs for the Study, and supporting background studies, will be included in a future Town Development Charge or other Town charge as permitted by legislation. The agreement provides for a potential repayment of actual study costs to the Tremaine Landowner Group only in the event that the Town is legally permitted, and elects, to include such costs in a future Town development-related charge. The agreement is structured such that the Tremaine Landowner Group assumes full financial risk should recovery through a future Town development or other charge not occur. It will include language that provides for a potential lump-sum repayment to the Tremaine Landowner Group as soon as reasonably possible after sufficient funds to cover the specific costs have been collected by the Town but will not guarantee such payment. Any such future repayment will require Council approval through the annual budget process.



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Financial Impact

Additionally, the agreement will require the Tremaine Landowner Group to provide a financial security, in a form acceptable to the Trustee for 100% of the total estimated costs of the work program and payments for the actual study costs are to be remitted by the Tremaine Landowner Group within 30 days of issuance of an invoice.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

Glen Cowan
Chief Financial Officer / Treasurer

For questions, please contact: Kristina Preece
Senior Planner, Policy Phone: Ext. 2296

Attachments

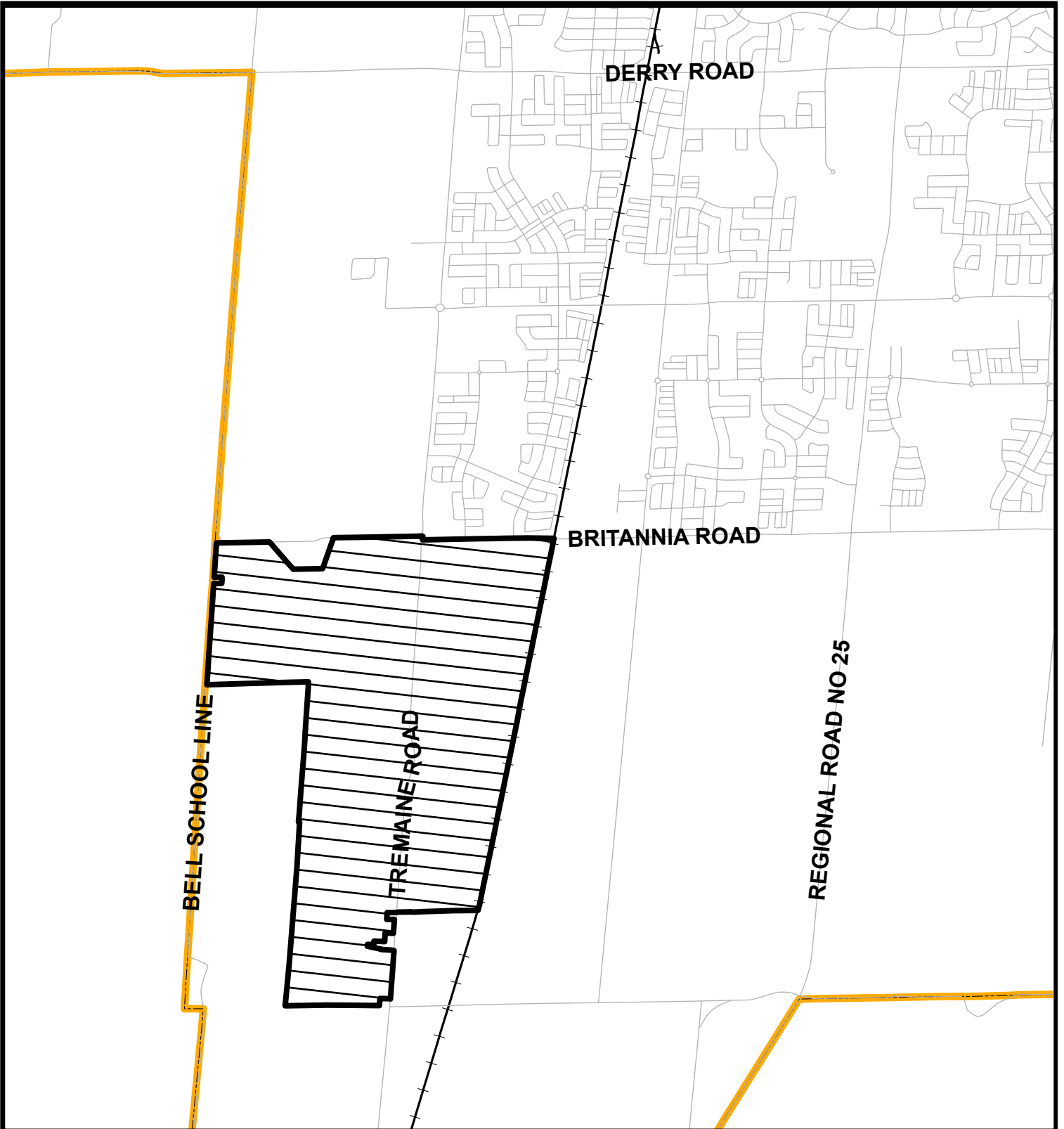
Appendix 1: Tremaine SP Location Map

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.

TREMAINE SP LOCATION MAP



Council Meeting Date:

Scale: 1: 3,333

Policy Planning Department



Tremaine Secondary Plan Area

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