



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 4, 2024

Report No: DS-074-24

Subject: Britannia Secondary Plan OPA (LOPA-01/22) - Public Meeting

**Recommendation: THAT Report DS-074-24, with respect to Town-initiated draft Official Plan Amendment regarding the Britannia Secondary Plan be received for information.**

## EXECUTIVE SUMMARY

This report:

- Presents the updated draft Britannia Secondary Plan and the implementing draft Official Plan Amendment, attached as Appendix A.
- Provides a summary of the process that has been undertaken for the Britannia Secondary Plan so far, including consultations with the public and stakeholders.
- Provides a summary and discussion of the major components and policies of the Britannia Secondary Plan including vision, goals and objectives, compact and complete communities, commercial spaces and jobs, housing options, community facilities, transportation and transit, water and wastewater servicing, natural heritage system, and implementation.

## REPORT

### Background

The Sustainable Halton Plan (SHP) Urban Area as identified in the Town's Official Plan represents lands that have been designated to accommodate the next phase of population and employment growth in the Town (Phase 4). The SHP Urban Area consists of approximately 2,000 gross hectares of land in the southern and eastern portions of the Town and includes new community areas and new employment areas.

## Background

The Town of Milton conducted a number of growth-related background studies to inform future secondary planning of the Agerton, Trafalgar and Britannia Secondary Plans. These studies included an Employment Land Needs Assessment (2016) and a Land Base Analysis (LBA) (2017).

The Britannia Secondary Plan (BSP) area is identified as a Community Area and consists of approximately 898 gross developable hectares located within the southeast part of Milton. The lands are generally located south of Derry Road, north of Lower Base Line, west of the Greenbelt Plan area, and east of Thompson Road, as shown in Figure 1. The BSP area is adjacent to the Boyne Survey Secondary Plan area, the Derry Green Corporate Business Park, Greenbelt lands, and future urban expansion areas.

The Town initiated the Britannia Secondary Plan process in June 2020. A joint Secondary Plan and Phase 1 & 2 Municipal Class Environmental Assessment (EA) process is being undertaken by the Town of Milton and a consulting team led by Malone Given Parsons Ltd (MGP). The Secondary Plan process includes three phases.

Phase 1 was completed in Q2 2021 and included an analysis of the gap between work that was completed as part of the LBA with work that is required to be completed to satisfy the Town of Milton's and Halton Region's policy requirements for Secondary Plans. Based on the Gap Analysis, a final scope of work was established for each technical study required to support the Secondary Plan. The list of technical studies/reports can be found in Appendix B.

As part of the process, two Public Information Centres (PICs) were held to garner comments and feedback from the public and stakeholders. The first PIC was held by the Town on March 11, 2021, and resulted in comments and feedback on Key Theme Areas for the BSP. This feedback, along with the findings of the technical studies/reports, was used to prepare three land use options for the Secondary Plan.

A second PIC was held on July 7, 2021, to present and gather public feedback to inform the selection of the Preferred Land Use Option. The responses to polls and comments received at PIC #2 was used to refine the Preliminary Policy Directions, inform the preparation of evaluation criteria and measures, and inform the preparation of the Preferred Land Use Option.

In addition to the PICs, three Technical Advisory Committee (TAC) Meetings were held to present similar materials and receive feedback. The TAC includes all relevant Town

## Background

departments and external agencies such as the Region, Conservation Halton, and the school boards.

Phase 2 concluded in Q3 2022 with the statutory Public Meeting (report [DS-082-22](#)) that was held on July 18, 2022. Draft technical studies/reports, a Preferred Land Use Option and a preliminary Draft Official Plan Amendment were presented to the public and stakeholders for feedback and comments. A summary of the July 2022 Public Meeting comments and a response matrix is included in the “Planning Policy Directives Report”.

While Phase 3 of the process was underway, many changes to the planning framework were being proposed including new population and employment growth forecasts to a 2051 planning horizon, the removal of planning functions from Halton Region, and the release of a new draft Provincial Planning Statement that proposed to repeal and replace the Growth Plan and the Provincial Policy Statement. As a result, work on Phase 3 of the process was paused until there was greater certainty on the direction of these proposed changes.

Phase 3 was recommenced in Q4 2023. Taking into consideration the emerging changes to the planning framework and stakeholder comments, through report [DS-044-23](#), Council approved a change in scope for the Britannia Secondary Plan (BSP) to plan to the 2051 horizon. Previously, the BSP was planned to accommodate approximately 46,400 residents to the 2031 horizon. As recommended by the Town’s consulting team and Staff, Council approved an additional 11,000 residents to be accommodated within the Britannia Secondary Plan Area, for a total of 57,400 residents to the 2051 horizon.

## Discussion

Phase 3 of the Britannia Secondary Plan (BSP) involved updates to the technical studies/reports to address the increased population and comments received. The BSP policies and Land Use Plan have been amended and refined to reflect the feedback received from the July 2022 statutory Public Meeting and the changes to the planning framework.

A third Public Information Centre (PIC #3) was held on July 30<sup>th</sup> and July 31<sup>st</sup>, 2024. The consulting team presented the updated land use concept and policy directions developed based on prior comments and the current planning framework. The updated draft BSP dated August 2024, along with updated technical studies/reports, were made available for public review on September 12, 2024.

## Discussion

The comments and feedback received from the public from PIC #3 at the end of July until October 4, 2024 is summarized and included in the “PIC #3 Summary of Consultation Report” attached as Appendix C. Comments received by October 4, 2024 have been taken into consideration in the preparation of the draft BSP as presented through this report, with the exception of some concerns that still require further discussion. Due to report timing constraints, any comments that were received after October 4, 2024 will be taken into consideration before the BSP is brought back to Council for consideration of adoption.

The updated draft BSP and the implementing Official Plan Amendment (OPA), attached as Appendix A, is being presented for comment at this statutory Public Meeting. The technical studies/reports, with the exception of the “Area Servicing Plan”, are also available for comment. It is intended that the BSP will be brought back to Council for consideration of adoption in December 2024. Due to the changes to the planning framework and the removal of Regional planning responsibility, the Town is the approval authority for this Secondary Plan.

### Vision, Goals and Objectives

The Britannia Secondary Plan (BSP) area is envisioned to be a complete, sustainable, connected, attractive and well-serviced community. It will be comprised of walkable neighbourhoods that provide a range and mix of housing options and access to amenities and services. Further to and in accordance with the goals of the Town’s Official Plan, the following goals are proposed for the BSP:

- Build compact and complete communities;
- Protect and enhance the natural heritage system;
- Provide mobility options and a logical road network;
- Establish an attractive community identity and rich sense of place; and
- Ensure fiscal responsibility.

### Compact and Complete Communities

The BSP is being planned to achieve an overall density target of 75 residents and jobs combined per gross hectare. The BSP area is anticipated to accommodate approximately 57,500 residents with a potential of 9,300 jobs.

To create complete communities, the draft BSP is proposing a community structure consisting of five neighbourhoods as delineated on Schedule C.X.A of the BSP. Each neighbourhood is planned to achieve a critical mass population (approximately 10,000

## Discussion

people) to support the delivery of parks, schools, and places of worship. Each neighbourhood is also planned to have a commercial mixed use node or centre that provides a destination for regular day to day activities.

### Commercial Spaces and Jobs

The node in the Central neighbourhood, located around the intersection of Britannia Road and James Snow Parkway, is proposed to be the Urban Village Centre (UVC). The UVC is envisioned to be a focal point and community destination in southern Milton that will provide a mix of commercial, institutional, and residential uses at transit-supportive densities. The UVC is envisioned to have the highest density within the BSP. The Neighbourhood Nodes in the North, South, East and West Neighbourhoods are intended to serve as walkable focal points with a mix of uses. The UVC and the Neighbourhood Nodes are located to maximize walkability for residents within each neighbourhood to these retail and service amenities.

Throughout the public consultation process for the BSP, residents have repeatedly provided the feedback that there are not enough local retail options, particularly in newer community areas such as Boyne. There is also concern that there is not enough space provided for businesses and workplaces. In response to residents' feedback and based on the findings of the "Retail Commercial Market Assessment", the draft BSP is planning for close to one (1) million square feet of non-residential space for retail, service and business uses.

The BSP area has the potential to accommodate approximately 9,300 jobs. As detailed in the "Population, Employment and Housing Report", it is estimated that there would be 2,000 institutional jobs, 3,800 commercial jobs, and 3,500 work from home jobs. Institutional jobs would be accommodated in schools, places of worship, a library and a community centre. Commercial jobs would be accommodated in retail, service and other commercial spaces within the Urban Village Centre and the Neighbourhood Nodes.

### Housing Options

It is estimated that the population within the BSP area will be housed in a total of 17,500 dwelling units. The BSP would require the provision of a range and mix of housing by density, type, unit size and tenure, where the large majority of residential dwellings are family-sized with at least 2-bedrooms. The housing mix for the BSP area is estimated to consist of 39% single-detached and semi-detached, 4% additional residential units, 33% townhouses, 16% back-to-back townhouses, and 8% stacked townhouses and apartments.

## Discussion

With the exception of the Urban Village Centre and the Neighborhood Centres, all other areas of the BSP area is proposed to be designated Evolving Neighbourhood. The Evolving Neighbourhood designation would permit residential uses up to four storeys, which would permit a range of dwelling types such as detached, semi-detached, street townhouses, back-to-back townhouses, stacked townhouses, and low-rise apartments. In certain locations in the Evolving Neighbourhood designation, subject to criteria such as being located on an arterial road and located near transit, apartments up to eight storeys may be permitted. Local commercial and local institutional uses not exceeding 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) are also permitted in the Evolving Neighbourhood destination.

Within the Urban Village Centre, residential uses excluding single and semi-detached dwellings are permitted in buildings up to 25 storeys. Within the Neighbourhood Nodes, which are proposed to be designated Neighbourhood Commercial Mixed Use, residential uses excluding single and semi-detached dwellings are permitted in buildings up to 15 storeys. These high-rise buildings in the Urban Village Centre and Neighbourhood Nodes may be in the form of mixed-use buildings with non-residential uses on the ground and lower floors.

The draft BSP includes targets for the delivery of affordable, assisted and attainable housing. To contribute to the delivery of affordable and rental housing, a policy is included in the draft BSP to require a minimum equivalent of 10% of single and semi-detached units in each draft plan of subdivision application to provide the ability to accommodate an additional residential unit (e.g. rough-ins, lot sizing to accommodate garden suites or basement apartments) during the initial development of the community and in compliance with the Town's standards and requirements for additional residential units.

## Community Facilities

The "Parks, Recreation & Library Needs Analysis" and the "Community Facilities/Human Services Impact Analysis & Community Infrastructure Plan" assessed the community facilities required to serve the planned BSP population.

### Parks

Town Council approved a Parks and Recreation Hierarchy along with new Parks and Recreation Provision Targets in March 2021 (report [COMS-002-21](#)), as part of the updated Parkland Provision Strategy. As a result, the Town has established a parkland acquisition target of 1.75 hectares of core parkland per 1,000 population. To achieve the parkland

## Discussion

provision target rate of 1.75 ha per 1,000 people, 100.6 hectares of core parkland would be required for the 57,500 population estimated for the BSP area.

It is estimated that approximately 49.7 hectares of parkland could be obtained in keeping with the land conveyance for parkland provisions of the Planning Act. The Town would need to acquire the remaining 50.9 hectares of additional parkland beyond the Planning Act conveyance allowances. Staff are exploring opportunities to acquire land for a Community Park outside of the BSP area. This potential Community Park would contribute to reducing the gap between the Town's parkland provision target and the Planning Act parkland conveyance rates. If a Community Park outside of the BSP area cannot be secured, then a Community Park would need to be provided within the BSP area. Further, given the legislative constraints with respect to parkland acquisition, if the entirety of the Town's target rate cannot be secured through sites that are outside of the secondary plan area, the Town's service level standards may need to be revisited in the future.

To optimize the parkland that can be conveyed to the Town, while also providing for a good distribution and typology of parkland, the following park types and sizes are proposed for the BSP:

- 4 District Parks at a minimum size of 7.5 hectares each;
- 5 Neighbourhood Parks at a minimum size of 3.0 hectares each; and,
- 15 Village Squares at a minimum size of 0.3 hectares each.

The proposed conceptual locations of the District Parks, Neighbourhood Parks and Village Squares within the BSP are shown on Schedule C.X.C of the Secondary Plan. The variety of parks and public open spaces are distributed to maximize walkability with a focus on the delivery of parks that can accommodate outdoor recreation facilities for programmed activities such as sports fields to provide opportunities for residents to be physically active.

## Schools

In consultation with the school boards, a total of thirteen (13) elementary schools and four (4) secondary schools are anticipated to be required within the BSP area including:

- Eight (8) public elementary schools (including 1 French elementary school);
- Five (5) Catholic elementary schools;
- Two (2) public secondary schools (including 1 French secondary school); and
- Two (2) Catholic secondary schools.

## **Discussion**

The proposed conceptual locations of the anticipated schools are shown on Schedule C.X.C of the Secondary Plan. The number and locations of schools will be confirmed and further defined through the Tertiary Plan process. School locations should be identified in accordance with each school board's site selection criteria. Schools are encouraged to be co-located with public parks and/or other institutional uses (e.g., public library).

### Community Centre, Library and Fire Station

Based on the Town's service levels for indoor recreation space and the BSP's residential population forecast of 57,500, a new multi-use community centre is anticipated to be required in the BSP area to accommodate new ice pads, an indoor aquatics centre, gymnasiums, group fitness studio, community activity/program rooms, and a Milton Public Library branch. Milton Fire and Rescue Services have identified the need for one fire station within the BSP area. The potential location and quantum of libraries, community centres and emergency services are to be confirmed in accordance with service standards through the Tertiary Plan process.

### Places of Worship

Currently, the Town of Milton does not have a standard rate for determining the number of places of worship in new communities. The consulting team conducted a review of the Town's existing places of worship and case studies from other municipalities. Based on their review, the consulting team is recommending a rate of 1 major place of worship per 10,000 people. As such, based on an estimated population of 57,500 within the BSP area, a minimum of six (6) major places of worship would be required. The draft BSP considers a major place of worship to be an establishment larger than 930 m<sup>2</sup> (10,000 ft<sup>2</sup>).

To provide opportunities for faith groups to acquire sites for major places of worship from developers, the BSP is proposing that sites for major places of worship shall be identified in each Tertiary Plan, generally distributed with one location per Neighbourhood. When a subdivision is draft approved, a major place of worship site will be put on hold for a period of three (3) years. Faith groups will be notified about the reserved location and will have the three-year period to make arrangements with the developer for the acquisition of the site. If no acquisition arrangements have been made within the three years, then the site may be developed with another use.

## **Transportation and Transit**

### Road Network



## Discussion

The draft BSP has identified a system of roads that provide connectivity within the Secondary Plan area and to other areas of the Town, as shown on Schedule C.X.B. These collector and arterial roads will balance the needs of all road users including pedestrians, cyclists, transit users, and motorists. The proposed road network is informed and recommended by the “Transportation Master Plan” (TMP) for the BSP area.

### Active Transportation

The draft BSP is proposing a complete active transportation system that provides both on- and off-road facilities and routes to connect people to nature, places and people. The Sun Canadian pipeline easement, that is designated “Greenspace” on Schedule C.X.C” of the BSP, provides a unique opportunity to create an east-west multi-use trail that connects the entire BSP area. Schedule “C.X.B” of the BSP identifies a conceptual active transportation system. Through the Tertiary Plan process, the active transportation system will be refined and coordinated with the existing and planned active transportation systems at both the Town and Regional levels.

### Transit

The Milton Transit Five-Year Service Plan (2024) acknowledges that new transit services will be required to serve the new growth areas being developed in Milton in the next 5-10 years, including the BSP area. Britannia Road and James Snow Parkway have been identified as high-order transit corridors, with the potential for HOV lanes and transit signal priority measures. The community structure and densities proposed in the draft BSP maximizes the potential for the provision of transit service. Development of the BSP area will be required to achieve the appropriate densities, and transit-supportive design described in the “Urban Design Guidelines”. A central transit stop with transit passenger facilities is to be integrated within the plan for the UVC at the intersection of Britannia and James Snow.

### **Water and Wastewater Servicing**

Halton Region is responsible for providing water and wastewater infrastructure. A draft “Area Servicing Plan” (ASP) for the BSP was prepared in May 2022. The purpose of the ASP is to review the existing and proposed water and wastewater servicing and related capacity to service the growth envisioned in the BSP area and provide high-level development servicing plans and recommendations for infrastructure within the Secondary Plan area.

In the May 2022 draft of the ASP, which was evaluating an estimated population of 46,450 residents and 10,730 jobs to the 2031 planning horizon, it was concluded that the BSP area can be serviced by the existing 1200mm diameter watermain along Britannia Road and the

## Discussion

proposed watermains ranging between 150mm and 600mm in diameter. The existing 1200mm transmission main along Trafalgar Road has sufficient capacity to service the BSP area.

For wastewater, the May 2022 draft of the ASP found that all flows generated from or entering the BSP area will be conveyed south to the new Lower Base Line Wastewater Pumping Station (WWPS). Halton Region initiated the Municipal Class Environmental Assessment Study process for the Lower Base Line WWPS in November 2023. The Region anticipates that the Lower Base Line WWPS will be in-service in 2028 and achieve full capacity by 2031.

The ASP has yet to be updated to reflect the increased population and the 2051 planning horizon of the BSP. Halton Region is currently undertaking an update of its Water and Wastewater Master Plan through its Integrated Master Plan. The Town's consulting team requires the updated Regional water and wastewater modelling with future planning horizons to proceed with updating the ASP for the BSP. The updated Regional modelling with future planning horizons is not yet available.

## Natural Heritage System

A Subwatershed Study (SWS) for the Sustainable Halton Plan (SHP) Urban Area lands was finalized in March 2023. This comprehensive study assessed the natural hazard, natural heritage and water resource features and functions within the SHP Urban Area lands and provided input to the BSP. The recommendations of the SWS have been incorporated in the Natural Heritage System (NHS) as shown on the schedules of the BSP.

Consistent with the policies of the Milton Official Plan, further refinements to the NHS within the BSP area may occur where they are supported by a Master Environmental Servicing Plan (MESP), a Development Area Environmental Functional Servicing Study (DAEFSS), and/or an Environmental Impact Assessment (EIA), or equivalent study, and approved by the Town in consultation with the Conservation Authority (where it relates to regulated areas).

The Town is currently undertaking the MESP for the BSP area to confirm and refine the management recommendations provided in the SWS. The MESP is to be substantially advanced before the submission of any development applications and must be completed prior to the approval of any development applications. The MESP will include supporting technical analyses including hydrology, hydraulics, hydrogeology, geotechnical investigations, fluvial geomorphology, and will integrate the evaluation of aquatic habitat and terrestrial features.

## **Discussion**

A DAEFSS is an integrated environmental and engineering study that provides a greater level of detail than the MESP, where required, on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, etc. A DAEFSS is to support and be submitted with a Draft Plan of Subdivision.

The draft BSP provides policies for the Natural Heritage System (NHS) designation that address permitted uses, criteria for buffers, linkages, refinements to watercourses, natural hazards, wetlands and headwater drainage features, and enhancements to key features.

## **Implementation**

The draft BSP includes implementation policies that address phasing and finance, land conveyance, zoning by-law, consents, required studies prior to development applications, complete application requirements, and roads environmental assessment.

### Phasing and Finance

Development in the BSP will proceed in phases, as shown on Schedule “C.X.D” of the Secondary Plan. The Phases should proceed in accordance with the extension of water and wastewater servicing infrastructure, beginning with Phase 1. Development Stages within each Phase shall be detailed within the Tertiary Plans. The progression of development will be required to follow a logical sequence to ensure the creation of complete neighbourhoods through achieving critical mass population to support the delivery of community services. The BSP policies establish timing/triggers for development prior to moving to the next stage and phase, confirmation of available services, prioritization of the development of public service facilities at the beginning of each phase, and confirmation that all financial requirements of the Town and Region are satisfied.

### Land Conveyance

Parkland within the Britannia Secondary Plan will be secured through a Master Trails and Parkland Agreement. To maximize the amount of land conveyance that can be programmed with outdoor recreation facilities, the draft BSP excludes certain types of lands (e.g., privately owned public spaces, the pipeline easement lands, stormwater management lands, etc.) from counting towards the Planning Act required land conveyance for park or other recreational purposes, unless otherwise agreed to with the Town through the Master Trails and Parkland Agreement.

## Discussion

### Tertiary Plan

Prior to the submission and processing of development applications, tertiary plans for the BSP area need to be endorsed by Council or need to be deemed substantially advanced by the Town. A tertiary plan needs to demonstrate conformity with the policies of the BSP and provides additional direction and detail regarding staging, land use, urban design, community facilities, infrastructure, the road network, active transportation, and specific development standards at the neighbourhood level. A fiscal impact assessment will also be prepared by the Town alongside the Tertiary Plan process. As delineated in Schedule C.X.E of the BSP, there are four tertiary plan areas: Central, East, West and Omagh.

### Omagh

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 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 considering a different approach for Omagh moving forward. Instead of undertaking a Character Area Plan and designating Omagh a “Character Area”, detailed planning and additional direction to guide redevelopment in Omagh may be undertaken through a Tertiary Plan process. A Tertiary Plan for Omagh can provide detailed land uses and urban design standards, and address transportation, servicing, cultural heritage, natural heritage, and natural hazard issues, and ensure any development reflects the unique character of this area.



### **Discussion**

The BSP is currently drafted to reflect this new approach for guiding the redevelopment of Omagh. The underlying land use designation for Omagh in the BSP is Evolving Neighbourhood. For the lands in Omagh within the Boyne Secondary Plan, the underlying land use designation is in accordance with the Boyne Secondary Plan. Like the remainder of the BSP area, development applications cannot be approved in Omagh until a Tertiary Plan has been completed. The Tertiary Plan for Omagh may be undertaken as a standalone Tertiary Plan or may be incorporated into one of the other three Tertiary Plans in the BSP area. The proposed policies also allow the Tertiary Plan for Omagh to be undertaken by the Town if directed by Council. Amendments to the Boyne Secondary Plan or the Milton Official Plan may be required to facilitate a new approach for Omagh.



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## Financial Impact

Consideration of the financial implications of development is essential in the management of growth to ensure Milton's long-term financial sustainability. The rate and pace of growth has a significant financial impact to the Town, as demonstrated through prior financial studies, the pressures identified in the annual budget process and the Town's existing infrastructure deficit. The densities and types of development within each secondary plan, as well as the capital investments, service levels and extent of non-residential development activity that occurs concurrent with residential growth, influence the financial pressures on the tax rates.

Consistent with the process currently being undertaken for the Trafalgar Secondary Plan, and as outlined in DS-082-22, the assumptions for the Britannia Secondary Plan area that were incorporated into the most recent fiscal impact study (CORS-056-21) will be further assessed through the tertiary plan processes. This will include consideration of the impacts associated with the increased population of 11,000 (from 46,400 to 57,400) in the area. An updated Fiscal Impact Study is also expected to be initiated in 2026, following the completion of an update to the Town's Development Charge By-law. The Britannia Secondary Plan includes language that confirms Council's ability to manage the financial impacts of growth associated with each tertiary plan in advance of development proceeding.

As in other secondary plan areas, it is understood that the developing landowners will enter into private arrangements to cost share the capital costs within the Secondary Plan area that are developer responsibilities (examples: local & collector roads, stormwater management works, parkland, etc.). As the Town has had no involvement in these private arrangements in the past, it does not propose to become involved in them with respect to the Britannia Secondary Plan area. To the extent that private cost sharing issues require input from the Town, this will be addressed as part of the discussions with the landowners. The fiscal impact update that the Town will undertake will consider the future operating and rehabilitation implications of these assets in anticipation of the Town's assumption of them at later stages of the secondary plan area's development.

As previously outlined in report DS-023-24, changes to the Planning Act that were enacted through Bill 23 have had a significant impact on the Town's ability to secure land for parks and other public recreation facilities and achieve the Town's service standards for the growing community. The legislative changes included cutting the alternative rates for land conveyance and payment in lieu in half, and introducing caps for higher density developments. The Britannia Secondary Plan reflects the conveyance of 49.7 hectares of parkland within the secondary plan area, which reflects 49% of the Town's targeted service level for a population of Britannia's projected size. The Town will endeavour to acquire additional lands outside of the secondary plan's boundary in order to provide for additional



### Financial Impact

park space, however the Town's current service levels will likely need to be revisited in light of the legislative changes that have been made.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Wendy Chen, Policy Planner Phone: Ext. 2296

### Attachments

Figure 1 - Britannia Secondary Plan Location Map

Appendix A - Draft Britannia Secondary Plan, Official Plan Amendment and by-law

Appendix B - List of Technical Studies/Reports for the Britannia Secondary Plan

Appendix C - PIC #3 Summary of Consultation Report

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.