



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 27, 2025

Report No: DS-004-25

Subject: Britannia Secondary Plan Official Plan Amendment (LOPA-01/22) - Recommendation Report

Recommendation: THAT Council APPROVE Official Plan Amendment No. 90, Britannia Secondary Plan, attached as Appendix A to Report DS-004-25;
AND THAT Council RECEIVE FOR INFORMATION in support of Official Plan Amendment No. 90 the following background reports and studies:

- a) Planning Policy Directives Report, dated August 2024, prepared by Malone Given Parsons Ltd.;
- b) Population, Employment and Housing Report, dated August 2024, prepared by Malone Given Parsons Ltd.;
- c) Community Facilities/Human Services Impact Analysis and Community Infrastructure Plan, dated August 2024, prepared by Malone Given Parsons Ltd.;
- d) Parks, Recreation and Library Needs Analysis, dated August 28, 2024, prepared by Monteith Brown Planning Consultants;
- e) Retail Commercial Market Assessment, dated August 2024, prepared by Ward Land Economics Inc.;
- f) Real Estate Market Analysis, dated August 27, 2024, prepared by N. Barry Lyons Consultants Ltd.;
- g) Cultural Heritage Assessment, dated August 2021, prepared by Wayne Morgan, Heritage Planner;
- h) Archaeological Assessment, dated May 16, 2022, prepared by Archeoworks Inc.;
- i) Agricultural Impact Assessment, dated February 13, 2022, prepared by DBH Soil Services Inc.;
- j) South Milton Urban Expansion Area Subwatershed Study, dated February 28, 2023, prepared by Wood Group Plc.;

- k) Transportation Master Plan for the Britannia Secondary Plan, dated December 2024, prepared by WSP Canada Inc.;
- l) Water and Wastewater Area Servicing Plan, dated May 25, 2022, prepared by WSP Canada Inc.;

AND THAT the Commissioner of Development Services or their designate **BE AUTHORIZED** to incorporate any technical modifications to the Transportation Master Plan for the Britannia Secondary Plan and the Water and Wastewater Area Servicing Plan that may be identified through further review with agencies and stakeholders;

AND THAT Council **ENDORSE** the Britannia Secondary Plan Urban Design Guidelines dated January 2025, prepared by Malone Given Parsons Ltd., attached as Appendix C to Report DS-004-25;

AND THAT should land outside the Britannia Secondary Plan area not be secured for a Community Park, Council will **AMEND** the Britannia Secondary Plan to designate land for a Community Park within the Britannia Secondary Plan area;

AND THAT Town Clerk be directed to forward copies of Official Plan Amendment No. 90 and each of the background studies to Halton Region and the Ministry for Municipal Affairs and Housing for information.

EXECUTIVE SUMMARY

The Britannia Secondary Plan (BSP) lands as shown in Figure 1 are part of the Town's next phase of urban expansion to accommodate future population and employment growth.

The Official Plan Amendment (OPA) for the Britannia Secondary Plan (BSP), attached as Appendix A, is being recommended for Council approval. Should Council approve this OPA, land use designations and the policy framework for this area will be established to facilitate the next stages of planning and development.

The Town's consulting team prepared background studies to inform and support the BSP. The completed studies are available on request. The Transportation Master Plan for the BSP completes Phases 1 and 2 of the Municipal Class Environmental Assessment process. Technical modifications to the Transportation Master Plan for the BSP and the Water and Wastewater Area Servicing Plan may be required as a result of subsequent review with agencies and stakeholders.

EXECUTIVE SUMMARY

Consultation with residents and stakeholders have been integrated throughout the BSP process. Since the BSP process was initiated in June 2020, three (3) Public Information Centres and two (2) Public Meetings were held at Council. Drafts of the BSP were circulated throughout the process to public agencies (such as school boards, Halton Region, utility companies, the Province, Conservation Halton, and First Nations) and other stakeholders for review and comment. Staff and the consulting team have considered all of the comments received, and incorporated changes to the Secondary Plan where appropriate.

The BSP area is anticipated to accommodate approximately 57,500 residents with a potential of 9,300 jobs. Sufficient retail/commercial space, schools and parks to serve the future population will be provided. The Town is currently in the process of securing land for a Community Park on lands adjacent to the BSP area. Should land outside of the BSP not be secured for a Community Park, Staff is recommending that the BSP will be amended to designate land within the BSP for a Community Park.

Additionally, a new community centre, library and fire station will also be required within the BSP area. The BSP also includes policies that will require sites to be reserved to allow faith groups the opportunity to acquire sites for places of worship.

The BSP has identified a system of roads and active transportation facilities that will provide connectivity within the Secondary Plan area and to other areas of the Town. Britannia Road and James Snow Parkway are identified as high-order transit corridors with a central transit hub at the intersection of these two roads.

Halton Region is planning for water and wastewater servicing for the BSP area. Water services will be provided through existing and proposed watermains. Wastewater will be serviced by the new Lower Base Line Wastewater Pumping Station, which the Region anticipates will be in-service in 2028 and achieve full capacity by 2031.

The Natural Heritage System (NHS) shown in the BSP is informed by the South Milton Urban Expansion Area Subwatershed Study (February 2023). Further refinements to the NHS will be reviewed through integrated environmental and engineering studies such as the Master Environmental Servicing Plan (MESP) and the Development Area Environmental Functional Servicing Study (DAEFSS).

Tertiary Plans will be prepared by the landowners of the BSP area and will provide additional detail regarding staging, land use, urban design, community facilities, infrastructure, the road network, active transportation, and specific development standards at the neighbourhood level.

In addition, the BSP includes a policy framework to advance lands that are adjacent to but outside of the secondary plan. The BSP identifies these lands as “Future Community Area Designation - Britannia”.

REPORT

Background

The Britannia Secondary Plan (BSP) lands are located within the Sustainable Halton Plan Urban Area, which are lands that have been designated to accommodate the next phase of population and employment growth in the Town. The BSP area consists of approximately 898 gross developable hectares located in the southeast part of Milton. The lands are generally located south of Derry Road, north of Lower Base Line, west of the Greenbelt near Sixth Line, and east of the Greenbelt near 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 BSP process in June 2020. The Secondary Plan process has been undertaken by Town Staff with a multi-disciplinary consulting team of technical experts led by Malone Given Parsons Ltd (MGP). The consulting team prepared background studies to inform and support the BSP. The Phase 1 and Phase 2 Municipal Class Environmental Assessment (EA) process required for new infrastructure has been undertaken concurrently with the Secondary Plan process.

The BSP has been developed in consultation with residents and stakeholders. Three public information centres (PIC) were held throughout the process on March 11, 2021, July 7, 2021, and July 30th/31st, 2024. The first PIC resulted in comments and feedback on key themes, goals and objectives for the BSP, which informed the preparation of three land use options for the Secondary Plan. Feedback from the second PIC informed the identification of a preferred land use concept. The third PIC obtained comments and feedback on an updated preferred land use concept and policy directions.

In addition to the PICs, two statutory Public Meetings (PM) were held during the process. The first PM was held on July 18, 2022 (report [DS-082-22](#)) where the June 2022 draft of the BSP was presented formally at Council for public comment. The comments received for the first PM, and responses in consideration of those comments, are attached in Appendix D. A second statutory PM was held on November 04, 2024 (report [DS-074-24](#)). An updated draft of the BSP, dated October 2024, was presented formally at Council for public comment.

Discussion

Official Plan Amendment No. 90 for the Britannia Secondary Plan (BSP), attached as Appendix A, is being recommended for Council approval through this report.

As a result of changes to the Planning Act through Bill 23, the More Homes Built Faster Act, Halton Region is no longer the approval authority for Milton's Official Plan Amendments (OPAs). Additionally, as per July 1, 2024 amendments to Ontario Regulation 525/97 under

Discussion

the Planning Act, most OPAs (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 of Municipal Affairs and Housing's approval. The Ministry has confirmed that Minister's approval for the BSP OPA is not required. As such, the Town is the approval authority for the BSP OPA.

Should Council approve this OPA for the BSP, the OPA will come into effect 20 days after the giving of notice if no appeals have been filed during this period. If appeals are filed, the part(s) of the plan that are not the subject of an appeal, if any, will come into effect on the day after the 20-day appeal period. Once the OPA comes into effect, the land use designations and the policy framework for this area will be established to facilitate the next stages of planning and development.

Background Reports and Studies

The BSP is supported by the following background reports and studies (viewable through this [link](#)):

- Planning Policy Directives Report, dated August 2024, prepared by Malone Given Parsons Ltd.;
- Population, Employment and Housing Report, dated August 2024, prepared by Malone Given Parsons Ltd.;
- Community Facilities/Human Services Impact Analysis and Community Infrastructure Plan, dated August 2024, prepared by Malone Given Parsons Ltd.;
- Parks, Recreation and Library Needs Analysis, dated August 28, 2024, prepared by Monteith Brown Planning Consultants;
- Retail Commercial Market Assessment, dated August 2024, prepared by Ward Land Economics Inc.;
- Real Estate Market and Assessment Value Update, dated August 27, 2024, prepared by N. Barry Lyons Consultants Ltd.;
- Cultural Heritage Assessment, dated August 2021, prepared by Wayne Morgan, Heritage Planner;
- Archaeological Assessment, dated May 16, 2022, prepared by Archeoworks Inc.;
- Agricultural Impact Assessment, dated February 13, 2022, prepared by DBH Soil Services Inc.;
- South Milton Urban Expansion Area Subwatershed Study, dated February 28, 2023, prepared by Wood Group Plc.;
- Transportation Master Plan for the Britannia Secondary Plan, dated December 2024, prepared by WSP Canada Inc.;

Discussion

- Water and Wastewater Area Servicing Plan, dated May 25, 2022, prepared by WSP Canada Inc.

Should Council approve this report, all background reports and studies for the BSP, with the exception of the Transportation Master Plan (TMP) and the Water and Wastewater Area Servicing Plan (ASP), will be considered final. The background reports and studies have been made available to the public and stakeholders (including agencies) for review and comment through the statutory Public Meeting processes. Any comments received regarding the background reports and studies have been considered, and changes have been made to the applicable study where appropriate.

The TMP and the ASP still require further review with agencies and stakeholders. Staff is recommending that the Commissioner of Development Services or their designate be authorized to incorporate any technical modifications to the TMP and the ASP that may be identified through further review with agencies and stakeholders. It is not expected that further technical review of the TMP and ASP will result in any changes to the Secondary Plan that is being recommended for approval through this report.

The Urban Design Guidelines for the BSP was prepared by Malone Given Parsons Ltd. Along with the background reports and studies, the BSP Urban Design Guidelines was also made available to the public and stakeholders for review and comment. Any comments received regarding the BSP Urban Design Guidelines have been considered, and changes have been made where appropriate. Staff is recommending that Council endorse the Britannia Secondary Plan Urban Design Guidelines dated January 2025, attached as Appendix C, which will provide guidance for the future preparation of Tertiary Plans, draft plans of subdivision, zoning and the review of development applications

Public Meeting Comments

At the statutory Public Meeting on November 04, 2024, one delegation, the owner of 5784 Fourth Line and 9920 Britannia Road, made oral submissions during the meeting. A written submission to Council was received from Delta Urban on behalf of the Milton Phase 4 (West) Landowners Group Inc (MP4W LOG). Written submissions were also received from Medallion Developments, 12300 Brit Holdings Ltd. and Venturon Development Inc., who are members of the MP4W LOG. Staff and the consulting team have considered all of the comments received and have recommended changes to the Plan where appropriate. A comments response matrix and the original comments for the November 04, 2024 Public Meeting are attached in Appendix D. A tracked-change version of the Secondary Plan is provided in Appendix B to highlight the changes from the November 2024 Public Meeting draft.

At the statutory Public Meeting on July 18, 2022, three delegates made oral submissions during the meeting, including two residents and Wellings Planning on behalf of the owners of the Willis Family Fruit Farm. Written delegations were also received. Subsequent to the Public Meeting, Staff also received further written comments from interested parties. Staff and the consulting team have considered all of the comments received and have

Discussion

recommended changes to the Plan where appropriate. A comments response matrix and the original comments for the July 18, 2022 Public Meeting are attached in Appendix D.

As part of the Public Meeting process, public agencies/bodies were also circulated on the draft Secondary Plan for review and comment, such as the school boards, utility companies, provincial ministries, Halton Region, Conservation Halton, First Nations, etc. Staff and the consulting team have considered all of the comments received and have recommended changes to the Plan where appropriate. A comments response matrix and the original comments from public agencies/bodies are included in Appendix D.

Vision and Goals

Unchanged from the draft BSP presented at the November 2024 Public Meeting, the BSP area is envisioned to be a complete, sustainable, connected, attractive and well-served 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 area:

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

To create complete communities, the BSP is proposing a community structure consisting of five neighbourhoods as delineated on Schedule C.13.A of the BSP. Each neighbourhood is planned to achieve a critical mass population (approximately 10,000 people) to support the delivery of parks, schools, and places of worship. Each neighbourhood is also planned to have a mixed-use node/centre that provides a destination for day-to-day activities.

Mixed-Use Nodes/Centres

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 mixed-use central focal points for each Neighbourhood Area respectively. The UVC and the Neighbourhood

Discussion

Nodes are located to maximize walkability for residents within each neighbourhood to these retail and service amenities.

The Retail Commercial Market Assessment background study, by Ward Land Economics Inc. dated August 2024, recommended approximately 800,000 to 1,100,000 square feet (74,000-102,000 square metres) of retail and service commercial space to serve and meet the needs of the BSP population. The study also recommended that it would be appropriate for the Town to plan to accommodate at a minimum, 800,000 square feet (74,000 square metres) of space within the BSP area. The draft BSP presented at the November 2024 Public Meeting was planning for close to one (1) million square feet (93,000 square metres) of non-residential space. Taking into consideration the recommendations of the retail study, as well as all public and stakeholder comments, the BSP was revised to require that a minimum 800,000 square feet (74,000 square metres) of total non-residential gross floor area be provided within the Urban Village Centre and four 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. 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.

With the exception of the Urban Village Centre and the Neighborhood Centres, all other areas of the BSP area are 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 m² (10,000 ft²) 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 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. lot sizing to accommodate a garden suite or a basement apartment) during the

Discussion

initial development of the community and in compliance with the Town's zoning standards and requirements for additional residential units.

Community Facilities

Parks

To achieve the Town's parkland 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 anticipated 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. To achieve the Town's parkland provision target, the Town would need to acquire the remaining 50.9 hectares of additional parkland through other means.

To ensure that park and recreation opportunities are maximized for future BSP area residents, the maximum amount of parkland that can be obtained through the Planning Act (49.7 hectares) will be provided within the BSP area. Subsequent to the November 2024 Public meeting, based on feedback from stakeholders and in consultation with parks planning Staff, the draft BSP was revised and the following park types and sizes are proposed:

- 3 District Parks approximately 7.5 hectares each;
- 5 Neighbourhood Parks approximately 3.0 to 4.0 hectares each; and,
- 15 Village Squares approximately 0.4 hectares each.

The proposed conceptual locations of the District Parks, Neighbourhood Parks and Village Squares within the BSP are shown on Schedule C.13.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.

To close the gap between the parkland that can be obtained through the Planning Act and the Town's parkland provision target, the BSP also requires that a Community Park be provided. The Community Park may be provided outside of the BSP area if arrangements are made to the satisfaction of the Town. Otherwise, one (1) Community Park at least 21 hectares in size will be required within the BSP area. Should land outside the BSP area not be secured for a Community Park, Staff is recommending that the BSP will be amended to designate land within the BSP for a Community Park.

Schools

Based on the school boards' pupil yields, the Community Facilities/Human Services Impact Analysis projects the need for seven (7) elementary schools and one (1) secondary school for the Halton District School Board; and five (5) elementary schools and one (1) secondary school for the Halton Catholic District School Board.

Discussion

The Halton District School Board (HDSB), Halton Catholic District School Board (HCDSB), Conseil Scolaire Viamonde (CS Viamonde), and Conseil Scolaire Catholique MonAvenir (CSC MonAvenir) were consulted. The HDSB confirmed the need for the number of elementary schools and secondary schools noted above. CS Viamonde has identified the need for one elementary school and one secondary school within the BSP area. CSC MonAvenir confirmed that they do not require any school within the BSP area.

HCDSB identified the need for two (2) secondary school sites to serve the entirety of the Agerton, Trafalgar and Britannia Secondary Plan areas. Their comments noted that they would prefer both secondary school sites to be located within the Britannia Secondary Plan area. Since only one HCDSB secondary school is required to serve the needs of the BSP population and taking into consideration other stakeholder comments, Staff is recommending that only one secondary school for HCDSB be identified in the BSP area. There will be opportunities outside of the BSP area to accommodate the additional secondary school.

A total of thirteen (13) elementary schools and three (3) secondary schools are now identified in the BSP, whereas thirteen (13) elementary schools and four (4) secondary schools were identified in the draft BSP presented at the November 2024 Public Meeting. The proposed conceptual locations of the anticipated schools are shown on Schedule C.13.C of the Secondary Plan. The number and locations of schools will be confirmed and further defined through the Tertiary Plan process. 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 total of six (6) major places of worship would be required. The BSP considers a major place of worship to be an establishment larger than 930 square metres (10,000 sq.ft.).

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

Discussion

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

The BSP has identified a system of collector and arterial roads that provide connectivity within the Secondary Plan area and to other areas of the Town, as shown on Schedule C.13.B. The identified road network has also been planned to support the proposed land uses and densities in the BSP. These collector and arterial roads will balance the needs of all road users including pedestrians, cyclists, transit users, and motorists. The proposed collector and arterial road network is informed and recommended by the Transportation Master Plan (TMP) for the BSP area. This TMP component of the Secondary Plan completes Phases 1 and 2 of the Municipal Class Environmental Assessment process.

The TMP for the BSP assessed future total traffic conditions for the 2051 horizon year. Mitigation measures on top of optimizing signal timing plans for splits and cycle lengths have been proposed to manage and optimize future traffic flows. Only collector and arterial roads are planned at the Secondary Plan stage. Finer grid of local road network will be planned in subsequent planning processes, which will complement the collector and arterial road network to support connectivity and capacity within 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.13.C of the BSP, provides a unique opportunity to create an east-west multi-use trail that connects the entire BSP area. Schedule C.13.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 maximize 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

Discussion

Design Guidelines. A central transit stop with transit passenger facilities is to be integrated within the plan for the Urban Village Centre 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 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 Region anticipates the updated modelling will be available near the end of Q1 2025.

Town Staff consulted with Regional Staff in December 2024 regarding the Region's Integrated Master Plan (IMP) as it relates to the BSP area. Regional Staff gave indication that the high-level water and wastewater servicing expectations from the May 2022 draft BSP ASP is still generally consistent with the servicing strategy being contemplated for the BSP area through the Region's on-going IMP work. Additionally, the Region's IMP is using the Joint Best Planning Estimates (JBPEs) that the Town provided input into in 2023. As such, the Region's IMP is planning sufficient servicing capacity for approximately 58,000 population and 10,500 jobs to 2051 within the BSP area. As water and wastewater will be available and the high-level servicing strategy is not anticipated to change, Staff is recommending approval of the BSP ahead of the Region's IMP being finalized and the BSP ASP being updated. The BSP ASP will be updated once the Region's updated modelling becomes available in 2025.

Discussion

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), an Environmental Impact Assessment (EIA) and/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.

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.13.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 will 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/Phase, confirmation of available services, prioritization of the development of public

Discussion

service facilities (i.e., schools, parks, trails, transit facilities, etc.) at the beginning of each Stage/Phase, and confirmation that all financial requirements of the Town and Region are satisfied.

Tertiary Plans

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. Tertiary Plans will be prepared by the landowners within the BSP area. 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.

The Tertiary Plan areas are shown on Schedule C.13.E of the BSP. Based on stakeholder comments received for the November 2024 Public Meeting, the Tertiary Plan areas have been changed from four to two. The Central and East Tertiary Plan areas have been combined into one Tertiary Plan area, to align with the Phasing areas. The Tertiary Plan requirement for Omagh has been removed. As such, only two Tertiary Plan areas are now proposed.

Land Conveyance

Land for parks and trails within the BSP will be secured through a Master Parks and Trails Agreement. To maximize the amount of land conveyance that can be programmed with outdoor recreation facilities, the 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 Parks and Trails Agreement.

Omagh

As presented at the Public Meeting on December 09, 2024 (report [DS-084-24](#)) and on tonight's Council agenda (report DS-003-25), based on consideration of stakeholder comments and that Omagh is located within both the Britannia Secondary Plan and the Boyne Secondary Plan, Staff is proposing a different approach forward for Omagh. The requirement for a Tertiary Plan to be completed for Omagh in the Britannia Secondary Plan (BSP) has been removed. Instead, study requirements to enable development to proceed in Omagh are to be included in the parent Official Plan, as proposed in the Official Plan Amendment recommended in report DS-003-25. The underlying land use designation for the portion of Omagh located within the Britannia Secondary Plan will be Evolving Neighbourhood in accordance with the policies of the Britannia Secondary Plan.



Discussion

Future Community Area Designation - Britannia

On December 6, 2023 through Bill 150, the Minister of Municipal Affairs and Housing confirmed approval of the urban boundary for the Town of Milton. This confirmation brought lands into the urban boundary to serve the Town's needs to the year 2051. In addition, Bill 162, *Get It Done Act, 2024* received Royal Assent on May 16, 2024, further confirming Milton's urban boundary expansion to 2051.

Through the development of the BSP, portions of the urban boundary expansion lands were identified as a logical addition to the secondary plan. The "Future Community Area - Britannia" lands are adjacent to but outside the BSP area. The BSP now includes policy directives that would advance development for these lands through an amendment or amendments to the Official Plan as an urban extension of the BSP.

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 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 - Britannia Secondary Plan Official Plan Amendment and By-law
- Appendix B - Track-Change Version of Britannia Secondary Plan
- Appendix C - Britannia Secondary Plan Urban Design Guidelines
- Appendix D - Public Meeting Comments and Responses

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.