



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-084-24

Subject: Omagh Official Plan Amendment Public Meeting

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

EXECUTIVE SUMMARY

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

REPORT

Background

Omagh is a small historic village that was founded in 1818 located at the intersection of Fourth Line and Britannia Road. In the past, it served as the gathering point for the surrounding rural area. Families from nearby farms gathered in Omagh to complete errands, socialize and attend church. It is the only village in Milton from the former Trafalgar Township that retains elements of its original village character. There is a portion of Omagh that is located in the Britannia Secondary Plan and a portion that is located in the Boyne Secondary Plan.

Through report PD-050-19, Council received the “Omagh Village Heritage and Character Value Assessment Background Report” and endorsed the staff recommendation to complete a Character Area Plan and to designate Omagh a “Character Area”. The Character Area Plan was intended to provide detailed Official Plan policies and zoning provisions to maintain the unique characteristics of the area, designated properties under

Background

Part IV of the Ontario Heritage Act, required site plan approval for development, recognize neighbourhood character and significant heritage value.

Since 2019, significant changes have occurred to the planning framework such as changes to site plan approval under the Planning Act and changes to the Ontario Heritage Act. Staff is proposing a different approach for Omagh moving forward rather than undertaking a Character Area Plan.

Discussion

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

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

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

Proposed Official Plan Amendment Details

Text Changes

The proposed Official Plan amendment proposes a new policy Section 3.15 Omagh. The amendment provides a cohesive policy framework to the overlay designation of Omagh, as identified in the Boyne and Britannia Secondary Plans. This proposed policy would provide overall direction for the required comprehensive studies. The comprehensive



Discussion

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

The proposed Official Plan amendment also modifies the text of the Boyne Secondary Plan to remove the requirements that no development proceed until a study considering a Heritage Conservation District designation is carried out by the Town. Instead, a new policy will reference the proposed Section 3.15 Omagh policies. Once approved, the Britannia Secondary Plan shall include a similar policy reference to the new Section 3.15 and the Tertiary Planning policies shall not apply.

Mapping Changes

The proposed Official Plan amendment is also proposing mapping changes to the Boyne Secondary Plan to refine the Omagh Boundary within the Boyne Secondary Plan to align with Staff's work to date in reviewing Omagh and the appropriate boundaries. Further, it is proposed to remove the word "Study Area" after the word Omagh in the legends of the Boyne Land Use Structure, Active Transportation and Community Structure Schedules to align with proposed text changes.

The boundary of Omagh within the Britannia Secondary Plan will be implemented through the approval of the Britannia Secondary Plan.

Financial Impact

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

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

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Attachments

Attachment 1- Draft Omagh Official Plan Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.