

PUBLIC INFORMATION CENTRE #3 SUMMARY OF CONSULTATION REPORT Britannia Secondary Plan Area

Prepared For:
Town of Milton

October 2024

MGP

Town of Milton

Britannia Secondary Plan Area

**Public Information Centre #3 – July 30 & 31, 2024
Consultation Summary Report**

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October 2024

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1.0

Introduction

Malone Given Parsons Ltd. (MGP) has prepared a summary of consultation for Public Information Centre #3 pertaining to the Britannia Secondary Plan Area, which was held by the Town of Milton in-person on July 30th, 2024 and via Zoom on July 31st, 2024. This summary report provides an overview of the comments received regarding the draft secondary plan and background technical studies and outlines the next steps in the secondary plan process.

The Britannia Secondary Plan Area (“Britannia SPA”) is part of the secondary planning program for the Sustainable Halton Lands; the lands within the Town of Milton which were identified by Regional Official Plan Amendment 38 (“ROPA 38”) to serve as Milton's next urban expansion area. The Britannia SPA, together with the Trafalgar Secondary Plan (approved by the Ontario Land Tribunal July 22, 2024) and the Agerton Secondary Plan Area (Council adopted Secondary Plan framework), will accommodate the Town’s expected Greenfield population and employment growth.

The Town has initiated the Secondary Planning process and Municipal Class Environmental Assessment (“Class EA”) for the major arterial and collector roads concurrently to provide a coordinated policy, land use planning, transportation, and servicing planning framework for future growth. The resulting Official Plan Amendment is required to conform to the overarching Provincial planning documents (Provincial Policy Statement, Growth Plan) and the policies of the Halton Region and Town of Milton Official Plans.

Members of the public were invited to provide input on the overall vision and guiding principles for the new community at the first Public Information Centre (“PIC #1”) in March 2021. The second Public Information Centre (“PIC #2”) was held on July 7, 2021, to gather input from the public on the proposed land use concepts, transportation options, and draft existing conditions studies. Statutory Public Meeting #1 was held on July 18, 2022, to present and receive feedback on the Draft Secondary Plan (Official Plan Amendment).

In response to a number of recent Provincial and Regional policy shifts the Britannia Secondary Plan and background technical studies have been updated to reflect the most current policy directions and updated population and employment growth forecasting. As a result, Statutory Public Meeting #2 will be held on November 4, 2024 to present and receive feedback on the updated draft of the Britannia Secondary Plan which reflects these changes as well as feedback received through the process. A presentation to Milton Town Council also is targeted to occur in December 2024 for adoption of the Secondary

Plan.

1.1 Public Information Centre #3—July 30, 2024

The in-person portion of PIC #3 was held at Milton Town Hall on Tuesday, July 30, 2024, between 7:00 pm and 9:00 pm. The online portion of PIC#3 was held on Zoom the following morning on Wednesday, July 31, 2024, between 10:00 am and 12:00 pm. Attendees had the opportunity to provide feedback on the draft Secondary Plan policies and schedules that were generated after PIC #1, PIC #2, Statutory Public Meeting #1 and the updates made to reflect current policy directions. A summary of the feedback received to date, changes to the planning framework and the impact on the Britannia SPA were also discussed.

The format for the in-person portion of the Britannia SPA PIC #3 was as follows:

- **Drop-in/Exploration:** PIC#3 began with an informal discussion and opportunities for attendees to peruse boards prepared by the consultant team (including MGP and WSP). Members of the Town of Milton Planning staff as well as members of the consultant team were available to answer any questions from the public.
- **Presentation:** A presentation by the consultant team (including MGP and WSP). This provided information to the attendees on the updated land use concept and policy directions developed based on prior comments and the current planning framework.
- **Question and Answer Period:** A question and answer period immediately followed the presentation. Members of the Town of Milton Planning staff as well as members of the consultant team were available to answer any questions from the public.



The virtual portion of PIC #3 had a similar structure to the in-person portion, but did not have a drop in/exploration segment.

The purpose of PIC #3 was to provide an opportunity for members of the public to provide input on the Draft Britannia Secondary Plan Community Structure and Land Use policies and Draft Secondary Plan schedules. PIC #3 also provided an overview of the next steps required to complete the Secondary Plan program and Class EA process.

1.2 Notice of Meeting

Notice of PIC #3 was distributed across multiple platforms including social media, the municipal webpage, and the Town's dedicated engagement platform "Let's Talk". Notice of the meeting was posted as early as July 11, 2024. A copy of the notice is included in Appendix A.

1.2.1 Newspaper

The Town of Milton's local newspaper has gone out of business and no longer exists. It is now the Town's practice to post notices on the Town's website.

1.2.2 Municipal Webpage

The event was added to the Town's events calendar on July 8, 2024. The Notice of the Britannia SPA and Class EA and PIC #3 was posted on the Town's News and Notices webpage on July 11, 2024. The PIC was also given a tile on the Town of Milton website's home page from July 12, 2024 to July 31, 2024.

<https://www.milton.ca/en/news/notice-britannia-secondary-plan-pic-3.aspx>

1.2.3 Let's Talk Milton Website

Participants who subscribed to the Britannia Secondary Plan project on the Let's Talk Milton engagement platform were sent newsletters relating to the PIC #3 on July 18, 2024 and August 13, 2024. After PIC #3 concluded, meeting materials were also posted to the Let's Talk Milton page.

A copy of the presentation slides is included in Appendix B.

1.2.4 Social Media

Social media posts were used to promote PIC #3 through social media platforms including Facebook, Twitter, Instagram, and LinkedIn. Posts regarding PIC #3 were made on July 12, July 19, July 26, July 29, and July 31, 2024. Additionally, a public service announcement was sent to local media and key audiences on July 12, 2024, before being posted to the Town website.

1.2.5 E-newsletter to Subscribers

A reminder e-newsletter for the community meeting was circulated to subscribers on July 24, 2024, and a staff newsletter was circulated on July 25, 2024. An announcement of the PIC #3 was also posted on Milton Community News (Council's channels for sharing information) on July 25, 2024.

2.0

Participation and Input Summary

Twenty-five (25) members of the public attended and participated in the in-person portion of PIC #3 on July 30, 2024. Many others visited the Town’s Let’s Talk webpage for the Britannia SPA to provide input, review or download information and/or register for the project mailing list to receive regular project updates. A summary of the feedback received during PIC #3 and through the online engagement tools has been provided.

A wide variety of participants attended PIC #3 including area residents and business owners, developers and real estate professionals, Town of Milton Councillors, and residents of neighbouring communities.

2.1 Summary of Participation

2.1.1 During PIC #3

Twenty-five (25) attendees were present during the in-person presentation and discussion for PIC #3. Planning staff and the consultant team received 13 questions during the question and answer segment. Furthermore, planning staff and the consultant team received an additional 4 questions during the virtual presentation. A summary of the questions posed as well as comments received by attendees is provided in Section 2.2.1 and 2.2.2 of this Report.

2.1.2 Let’s Talk Milton

At the time of drafting this Consultation Summary Report, a total of seven (7) visitors have provided input on the Draft Secondary Plan policies, schedules and background technical studies posted on the Let’s Talk Milton webpage. A summary of the input received through the online platform is provided in Section 2.2.3 of this Report.

2.1.3 Correspondence with Town Staff

At the time of drafting this Consultation Summary Report, the Town has received four (4) written correspondences that provide additional comments on PIC #3. A summary of the comments received is provided in Section 2.2.4 of this Report, and a copy of the correspondence received are provided in Appendix C.

2.2 Input Summary

The following provides a summary of the comments received at PIC #3, through the online platform available on the Let's Talk Milton Britannia SPA project page and written correspondence received by Town Staff. The comments have been organized based on when and where they were received.

2.2.1 PIC #3 In-Person Session

The drop-in and question and answer sessions at PIC #3 encouraged participants to ask questions about the Draft Secondary Plan policies and schedules presented at the meeting. The input received will be used in the refinement of the Draft Secondary Plan policies and schedules prior to adoption. The questions and comments received are summarized in this section. Where questions/comments were duplicative they have been consolidated into one line.

- Is there a reason that Tertiary Plan areas are not consistent with Neighbourhood delineation?
- Expressed concern on how the Town and Region plan their roads – are they looking for a 47m right of way Britannia?
- Concerns with the size of the roads being built, is there policy in the secondary plan that looks at ROW widths and sizes?
- Specifically regarding roads within the Urban Village Centre – how many lanes are travelling through the Urban Village Centre?
- Are on-road bike lanes being considered for winter use within the Urban Design Guidelines?
- Waste removal – as the Town expands, how are waste removal needs being met?
- Many of the landowners group comments as it relates to phasing, road network etc. have been taken into consideration. However, parks, schools and NHS will continue to evolve and change. With the roads being shown as the preferred option, will there be opportunity to make minor changes to the road network as needed?
- Confirmation of timing for updated background technical studies.
- Why do neighbourhood densities vary across the five neighbourhoods?
- Where is the pumping station located to service the Secondary Plan area?
- Height restrictions in the denser land use designations areas – would there be option for community benefit study?
- What is the design of intersections going to look like – traditional intersection, traffic circles etc.?
- Where are the schools located and will they provide relief to other areas?
- There aren't sufficient retail options, particularly in existing areas of the Town such as Boyne. The Britannia Secondary Plan needs to provide enough options for people to shop.
- Concern was raised that there is not enough space provided for businesses and to accommodate jobs, especially given the increase in population for 46,000 to

- 57,000 people. There needs to be a balance of population and jobs within the Britannia community.
- Transportation network and having enough options for active transportation facilities and safety, particularly in later stages of development to reduce traffic accidents.
 - Ensuring there are sufficient opportunities for, and process for accommodating places of worship to serve the new population.

2.2.2 PIC #3 Virtual Session

PIC #3 encouraged participants to ask questions about the Draft Secondary Plan policies and schedules presented at the meeting. The input received will be used in the refinement of Draft Secondary Plan policies and schedules prior to adoption. The questions and comments received are summarized in this section. Where questions/comments were duplicative they have been consolidated into one line.

- Tertiary Planning process – could the mid-rise guidelines language be further advanced? What is going to be done to ensure enhanced building design?
- Have there been conversations or consideration on expanding the boundary of the Secondary Plan?
- Were the demographics and family composition (i.e. multi-family households) in Milton considered when developing this plan (i.e. parking, road sizes etc.)? The number of jobs seems low relative to the population can you elaborate? Concerns with hospital and healthcare and the potential growth impacting the Town's current service standard for health care and support services. Are other services (i.e. fire, police etc.) being reviewed?

2.2.3 Let's Talk Milton

The Britannia SPA Let's Talk project page encouraged participants to express their ideas and provide comments through an online platform. Participants were able to access a digital copy of the Draft Secondary Plan, as well as the background technical studies prepared by the consultant team and provide feedback on the materials for consideration and further refinement.

A total of seven (7) participants posted comments or responses to the Draft Secondary Plan in the guestbook platform provided on the Let's Talk Milton website. The following is a summary of the feedback received. Where feedback received was duplicative, the responses have been consolidated into a single line.

- Provide artificial turf and indoor sports facilities for youth.
- Extend the mid-block north-south road in the West Block (near the District Park) south through future urban area to Lower Base Line Road.
- Urgently provide a community recreation centre in this area, there are not enough recreation facilities in Milton currently.
- Provide for more opportunities and spaces for retail to serve resident needs.
- Provide more opportunities for large retail stores (such as Walmart or Canadian

- Tire), James Snow Parkway and Britannia Road area is far away from large retail options.
- Provide opportunities for small businesses and business plazas to balance warehousing and smaller business uses to encourage entrepreneurship.
 - Provide a dedicated public transit lane on Britannia Road extending to the border with Mississauga, as well as other higher-order transit connections to nearby communities to allow residents to live without a car.
 - Increase the overall density of the plan and increase the amount of dense housing options to address affordability.
 - Consider and provide active transportation infrastructure that is maintained year-round
 - Eliminate parking minimums.
 - Prioritize housing and public spaces, focus on creating neighbourhoods with options where people can love, work, shop and enjoy recreation within walking or biking distance.

2.2.4 Correspondence Received by Town Staff

The Town of Milton received four (4) letters in response to PIC #3 from MHBC Planning, Wellings Planning Consultants, and two local property owners. A summary of this correspondence is provided below. Copies of the letters received are provided in Appendix C.

MHBC Planning

MHBC Planning (“MHBC”) is currently retained by the Milton Phase 4 (MP4) West Landowners Group, who have extensive land holdings in the Milton Phase 4 Urban Expansion Area.

MHBC suggests that elements of the process and implementation of the Secondary Plan be modified. They have expressed concerns with the landowners’ Staging Plan and Area Servicing Plan requirements, the timing and requirements for Teritary Plans, Draft Plans, and Master Environmental Servicing Plan and Development Area Environmental Functional Servicing Study work, the percentages used for phasing and staging, and restrictions on the submission of development applications.

They are also concerned with the distribution of parks including potential conflicts with the location of stormwater management ponds as well as, parkland conveyance policies, Additionally, they have requested changes to the minimum size requirements and implementation policies for places of worship.

Furthermore, MHBC has relayed concerns with implementing mandatory minimum non-residential floor area requirements in the Urban Village Centre and Neighbourhood Commercial Mixed Use Nodes and suggest implementing non-residential floor area targets instead of minimums similar to those used in the Trafalgar and Boyne Secondary Plans. Finally, they have requested that policies for family-sized units, additional

residential units, and affordable units be made more flexible.

Wellings Planning Consultants

Wellings Planning Consultants (“Wellings”) is currently retained by the owners of the Willis Family Fruit Farm. Wellings has provided comments in the areas of school and place of worship siting, transportation, and housing. In particular, they have expressed concerns that because of their non-participation in the MP4 West Landowners Group, their property has received a disproportionate number of community uses limiting its developability.

Wellings has expressed that the number of schools and places of worship designated in the Britannia Secondary Plan far exceeds the needs of the expected population. They have requested that school and place of worship psites are designated in Tertiary Plans or zoned in a way that provides for underlying designations/zones so that the lands can be repurposed and developed if demand for a school or place of worship at that location does not materialize.

Wellings has also recommended that the number of arterial and collector roads within the Britannia Secondary Plan be reduced, and that more road space should be dedicated to active transportation infrastructure to reduce car traffic. Finally, they have concerns that the housing requirements for accessible, affordable, and/or attainable housing are too prescriptive and cannot be appropriately achieved.

Local Property Owner #1

A local property owner has requested that the park symbol be removed from their property so that the lands can be developed for a high-rise building, which is generally located within the Urban Village Centre designation.

Local Property Owner #2

Another local property owner has written to the Town of Milton to express opposition to the designation of Omagh as a heritage district. This property owner is concerned that the rationale for designating the Omagh area as a heritage area is too general. Additionally, they requested that the Tertiary Plan requirements for the Omagh area be relaxed or removed, because the roads and utilities in the Omagh area are already present and so that development can proceed faster.

The property owner has also requested clarification on what green technologies are permitted under the Secondary Plan, the location of the Natural Heritage System within the properties they own, and how/if the neighbourhood requirements and requirements for places of worship and parks under the Secondary Plan will apply for Omagh, where a place of worship and park already exist. Furthermore, they requested clarification on what heights will be permitted on their lands, as well as whether development can proceed before the Tertiary Plan for Omagh is complete.

3.0

Next Steps

Feedback received through PIC #3 will be considered in the refinement of the Draft Secondary Plan policies and schedules. Future meetings are scheduled for November and December 2024.

The feedback received from PIC #3 will be considered and incorporated, where feasible, into the refinement of the Draft Secondary Plan prior to adoption by Council. A second statutory public meeting for the draft Secondary Plan is to be held on November 4, 2024. After input from this meeting is reviewed and incorporated, where feasible, an updated draft of the Secondary Plan will be presented to Council for approval at a subsequent meeting targeted to occur in December 2024.

Appendix A
PIC #3 & Municipal Class EA Study Notice



Notice: Britannia Secondary Plan PIC #3

Posted on Thursday, July 11, 2024

The Town of Milton welcomes residents to learn about the Britannia Secondary Plan that will establish a detailed land-use planning and policy framework to guide future development of this new community area.

At this third Public Information Centre (PIC) meeting, we will:

- Present an updated preferred land use concept based on comments received.
- Discuss community elements such as housing, retail, parks, school, and roads.
- Gather feedback to finalize and complete the Britannia Secondary Plan.

Tuesday, July 30, 2024

- In-person event: 7 to 9 p.m. at Milton Town Hall (150 Mary St.), Milton Room

Wednesday, July 31, 2024

- Virtual event: 10 a.m. to 12 p.m. Please [register in advance online](#).

To join the study mailing list or to share comments, please contact:

Wendy Chen, Town of Milton, Planner, Policy
wendy.chen@milton.ca, 905-878-7252 x2296

David Twigg, Town of Milton, Director, Planning Policy
david.twigg@milton.ca, 905-878-7252 x2205

Learn more at www.LetsTalkMilton.ca/Britannia

This notice was first issued July 11, 2024.

Contact Us

Development Services

150 Mary Street Milton, ON Canada L9T 6Z5

Phone: 905-878-7252 ext 2398 | Toll Free: 800-418-5494 | Fax: 905-876-5024 |

Email Development Services

Town of Milton, 150 Mary Street, Milton ON L9T 6Z5, Phone: 905-878-7252

Appendix B
PIC #3 Presentation Slides

Britannia Secondary Plan

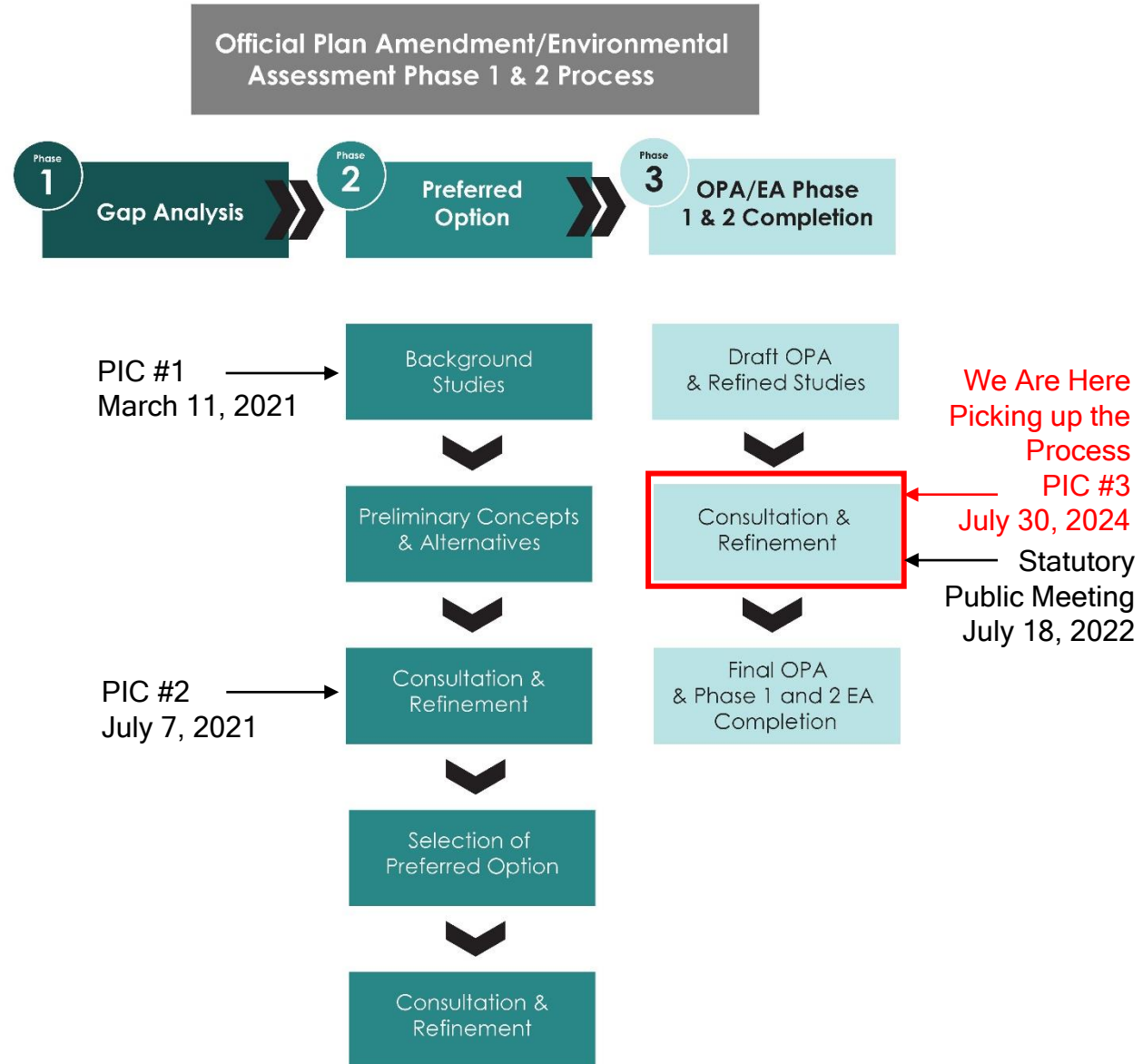
Public Information Centre #3

July 30, 2024



Process and Status to Date

- Joint Secondary Plan and Municipal Class EA Processes
- Phase 1 and Phase 2 work completed in 2022,
- PIC #1 confirmed Key Theme Areas, Vision and Goals (March 11, 2021)
- PIC #2 evaluated Land Use & Transportation Options, informed Preliminary Policy Directions and refinements to establish Preferred Land Use Concept (July 7, 2021)
- Statutory Public Meeting presented Preferred Community Structure Plan, Land Use Plan and Draft Official Plan Amendment Policy and Schedules (July 18, 2022)
- Refined Draft Official Plan Amendment Policy and Schedules completed for consultation
- Updated Technical Studies in process



What We Heard at PIC #1

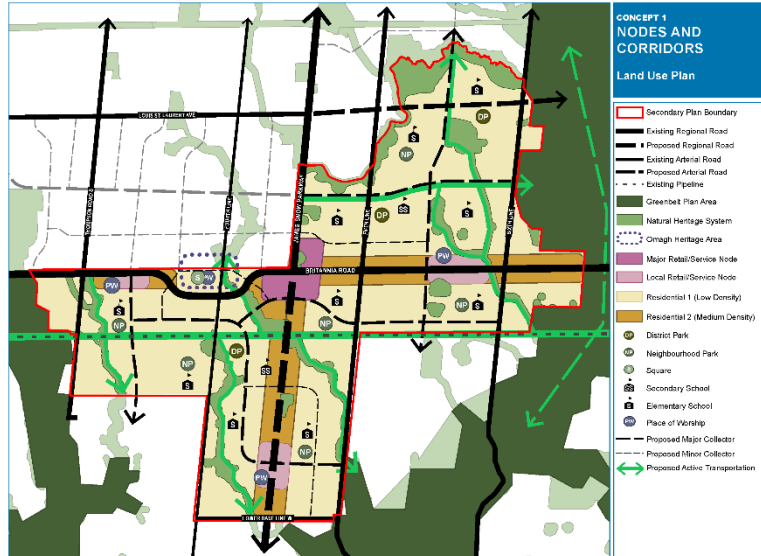
- **March 11, 2021**
- **Confirmed Key Theme Areas & Goals**
 - A Complete Community
 - A Well-Serviced Community
 - A Sustainable Community
 - A Connected Community
 - An Attractive Community
- **Refined Vision Statement**
 - The Britannia Secondary Plan area is envisioned to be a complete, sustainable, connected, attractive and well-serviced community. It will be comprised of complete and walkable residential neighbourhoods that provide a range and mix of housing options and access to amenities and services.

What We Heard at PIC #2

- **July 7, 2021**
- **Emerging Policy Directions:**
 - Plan for a Complete Community where residents are walking distance to shopping, parks, education and other amenities
 - Provide connectivity that would allow residents to move through the area without a car, including routes separated from vehicular travel lanes
 - Provide a range and mix of housing options throughout neighbourhoods and provide options such as secondary suites and multi-generational housing
 - Distribute retail uses throughout the plan area instead of centralized in one location
 - Provide a range and mix of park types and sizes to meet various recreation needs within a 10- to 15-minute walk of residents
 - Consider incorporation of existing historic/heritage components

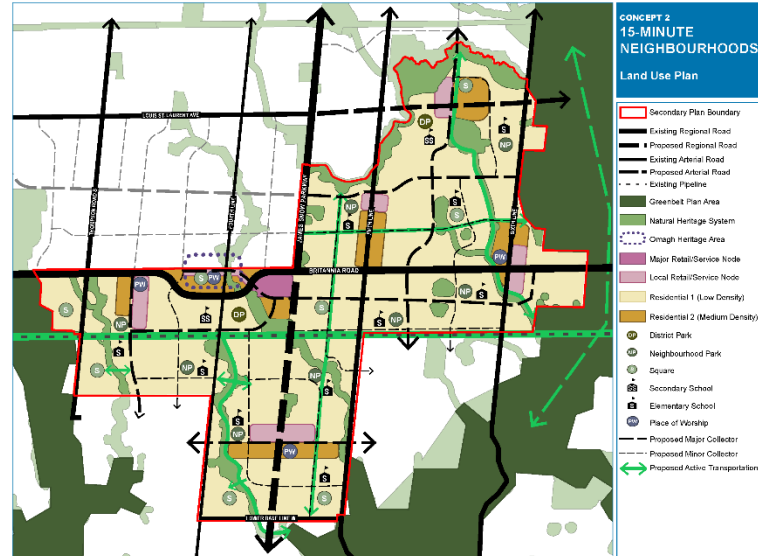
Land Use and Transportation Options

Option 1: Nodes & Corridors



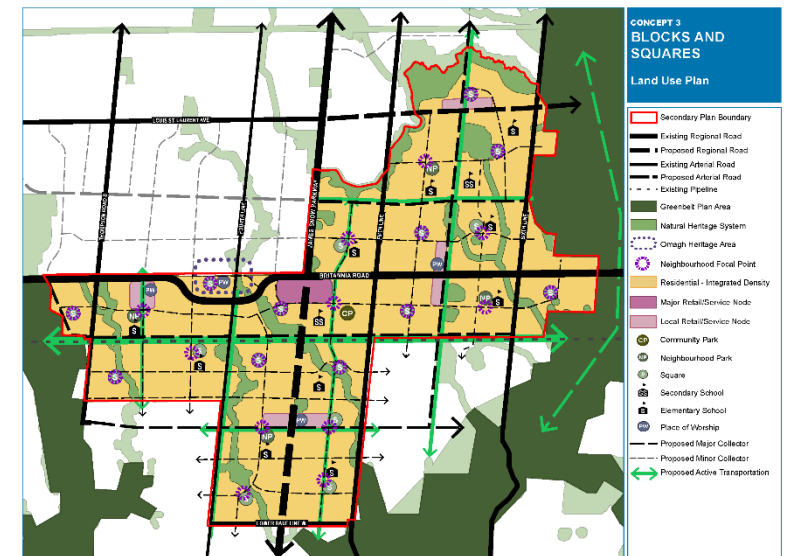
EVALUATION CRITERIA	CONCEPT 1
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●

Option 2: 15-Minute Neighbourhoods



EVALUATION CRITERIA	CONCEPT 2
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●

Option 3: Integrated Blocks & Squares

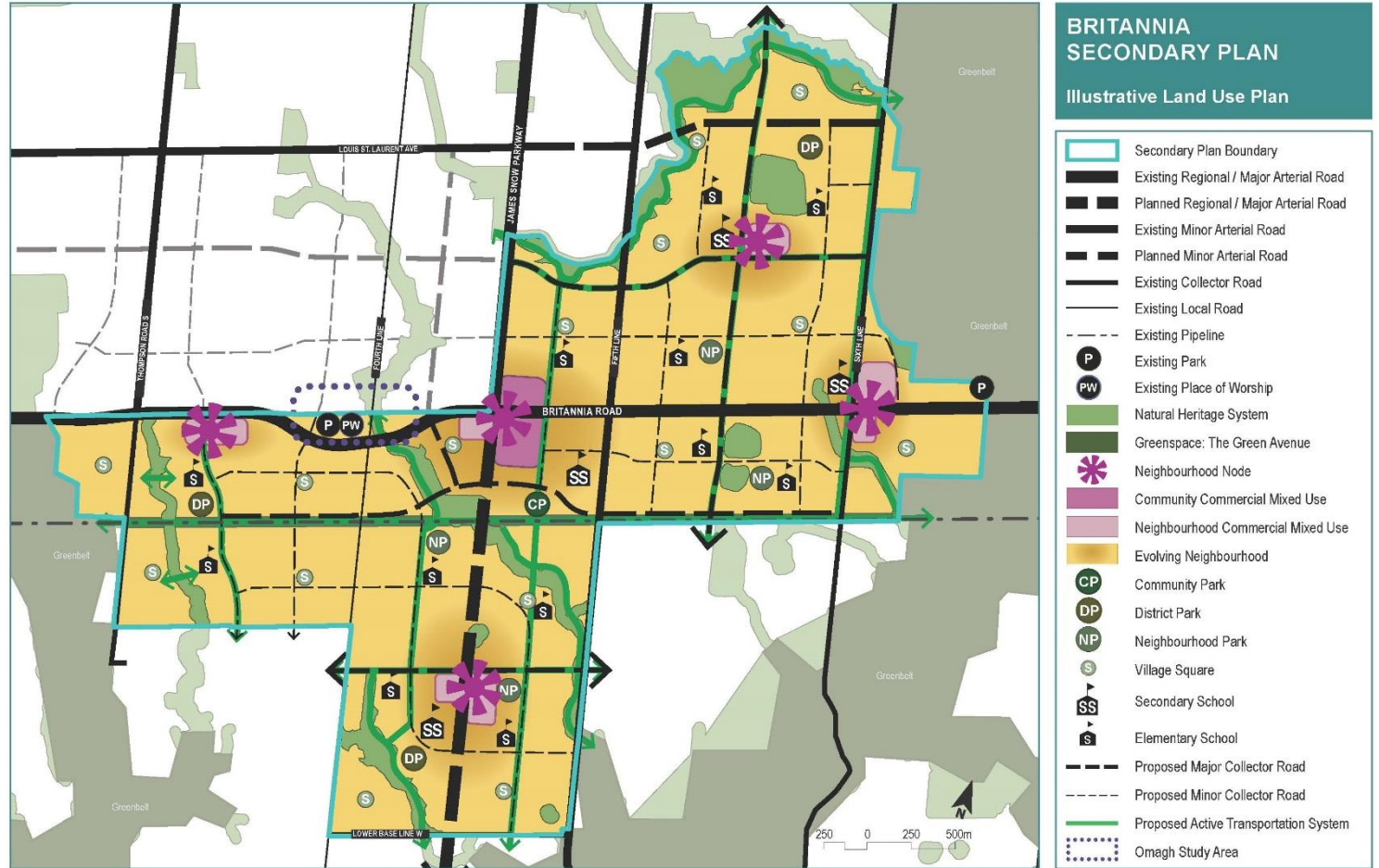


EVALUATION CRITERIA	CONCEPT 3
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●

Preferred Land Use Concept

- Britannia Secondary Plan Area is approximately 904 gross developable hectares
- Achieve a minimum target of 46,400 residents and 10,700 jobs
- Achieves an overall minimum density target of 60 people and jobs combined per gross hectare

EVALUATION CRITERIA	PREFERRED CONCEPT
Complete Community	●●●●●
Well-Serviced Community	●●●●●
Connected Community	●●●●●
Attractive Community	●●●●●
Sustainable Community	●●●●●



What We Heard at the Statutory Public Meeting

- **July 18, 2022**
- Increase densities and heights in nodes and neighbourhood areas;
- Realign collector roads to reflect existing parcel ownership & eliminate mid-block collectors to foster walkability;
- Ensure equitable distribution of community facilities
- Provide additional flexibility for the number of required school sites;
- Reconsider quantity and size of parks and places of worship;
- Provide a complete cycling network with dedicated cycling facilities;
- Clarify affordable and assisted housing targets;
- Simplify the planning and development approvals process, consolidate Neighbourhood Design Plan with Tertiary Plan;
- Include live-work units in the Evolving Neighbourhood area.

What's Changed

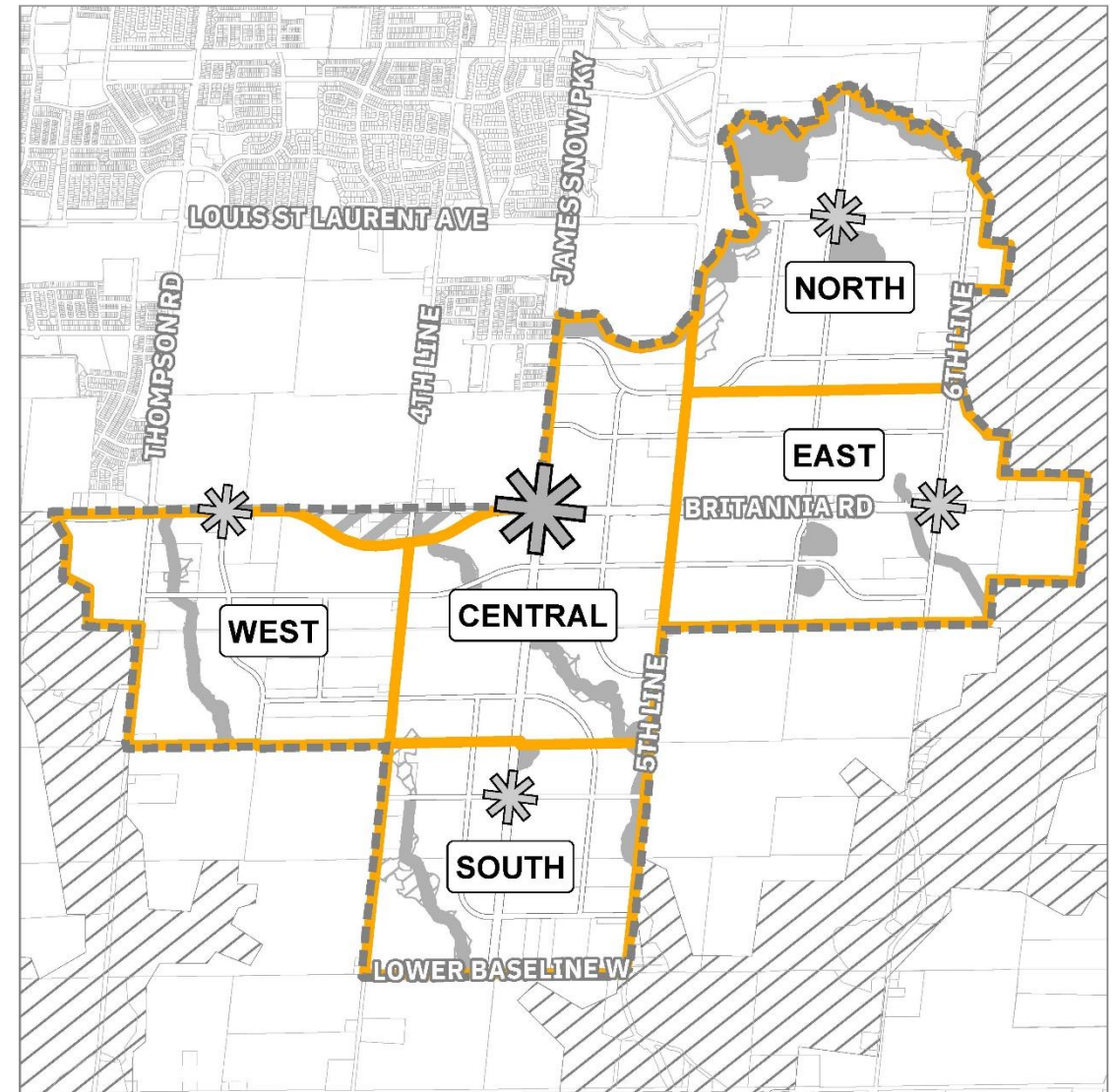
- Updated Background Technical Studies and Draft Secondary Plan
- Revised land use permissions and range of housing options, including updated Omagh Village policies
- Removed planning horizon and increased minimum population target from 46,400 to 57,500 people
- Increased minimum density target from 60 people and jobs combined per hectare to 70
- Updated Natural Heritage System and Hazard Land mapping
- Refined road and active transportation networking including introduction of a Linear Greenspace active transportation corridor along the east-west pipeline easement
- Introduction of Urban Village Centre at James Snow Parkway and Britannia Road as a major focal point and anchor in south Milton
- Refined approach to parks
- Increase of population-related community uses commensurate with population increase, including: 1 elementary school, 1 major place of worship, increased library space requirement, and increased community centre requirements.
- Refined Phasing Plan and introduction and delineation of multiple Tertiary Plan Areas
- Simplified planning process, Tertiary Plan and Subdivision Plans, removed Neighbourhood Design Plan

Britannia Secondary Plan Community Structure

Neighbourhoods

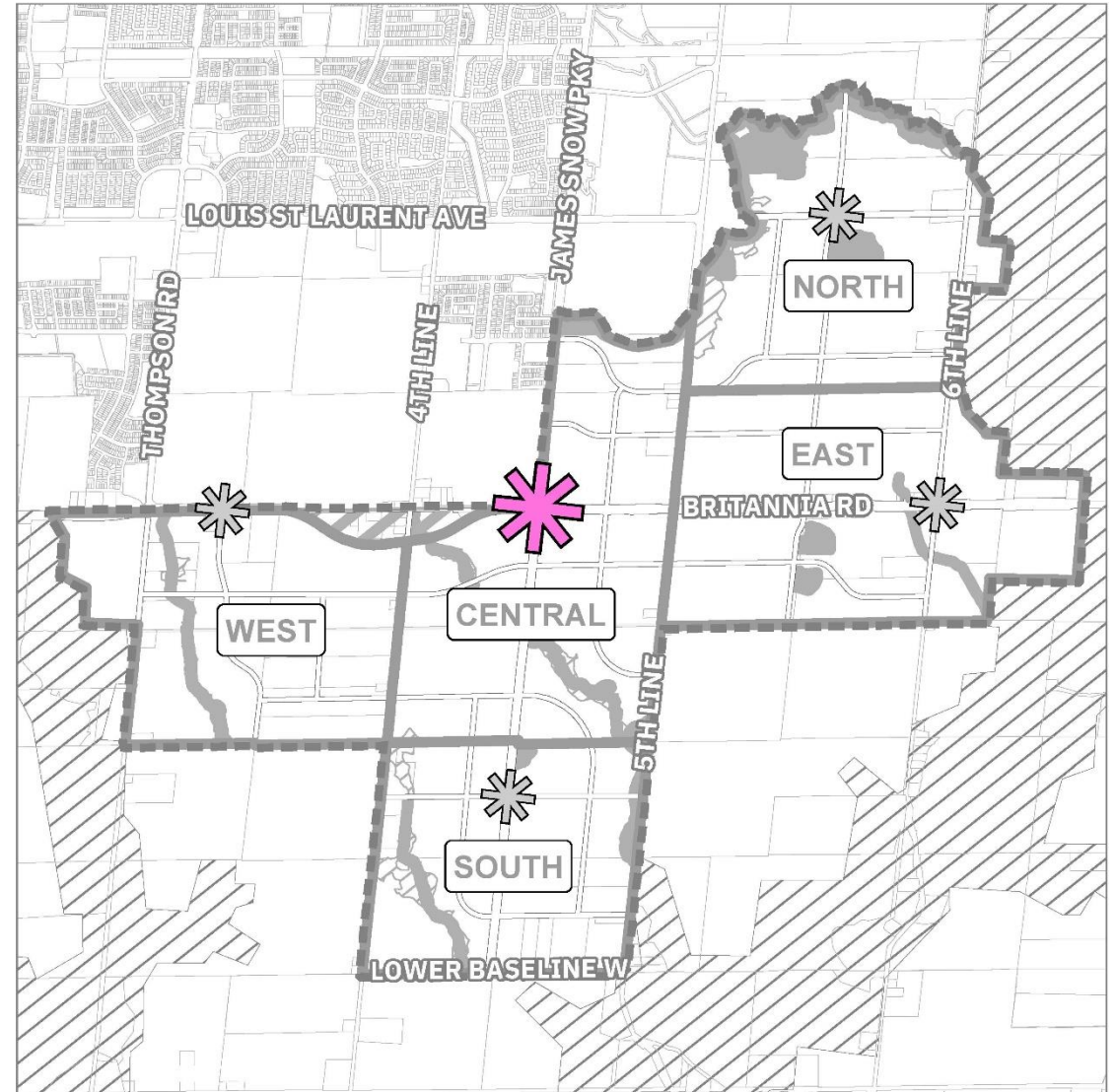
- Each Neighbourhood is planned to deliver a full range and mix of uses including a retail commercial site, parks, schools, a place of worship and a range and mix of housing types
- The Tertiary Plan will further articulate land use distribution & demonstrate the achievement of targets
- Planned to allow neighbourhoods to evolve to accommodate additional growth through appropriate forms of intensification

	Density Targets (p + j / ha)
East Neighbourhood	76
Central Neighbourhood	79
South Neighbourhood	66
West Neighbourhood	71
North Neighbourhood	73
Omagh Village	68
Secondary Plan Target	70



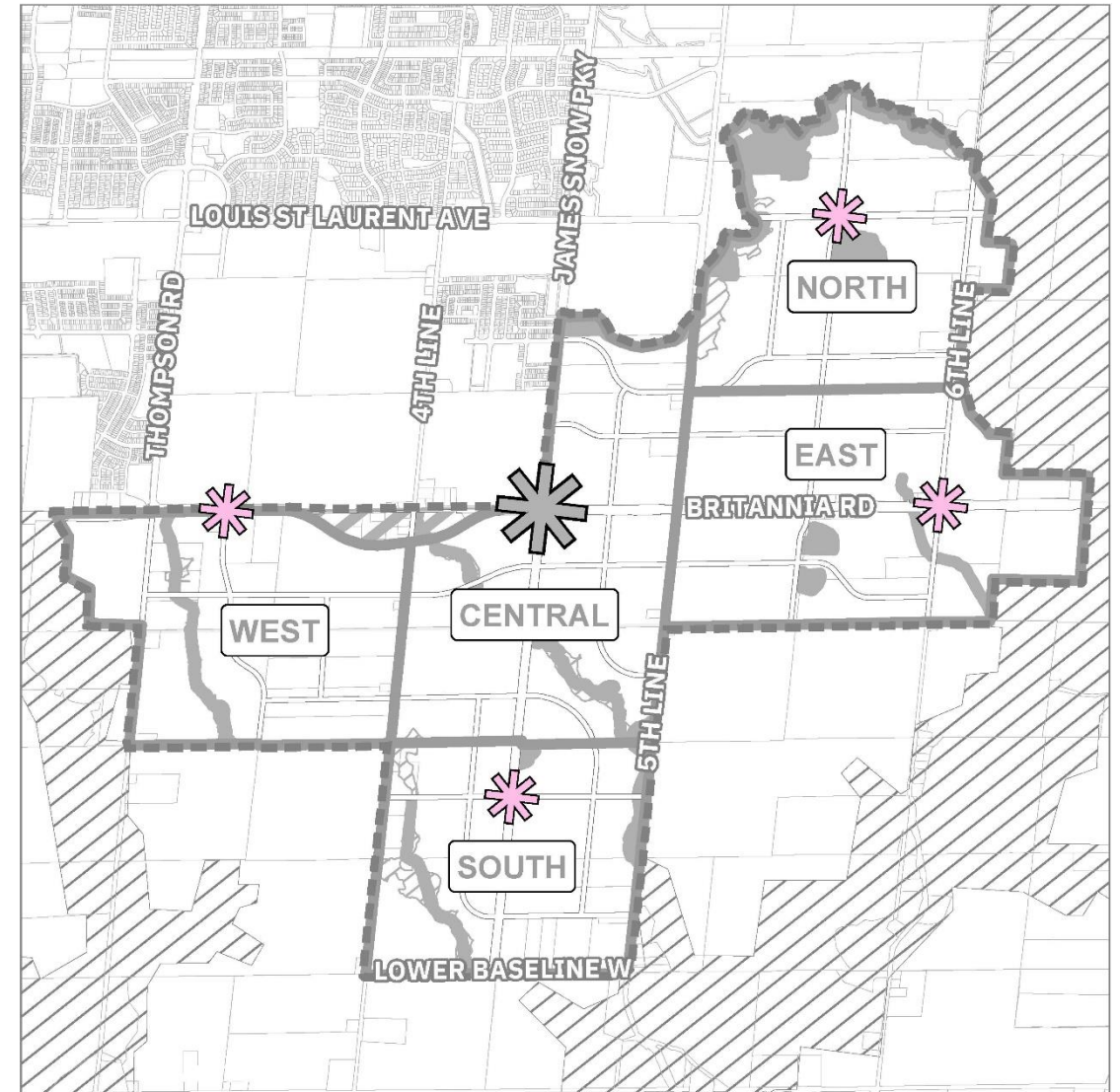
Urban Village Centre

- Intended as a major focal point of activity and density for the immediate Neighbourhood, the Britannia Secondary Plan community and beyond.
- Planned to accommodate retail commercial, institutional/community, recreation and residential uses
- Generally located at the Jame Snow Parkway and Britannia Road intersection
- Also intended to evolve as a strategic intensification area in south Milton and is a focus for concentrations of more intense forms of housing to provide transit-supportive densites.



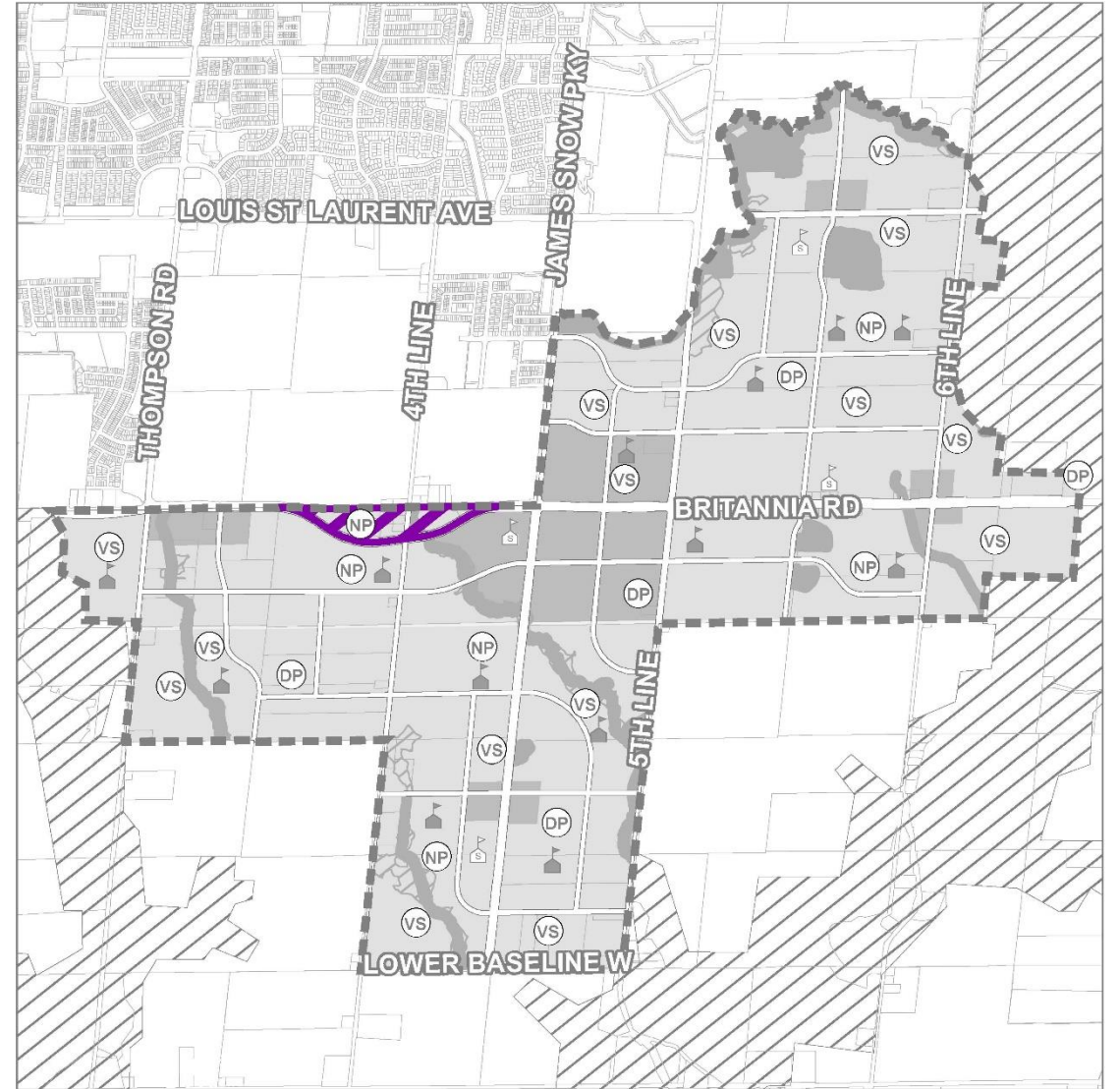
Neighbourhood Nodes

- Intended as the central focal point of activity and density for each Neighbourhood
- Planned to accommodate retail commercial, institutional/community and recreation uses that serve the Neighbourhood
- Generally located at intersections of key arterial and collector roads in each Neighbourhood
- Also a focus for concentrations of more intense forms of housing within walking distance of potential local transit stops.



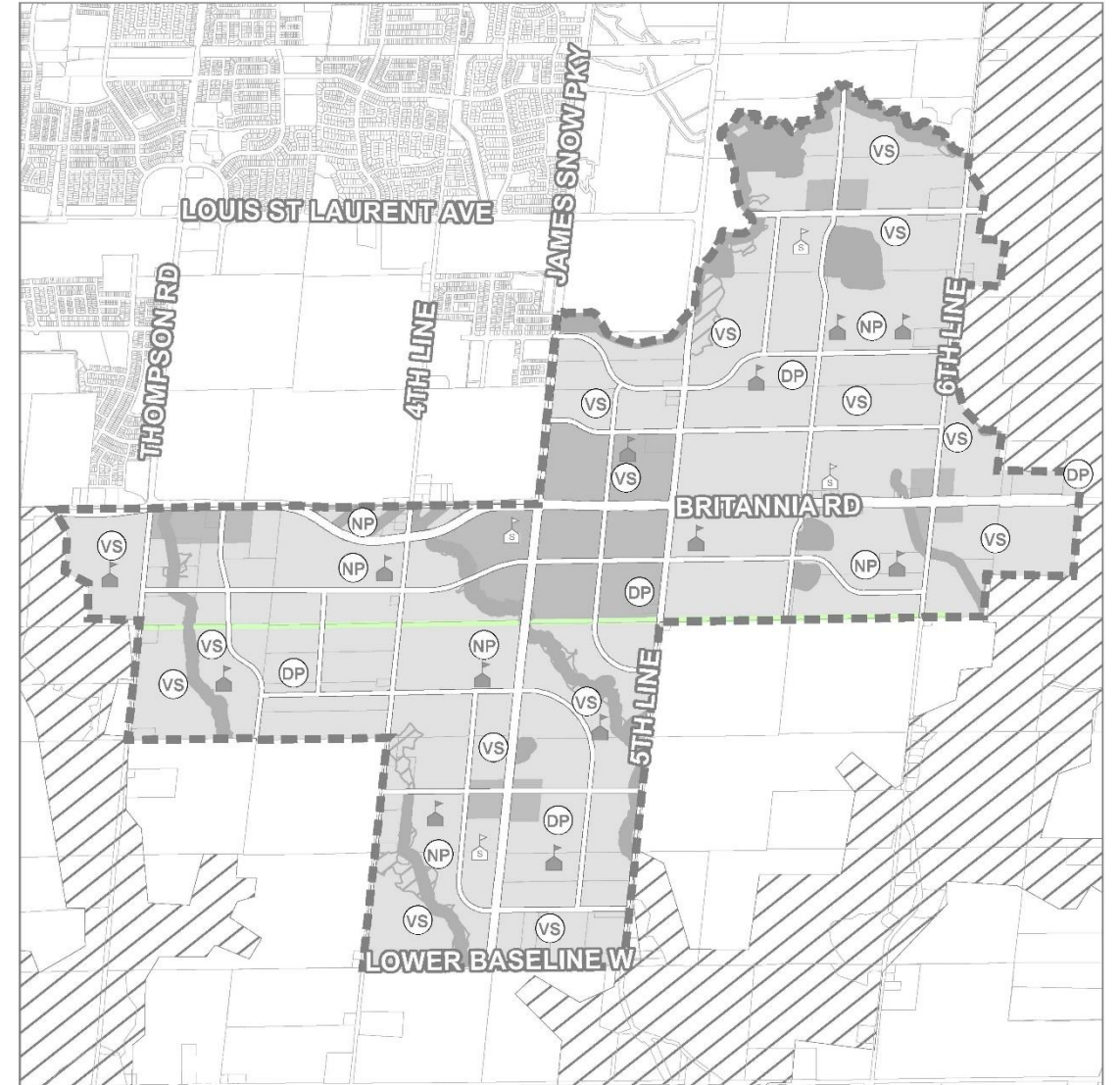
Omagh Village

- Omagh Village is a special character area.
- Intended to accommodate development that enhances its village character and complements its historic and cultural heritage elements.
- No new development is permitted within the Omagh Village area until detailed land uses and urban design standards are established through a Tertiary Plan process.



Linear Greenspace

- Located along the pipeline right of way designated as Greenspace.
- Intended as an active transportation corridor across the Secondary Plan and to provide connections to the NHS.
- Permanent structures are not permitted within the pipeline right of way, however, active transportation facilities can be accommodated adjacent to the pipeline.
- Parks, Village Squares and other public uses are encouraged to locate adjacent to the pipeline to activate the corridor.

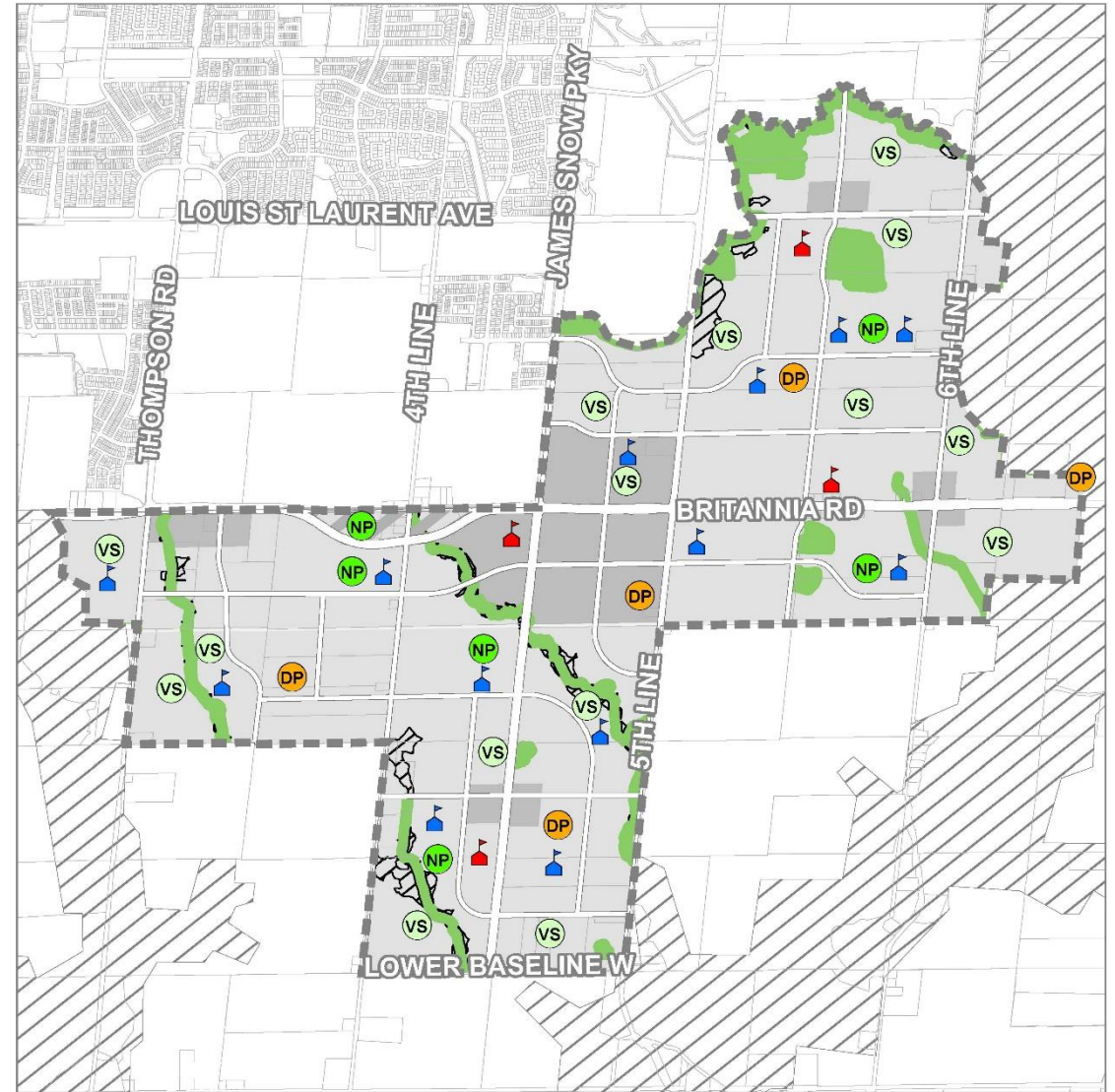


Natural Heritage System & Hazard Lands

- Permitted uses in the NHS include pedestrian trails and non-intensive recreational uses, in accordance with Section B.4.8 and B.4.9 of Town's Official Plan
- Refinements may occur to the NHS and Hazard Lands through a Planning Act process, where supported by environmental study

Public Service Facilities

- Schools & Parks are distributed throughout the Neighbourhoods to maximize walkability with a focus on delivering parks that provide opportunities for residents to be physically active
- Opportunities for co-location and more urban compact built forms of schools, parks and other public service facilities

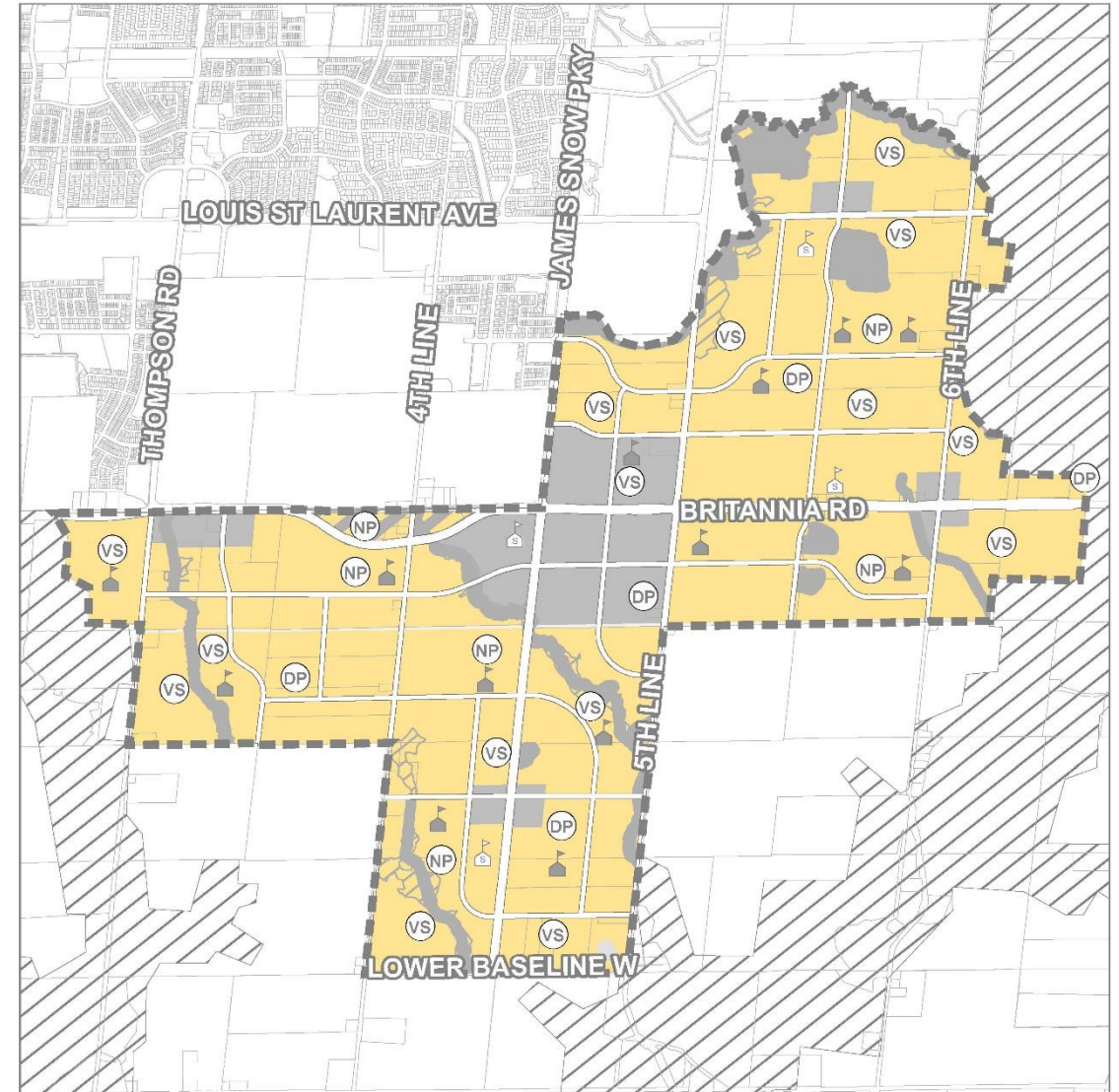


*Note: Park & School locations are subject to further review & refinement.
Community Park to be provided outside of Secondary Plan area.
Omagh Neighbourhood Park & Drumquin District Park are existing Town parks not being provided as part of the Secondary Plan.*

Britannia Secondary Plan Land Use

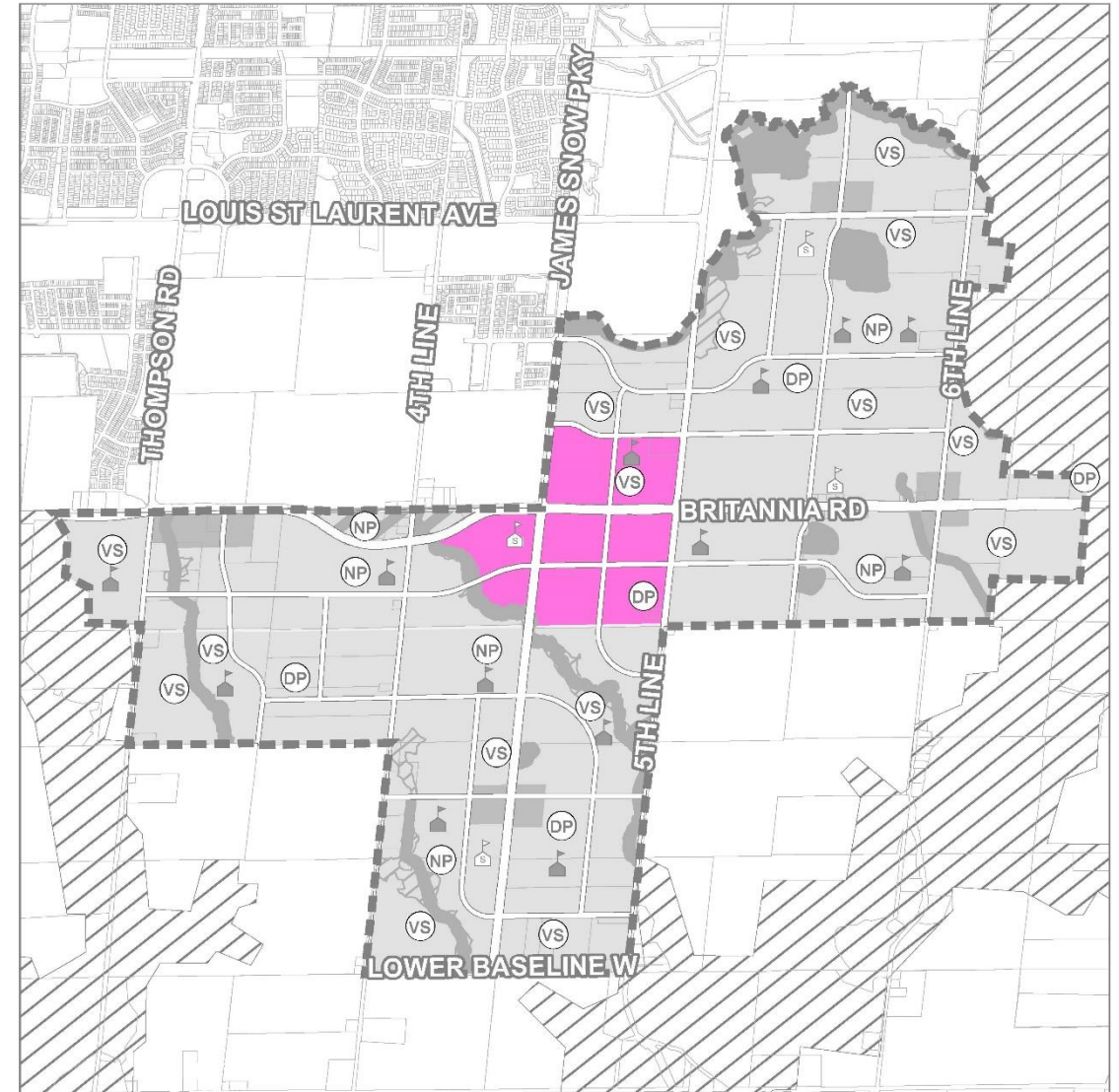
Evolving Neighbourhood

- Permitted uses include:
 - Residential uses
 - Major place of worship sites (subject to criteria)
 - Minor place of worship (subject to criteria)
 - Local commercial uses, including live-work units and small-scale mixed-use buildings
 - Local institutional uses
 - Long-term care and assisted living facilities
- Maximum building height of 4 storeys, with opportunities for height up to 8 storeys (subject to criteria)



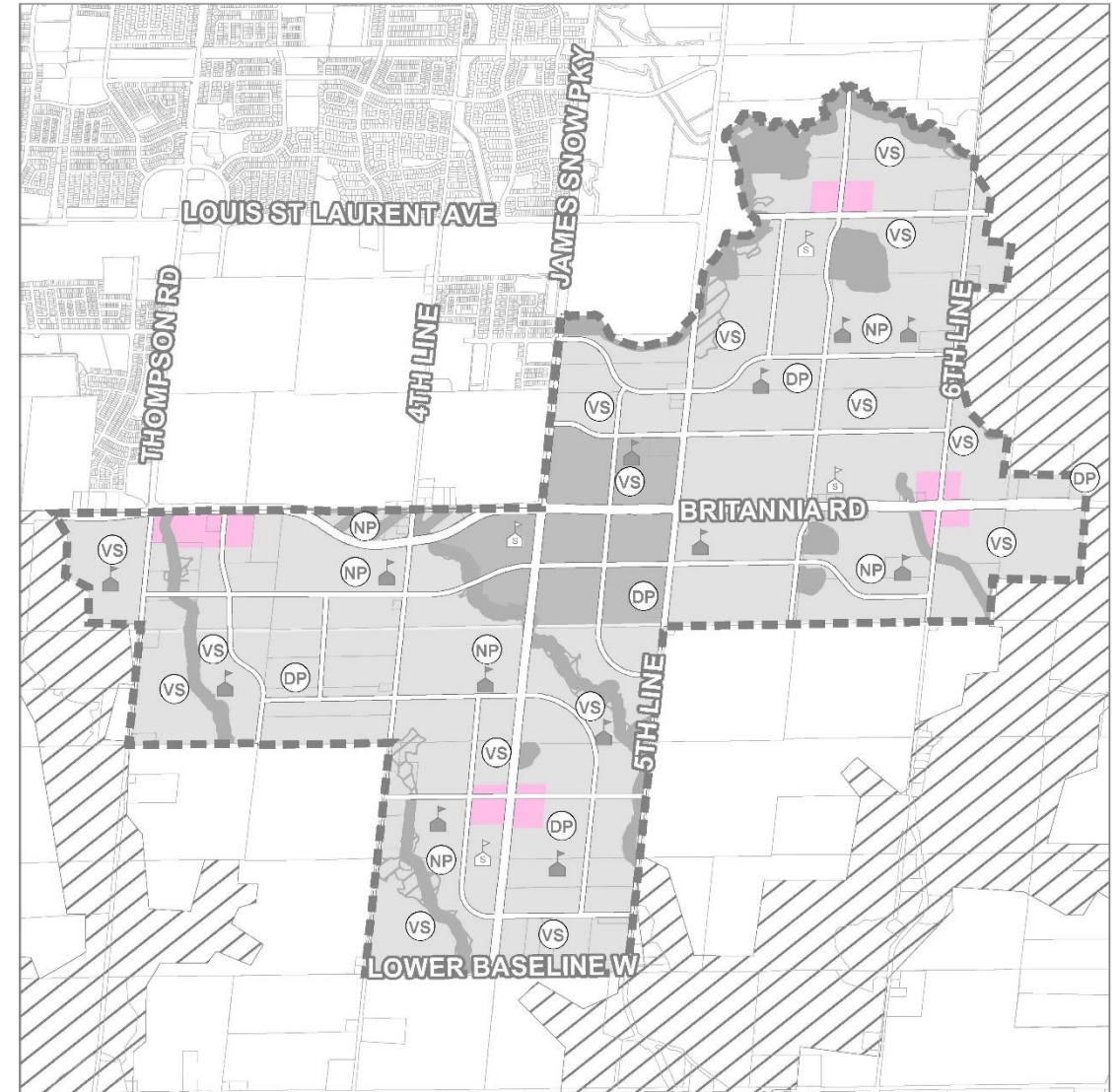
Urban Village Centre

- Generally located at James Snow Parkway and Britannia Road
- Permitted uses include:
 - Residential uses excluding single and semi-detached dwellings
 - Retail and commercial uses
 - Minor places of worship (subject to criteria)
 - Local institutional uses
- Maximum building height of 20 storeys
- Minimum 18,500 m² of non-residential gross floor area shall be provided



Neighbourhood Commercial Mixed Use

- Generally located at arterial and collector road intersections
- Permitted uses include:
 - Residential uses excluding single and semi-detached dwellings
 - Retail and commercial uses
 - Minor places of worship (subject to criteria)
 - Local institutional uses
- Maximum building height of 12 storeys
- Minimum 9,300 m² of non-residential gross floor area shall be provided within each Neighbourhood, except in Central Neighbourhood which has the Urban Village Centre location instead

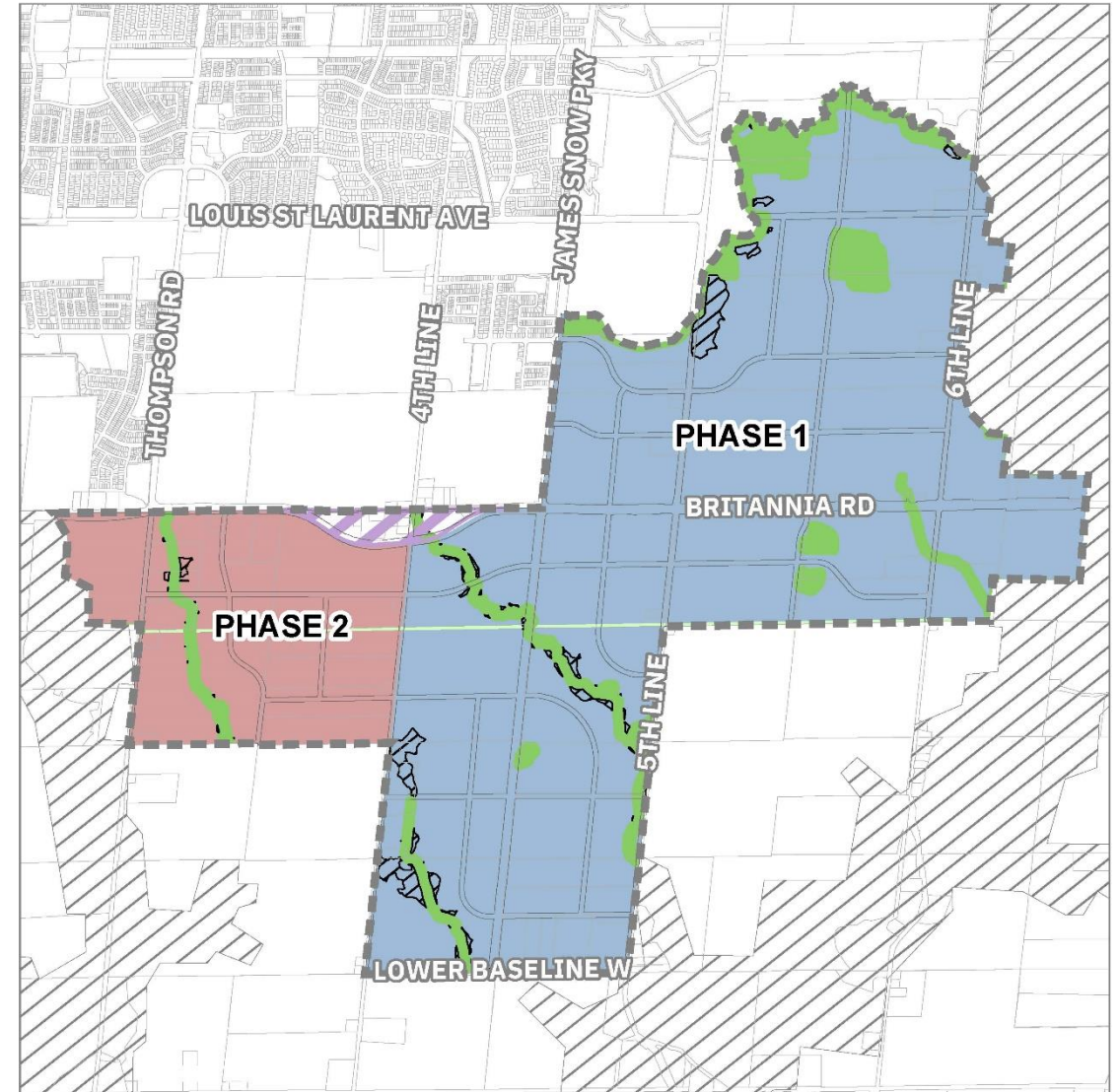


Urban Design

- Secondary Plan has regard for Britannia Secondary Plan Urban Design Guidelines & Milton Mid-Rise Design Guidelines
- Key design directions that inform the overall community design include:
 - Five distinct neighbourhoods each with nodes as centres of non-residential activity and higher density residential development
 - A range and mix of parks and public open spaces providing neighbourhood focal points to promote walkability and a sense of place
 - A range & mix of housing options, primarily grade-related will be provided in each neighbourhood
 - A central active transportation corridor will run east-west along the pipeline
 - An Urban Village Centre central to the plan area will serve as a primary focus of activity and community uses
 - A modified grid system of streets that provide high levels of connectivity while minimizing impacts to the natural environment, and a complete active transportation with both on- and off-road facilities
 - Community uses are encouraged to be co-located and developed in compact urban forms

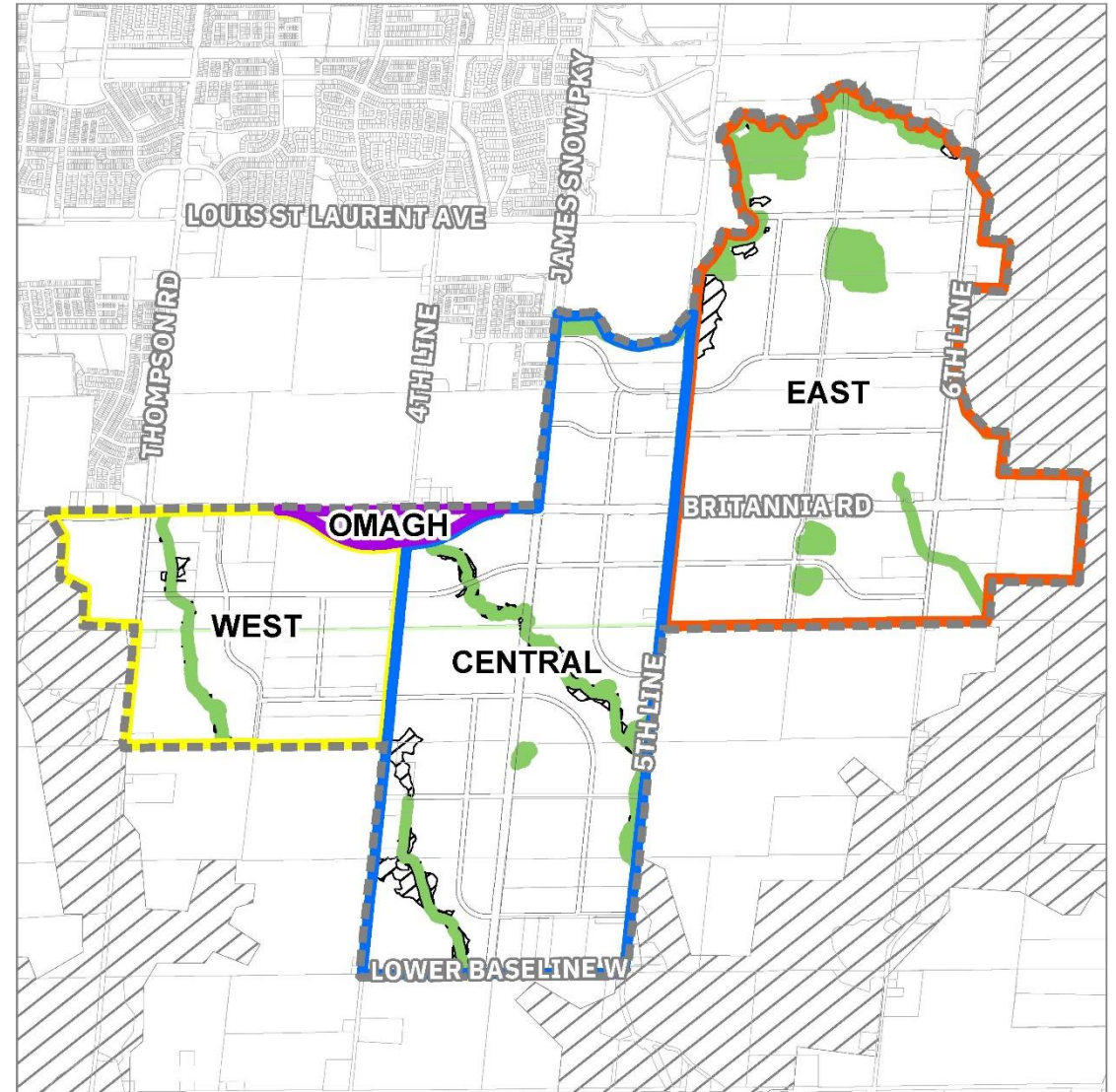
Phasing

- Growth and development is to be phased according to:
 - Availability and efficient use of public infrastructure
 - Development proceeds in a transit supportive manner
 - Early delivery of projected public service facilities
 - Logical progression of development generally
 - Financial requirements of the Town are satisfied



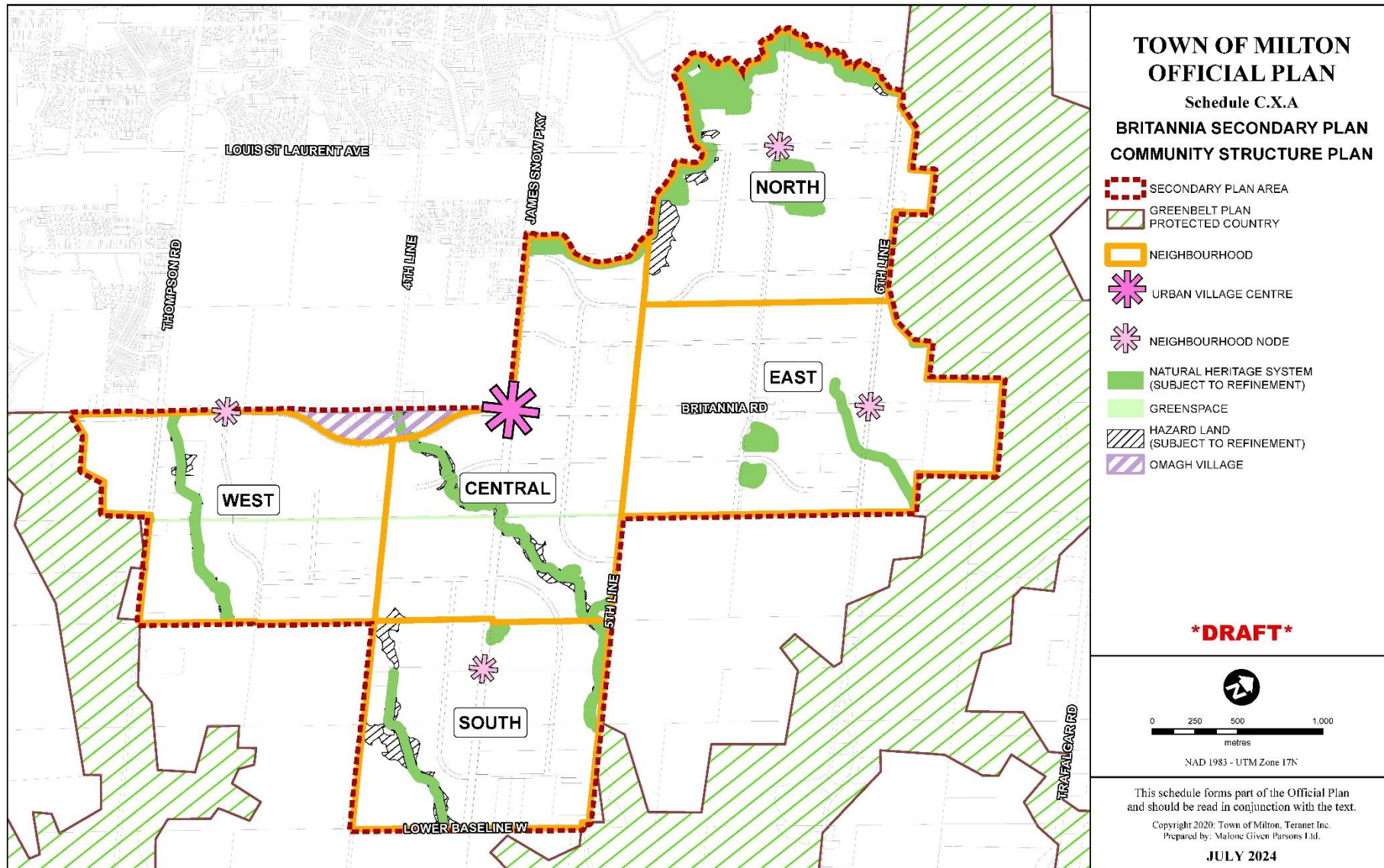
Tertiary Plans

- Tertiary Plans are intended to implement the Secondary Plan and provide more detail than the Secondary Plan to inform development.
- Tertiary Plans are to be endorsed by Council.
- Draft Plans of Subdivision and Zoning By-law Amendments may be submitted when the Town deems the Tertiary Plan as substantially advanced.
- Adjustments to a Tertiary Plan boundary to include the Omagh Village area may occur without an amendment to the Secondary Plan.

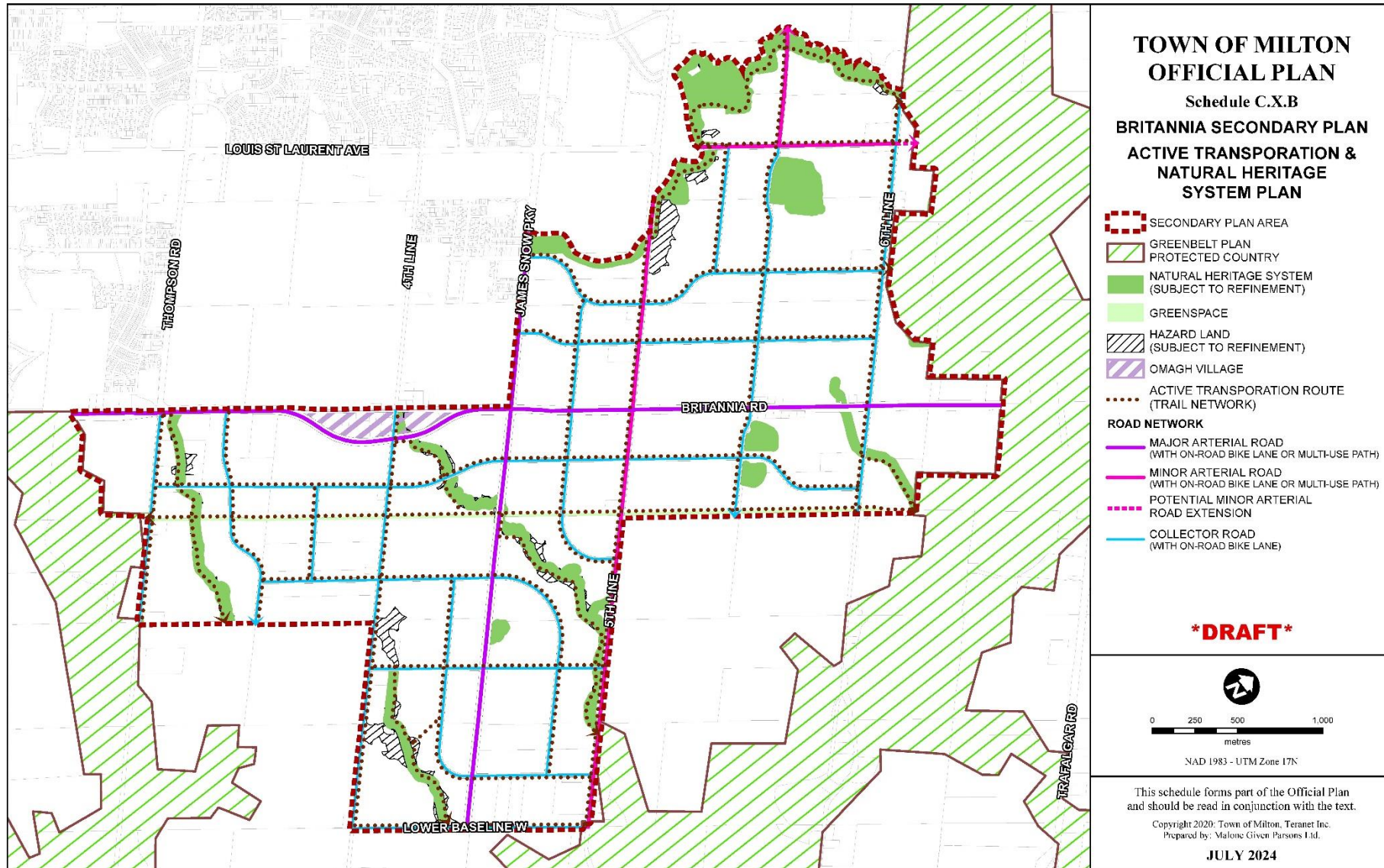


Britannia Secondary Plan Official Plan Amendment Schedules

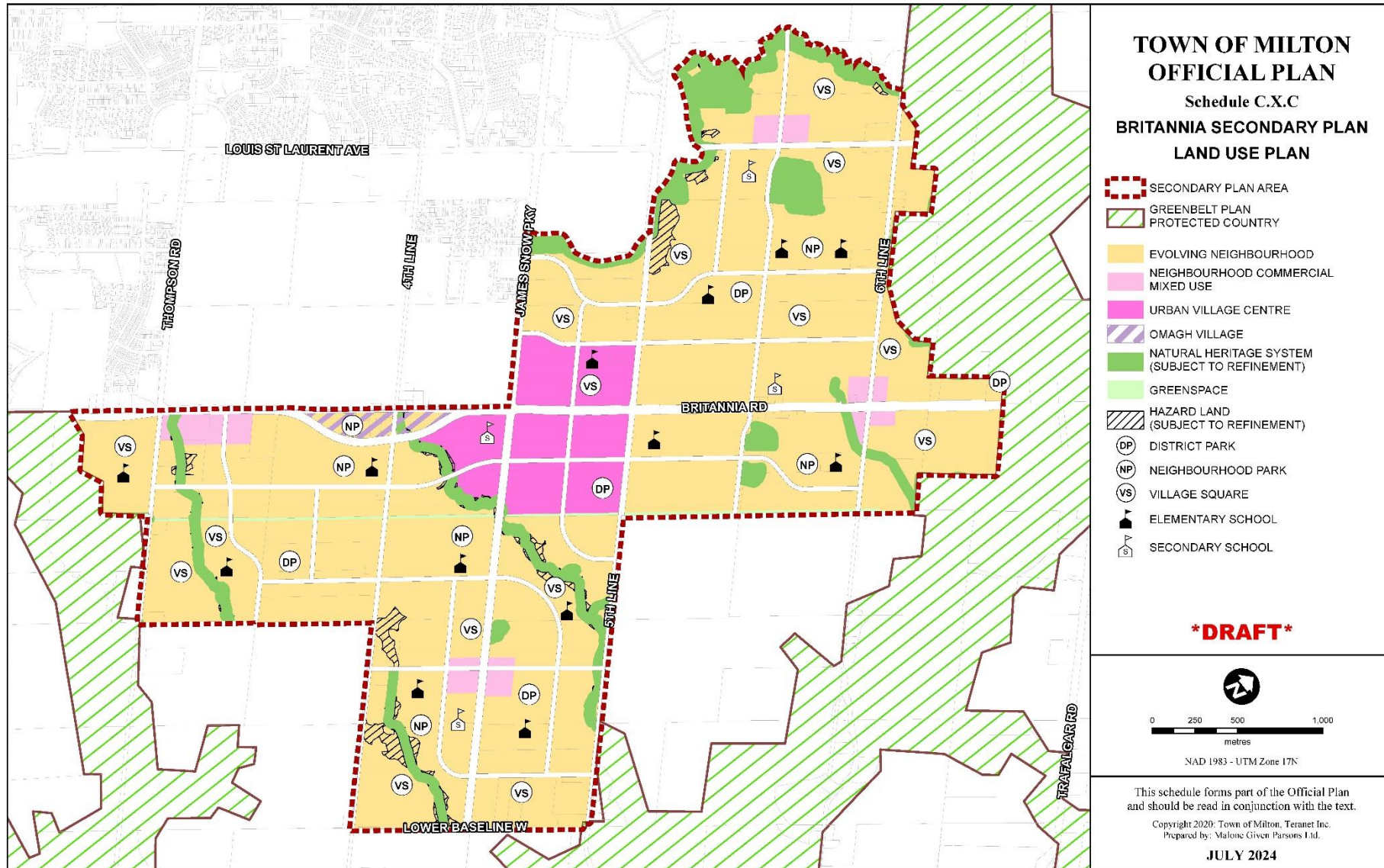
Draft OPA: Community Structure Plan



Draft OPA: Active Transportation & Natural Heritage System Plan

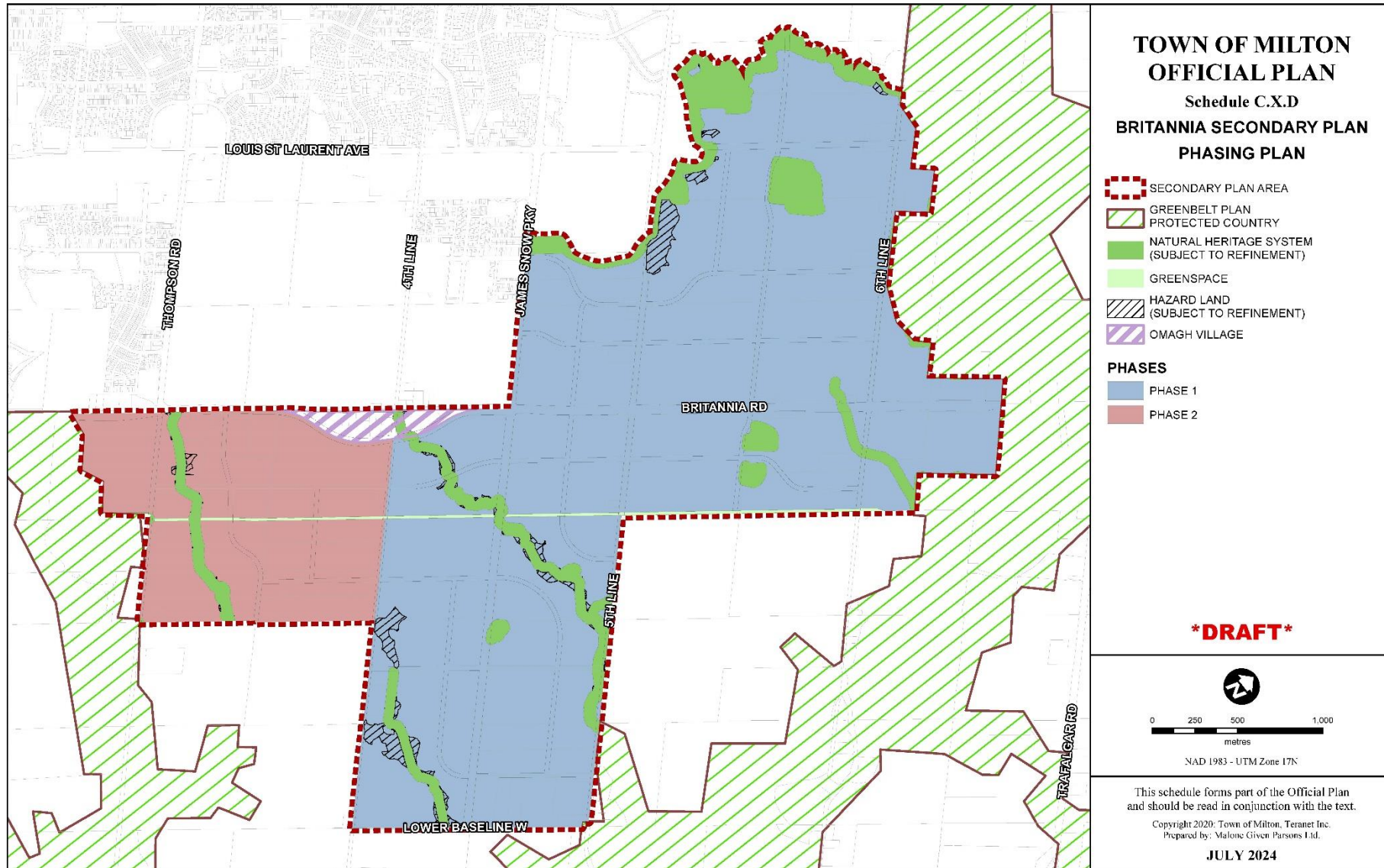


Draft OPA: Land Use Plan

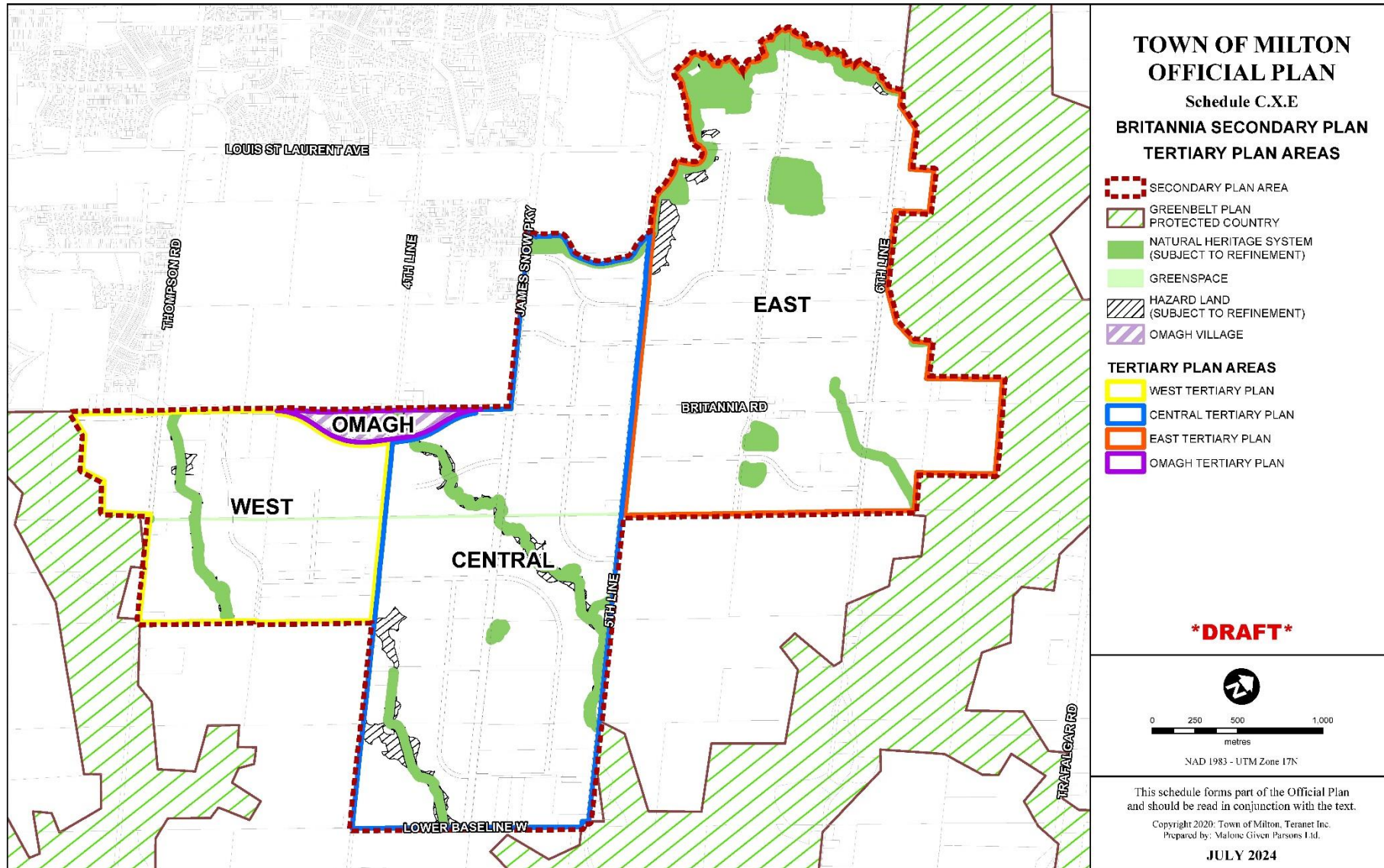


Note: Park & School locations are subject to further review & refinement. Community Park to be provided outside of Secondary Plan area. Omagh Neighbourhood Park & Drumquin District Park are existing Town parks not being provided as part of the Secondary Plan.

Draft OPA: Phasing Plan

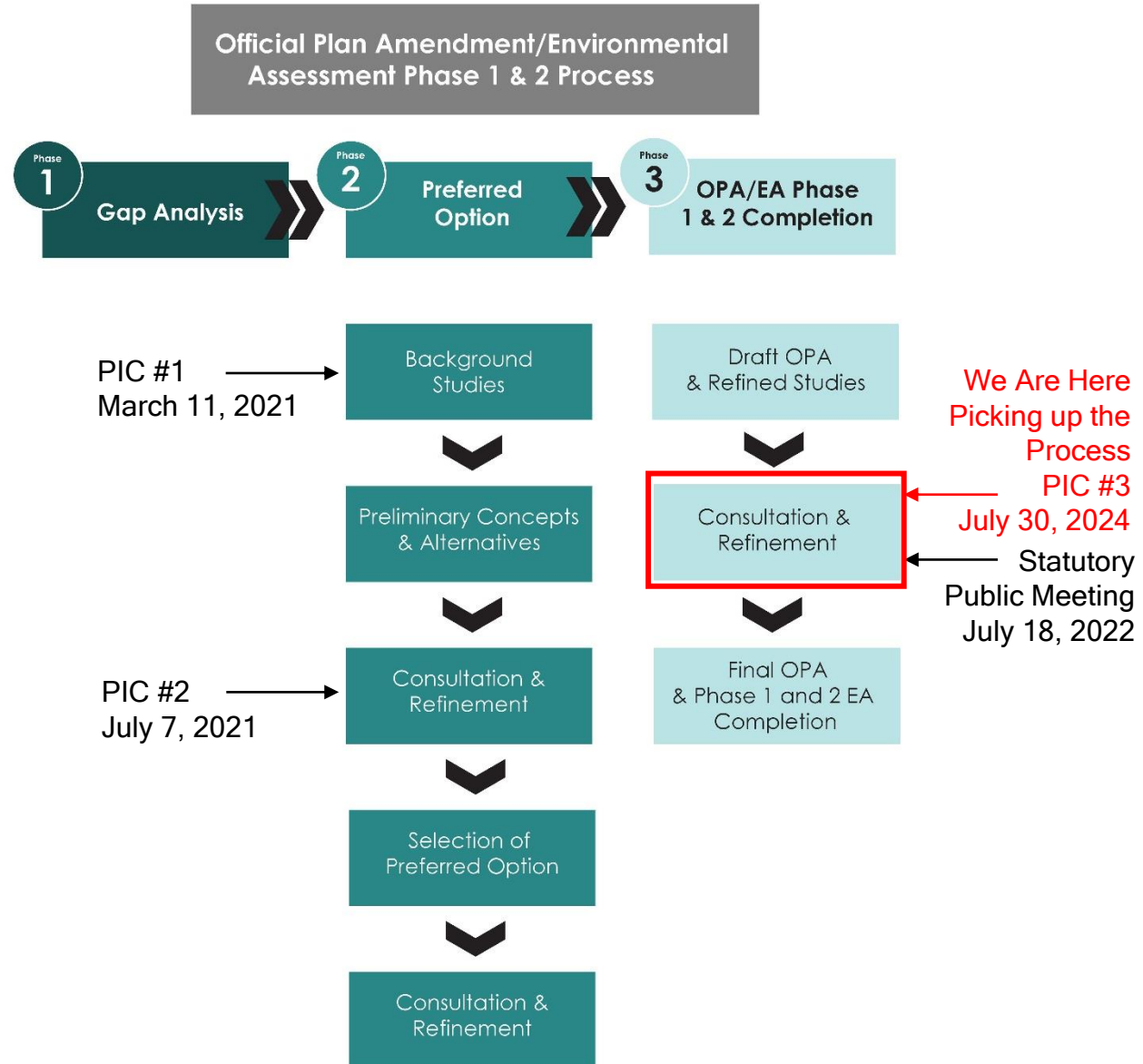


Draft OPA: Tertiary Plans



Next Steps

- Incorporate feedback from PIC #3 to draft technical studies
- Refine Secondary Plan (Draft Official Plan Amendment) policies
- Statutory Public Meeting #2 targeted Q4 2024
- Presentation to Council targeted Q4 2024 (for OPA adoption)
- Completion of Phase 1 and 2 Municipal Class Environmental Assessment



Appendix C
Correspondence Received



October 1, 2024

David Twigg, RPP, MCIP
Director, Planning Policy and Urban Design
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Dear Mr. Twigg;

**RE: COMMENTS ON DRAFT BRITANNIA SECONDARY PLAN (AUGUST 2024)
MP4 WEST LANDOWNER GROUP COMMENTS**

OUR FILE 18186A

Thank you for the opportunity to provide comments on the Draft Britannia Secondary Plan dated August 2024. The Milton Phase 4 (MP4) West Landowners Group and its consulting team are continuing to review the Draft Secondary Plan as well as the Background Reports also released in August 2024 and will have further comments.

We appreciate there have been a number of comments and matters addressed since our last submission of comments on the initial draft of the Secondary Plan in April of 2023. At this time, we are identifying several areas of concern with the updated Draft Secondary Plan where the policies have now moved in a different direction than we had anticipated based on numerous meetings and discussions over the last year in relation to the increased population. Despite these differences, we hope to have further discussion on these matters with staff prior to the scheduled Statutory Public Meeting on November 4, 2024, in an effort to reach alignment on the policies.

In addition to the areas identified below, we also have a number of specific comments and questions related to policies and the schedules that we believe can be addressed with minor edits and clarifications and we will provide these to the Town under separate cover.

The comments herein are being submitted by MHBC on behalf of each of the individual registered landowners who comprise the MP4 West Landowner Group. A list of these registered landowners that currently form the MP4 West Landowner Group are provided in Attachment A to this letter. We would also note that several of the MP4 West Landowners may be submitting additional individual comments that apply specifically to their respective lands.

At this time, the MP4 West Landowner Group offer the following comments for staff and Council consideration:

1. Process and Implementation of the Secondary Plan – concerns with the Tertiary Plan policy requirements and the implementation policies as they relate to:
 - a. the landowner’s Staging Plan and the Area Servicing Plan which is anticipated to be completed after the Secondary Plan is approved;
 - b. the timing and requirements related to the Tertiary Plans and Draft Plans and the timing and completion of the MESP and DAEFSS work;
 - c. percentages used for phasing and staging in the implementation policies; and,
 - d. policies that apply restrictions on the submission of development applications.
2. Parks and Schools – concerns with the distribution of parkland between Neighbourhood Parks and District Parks, policies related to park conveyance credits, and mapping of some locations where there are conflicts with stormwater management ponds and other constraints.
3. Places of Worship – concerns with the prescriptive minimum size requirements and issues with the language of the implementation policies.
4. Urban Village Square and Neighbourhood Commercial Mixed Use Nodes – concerns with policies related to minimum floor area mandatory requirements and the departure from the approach of using non-residential floor area targets as reflected in the Trafalgar and Boyne Secondary Plans.
5. Housing Policies – prescriptive nature of policies and implementation requirements for family sized units, ARUs and affordable units, difficulty to implement and review residential unit interior layouts.

The Britannia Secondary Plan continues to be an important community plan for the Town and the MP4 West Landowner Group and one within which the MP4 West Landowner Group has made a significant investment, both through the Town’s process and the commitments made through the Regional Allocation Program.

Over the next few weeks, we look forward to the opportunity to continue to meet and consult with Town staff to further discuss and address the above referenced comments, as well as the forthcoming specific comments and questions related to the Secondary plan and Background Reports as mentioned above, in an effort to move the plan forward within a policy framework that meets our collective objectives and the broader public interest.

Should you have any further questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Dana Anderson', written over a light blue circular stamp.

Dana Anderson, FCIP, RPP
Partner

Cc: MP4 Landowners Group
Jill Hogan, Commissioner, Development Services, Town of Milton
Megan Lovell, Senior Planner, Policy, Town of Milton
Wendy Chen, Senior Planner Policy, Town of Milton
M. Cory, Malone Givens Parsons
M. Pestaluky, M. Marano and O. Alade, Delta Urban
K. Connell, Urbantech
N. Mather, Stoneybrook Consulting
M. Dowdall, TYLIN
M. Crockford, CGH

MP4 (West) Landowners Group - Legal Entities	
Entities	Common Name
Argo Developments (5th Line) Ltd.	Argo Development Corp.
Mil Con Four Britannia Developments Limited Mil Con Four Thompson Developments Limited	Fieldgate Developments Fieldgate Developments
Milton Britannia Development Corp. Milton Fifth Line Development Corp. Fifth Line (5368) Milton Development Corp.	State Building Corp State Building Corp State Building Corp
Laurier Brown Milton East Developments Inc. Cedar Brown South Milton	Cedar City Developments Cedar City Developments
Orianna Glen Homes Corp By-Pass Lands Britannia Farms Inc. Fifth Line Farming Limited (Parcel 1 & Parcel 2) Mattamy (Milton East) Limited	Mattamy Homes Mattamy Homes Mattamy Homes Mattamy Homes
Venturon Development (Milton) Inc. Venturon Development (Milton 46) Inc. Venturon Development (Milton 90) Inc. 12300 Brit Holdings Ltd.	National Homes National Homes National Homes National Homes
Neamsby Investments Inc. Cedarland Construction Inc.	The Remington Group The Remington Group
Albanella Development Ltd. Orianna Glen Homes Corp. Sempronia Estates Inc. Trebiano Trail Developments Ltd. (includes 5526 Fourth Neutrino Developments Inc. Casape Developments (BT) Inc.	Trinison Management Corp. Trinison Management Corp. Trinison Management Corp. Trinison Management Corp. Trinison Management Corp. Trinison Management Corp.
Milton Ex--EE	Tom Tsampiris
Brittania Sixth Line Holdings Limited	Medallion Corporation
Branthaven (Spina) Branthaven (Reid Lands)	Branthaven Development Branthaven Development
NDB Milton Developments Inc. NDB Fourth Line Developments Inc.	Stanford Homes Stanford Homes
Martino (Milton) Limited Lands	D'Orazio Group of Companies
Tahlequa Holdings Inc. Codroy Developments Inc.	Townwood Homes Townwood Homes

September 27, 2024

Submitted Digitally

Ms. Wendy Chen
Planner, Policy
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Dear Ms. Chen:

**Re: Comments on Draft Britannia Secondary Plan (August 2024)
Marilyn and Rollie Willis
Willis Family Fruit Farm
Town of Milton
Our File No.: 2009/08**

We are Planning Consultants for Marilyn Ruth Willis and Roland John Willis, the registered owners of certain lands located at the northeast corner of Britannia Road and Fifth Line within the Britannia Secondary Plan (“BSP”) Area. Our clients’ lands are municipally known as 6063 Fifth Line, Milton, and are currently operating as the Willis Family Fruit Farm.

On behalf of our clients, we attended Public Information Centre #3 on July 30, 2024. We have since had the opportunity to review the latest draft version of the BSP dated August 2024. The primary purpose of this letter is to provide our written comments to Planning staff prior to the preparation of the final draft BSP that will be put to Council at a Statutory Public Meeting scheduled for November 4, 2024. Many of our comments in this written submission are consistent with comments we have previously provided Town Planning staff in our correspondence dated August 12, 2022. For ease of reference, a copy of that correspondence is attached.

This correspondence together with the attachment is also our clients’ written submission to Council, which we may modify further once we review the final version of the draft BSP to be presented to Council at the November 4, 2024 Public Meeting. Accordingly, please ensure that this correspondence is also added to the Public Meeting agenda for this item to be considered by Council on November 4, 2024.

Generally, the BSP provides an appropriate framework and guidance for further tertiary planning. We believe that the division of the BSP area into five (5) distinct Neighbourhoods will lead to manageable Tertiary Plans for each individual neighbourhood. It is important that the policy framework remains flexible to allow

appropriate design modifications/considerations at the tertiary planning stage but at the same time ensuring an equitable distribution of the various community uses including schools, parks and places of worship throughout the BSP area. Our clients are not presently in the landowners' group, and it is their submission that they should not be the recipient of the bulk of community uses simply due to their non-participation at this time. The decision on the placement of community use and infrastructure should follow appropriate land use planning considerations and a fair and equitable distribution of the infrastructure throughout the BSP area, so that it does not unduly prejudice any parcel of land, and therefore does not undermine the developability of that parcel of land.

We do have specific comments and concerns in the areas of schools and places of worship, transportation and housing.

Schools and Places of Worship

In our previous correspondence, we expressed concern with the extraordinary number of school sites identified within the BSP. We remain concerned in this regard. We believe it is important that the consideration of schools through Tertiary Plans be flexible and that lands being set aside for school sites be appropriately designated through Tertiary Plans and zoned accordingly to permit alternative land uses without the need for further planning approvals. The holding of school sites for an extended period of time could delay development if the school never transpires.

Similar to our concerns respecting schools, the setting aside of a minimum of six (6) major place of worship locations with at least one (1) place of worship per neighbourhood is overly prescriptive and arbitrary. Unlike schools, places of worship have no defined end user at the secondary plan stage. If there is no interest shown through the tertiary planning process from a place of worship provider, then it would seem reasonable that lands not be set aside for such a use. It is impractical and unreasonable to require landowners to hold development lands for an extended period of time awaiting a place of worship user to come forward. Like schools, Tertiary Plans and implementing zoning by-laws must provide appropriate underlying designations/zones in the event a place of worship does not transpire by the time the lands are otherwise ready for development.

An oversupply of schools and places of worship and the holding of these lands for an extended period of time will impact the delivery of housing supply in a timely manner, and that is not consistent with the Provincial Planning Statement, 2024.

Transportation

As indicated in previous comments, and comments provided at the Public Information Centre, I expressed concern with the higher order transportation network and whether such an extensive road network of collector/arterial roads would achieve and be conducive to the goals and objectives of the BSP of achieving compact, walkable and pedestrian oriented communities. A complete community should translate into a less

automobile oriented form of development with a greater emphasis on alternative modes of travel.

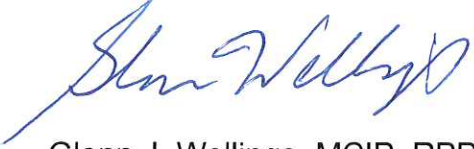
It is my opinion that in order to achieve a compact community that is less automobile oriented, there needs to be a more localized road network with fewer collector/arterial roads. In addition, arterial and collector roads should consist of reduced rights-of-way with more emphasis on active transportation, such as bike lanes, with less emphasis on travelled lanes for cars. We continue to question the need and value of the mid-block collector roads and whether these roads will lead to a more compact, pedestrian oriented community. The current transportation policies do not appear consistent with the Provincial Planning Statement, 2024.

Housing

The proposed housing policies in my opinion are overly prescriptive. We agree that a range and mix of housing types is necessary to achieve a complete community and we support the importance of attracting affordable, assisted and attainable housing. However, to include targets of 12% for affordable, assisted and higher density townhouses, 10% for additional residential units and 28% of all housing being affordable, assisted or attainable are arbitrary and in my view unnecessary to include in the BSP. It is not clear how the policies addressing housing affordability can be appropriately implemented, especially with the continued rise in municipal rates and fees including development charges.

We would appreciate a response to our concerns prior to the forthcoming Statutory Public Meeting and Council's approval of the BSP. Please ensure we are provided with further notice of any future meetings regarding the BSP. Please also ensure that we receive notice of Council's decision on the BSP.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

- c. Town Clerk, Town of Milton (townclerk@milton.ca)
Matthew Cory – Malone Given Parsons
Marilyn and Rollie Willis – Willis Family Fruit Farm
Raj Kehar/Julia Curry – WeirFoulds LLP

August 12, 2022

Submitted Digitally

Ms. Jill Hogan, MCIP, RPP
Commissioner, Development Services
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Dear Ms. Hogan:

**Re: Comments on Draft Britannia Secondary Plan
Marilyn and Rollie Willis
Willis Family Fruit Farm
Town of Milton
Our File No.: 2009/08**

We are Planning Consultants for Marilyn and Rollie Willis, owners of the Willis Family Fruit Farm. Our client owns property located at the northeast corner of Britannia Road and Fifth Line within the Britannia Secondary Plan ("BSP") Area.

I attended the Statutory Public Meeting on July 18, 2022 and presented comments on behalf of our client with respect to the draft BSP. The purpose of this letter is to summarize our comments in order to facilitate further discussions with Town staff and the Project Planning Consultant (Malone Given Parsons). We may have further comments on the BSP to share with staff, and we may have additional comments as the BSP evolves through the planning process.

A summary of our comments is as follows:

Schools

The policies of the BSP **require** 12 elementary and 4 secondary schools. This is an extraordinary number of schools sites for the secondary planning area. The policy language to "require" this number of schools is overly prescriptive. By not achieving the prescribed number of schools, this would appear to lead to an issue of non-conformity and trigger the need for an amendment to the BSP. More flexibility in this policy is recommended.

Transportation

The Willis property is bounded by Britannia Road, which is a Regional Road to the south, Fifth Line which is a Minor Arterial to the west, and planned Collector Roads

along the north and east property lines. In addition, there is a proposed mid-block north/south Collector Road that bisects the Willis lands.

The extent of the proposed higher order network appears more indicative of an automobile-oriented plan rather than a more walkable and pedestrian oriented community that would rely on alternative modes of transportation. The number of higher order roads with extensive rights-of-way also impacts the future development potential and density of development. We recommend the elimination of the mid-block Collector Roads in favour of a more pedestrian friendly, community oriented local road network.

In addition, it would be helpful if Town Planning staff and the Planning Consultant could investigate the alignment of the contemplated road network to coincide with existing lot lines for larger parcels such as the Willis lands. This would result in more efficient development and avoid having to deal with smaller remnant portions in the future.

Housing

The proposed policies intended to achieve affordable and assisted housing are important. However, the origin of the percentages such as a minimum of 18% of all housing should be affordable/assisted and a minimum of 10% of singles and semis should include a secondary unit is not clear. Further, it is not clear how the policies addressing housing affordability can be appropriately implemented especially with the continued rise in municipal rates and fees including development charges.

We look forward to continued dialogue with respect to the BSP prior to final adoption by Town Council in early 2023 and approval by the Regional Municipality of Halton.

Yours truly,

WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

- c. Megan Lovell – Senior Planner – Town of Milton
- Matthew Cory – Malone Given Parsons
- Marilyn and Rollie Willis – Willis Family Fruit Farm
- Raj Kehar – WeirFoulds LLP

From: [Javaid Hanif](#)
To: [Wendy Chen](#)
Subject: Use of 5640 Fifth Line Milton - Comment on Britannia Secondary plan.
Date: Monday, September 23, 2024 12:41:12 PM
Importance: High

Hi Wendy

Hope this email finds you in best of health.

I had a chance to have a look on final draft of Britannia secondary plan on Milton Web and happy to see my property is in Urban Village Centre designated area however in DP block which shall require some land for park and rest may be used for proposed high rise buildings .

We wish to use our property **5640 Fifth Line** for development as per plan and build a high rise building, if possible.

Please note this request down and hope "Tertiary planning team" shall take care of this request / comment and plan the block in DP area so that at correct time we shall be able to execute our plan to build our property.

Best Regards

Javaid Hanif
Owner of 5640 Fifth Line Milton

October 4,2024

Town of Milton
150 Mary Street
Milton, Ontario

Att: Wendy Chen, Policy Planner

Re: Draft Britannia Secondary Plan (“DBSP”) – C.X Britannia Secondary Plan
Relating to 9900 Britannia, 9920 Britannia, 5776 Fourth Line and 5784 Fourth Line

Good day Ms. Chen,

I hope you are doing well and look forward to seeing you at our pre-consultation meeting on October 8th.

It is my understanding that you are the lead for this Britannia Secondary Plan process.

I have reviewed the draft Britannia Secondary Plan (“DBSP”) and would like to have you address my concerns. This can be done at our meeting or if you wish to have this done separately that would be great too.

I appreciate the time you have taken to generate this document. However, in its current form, I cannot support the document. I have been dealing with the Town for over 9 years with respect to developing Omagh and as you are aware, I currently own/represent 85% of the south/west corner of Omagh. As such I have a great deal of interest in this document as it will drive my future dealings with the Town. This document will effectively layout the way in which I commence development of the area and the process that will be taken with the Town to get to the building permit stage.

Just a bit of background on myself,

I am a long time resident (20+ years) of Milton, along with my wife who was born and raised in Milton. We raised our son here, I ran for council over 10 years ago in the Omagh ward and have carried out numerous volunteer duties within Milton over the years. I currently live at 5784 Fourth Line, our principal residence for the past 12 years. Some years back I acquired 9920 Britannia Road, an abutting property to my residence with the intent to develop. I am in a contract now for over a year to acquire 9900 Britannia Road as part of a development agenda. I also represent my neighbour at 5776 Fourth Line who has also purchased his property with the intent to develop (I’m not sure how I missed getting that property). These 4 properties are 4 of the 5 properties west of the Church and Omagh Park. The 5 properties make up the entire South West corner of “Old” Britannia Road and Fourth Line. Collectively I own/represent 85.5% (11,675.06/13,659.29sq.m.) of the private property located at the South West corner as indicate above. As such, I am a major stake

holder in the neighbourhood. I am greatly concerned about some of the content within the draft Britannia Secondary Plan and the manner in which it may proceed.

Some years back, Ms. Anne Fisher; a planner for the town, was attempting to designate Omagh as a heritage district. I clearly stated I was opposed to a heritage district in the public meetings. She later attempted to have this area passed by council to proceed to heritage district designation; it was indicated in the report provided that all stakeholders in the area were in support of this. For the record and as I stated at the council meeting where her report was submitted; this relied on statement was false. I am in support of a “character area” in the sense that I wish to develop a corner which is sustainable, net zero (as best as possible), a complete community (as best as possible) and an attractive community. To be clear, I in no way support a heritage district.

With respect to the history of Omagh and its character. The Town has had a decade to produce studies and reports with regards to the character or uniqueness of Omagh. If a report was required to justify items within this draft document, it should have already been completed. So the lack of definitions within the Draft Britannia Secondary Plan as it relates to Omagh is not acceptable. This Britannia Secondary Plan should be specific where required and not rely on generalities that will provide the Town with a defence for further development delays in the future. I am disappointed with the fact that it has taken this long to get to this point and I still am being refused to apply for a building permit. My understanding is that once again this document is being delayed until the spring now to go to council.

In no way do I believe that my properties (non of them have any heritage significance) should be held up for development or building permit application due to the Town being tardy in dealing with their desire for a historical assessment of the area of Omagh or the continued delay of the Britannia Secondary Plan. Having said that, I do believe in good sustainable developments and that is my objective.

With respect to Omagh, for the record the Town documents refer to Omagh as the Village of Omagh.

Thank you for reading the above and getting some background into my position within the area of Omagh.

With regards to the Draft Britannia Secondary Plan here are my concerns and comments:

General: The area proposed to be designated as “Omagh Village” is yet to be confirmed in size, character and historic cultural value. In various discussion over the last 9 years with the Town, including with Hugo Rincon; various discussions were had including perhaps requiring only the frontage of fourth line or maybe Britannia on the south/west corner to be “character”. The balance of the property to the rears could be without character essentially. This is being brought up as there appears to be a cap on the proposed heights for “Omagh” and the entire area being proposed as

Omagh would be subject to “special character”. I am amicable to 4 storey along Fourth Line and 4 storey abutting the church and park only. It is not my intention to be restricted elsewhere on the properties to 4 storey structures.

For the record, my interpretation of the heritage value of Omagh is that it was the center of high density and commerce on the way to the “mill” in Milton. It was also one of the first areas within Canada that the Queen began providing 200 acre crown patents to settlers to farm (originally only 100 acres crown patents were issued). The Town also continues to refer to Omagh as the Village of Omagh. As such, and as indicated in December of 2016 at a council meeting, I provided the definition of Village and that provides details which are echoed in the draft Britannia Secondary plan.

Comments specific to the Document

- C.X.1.1 (e) The implementation of a “required” Tertiary Plan for the area of Omagh would restrict a property owner’s right to develop a single property or in my case restrict even 85% of the south/west corner of Omagh. More specifically, no one property within Omagh could be developed under the Ontario More Homes Built Faster Act. Your requirement for a Tertiary Plan for Omagh would restrict the intent of the Provincial legislation and its intent. Furthermore, it would force individual property owners through effectively a site plan approval process and slow down or stop the potential infill development all together. I don’t believe that the DBSP should have such a broad mandate and effectively control development by requiring the entire area of Omagh to have a plan. As 85.5% owner/representative of the South/West corner as indicated, I am looking for language within the DBSP to allow for development within the Omagh area that supports the Ontario More Homes Built Faster Act and will allow for development without getting the entire area of Omagh to agree to a tertiary plan. The language needs to be adjusted. Further more, is there really a need for a tertiary plan as the roads, churchs, etc are existing and there is likely to be no new City roadwork? Maybe a tertiary plan is excessive.
- C.X.2.2 Please confirm that Omagh is being defined as an “evolving neighbourhood” within the DBSP and is not required to include all the amenities and requirements of “neighbourhoods”. Omagh quite frankly is an existing neighbourhood with existing parks, church, heritage buildings and the NHS. It really is an infill project on about 12 acres with character if we do it right.
- C.X.3.4(c) Please define the unique nature of the Omagh Settlement.
- C.X.3.4(f) Are there any green technologies that will not be supported. Example refuse gasification technology; waste to energy?

- C.X.4.1 Please confirm that 9900 Britannia, 9920 Britannia, 5784 Foruth Line and 5776 Fourth Line are not within the NHS area and will not be included in the final schedules as part of the NHS. The schedules provide seem to indicate that these properties are not within the NHS and I need confirmation that this is indeed correct.
- C.X.4.3.2 In support of the Towns agenda to provide for energy efficiency and green technologies, please confirm that stormwater recapture for grey water purposes is permitted. This includes but is not limited to irrigation systems, toilets and laundry supply.
- C.X.4.6.2 It is intended that the Town of Milton will require a Place of Worship within the designated area of Omagh. The area of Omagh as indicated within the DBSP has less than 12 acres when you exclude areas due to the NHS, stormwater management ponds and parks. This clause would infer that 20% of the developable land in the Omagh area would need to be dedicated to a place of Worship? It is unclear if the existing place of worship in Omagh would be acceptable. It doesn't meet the current requirements as stipulated in the DBSP. Maybe some specific clarity would help. I suggest wording within part C.X.5.5 that the existing heritage designated place of worship located at 9850 Britannia Road will meet the requirement of the clause regarding place of worship within the evolving neighbourhood of Omagh.
- C.X.5.1 Why is the DBSP endorsing a Town developed Tertiary plan. I have been pushing the Town for over 9 years to deal with this area and we still have no definitive plan or Town direction. The Town should only drive a tertiary plan if the stakeholders have no desire to provide such plan. A draft plan block plan was provided some time ago to Mr. Ricon which I believe assisted in driving some planning.
- Language needs to be adopted to give primary planning options to property owners firstly and only resort to a Town driven tertiary plan as a last resort. Stakeholders should have the right to develop their own plan as well as deal with their own property without having to include the entire area of Omagh under one tertiary plan as defined within the DBSP. Again, is a tertiary plan really needed?
- For clarity, please confirm that the tertiary plan is not required for the entire area of Omagh. Tertiary plans if required should be permitted for parceled lands or even an individual property if such project meets the intent of the DBSP.
- This paragraph needs to clearly address and allow for a clear path for stakeholders to develop properties and without unnecessary delays. These sentences as drafted provide room for delay of development, add costs and defeat the purpose of such acts in Ontario such as the More Homes Built Faster Act. Some language should be included to allow for fast tracking of projects where they meet DBSP criteria and allow for development under such acts as the Ontario More Homes Built Faster Act.

Can a building permit be applied for if no tertiary plan is in place in Omagh? Can a tertiary plan be provided as part of the DBSP for the south/west corner to further decrease delays in applying for a building permit?

C.X.5.2 Omagh Village is identified within the paragraph as a neighbourhood. Paragraph 5 indicates that a major place of worship is required. Please provide language that will more clearly define what neighbourhood requirements are required within the boundaries of Omagh.

C.X.5.5 Omagh Village

Please define “special character, which reflects its significant cultural heritage and relationship to the NHS.”

Please define the “unique character” of Omagh.

My understanding of this is that Omagh was a built up central downtown area within a farming community that supported all the needs of the surrounding rural area of Omagh and was a stop on the way to the “mill” now none as Mill pond. Furthermore, the area of Omagh was much larger than the area currently identified in your draft secondary plan. The amenities in Omagh included but were not limited to the following in the decades after 1880; log homes, brick homes, schools, housing, commerce, places of worship, repair shops, hospitality, dealerships, accommodations and other uses.

Policies C10.3.2.11 and C.10.5.12 of the Boyne Secondary Plan are not appropriate as this is not a Heritage Conservation District. Anne Fisher of the Town attempted to have this area designated but failed. As such, this clause is not appropriate and should be removed. I will not support these clauses being included.

C.X.5.6 Please confirm that the lands to the South and West of Britannia and Fourth Line are not with in the NHS.

C.X.6.1.1(c)(d) Confirm that the existing place of worship located at 9850 Britannia Road within the area of Omagh is sufficient for meet these clauses.

C.X.6.1.1(e) Confirm what additional institutional requirements there may be within the area of Omagh. I’m confused on what will be required as this is a stand alone area, but then becomes a neighbourhood. Example, there are already parks and a place of worship, but they likely will not meet the standard of the DBSP.

C.X.6.1.2 Confirm that eight storeys would be permitted via a tertiary plan process on the south/west corner of Britannia Road and Fourth Line.

C.X.6.4.4 Confirm that the area of Omagh will not require a Village Square.

C.X.6.5 See comment C.X.4.1 above.

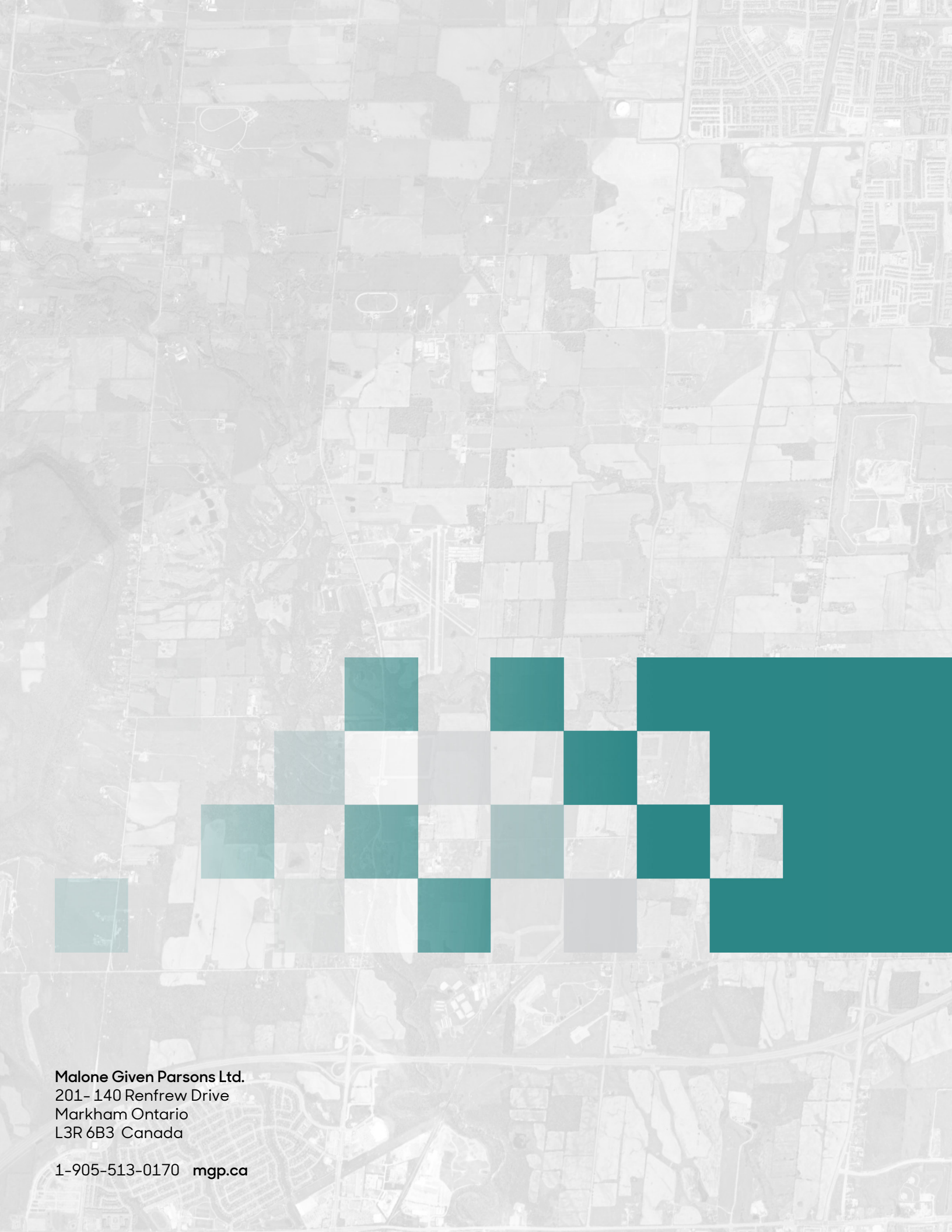
- C.X.6.5.2 Please confirm that roads of Fourth Line and Britannia Road act as a buffer to south/west corner from the NHS system located on the east side of Fourth line and North of Britannia Road.
- C.X.7.1.1 Confirm service availability (water and wastewater). Currently applied for allocation but there is a great deal of confusion between departments. I have allocation but I can't get a building permit. Then why do I bother will allocation?
- Omagh isn't in the phasing? Are services available now? Why is it excluded?
- What is the availability of wastewater and water. What is the timeline for services.
- C.X.7.1.4 How do I include a clause that the Town is not to delay my progress?
- C.X.7.2.1 Please confirm that Omagh being an existing settlement complete with parks is deemed an infill project and is not subject to land conveyance.
- C.X.7.5.1 Is this applicable to Omagh?
- C.X.7.5.2 Is this required if I am proposing 9 units on a property? Furthermore, based on this information, does Omagh require a tertiary plan as these items are already existing.

I hope this wasn't over burdening, but I feel that these items need to be addressed within the DBSP to facilitate a faster build out.

I'd be more than happy to discuss these items at your convenience. Looking for to reviewing the amendments.

Sincerely,

Michael Luzar



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