



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 27, 2025

Report No: DS-003-25

Subject: Omagh Official Plan Amendment Technical Report (LOPA 11-24)

**Recommendation:** THAT Official Plan Amendment 89, regarding proposed Official Plan policies to update the Town's policy framework related to the Omagh Area, BE APPROVED.

AND THAT Council approve a new capital project, C90030725 Omagh Studies, in the amount of \$648,002 to be funded 90% from Development Charges and 10% from the Project Variance Account.

## EXECUTIVE SUMMARY

- The boundary of the Omagh area is partially within the Boyne Secondary Plan Area and partially within the Britannia Secondary Plan Area.
- The recommended Official Plan Amendment (Attachment 1) will provide a comprehensive policy framework for the Omagh area within Section 3 of the Official Plan rather than through the Secondary Plans. This allows for a cohesive approach to addressing the area specific planning and study requirements, while maintaining the underlying land use and implementation policies as applicable through the respective Secondary Plans.
- A public meeting was held on Dec 9 2024, where Staff presented the draft Amendment and received commentary from Council and the public.
- Prior to development proceeding in the Omagh area, additional studies will be necessary that are estimated to cost \$648,002. Staff recommend establishing a new capital project for this work, funded from Development Charges and the Project Variance Account.

## 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, designate properties under Part IV of the Ontario Heritage Act, require site plan approval for development and 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. This revised approach sets out the study requirements to be completed. Once completed, the Omagh area will be development ready including the zoning provisions.

On Dec 9 2024, the Town presented a draft Official Plan Amendment at a statutory public meeting, which proposed modifications to Official Plan policies, including the Boyne Secondary Plan.

### Discussion

#### Public Consultation

Pursuant to the requirements of the Planning Act, notice for the statutory public meeting was provided by the Town of Milton on November 19, 2024 via Canada Post, online notice posted to the Town’s website, and email to the Omagh interested parties list.

There was one verbal delegation at Council who also provided written comments (Attachment 2). Concerns were raised regarding the use of the term “special character”. As well as suggested edits to the Official Plan policies to include zoning language and a permitted density for the area.

## Discussion

The most up to date work regarding background for Omagh is the 2019 Omagh Village Heritage and Character Value Assessment Background Report. However, as noted above, this document was drafted with the intent of a “Character Area” designation. The Town is no longer pursuing this approach. Instead, a study will be carried out that better defines the features of the area that contribute to its special character, which will help to inform future development proposals and zoning.

The policy edits requested by the delegation have not been included. The Boyne Secondary Plan, or Britannia Secondary Plan prescribe the underlying land use designations, and it is not the intent of this Official Plan Amendment to vary or replace these policies. However, Staff have added a new policy that would allow for increased height through a development application (such as a Zoning By-law amendment), if supported by the studies identified in proposed policy 3.15.3. Further, the Official Plan Amendment does not prescribe zoning. Zoning for these lands would be required to come forward through a Zoning By-law application, as they are currently designated Future Development.

## Agency Consultation

The proposed Official Plan Amendment was circulated to internal departments and external agencies on November 19 2024. No agencies have provided any objection to the approval of the proposed Amendment. Comments were received suggesting minor wording modifications for clarification, and mapping modifications for clarity.

As per July 1, 2024 amendments to Ontario Regulation 525/97 under the Planning Act, most official plan amendments (e.g., site-specific official plan amendments, including most secondary plans) of the Town of Milton are exempt from the requirement to obtain the Minister's approval. This Official Plan Amendment, as a site-specific OPA, is exempt from approval by the Ministry.

## Modifications Since Public Meeting

Minor wording changes have been incorporated for clarity. Further, modifications have been made to the proposed Boyne Schedule changes. The boundary has been removed on the south side of Britannia Road on these schedules to clarify these schedules only designate the boundary of Omagh within the Boyne Secondary Plan, north of Old Britannia Road.

A new policy in this section provides the flexibility to increase development height if supported by the identified studies.

## Discussion

### 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 study requirements are to fully assess environmental and floodplain constraints, water and wastewater servicing, and road and infrastructure requirements. In addition, the proposed policy identifies other considerations that may be applicable for a development application within the Omagh designation to ensure any site-specific development reflects the character of this area. A policy has been added in this section to enable consideration of increased development height if supported by the identified studies.

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 refine the Omagh Boundary within the Boyne Secondary Plan. These changes 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 designated through the approval of the Britannia Secondary Plan.

### **Next Steps**

The proposed Official Plan Amendment outlines the studies that are required prior to development proceeding in this area. These additional technical studies will address development constraints within the area related to the environmental concerns, such as floodplain constraints, road and infrastructure requirements, water and wastewater servicing, and character and built form. The studies, including peer review, are estimated to cost \$482,000. Subject to Council approval, Staff will commence the work required to make the Omagh area development ready, including the zoning provisions.



### Financial Impact

The 2025 Budget does not currently provide for the Omagh studies, as this work was not anticipated at the time of budget development. Staff recommend establishing a new capital project C90030725 Omagh Studies in the amount of \$648,002, which includes the estimated cost of the studies as well as internal project management costs and contingency. This project would be funded 90% from Development Charges and 10% from the Project Variance Account.

The Growth Study development charge reserve fund was projected to end the year 2025 in a deficit position of \$3.6 million, before growing to a positive balance by 2030. The addition of the Omagh studies is expected to delay the recovery to a surplus position to 2031. The overall development charge reserve fund position (inclusive of all DC eligible services) is projected to remain positive throughout the forecast period.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Megan Lovell

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### Attachments

Attachment 1 - Official Plan Amendment 89 Omagh

Attachment 2 – Public Comments

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



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## Recognition of Traditional Lands

water, food and resources. We stand as allies with the First Nations as stewards of these lands.