



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-085-24

Subject: We Make Milton Official Plan - Statutory Public Meeting

Recommendation: **THAT Report DS-085-24 regarding the We Make Milton Official Plan Review be received for information for the purpose of a Statutory Public Meeting.**

EXECUTIVE SUMMARY

The 'We Make Milton' new Official Plan project is in Stage 4: Drafting and Discussion. In June, Staff released the first draft of the new Official Plan Sections 1-3 for consultation. Staff met with stakeholders and received feedback on the first draft. Based on the input received refinements were made to the draft policies.

An updated Section 1-3 document is now available for the purpose of holding a Statutory Public Meeting under the *Planning Act*. The public meeting is being held to give the public an opportunity to review the updated document and provide further input. The public can also provide written submission after the public meeting, which Staff will consider.

Also available for review are proposed edits to the in-effect Town of Milton Official Plan, October 2024 Office Consolidation. These edits are proposed to remove the content that will be replaced by the new Sections 1-3. Finally, available for review and comment is the amended Halton Regional Official Plan, which, through Bill 185, has become an Official Plan of the Town of Milton. These amendments also propose to remove the content that is either redundant or in conflict with the new Official Plan.

Following the public consultation, Staff will be bringing forth these documents with any recommended changes for Council adoption. The Council adopted Official Plan documents will then be submitted to the Minister of Municipal Affairs and Housing for approval.

REPORT

Background

The official plan review project is being completed in stages.

	Name	Purpose	Status
1	Listening and Learning	Listen to ideas about planning issues, opportunities and challenges.	Completed 2019
2	Visioning	Develop a new land use planning vision and guiding principles for future development.	Completed 2021
3	Big Questions	Answer questions about managing change and propose recommended policy directions.	Completed 2023
4	Drafting and Discussing	<p>Phase One</p> <ul style="list-style-type: none"> • Prepare draft Official Plan framework policies. • Undertake preliminary consultation. • Seek Council endorsement and Provincial approval. <p>Phase Two</p> <ul style="list-style-type: none"> • Prepare draft detailed implementation policies. • Undertake consultation on the implementation policies. • Seek adoption and approval 	In progress
5	New Official Plan	<ul style="list-style-type: none"> • Introducing a new official plan with updated schedules. 	

The project is currently in Stage 4: Drafting and Discussion. The staff have prepared the foundational policies that define the vision for Milton’s growth to the year 2051 and set the strategic directions for guiding development. This draft document has three sections:

Section 1: Context and Vision contains the introduction, vision, guiding principles and policy pillars. This section describes the complete, equitable, resilient, healthy, and attractive community that is envisioned.

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Section 2: Sustainable Growth Management contains the growth management policies, including growth targets and phasing. The draft growth management strategy envisions the urban and rural areas, healthy natural environment and integrate sustainable transportation options.

Section 3: Fostering Livable Communities contains policies for complete communities and neighbourhoods. These draft policies promote a range and mix of housing with access to open space, institutional uses and employment.

The draft Official Plan Sections 1-3 were presented to Town Council in June and made available on the project website and through Let's Talk Milton. Staff held an in-person and virtual public engagement session to present the materials, answer questions and receive initial feedback. The public engagement presentation was also made available on the website. Staff held follow-up meetings with stakeholders when requested. Several submissions were received. A summary of the comments and responses is attached in Appendix I - Comment Response Table.

The new Official Plan presents the Town's proposed land use planning policies in response to several factors. First, new provincial policy direction through the 2024 Provincial Planning Statement. Second, change to the status of Halton Region as an upper-tier municipality without planning responsibility. Third, updated population projections, employment projections and density targets for settlement areas. Fourth, a new approach to environmental management, agricultural protection, and infrastructure planning that reflects current best practices. Finally, updated strategies responding to changing community needs such as affordable housing and jobs.

Discussion

Consultations

A public meeting is being held on December 9, 2024 to give members of the community the opportunity review the updated draft of Section 1-3. The public will also have the opportunity to review the proposed amended Milton Official Plan October 2024 Office Consolidation and the amended Halton Region Official Plan, Regional Policy Directions for the Town of Milton.

New Draft Official Plan

Based on the feedback received to the June 2024 consultation draft of the new official plan, updates where made. These changes help to clarify, enhance, correct or better align the draft policies. The new draft sections titled Context and Vision, Sustainable



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Growth Management and Livable Communities will replace the content that is found in the sections titled Preamble, Introduction and Community Goals, Objectives and Strategic Policies of the in-effect Town of Milton Official Plan, October 2024 Office Consolidation. This content will be removed and replaced by the new policy directions.

Until phase 2 of the policy drafting is complete, the Milton Official Plan Office Consolidation, 2024 Urban Land Use Policies, Rural System and Natural Heritage System Land Use Policies, Specific Policy Areas, Implementation and Secondary Plans will be retained to ensure appropriate implementation directions are in place. Some of the policies will be updated to better align with the new policy direction.

As a result of changes to the *Planning Act*, (Bill 185) the Halton Region Official Plan has become an Official Plan of the Town of Milton. This means that the Town is responsible for implementing the Regional Official Plan policies within Milton. It is anticipated that overtime the Town will replace Regional policies and eventually revoke the Regional Official Plan. Through the current phase of the new Official Plan project, Staff are proposing to delete the Halton Region Official Plan policies that are redundant or irrelevant. The remaining applicable policies of the Halton Region Official Plan have been added as a part of the Milton Official Plan.

As an interim document, the Town of Milton Plan will be structured as follows:

OFFICIAL PLAN PART 1 - New Direction: A Vision to 2051

- Section 1 Introduction and Overview
- Section 2 Sustainable Growth Management
- Section 3 Fostering Livable Communities

OFFICIAL PLAN PART 2 - Office Consolidation October 2024

- Community Goals and Objectives
- Urban Land Use Policies
- Rural System and Natural Heritage System Land Use Policies
- Specific Policy Areas
- Implementation



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Secondary Plans and Character Area Plans

Schedules

Appendices

OFFICIAL PLAN PART 3 - Regional Policy Direction for the Town of Milton

These documents are attached to this report as Appendix II-Town of Milton Official Plan.

Next Steps

Following the public meeting, all of the materials will be made available on the Town's website for public review. Staff will continue to accept comments and make any changes as necessary.

In addition to changes that may arise from the public feedback, there may be changes that arise from other Town projects that are also occurring concurrently. Staff are updating the Areas of Employment policies to make them consistent with the *Planning Act*. On November 4, 2024, Staff brought report DS-075-24 before council. The report presented Local Official Plan and Zoning by-law amendments to regulate and protect employment areas in accordance with new provincial requirements. Following the public comment period and Council adoption, these policies would be incorporated into the Official Plan Part 2: In-effect policies.

Staff are in the process of completing the Transportation Master Plan to align transportation policies with Milton's growth priorities. Through the Master Plan project new information such as road classification, function and design requirements may be updated. Once approved by Council, updated mapping, road classification tables and other policy direction from the Transportation Master Plan update can also be incorporated into the Official Plan.

The final document with all proposed changes will be brought to Council for approval in early 2025. Once approved by Council, the document will then be sent to the Minister of Municipal Affairs and Housing for final provincial approval. The result will be a new official plan that consists of three parts: New Direction: A Vision to 2051, Office Consolidation October 2024 and Regional Policy Direction for the Town of Milton.

Staff will continue to work on developing new policy to implement the new vision. This next phase will also involve public consultations on draft materials, to be held once the material is available. At the conclusion of this phase the interim three parts of the Official



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Plan can be merged into one newly updated document and the Regional Official Plan can be repealed.

Financial Impact

The Official Plan capital project currently has an approved budget of \$1,174,961, consisting of the originally approved budget of \$448,081, and subsequent forecast change increases of \$726,880. Based on the work plan described herein, including remaining steps in the drafting and discussion stage, additional funds are expected to be required to complete the full scope of work envisioned. Additional requests for funding, including the recommended funding sources, will be brought forward to Council for approval through the Town's budget and variance processes.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Gail Anderson,
Senior Planner - Policy

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Attachments

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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.