

Appendix I: Comment Response Table

Organization	Submission Date	Summary of Comment	Staff Response
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Policies should encourage creating of mixed-use in rural areas.	Proposed Hamlet and Rural Lands policies address achieving a sustainable mix of uses in rural area. The Hamlet policies specify the Town's objective to provide a range of residential, services, cultural and economic opportunities in the Hamlet Areas.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Revitalization of Campbellville <ul style="list-style-type: none"> • encourage business revitalization via land use policies that • encourage the locating of employment and commercial uses: <ul style="list-style-type: none"> o Greater focus on economic development o Campbellville has become the rural area's "village", give Planning Act's "village" considerations to Campbellville 	The proposed policies encourage appropriate infill, redevelopment and new development, including business opportunities.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Provide flexibility in agri-tourism, on-farm diversified uses, agricultural-related uses. Such uses should be allowed whether or not there is a farmer or adjacent farms. Flexibility is necessary.	The policies aim to balance On Farm Diversified Uses with the protection of agricultural operations and agricultural lands. Detailed criteria to evaluate and permit these uses will be developed.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Establish defined setbacks on quarries & mineral aggregate resource areas from environmental features. i.e., No quarries/Mineral Aggregate Resource Areas within a distance of wetlands.	Updated policies regarding the study requirements to determine the appropriate setbacks will be inserted during next phase of policies.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Active Transportation Network in Rural Area. Multi-use lanes make the roads safe for all users, not gravel shoulder. <ul style="list-style-type: none"> o construct continuous sidewalks in strategic areas 	Updated Official Plan schedules and policies will reflect the recommended rural infrastructure improvements that are presented in the Transportation Master Plan, 2024.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Provide better transit & connectivity in rural area to support local businesses	The proposed Official Plan policies will support the implementation of the Transportation Master Plan and the Transit Five-Year Service Plan and Master Plan Update. Both of these documents provide more detailed direction for enhancing rural connectivity.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Mitigate unwanted impacts from on-farm diversified uses: <ul style="list-style-type: none"> o see "A Review of On-Farm Diversified Use Policies within Halton Region" as an example for classifying low/medium/high-risk impacts o Create policies to address this difference in degree of effects. e.g. noise carries farther in rural areas than urban areas.	Detailed criteria to evaluate, mitigate and minimize the impacts from proposed On-Farm Diversified Uses will be developed.

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Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Reword the Mineral Aggregate Resource introductory paragraph	A sentence has been added to the introduction paragraph and the first objective has been re-worded to clarify that the Official Plan policies are intended to balance aggregate resource extraction with other Town priorities and minimize the impacts from aggregate operations.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Greater opportunities for Additional Residential Uses in the rural area. o Would greatly help rural residents	New Additional Residential Unit policies are being prepared and will be incorporated into the Official Plan at a later phase.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	It should be clearer in the OP what applies to the rural area.	The Official Plan uses heading and subheading to specify where the policies apply. For example, some policies only apply in the Urban Area and others in the Rural.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	How does Section 3. Livable Communities apply to the rural area? The current section does not speak much to the rural area.	The livable community policies are applicable Town-wide, unless otherwise specified. Therefore the goals of providing opportunities for housing, parks, services etc. are also applicable in the rural areas. The plan recognizes that the implementation strategy for achieving these goals in the rural area need to consider the rural context.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Allow flexibility in land use designations, e.g., retail/commercial use designations	This set of Official Plan policies are intentionally high-level, providing guidance direction for future policies, including zoning by-laws, that will specify more detailed direction.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	P. 59: "Greenbelt Protected Area" should be changed to "Protected Countryside"	Change has been made.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	p. 59: Prime Agricultural Areas never stay as "prime agriculture" in reality (i.e., becomes woodlot)	"Prime Agricultural Area" is identified based on a Land Evaluation and Area Review study. The study recognizes that as a normal farm practice, a landowner may allow land to remain fallow for a period of time.
Nassagaweya Community Council and Campbellville	2024.07.09	Liaise with planners from other municipalities on work affecting Milton's rural areas (e.g. Guelph, whose projects affect rural Milton)	Town staff will continue to work with neighbouring municipalities.

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Residents Association			
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	The Town needs better monitoring and implementation of projects, especially in rural area	Monitoring and measuring of the Official Plan policies will be incorporated in a future phase of policy development.
Nassagaweya Community Council and Campbellville Residents Association	2024.07.09	Town needs better enforcement of bylaws in rural areas	Comment has been noted.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Review the updated mapping prepared by the Region to ensure that property specific amendments which were agreed to have been made.	Staff have confirmed that the datasets provided by the Region include property specific amendments that were confirmed through Regional site visits.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Agriculture needs to be viewed as a business. At present, the mapping in the Schedules prevent the business from properly functioning.	The purpose of the Schedules is to aid the user of the plan in understanding where various policies are applied. The policies acknowledge the need to support agricultural operations. The policies must also be consistent with other directions in the PPS that require municipalities to protect other elements of the rural area.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Clarify how the policy pillars apply to the rural area and the agricultural community	The Policy Pillars are foundational concepts, the principles of which are embedded into the specific topic related policies.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Need to confirm the Prime Agricultural vs. Rural Lands designations on the Rural Structure map. o Recommend preserving as much Prime Agricultural Area as possible	The land use designations were developed based on the Land Evaluation and Area Review study that was completed by Halton Region for the local municipalities.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	“Edge Planning”, along the Urban Area greatly affects rural success, especially for agriculture. Request for greater direction in the Official Plan and prescribe the need to further address edge in secondary plans.	A new objective and policies have been added to the updated draft document to address edge planning.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Need broader application of agricultural assessments. Also strengthen their implementation.	Additional policies regarding agricultural assessments have been added. Direction for detailed study requirements that will be required as a component of a complete application will be determined during the next phase of policy development. Until such policies have been developed, the Town will rely on the


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			existing complete application policies that are found in Official Plan Part 2 - In-effect Policies.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	The heritage preservation policies are not conducive to modern farming (not all old barns should be preserved as heritage resources). Heritage policies would inhibit new ag. innovations & tech. o E.g. requirement to preserve historic barns	Heritage designations is a voluntary program and is not undertaken without involving the property owner.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Mineral Aggregate Resources policies appear to support aggregates over farming. A balanced approach is needed.	The intent of the policies is to balance the access to natural resources, such as mineral aggregates with other Town priorities including supporting agriculture. The Provincial Planning Statement requires municipalities to make as much aggregate resources available as possible. The Official Plan policies must be consistent with this direction. The draft official plan policies have been amended to clarify the Town's intent to protect the environmental and social well-being while making aggregates available.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Town needs to establish rules/process for removing lands permanently from agricultural designation (i.e. replanting lands into a woodlot). o New woodlands can make adjacent productive agricultural land unusable for agriculture.	Official Plan Part 2 - In-effect Policies remain to guide the re-designation of land uses while the town develops updated detailed implementation policies. The re-designation policies can be reviewed during the next phase of the review and update.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Allow Additional Residential Uses in the Rural Area o Extra basement unit/granny flat solve many problems in rural areas. Start with one additional unit, then consider further additions later on. o Encourage the province to allow Additional Residential Units in the Rural Area o Farmers are against lot severances, but not ARUs.	Additional Residential Unit policies are currently being developed through a separate parallel process and will be subsequently added into the Official Plan.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Need clear policies that are written in plain language	Comment has been noted.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	OP should read "not permitted" for lot severances, not just "restricted."	The policies have been amended to clarify that lot creation is not permitted, with limited exception (i.e. creating a new agricultural lot) and to clarify that new lot creation for residential purposes is prohibited. The criteria has been clarified.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	"Transportation System" only addresses the Urban Area. Add policies that speak more to the rural area.	The Town is in the process of completing an update to the Transportation Master Plan. Land use planning recommendations made through this study to enhance transportation in the Rural Area will be reflected in the Official Plan.

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Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Transportation policies in the Rural Area needs to address connecting rural residents with the Urban Area (connect to services and jobs).	Comment has been noted.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Fire response service in rural area is not sufficient. Though out of jurisdiction of the Official Plan, the Plan can address emphasizing fire response services in Rural Area.	Comment has been noted and will be relayed to the appropriate staff.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Provide growth targets for new vs existing Employment Lands and complete communities.	Table 3b provides targets for existing, new and future employment areas and for the complete neighbourhoods.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	Do not apply a stormwater management tax on agriculture lands for stormwater management. Taxing for stormwater management unfairly penalizes agricultural operations.	The Official Plan policies do not address taxation policy.
Halton Region Federation of Agriculture: Meeting 1	2024.07.15	The permissions within each designation needs to be carefully considered.	Through the second phase of the Official Plan policy writing process, detailed direction for each of the designations will be carefully considered and proposed policy will be developed. Opportunities for consultation on the detailed policy direction will be provided.
Grand River Conservation Authority	2024.07.18	Change Natural System to 'Environmental System'.	Updates have been made throughout document to correct the reference.
Grand River Conservation Authority	2024.07.18	Section 2.5.5 of the draft OP states “Hazardous lands are places that can be unsafe because of natural occurrences such as flooding, erosion and wildland fires.” Unstable soil and bedrock may occur away from watercourses, and would be features regulated by conservation authorities (CAs). The Town does have significant unusual rock formations, including but not limited to the Niagara Escarpment. The Ontario Geological Survey has identified portions of the Town within and outside the Grand River watershed as having known, inferred or potential karst. It may be worthwhile for the Town to re-work the wording in Section 2.5.5 to characterize natural hazards as including unstable soil and bedrock, and not strictly limited to parts of the Environmental System. Objective 1 speaks to identifying “hazardous sites,” which is not currently defined. We suggest using the same definition as the Provincial Policy Statement (PPS, 2020).	Intro paragraph has been amended to recognize unstable soils and bedrock. No direct reference will be made to karst. The Conservation Authority or Town does not have an expert on staff to review a karst analysis. Specific policies to address karst will not be included. Policies referencing unstable soil and bedrock have been included. New definitions will be added to the OP during a later phase of policy development.
Grand River Conservation Authority	2024.07.18	Section 2.5.5, Objective 1, Item vi of the draft OP speaks to “Requir(ing) approval from the appropriate Conservation Authority prior to allowing any new development or minor additions within the	The policy has been updated to clarify when CA approval is needed.

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		Regulatory Flood Plain.” We would encourage broadening this policy to require approval for any development in any CA-regulated natural hazards, and adopting a definition of development consistent with the PPS.	
Grand River Conservation Authority	2024.07.18	We would also suggest expanding Section 2.5.5 to mirror the direction of the PPS. In addition to directing development away from natural hazards, sections 3.1.2-3.1.7 of the PPS direct where development shall not be permitted, and where it may be permitted subject to certain criteria. This includes prohibiting development currently outlined in section 3.14.2.2 of the Town’s OP: Page 3 of 3	Detailed implementing policy direction will be incorporated into the Official Plan at a later phase of the project
Grand River Conservation Authority	2024.07.18	It’s noted that the Environmental System is still labelled as the “Natural Heritage System” in multiple graphics. Section 2.4, Objective 1, Item vii mentions the “Natural System”. All sections should be changed to be consistent with the system names assigned in Section 2.5.	Schedules have been updated.
Grand River Conservation Authority	2024.07.18	The GRCA no longer provides services related to natural heritage matters, or considers natural heritage in its planning or permitting decisions. Combined with changes to the Regional Municipality of Halton’s role in planning, the Town should consider this in regards to natural heritage interests in the Official Plan.	Comment has been noted.
Conservation Halton	2024.07.31	Consider aligning definitions for natural hazards and wetland related terms with the Provincial Policy Statement (PPS).	Wording has been added to clarify that the definitions found in Provincial plan prevail. During the next phase of the Official Plan update, the Town will seek to complete the update and alignment of terms.
Conservation Halton	2024.07.31	Where "Natural Hazard Lands" are references, consider revising to "Natural Hazards" for consistency with the PPS.	References have been updated.
Conservation Halton	2024.07.31	Consider changing references throughout the document from "rivers" to "watercourses" or "creeks" as all watercourses within Milton are named "creeks".	The definitions in the Provincial Planning Statement use the term "river". To remain consistent the reference is included. The current Official Plan definition clarifies that the term "river" refers to watercourses.
Conservation Halton	2024.07.31	Consider including "natural hazard management" in the list of benefits provided by the system.	The paragraph has been updated to include managing natural hazards as a benefit.

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Conservation Halton	2024.07.31	<p>The preamble is missing a reference to natural hazards.</p> <ul style="list-style-type: none"> • Will all natural hazards be considered components of the local NHS? • Will the Town OP use CA hazard mapping to define/designate the local NHS similar to the Region's previous approach? If so, may have to consider how we define/designate the local NHS as it relates to flood plains in urban areas (i.e., downtown). 	<p>New paragraph has been added to the preamble to address natural hazards.</p> <p>The proposed draft policies provide direction for identifying hazardous lands and hazardous sites. The proposed draft policies also direct development away from natural hazards. Further detailed restrictions will be added to these framework policies during the next phase of policy development.</p> <p>Natural hazards are a component of the Environmental System. The Town recognizes there are some overlapping between components of the Natural Heritage System. Town will review redundancies between different components.</p> <p>Town will use the Conservation Authority hazard mapping. Site-specific refinements to the Natural Heritage System will be addressed.</p>
Conservation Halton	2024.07.31	Under the current draft framework, some CA regulated features (e.g., watercourses and wetlands) fall under both the Green (Local NHS) and Blue systems. Ensure there is clarity around capturing CA regulated features/areas/hazards/wetlands that fall under both systems.	The Town recognizes that there are some overlapping between components of the Environmental System. This is consistent with the provincial direction where features such as wetlands are included in the definition of natural heritage features and areas and in the definition for surface water feature.
Conservation Halton	2024.07.31	Consider how the Official Plan will reword/expand this section to incorporate natural hazards (i.e., flood plains, erosion hazards) into the Green (Local NHS) and Blue Systems approach.	Further consideration will be given to ensure the detailed directive policies are clear.
Conservation Halton	2024.07.31	Consider highlighting CA Parks and how they contribute to Milton's Parks and Open Space system with the provision of open space, trails, and recreational opportunities. Policies could support collaboration/partnership between the Town and CAs in delivering connected and accessible parks and open spaces.	A policy has been added to recognize the opportunities to collaborate with agencies.
Conservation Halton	2024.07.31	Consider adding "and climate change resiliency" in addition to cumulative impacts of development.	The policy has been updated to recognize climate change.
Conservation Halton	2024.07.31	Consider adding "climate change resiliency" and "natural hazard management" as items that watershed and sub-watershed planning will inform.	These objectives have been added.
Conservation Halton	2024.07.31	Consider referring broadly to CAs as the GRCA has jurisdiction in the Town of Milton as well.	References have been broaden to state "Conservation Authority".

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Conservation Halton	2024.07.31	<p>Consider the following revisions to align with the PPS:</p> <p>Hazardous lands are places that could be unsafe due to naturally occurring processes such as flooding, erosion and wildland fires. Some hazardous lands like the areas next to watercourses and valleylands may be subject to flooding and erosion and are important parts of the Environmental System. They can also be a risk to public health and safety and property. The purpose of identifying and managing hazardous lands is to mitigate these potential risks.</p>	Wording in the introduction paragraph has been updated.
Conservation Halton	2024.07.31	<p>Consider revising to:</p> <p>By 2051, continue to protect, manage and mitigate risks associated with natural hazards for the health and safety of residents</p>	The wording in the objective has been updated to reflect the ongoing protection from hazard risks.
Conservation Halton	2024.07.31	<p>Detailed policies should include clear language that directs the reader to OP Schedules and CA Approximate Regulation Limit (i.e. regulatory mapping) as a source of information. However, the policies should also be clear that not all hazards are mapped/designated/zoned and that once mapped, the relevant policies and regulations apply.</p> <p>For Natural Hazards Schedules, CH suggests identifying hazardous lands on an additional schedule to ensure that applicants and Town staff have an easy-to-access screening map to identify natural hazards and regulated areas.</p> <p>As regulatory mapping is updated frequently, Town staff and the public should refer to CA mapping for the most up to date information pertaining to natural hazards. CH recommends adding text to this section to direct the reader to CA mapping.</p>	The Town is currently working on developing the detailed policies that will be introduced in the next phase of the project.
Conservation Halton	2024.07.31	Recommend changing reference to 'buffers' on natural hazards to 'regulatory allowances' to be consistent with CA terminology.	Update to the policy has been made.
Conservation Halton	2024.07.31	<p>Consider broadening this policy direction to state:</p> <p>Require approval from the appropriate Conservation Authority prior to allowing any development within regulated areas including lands in or adjacent to river or stream valleys (including flooding and erosion hazards), wetlands, other hazardous lands, and associated regulatory allowances.</p>	Update to the policy has been made.

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Conservation Halton	2024.07.31	Further to recognizing flood susceptible areas of Downtown, the OP should include a schedule that identifies CA Approximate Regulation Limit mapping and makes note that the mapping is approximate and may be updated from time to time.	Recommendation to be addressed in the next phase of the Official Plan policy development when further detailed policies for the downtown will be developed.
Conservation Halton	2024.07.31	The following element of the drawing is not included in the legend: 	The Schedule has been updated and corrected.
Conservation Halton	2024.07.31	Suggest including a policy for consistency with the PPS that development shall not be permitted to be located in hazardous lands and hazardous sites where this use is an institutional use or essential emergency service.	The current policy direction restricts development in hazardous lands. The additional detailed policy direction provided in the Provincial Planning Statement will be added in.
Halton Catholic District School Board	2024.07.31	HCDSB is supportive of the Policy (i) that seeks to align the development of communities with the provision of infrastructure and services. Clarification is required as to whether “services” include Public Service Facilities such as schools. Schools are a key component of Complete Communities. By managing phasing of development in a logical and orderly method and minimizing leap frogging of development, it should ensure that a sufficient number of residential units are built in each phase to support the establishment of a neighbourhood school with most students being located within walking distance. This encourages families to use active transportation to travel to school and minimizes the reliance of school busing or private automobiles. Further, this creates a sufficient student population in the local community that will assist the school board when requesting funding for new schools from the Ministry of Education.	Comment has been noted.
Halton Catholic District School Board	2024.07.31	HCDSB supports the continual monitoring of population targets and phasing of growth. HCDSB requests that the school board be provided updates to ensure that school board projections and growth can be appropriately managed throughout the municipality.	The Town of Milton will continue to consult and share information with the school boards.
Halton Catholic District School Board	2024.07.31	HCDSB supports the creation of Complete Communities with schools and infrastructure that encourages the use of active transportation to travel to school. HCDSB generally supports the policies identified for this objective, namely the policies that ensure development is served by Public Services Facilities, which includes schools, and the prioritization of planning and investment to supports these facilities.	Comment has been noted.

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Halton Catholic District School Board	2024.07.31	HCDSB strongly supports the policy that ensures Strategic Growth Areas are integrated with surrounding neighbourhoods through active transportation linkages and transit routes. Due to the location of existing and proposed schools, students generated from these growth areas may require connections to other neighbourhoods to access elementary and secondary schools, extracurricular activities, places of employment and community uses throughout the day. The creation of safe connections provides transportation options for students and may encourage the use of active transportation methods from a young age.	Comment has been noted.
Halton Catholic District School Board	2024.07.31	HCDSB generally supports policy that will ensure there is sufficient capacity in Public Services Facilities to support growth. This will ensure the school board can plan and request funding for capital projects in a timely manner to ensure schools can accommodate students generated from growth areas.	Comment has been noted.
Halton Catholic District School Board	2024.07.31	HCDSB is strongly supportive of policy that requires the establishment of land uses in Future Development Areas through area-specific planning exercises, such as secondary plans. Similar to past planning processes, HCDSB would continue to be involved in these exercises as it ensures the school board can review impact of these large areas of development on schools and identify the need for new schools and other capital requirements at the earliest opportunity.	Comment has been noted.
Halton Catholic District School Board	2024.07.31	HCDSB is generally supportive of the policies provided in this section as it relates to the creation of safe active transportation linkages and public transit services.	Comment has been noted.
Halton Catholic District School Board	2024.07.31	HCDSB is generally supportive of policies that encourage collaboration with the school board to support co-location of schools with parks, sharing of uses for the benefit of students and the community and the creation of safe and well-maintained active transportation linkages that connect the school with the community.	Comment has been noted.

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Halton Catholic District School Board	2024.07.31	<p>HCDSB strongly encourages the coordination of growth management with school planning to ensure that sufficient school accommodation is funded by the Ministry of Education and delivered in a timely manner. Further, HCDSB strongly supports the co-location of schools with parks as previously stated.</p> <p>It should be noted that the site size, layout and built form, as well as the use of alternate built forms, is based on HCDSB's assessment of the best model for delivering education facilities in communities based on Ministry and Board site requirement criteria, funding and ability to deliver schools on time. While HCDSB staff are willing to work with the Town to ensure schools can be best accommodated to meet the Town and developer design and land needs, there may be limitations that school boards face to deliver all the required uses for a school facility in alternate designs and reduced site sizes. Further, alternative designs may require additional time for review, approval and must meet Ministry funding requirements, which may prevent the delivery of schools on time.</p> <p>HCDSB strongly discourages official plan and zoning policies that seek to limit the future use of surplus school lands and that adversely impact its land value.</p>	<p>It is recognized that flexibility will be needed to address future needs. Through the secondary planning process the Town can work with the school board to coordinate the identification of land and facility needs, and timing of delivery.</p> <p>The intension of the policies is to address the land use related needs of the community efficiently, recognizing that these needs will evolve over time.</p>
Halton Region Federation of Agriculture Meeting 2	2024.08.01	<p>Review use of terms: "farming" vs. "agriculture"</p> <ul style="list-style-type: none"> o Farming = operations, agriculture = use o Try to use "agriculture" over "farming" 	Various policies have been amended to update the terminology
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Designating building as heritage without consultation with landowner.	The Official Plan does not mandate the designation of structures. The designation process is a voluntary initiative of property owner.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	<p>Concern with policy 2.4.1. iii. does not resolve problem of agricultural resources being considered Key Features.</p> <ul style="list-style-type: none"> o Identification of woodlots is the main concern. Woodlots planted for agricultural purposes (e.g., windbreaks, soil erosion, old plantations, etc.) end up becoming components of the Natural Heritage System and therefore restricting land use. <p>This is especially seen on edges of agricultural land</p> <ol style="list-style-type: none"> 1. Consider changing definition of a woodlots to recognize: "potential to grow" vs. ability to be used for agricultural purposes 2. Clarify the process for re-designating Natural Heritage System to agriculture? 3. Clarify "naturally occurring features" vs. "man-made occurring features" 	The purpose of this policy is to balance the use of land for agricultural purposes with the protection of natural heritage resources. Staff understand the concern and will continue to research best practices from other municipalities that can be applied.

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Halton Region Federation of Agriculture Meeting 2	2024.08.01	Is there any policies that speak to forest management plans?	No policy has been included at this time.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	How would policy 2.4.1. iv. be implemented? Is there a need for agricultural advisor(s) to guide Town in advancing “advanced agricultural practices.” <ul style="list-style-type: none"> o Would recommend a local version of the Halton Agricultural Advisory Committee. o Create policy: “Encourage the creation of an agricultural advisory committee..” 	The policy has been amended to clarify the intent of supporting agriculture as an evolving industry.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Create policy to speak to the need to “ground truth” in the rural area designation mapping through Natural Heritage System reviews during the development application process. <ul style="list-style-type: none"> o Boundaries of NHS, NHS features are re-assessed at time of application. 	Interim policies remain in the in-effect Official Plan that allow for the refinement of the boundaries of the Natural Heritage System including its Key Features through sub-watershed studies and development application processes. Staff will continue to refine the policy through the next phase of implementation related policy development.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Recommend the policies allow farming within the Natural Heritage System buffers.	The policies recognize farming as being compatible with those parts of the Environmental System that are outside of key features.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Create policy to ease process of challenging designation of prime agricultural vs rural. <ul style="list-style-type: none"> o Refinement tool (“re-designation subject to process & requirements”) o Need to coordinate with provincial bodies (i.e., OMAFRA) 	The plan has an implementation policy to address amendments. For consistency, the policy is applied to all requests for re-designation and does not vary by land use type. The policy recognizes that the Town may amend the plan as a result of a private application. Staff will review practices in neighbouring municipalities to determine if an alternative process can be applied.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Concern with 2.4.1 viii. Unclear and vague how to go about implementation of this policy, i.e., “Promote environmentally sensitive & sustainable farm practices”	The policy is intended to compliment the Town’s vision of a sustainable natural heritage system that preserves and enhances biological diversity and ecological functions.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Agricultural System should not include Mineral Aggregate Resources, golf courses, and other land uses not related to agricultural and agri-business.	Mineral Aggregate Resources extraction is permitted in the Rural Area. The policy is consistent with Provincial direction that requires municipalities to make available aggregate resources for extraction. The mapping of the location of this designation is based on Provincial information and mapped as required through provincial policy. The Town recognizes the need to ensure resource extraction occurs in a responsible manner and has proposed policies related to

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Halton Region Federation of Agriculture Meeting 2	2024.08.01	Consider “function over form” treatment for Agricultural System, similar to NHS’ regional policies <ul style="list-style-type: none"> o Consider function more than strict land use (farm lands). E.g., areas that serve the agricultural function, areas that aid economic development originating from agricultural industry, etc. 	Comment has been noted.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	NHS, Agricultural System, & respect for private land. <ul style="list-style-type: none"> o 1. Emphasize that private lands that are NHS, Agricultural System are not fully open & accessible to the public o 2. Recognize stewardship role that private landowners (rural residents, farmers) continue to play in preserving the NHS, Greenbelt o 3. Avoid trail systems through private property. 	A policy has been added to support programs to reduce trespassing. The in-effect trail development policies continue to direct that regard is given to the issue of trespassing.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Reword 2.4.1: “Protect <u>and enhance</u> agricultural lands & operations” (turn “protect” into “protect and enhance” when referring to agriculture)	The objective has been updated.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	When it comes to lot severances, rural & prime agricultural lands have different policies.	The lot severance policies for the two designations may differ. This is a result of the different functions that the designation may serve.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Consider agricultural designation with an NHS overlay. <ul style="list-style-type: none"> o Preserves agriculture as the primary use. o Similar to call to action here: Attachment _3 to Draft PGC Memo - Response to Advisory Committee Comments Ta.pdf (halton.ca) o Refer to p. 23-27 of Halton Discussion Paper 	Comment has been noted.
Halton Region Federation of Agriculture Meeting 2	2024.08.01	Permissions in prime agriculture should be re-evaluated (I.e. allow processing etc.)	The current policies are foundational direction. Detailed implementation policies (including permissions) will be developed in a future phase of work and then replace the existing implementation policies. The policies will be consistent with the Provincial Planning Statement which permits agricultural uses, agricultural related uses and on-farm diversified uses.
Halton District School Board	2024.08.01	Joint projects with the Town of Milton are preferred, the planning for these projects should be coordinated to allow each party enough time to submit a successful business case to their respective ministries.	Comment has been noted.
Halton District School Board	2024.08.01	Gary Allen Learning Centres support summer school programs, alternative education, continuing education, and night school for grades 6-12 students and adult learners. The Gary Allen Learning Centre is located at 215 Ontario Street South. Although classes may occur at the Learning Centre, virtually, or at local high schools, with expansion and intensification, there is a potential to add future Gary Allen Sites throughout the municipality. These sites are typically not at	The intent of the policies is to ensure land is available to meet the needs of the community, while recognizing that flexibility is needed to address change. The Town will continue to work with the school board to identify site requirements through the secondary planning process.

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		school facilities but can be found in rented spaces. Adult Learning classes can be held in unconventional locations such as employment areas or commercial areas, Halton DSB requests that policies in these are flexible enough to allow for alternative learning sites.	
Halton District School Board	2024.08.01	Halton DSB is committed to working collaboratively with the Town of Milton to define, create, and maintain safe Active Transportation Routes to school	Comment has been noted.
Halton District School Board	2024.08.01	Acknowledgments that home-to-school travel in all its forms is a shared responsibility between the boards and municipal partners.	The role of the Official Plan is to guide how lands will be used to the year 2051. This includes provision and coordination of lands for travel. The policies and mapping aim to provide safe and convenient travel options for all residents.
Halton District School Board	2024.08.01	Piloting free public transit for students in senior grades in elementary and secondary schools to grow the ridership pool in the Region of Halton can lead to a behavioral shift in multimodal transportation.	This comment is not within the scope of the Official Plan policies that guide land uses. The comment will be communicated to the appropriate Town department.
Halton District School Board	2024.08.01	For the Halton DSB to effectively plan for future actions or projects in Milton, it will be essential to have a clear Sustainable Growth Management Plan. In long-term planning, Halton DSB uses the number of units and type of units received directly from the Town of Milton for planned neighbourhoods and incorporates this information in our enrolment projection forecasts, which serves to identify future sites, and other actions as necessary to provide modern school facilities.	The Official Plan provides population and phasing of growth projections.
Halton District School Board	2024.08.01	Table 3a: Population represents the phasing of units, Halton DSB requests that if possible, low-density and medium-density units be given a separate row individually.	The tables in the Official Plan are based on a Residential and Non-Residential needs study that was completed by Watson and Associates. This study contains a further breakdown of the low and medium density units and is available on the Town's website and can be used as a reference.
Halton District School Board	2024.08.01	Objective 4 Monitoring residential and employment development to assess the progress towards achieving the targets. Halton DSB requests this monitoring to be shared with stakeholders as it is updated so that it can be reflected in the projections. It is a fine balance between receiving funding for a school and building a school. Receiving the funding too early requires Halton DSB to build with dated benchmarks, this information is useful in our process to avoid these situations.	Comment has been noted. The Town can work with interested party(ies) to review its monitoring policies and processes.
Halton District School Board	2024.08.01	Objective 1: Support the achievement of complete communities. Halton DSB supports the concept of complete communities and the policies listed under this objective. It is requested that the wording in the policies be flexible enough so the School Board can manage its projects within timelines and with funding constrictions.	Comment has been noted.

Organization	Submission Date	Summary of Comment	Staff Response
Halton District School Board	2024.08.01	As Milton plans to focus on intensification in these areas, it is to be determined if a school site will be required in these communities or if redevelopment of existing school sites will occur. Schools currently serving these communities tend to be older, smaller, junior, or senior elementary schools. Halton DSB would like to see growth managed in such a way there can be time to submit capital business cases to the Ministry of Education for redevelopment on these sites or plan for alternative facilities. The Halton DSB requests that policies also include connections be created into the Urban Centres from adjacent communities that will allow for safe active transportation for all residents.	Comment has been noted. The Town will continue to share information, consult and coordinate with HDSB as it manages growth.
Halton District School Board	2024.08.01	Halton DSB supports the intention to ensure a supply of designated and service land is available to accommodate residual growth and infrastructure. Halton DSB requests the wording in this future policy to be more compulsory to ensure future occupants have access to public facilities in or near their direct community and these facilities can accommodate the growth.	Comment has been noted. The intent of the policy is to strive to ensure future residents have access to public facilities.
Halton District School Board	2024.08.01	Halton DSB requires the designated school site as requested in previous communications.	School sites will be identified and designated on secondary plans and through zoning.
Halton District School Board	2024.08.01	Halton DSB requests the Future Development area will ensure adequate space for public services.	Future development areas require secondary planning. Through the secondary planning process spaces for public services will be identified and designated.
Halton District School Board	2024.08.01	Halton DSB can confirm that elementary schools have historically been sited along collector roads, with secondary access onto local roads if possible. With changing trends, Halton DSB requests that further discussions be had with the Town of Milton to reassess the optimal street types to site schools, and to further encourage active modes of transportation while maximizing active transportation user safety.	Comment has been noted. The siting of schools can be discussed at a more detailed level.
Halton District School Board	2024.08.01	Halton DSS continues to support having secondary schools having frontage on an arterial road with a secondary frontage on a collector road for ease of access to school sites	Comment has been noted. Site selection for schools will continue to occur during the secondary planning phase.
Halton District School Board	2024.08.01	Land use policies within the Official Plan and implementing Zoning By-laws in new development areas should enable and facilitate the creation of an environment that fosters multimodal and active transportation for home-to-school travel. Such initiatives and directives could include, but are not limited to: <ul style="list-style-type: none"> • Prioritization of parking on site for staff and school buses; • Identified parking and drop-off areas for parents off-site, and eliminated pick-up and drop-off areas on site (i.e. kiss and rides); 	It is an objective of the plan to increase choice of safe and convenient transportation options. Many of the implementation mechanism will be based on the recommendation in the Transportation Master Plan. The Town will consider these additional means during the detailed policy implementation and secondary planning phases.

Organization	Submission Date	Summary of Comment	Staff Response
		<ul style="list-style-type: none"> ● Reduced on-site visitor parking requirements for parents; ● Utilization of the municipal right of way as an area for temporary parking needs to mitigate site congestion; ● Siting school sites adjacent to parks to maximize the opportunity to rely on frontages for drop-offs, and/or onsite parking; ● Infrastructure to be implemented as part of the subdivision development process, and not transferred to the school board's site planning process; ● Subdivision designs should incorporate the necessary pedestrian infrastructure to encourage home-to-school travel, such as: <ul style="list-style-type: none"> ○ Higher order PxO crossings at key areas, substituting the need for crossing guards where appropriate; ○ Improvement and enhancements of intersections, areas approaching intersections, and safe crossing spaces for Community Safety Zones; ○ Speed mitigation measures to reduce traffic speeds around school sites that extend beyond signage; ○ School zone flashers; ○ Reduces speed limits surrounding school sites; ○ Enhanced pedestrian infrastructure, aimed at youths (e.g. painted crosswalks); <ul style="list-style-type: none"> ○ providing park and stride areas (e.g. walk a block) within the community, and the provision of signage; ○ Street networks, on-road and off-road trails, and pathways that support active transportation, which is safe, accessible, and can be utilized year-round (with minimal maintenance); 	
Halton District School Board	2024.08.01	Objective 1: Achieve a high standard of design in the built environment. Halton DSB tries to achieve a high design standard for our facilities, however, funding for the school is limited and monitored with a focus on providing accessible, updated facilities. HDSB would request flexibility in the wording of a policy concerning public services mandating high-quality design.	Comment has been noted. Policy wording will be clarified.
Halton District School Board	2024.08.01	Halton DSB requests the Town of Milton to notify the school board of any school site intended to be included on a registry. Should a school be on this registry, Halton DSB will work collaboratively with the Town of Milton to ensure the school site can continue to be functional and efficient in meeting our stakeholders' needs. Policies should not restrict the School Board's ability to update, renew, rebuild, and/or dispose of surplus facilities at fair market value.	The Town's heritage designation program is a voluntary program. The Town works with land owners who request that their property be designated.

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Halton District School Board	2024.08.01	Halton DSB would support opportunities for co-sharing of parks and open spaces with the Town of Milton. There is a preference for secondary schools to be adjacent to a district or community park and elementary schools adjacent to an active park for school park campuses. Planning for projections should be done well in advance to meet funding approvals.	Comment has been noted. Site selection for schools will continue to occur during the secondary planning phase.
Halton District School Board	2024.08.01	Halton DSB would also be supportive of exploring future opportunities in both existing and expansion areas and/or school sites to provide higher-order recreational facilities in partnership with the Town	Comment has been noted.
Halton District School Board	2024.08.01	Table 4: HDSB suggests baseball diamonds and cricket pitches be listed under outdoor recreation facilities.	The Table has been updated.
Halton District School Board	2024.08.01	Objective 3: Design parks and open spaces as active, attractive, inclusive places that foster social interaction. Halton DSB understands that having connections to other parks and open spaces such as school yards will encourage active transportation and Halton DSB confirms this is a common goal. Halton DSB will provide comments at the design stage. Halton DSB will support measures to make these connections safer through design, and support co-location.	Comment has been noted.
Halton District School Board	2024.08.01	Halton DSB requests that the definition of public service facilities are inclusive of schools, as defined in the institutional use definitions.	Staff will update the Official Plan definitions in the next phase of policy writing.
Halton District School Board	2024.08.01	Halton DSB recognizes the support the Town of Milton provides when planning for school sites. It would be best practice to continue with this collaboration. It is requested that the wording of policies that impact schools allows for some degree of flexibility.	Comment has been noted.
Halton District School Board	2024.08.01	Halton DSB is guided by O. Reg. 20/98 regarding the permitted acreage of school sites. Policies should not be in contravention of his regulations. Halton DSB will continue to work with the Town of Milton and developers in ensuring the most efficient use of land is appropriate for schools and play areas while ensuring all programming needs are met on site.	The policies will conform to provincial regulations.
Halton District School Board	2024.08.01	Halton DSB supports co-location or shared building. It is preferred that joint projects maximize land and financial resources to build long-lasting community resources	Comment has been noted.

Organization	Submission Date	Summary of Comment	Staff Response
Halton District School Board	2024.08.01	Halton DSB acknowledges that higher-density neighbourhoods may require alternate school designs. Also governed by O. Reg. 20/98, there are opportunities to see alternative project funding for constructing more compact school facilities, however, these projects must be approved by the Ministry of Education through the Education Development Charges By-law renewal process, which is undertaken every 5 years. At present, the Halton DSB is exploring more dense designs for its school facilities, on smaller dedicated sites. The is not exploring podium schools. As such, the Halton DSB requests that policy frameworks on the subject allow for maximum flexibility, given the model is still under development both locally and provincially.	Staff will work the HDSB revisit the policy the policy wording.
Halton District School Board	2024.08.01	Future disposition of surplus Halton DSB lands will need to comply with the new Ministry O. Reg. 374/22 (formerly O. Reg. 444/98). Note, that the Halton DBS would not be supportive of redesignations and/or rezoning of school lands that would have the impact of limiting the future developability of school properties.	Comment has been noted.
Halton District School Board	2024.08.01	Please note that we may revisit the above comments as other sections and schedules of the Milton Official Plan are circulated for comments.	Comment has been noted.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	1. Mineral Aggregate Resources a. Articulate an overarching policy which puts the concerns of the residents first. b. Provide Council with an education session on aggregate c. Recommend to Council the passage of an Interim Control By-Law, the terms of which will inform the official plan and the aggregate zoning bylaw d. Include the formation of a resident's advisory group as part of the ICBL "to liaise with residents and bring a variety of professional and personal perspectives to inform the work of the project team".	Updated policies have been added to clarify need to balance and coordinate the multiple goals of the Official Plan and to highlight the protection of water resources and minimize adverse impacts on the community.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	2. Truck Parking and Goods Movement Policy. It does not appear that the separate policies have been drafted yet. Address truck parking in Section: Trucking and Goods Movement. The intention is to actively plan for truck parking so it there is less need for illegal parking.	Comment has been noted. Permission within each land use designation will need to be determined.

Organization	Submission Date	Summary of Comment	Staff Response
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	<p>3. Compatibility. It important to support the expansion of uses in the rural area for home-based businesses and on-farm diversified uses and at the same time recognize that most residents in the rural countryside are residential, not farmers or businesses. The following phrase is used for home occupations and home industries:</p> <ul style="list-style-type: none"> -be compatible with surrounding uses and not have an adverse effect on the enjoyment and privacy of neighbouring properties Effectively the same is achieved for on-farm diversified uses by requiring <ul style="list-style-type: none"> - will be compatible with and will not hinder surrounding agricultural operations; - will be at a scale and intensity of operation that is appropriate for the site and the surrounding area; - will be supported by adequate on-site parking facilities, in addition to the parking required for the principal use on the property, with such parking provided in locations compatible with surrounding land uses; - does not generate potentially conflicting off-site impacts; - meets all applicable air emission, noise, water and wastewater standards and receives all relevant environmental approvals; 	Comment has been noted. The official plan will need to include criteria for evaluating proposed uses. This criteria will need to be consistent with Provincial guidance while also considering the local Milton context.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	<p>Advocacy. We believe Milton Council should advocate for changes to provincial plans and policies for the following:</p> <ol style="list-style-type: none"> a. Expanded flexibility within the Greenbelt Plan and Niagara Escarpment Plan for Additional Dwelling Units b. Expanded court resources in Halton c. Expedited municipal processes for prosecution and fines around illegal truck parking d. Expanding the supply of public truck parking through planning policy 	Comment has been noted.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	<p>5. Additional Dwelling Units. Municipalities such as Caledon provides for ADUs in the rural area as well as recognizing that the provincial plans such as the Greenbelt can restrict such development. Since not all of rural Milton is under provincial plan, this allows ADUs where possible. In addition, if the provincial plans change, we are not waiting 20 years for the Town ZBLs to change.</p>	Through a separate study the Town will be developing Additional Residential Unit policies for the Rural Area. These policies will subsequently be incorporated into the new Official Plan.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	<p>6. Municipalities such as Caledon OP provides a section on Cannabis that has more focus on odor, 17.5. It has more extensive consideration of odor as provided for in Section 17.5.</p>	The Town's existing policy direction for cannabis production related land uses will remain in place. Staff will look into updating and enhancing the policy.

Organization	Submission Date	Summary of Comment	Staff Response
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	7. Municipalities such as Caledon OP has a land designation of Rural Economic Development Area on Rural Lands that provides for the following tourism uses (Section 17.11): spa; wellness centre; retreats; culinary institutes; golf courses; agri-tourism uses (including breweries, cideries, wineries, distilleries), hotels, motels, inns, resort style accommodation; limited restaurant development; and high technology research institutes not associated with processing or manufacturing that are complimentary to and compatible with Rural Lands uses. Uses such as theme parks, go-kart racetracks, adventure game parks, amusement parks, variety stores or other similar uses are prohibited.	Comment has been noted. The Town will review other official plan and best practices when developing the detailed implementation policies.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	No more applications until inventory of existing aggregate	This approach is not permitted under the provincial legislation - Aggregate Resources Act
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Do not make air quality standards based on 24-hour averages	Policies will continue to require appropriate studies related to air and water quality protection.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Acknowledge that there must be a real and responsive partnership with residents.	A policy has been included to address partnerships with all stakeholders, including residents.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Implement a policy to prevent aggregate operations in areas with vulnerable aquifers	The existing policies restrict aggregate extraction of Key Natural Heritage features and Areas and protect water resources.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Convene a town aggregate advisory committee	Comment has been noted.

Organization	Submission Date	Summary of Comment	Staff Response
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Look at aggregate resources as a permanent use, not an interim use, because there are no expiry dates	The Provincial Planning Statement requires municipalities to include rehabilitation policies. It is a best practice to comprehensively plan for post-extraction land uses.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Have policies that address cumulative effects	Comment has been noted.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Make all information regarding operational compliance Public and have it be available in a 'real time' manner.	Operational compliance it monitored and enforced by the Province. The Province collects and distributes the annual compliance reports.
Nassagaweya Community Council and Campbellville Residents Association	2024.08.06	Make information regarding operational offences and fines levied and paid Public in a 'real time' manner.	This information is not collected by the Town. The province has jurisdiction over operational matters. The Town does not have legal authority nor resources to monitor operations.

Organization	Submission Date	Summary of Comment	Staff Response
Bell Canada	2024.08.19	<p>Provincial policy further indicates the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services:</p> <ul style="list-style-type: none"> • The 2020 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1). • Section 1.7.1 I) of the 2020 PPS recognizes that “efficient and coordinated telecommunications infrastructure” is a component of supporting long-term economic prosperity. <p>We note that the definition of infrastructure in the 2020 PPS is inclusive of communications / telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1). Furthermore, the 2020 PPS states that infrastructure should be “strategically located to support the effective and efficient delivery of emergency management services” (Section 1.6.4), which is relevant to telecommunications since it is an integral component of the 911 emergency service.</p>	Comment has been noted. The proposed Town’s policies are consistent with the Provincial Planning Statement, 2024.
Bell Canada	2024.08.19	To support the intent of the Bell Canada Act and Telecommunications Act and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to ensure that a partnership be established which allows for a solid understanding of the parameters of Bell’s infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities. For example, balancing the technical demands of providing reliable service to the public with the desire to create an aesthetically pleasing environment.	Comment has been noted.
Bell Canada	2024.08.19	Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of population growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can assist Milton to be a connected community. We have reviewed the above noted document, and are appreciative of the Town’s continued support in promoting and facilitating wireline and wireless telecommunications throughout the document, Bell looks forward to Milton’s support of the provision of broadband infrastructure to support the community, new development and the local economy.	Comment has been noted.

Organization	Submission Date	Summary of Comment	Staff Response
Bell Canada	2024.08.19	To facilitate the provisioning of this infrastructure, we appreciate the Town's continued support in ensuring that sufficient notice and time to comment on planning applications are provided, particularly for Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan Control/Approval. This ensures an understanding by applicants of Bell's conditions and provisioning requirements.	Comment has been noted.
Bell Canada	2024.08.19	We would like to thank you again for the opportunity to comment, and request that Bell continue to be circulated on any future materials and/or decisions released by the Town in relation to this initiative. Please forward all future documents to circulations@wsp.com and should you have any specific questions, please contact the undersigned.	Comment has been noted.
Infrastructure Ontario and Hydro One	2024.08.21	Policy 3.7 states: Infrastructure such as roads, sewers and electricity is one of the building blocks of a community. Municipalities must also make room for other forms of infrastructure such as stormwater management facilities, electricity and telecommunication facilities. Policy 3.7 Recommendation We request the policy be revised to state: Infrastructure such as roads, sewers and electricity is one of the building blocks of a community. All residents and businesses need reliable infrastructure in order to work, learn, conduct business, and communicate. New infrastructure is planned along with new development to be sure residents and businesses have critical services such as water, sewers and roads. Municipalities must also make room for other forms of infrastructure such as stormwater management facilities, electricity generation facilities, and transmission and distribution systems and telecommunication facilities.	Wording has been updated.
Infrastructure Ontario and Hydro One	2024.08.21	Policy 3.7 Objective 1. ix. states: Provide opportunities for the provision of energy supply such as generation and transmission facilities, distribution systems, district energy systems, and renewable energy systems and alternative energy systems. Policy 3.7 Objective 1. ix. Recommendation. We request that the policy be revised to state: Provide opportunities for the provision of energy supply such as electricity generation facilities, and transmission and distribution systems, district energy systems, and renewable energy systems and alternative energy systems.	Wording has been updated.

Organization	Submission Date	Summary of Comment	Staff Response
Infrastructure Ontario and Hydro One	2024.08.21	<p>We would like to encourage a consistent approach to defining hydro corridors and electricity infrastructure facilities throughout the province. Accordingly, it is requested that the following language be considered for use throughout the Town of Milton Draft Official Plan, including in the definition of “infrastructure”.</p> <ul style="list-style-type: none"> • All references to Hydro One should be referred to as “Hydro One Networks Inc.” • All references to corridors used for the transmission and distribution of electricity should be referred to as “hydro corridors.” • All references to electricity infrastructure and facilities should be referred to as “electricity generation facilities and transmission and distribution systems.” 	Wording has been updated
Infrastructure Ontario and Hydro One	2024.08.21	<p>Request addition of the following policy Section 3.7 Objective 1. XX. “Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.”</p> <p>The requested policy would provide flexibility for future uses on hydro corridor lands. The inclusion of this policy offers clarity with respect to the types of secondary uses that are possible on hydro corridor lands, in accordance with the Provincial Secondary Land Use Program. Having these policies in place will also streamline the number of municipal planning approvals that a proponent must seek when they apply to HONI/IO for a secondary use.</p>	Further discussion and consideration is needed.
Milton Community Resource Centre	30-Sep-24	We strongly encourage development to be considered major institutional vs. minor institutional. Imperative that families living in Milton have seamless access to child care within their neighbourhood.	The draft official plan policies recognize that the scale of institutional uses may vary and provides direction accordingly. The policies enable the delivery of community spaces across all neighbours
		This (access to childcare facilities) will also be an important component of designated employment growth areas within the Town for those who may be commuting and who may not have access to child care in a convenient location near their home. Often, commuters prefer to have child care near their employment to make a more seamless day.	The plan encourages mixing of land uses where feasible. Where appropriate some types of employment uses and institutional uses may be located within a designation. The proposed policies are consistent with the Provincial Planning Statement that restricts sensitive land uses, including childcare facilities in employment areas.

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		Significant planning will be required to ensure the appropriate allocation and zoning of land space, the need to work with non-profit operators for expansion targets (in line with the Federal requirements), and recognition of the current Directed Growth Strategy that has been designed by Halton Region that will impact where child care can and will be licensed in Milton in the coming years.	Zoning by-laws will be updated to reflect the updated Official Plan policies following the approval of the new Official Plan.
		Efforts should be made to require the development of child care centres as part of community centres, and as a condition of neighbourhood development outside of school spaces.	Equity in access to services is one of the principles of the policies. The proposed policies enable the provision of services across all neighbourhoods
		It is appreciated that the Official Plan considers a strong structure for transportation services. Future development plans should also consider opportunities for social service agency hubs that are easily accessible along transportation corridors.	The proposed town structure includes community nodes which are strategically accessible centres for neighbour level services. The purpose is to create accessible complete communities.
Neatt Communities via Urban Strategies	30-Sep-24	Pleased to see the broader Bronte-Steeles confirmed as a Strategic Growth Area, as we believe it is an appropriate location to accommodate growth in Milton in a manner that supports the Central Business District and the creation of complete communities that promote sustainable travel and will be transit-supportive	Comment has been noted.
		Intensification of Strategic Growth Areas should be considered the highest priority of urban development	Comment has been noted.
		The Bronte-Steeles Major Urban Centre should be planned and developed as a distinct area contributing significantly to the what the Draft OP identifies as the largest Urban Centre in Milton - i.e., the Downtown Major Urban Centre	As noted in the policies, the vision for the Bronte-Steeles area is a mixed use neighbourhood with connections to the Downtown in order to support the economic and social viability of the area.
		Concerns about the minimum density targets for the Bronte-Steeles Strategic Growth Area and Major Urban Centre, as provided in Draft Policy i. under Section 2.3.2.3, Objective 1, and Table 2 in Section 2.1.1. The draft policy and table would establish a minimum development density target of 100 residents and jobs combined per gross hectare in the Bronte-Steeles area, subject to the availability of appropriate infrastructure. Recognize that these draft intensification targets are minimums and not maximums.	The Town's Residential and Non-Residential Needs Analysis Study, prepared by Watson & Associates, forecasted the population and employment growth to 2051. The study also provided a projection for the future demand for housing and non-residential space that could reasonably be absorbed based on future outlook. The density targets are consistent with the findings of the background study.

Organization	Submission Date	Summary of Comment	Staff Response
		<p>Minimum density target should reflect its unique scale and strategic position in the Town's Urban Structure. Other components of the Major Urban Centre - Uptown - has a minimum density target of 200 residents and jobs combined per hectare, and that two Urban Village Centres that are not part of the Major Urban Centre - Milton Trafalgar GO Village and Educational Village Centre - have minimum density targets of 180 and 150 residents and jobs combined per hectare, respectively. It stands to reason that a Strategic Growth Area adjacent to the Downtown and forming a component of the Major Urban Centre would have a minimum density target that is at least equivalent to, if not greater than, minimum density targets proposed for Village Centres. Therefore request that the minimum density target for the Bronte-Steeles Strategic Growth Area be increased to 180 to reflect its role as a Strategic Growth area and part of the Major Urban Centre.</p>	<p>The Town's total forecasted population, housing and employment growth are distributed to different areas of the Town based on the Urban Structure and Strategic Growth Area (SGA) hierarchy proposed in the new Official Plan. The minimum density targets for the (SGAs) are proposed based on the (SGA) hierarchy envisioned.</p>
		<p>Request clarification regarding the draft intensification and density target percentages of residents and jobs in Table 2. For the Bronte-Steeles Strategic Growth Area, the table provides a planned ratio of 75 per cent residents and 25 per cent jobs. We note that the Bronte-Steeles Strategic Growth Area has lands designated as Employment Areas, and the intention may be that those areas would be the focus for achieving the draft target related to jobs.</p>	<p>See response above</p>
		<p>Request that the Draft OP clarify that the residents to jobs target is an area-wide ratio for the Bronte-Steeles Strategic Growth Area, rather than a ratio to be achieved on a site-specific basis.</p>	<p>Comment has been noted. The policies in this section are applicable to the entire Bronte-Steeles area. Further detailed planning will be needed to determine the location of specific land use designations within this area.</p>
		<p>Objective 1.ii be amended to state the ratio applies " across the Bronte-Steeles Major Urban Centre as a whole"</p>	<p>Comment has been noted. Comment has been noted. The policies in this section are applicable to the entire Bronte-Steeles area. Further detailed planning will be needed to determine the location of specific land use designations within this area.</p>
7499 Auburn Road via GSAI	15-Oct-24	<p>Implementation policies recognize and carry forward this ability to advance a site-specific settlement area boundary expansion request, subject to specific policy evaluation criteria being satisfactorily addressed.</p>	<p>Policies have been added to address requests for Settlement Area Boundary Expansions.</p>
		<p>Recognize and enable the proponent's ability to advance urban expansion on the Site</p>	<p>Policies have been added to address requests for Settlement Area Boundary Expansions</p>
		<p>The draft Town of Milton Official Plan policies as presented are an appropriate and desirable first step to establishing broad, high-level policy direction for how the Town of Milton will grow and evolve up to the year 2051</p>	<p>Comment has been noted.</p>
		<p>The draft Official Plan policies continue to be as flexible as possible to enable ease of implementation.</p>	<p>Comment has been noted.</p>

Organization	Submission Date	Summary of Comment	Staff Response
FP Milton Mall Inc. via GSAI	15-Oct-24	Support the move to a modified policy framework to guide how growth is to be managed up to the year 2051 in accordance with Provincial, Regional and local policy initiatives, it is difficult to review the cumulative impact of the revised policies without the benefit of a complete, draft Official Plan.	Comment has been noted.
		Are concerned that the draft Milton Official Plan in its entirety is not being released at this time and will not be brought forward for Council approval until a later date.	The policies are being developed in phases in order to ensure the approach to growth management is confirmed before developing the detailed implementation policies.
		Support the inclusion of the Subject Lands in these components (s2.3-Urban Structure) as they recognize the development potential of the Site and will serve to further implement previous Regional and local initiatives.	Comment has been noted.
		There are minor discrepancies in the labelling and corresponding coloring on Schedule 3, Urban Structure. We suggest that these labelling and mapping discrepancies be corrected prior to the next draft being released.	Schedules have been updated.
		Support the draft policy framework which encourages complete communities, directing development to appropriate locations in accordance with the Urban Structure and appropriate land use and built form patterns.	Comment has been noted.
		Support the general policy directions provided by Section 2.3.2.2 for the Subject Lands which recognize the Uptown Major Urban Centre area as also being the Milton Urban Growth Centre and the Milton GO Major Transit Station Area.	Comment has been noted.
		Support the broad policy guidance of Section 2.3.2.2 which encourages a mixture of land uses, the provision of high density and tall buildings as well as mid-rise buildings, the provision of parks and open space and compact urban forms.	Comment has been noted.
		Concerned with Policy 3.1.1.iv and Policy 3.1.2.i. Policy 3.1.1.iv	The policy wording has been clarified.
		The policy requiring that a range and mix of housing be provided within each phase of development is concerning. Greater clarity is requested on the intent of the policy as drafted. As currently contemplated, the policy could be interpreted to require a range of built forms, including apartments and ground-oriented housing forms, in each development phase.	The policy wording has been amended to remove the reference to "in each development phase".
		The provision of various built forms to provide a range and mix of housing by development phase is restrictive and may challenge the delivery of high-quality, refined development that is compact, transit-supportive and able to deliver housing units during a Provincial housing crisis. We request that this policy be modified to provide further clarity and certainty.	The policy has been amended to remove the reference to 'development phase'.

Organization	Submission Date	Summary of Comment	Staff Response
		Request Policy 3.1.2.i either be modified to clarify which types of development would trigger the need for affordable housing units to be provided or that the policy as drafted be removed. A policy requiring that any development, regardless of a site's location in the Town, provide affordable housing units to meet a municipal affordable housing unit quota is contrary to in-effect Provincial and Regional policy.	The proposed policies do not require affordable units to be provided. The policies enable the Town to set a goal and a strategy to achieve the goals. The policy aligns with the Provincial Planning Statement 2024, s.2.2.1a).
		Request that additional policy guidance be provided on the forthcoming policy framework to enable Inclusionary Zoning. While we understand that Inclusionary Zoning is one of many tools available to secure affordable housing units on specified lands, further policy guidance is needed to understand the implications and responsibilities of landowners within Protected Major Transit Station Areas, where Inclusionary Zoning would apply.	The detailed inclusionary zoning policies will be developed at a later phase.
		Support this policy as the provision of POPS enables an appropriate range and mix of open spaces to be provided that best serve the needs of current and future residents.	Comment has been noted.
		Concerned by policy 3.7.1.xiii which states that development in the Urban Area shall be permitted only when there is capacity within the existing water and wastewater systems. In our opinion, this policy is unnecessarily restrictive and may hinder the ability of development proponents to receive approvals. We request that this policy be modified to acknowledge that there are other mechanisms available to ensure that approved developments can secure the necessary servicing allocation at the appropriate time.	Comment has been noted.
Clublink Corporation ULC via GSAI	15-Oct-24	It is difficult to review the cumulative impact of the revised policies without the benefit of a complete, draft Official Plan. Given that any development application must consider the Town of Milton Official Plan in its totality, we look forward to the opportunity to review the complete, consolidated Town of Milton Official Plan in the future	Comment has been noted. Future updates and new draft policies will be made available for public review and comment.
		The Subject Lands are identified as belonging to the Future Complete Neighbourhoods and Natural Heritage System components. We support the inclusion of the Subject Lands in these components as they recognize the development potential of the Site.	Comment has been noted.
		Support the Site being subject to the high-level policy guidance for Future Development Areas (Section 2.3.6). We support the general policy directions provided by Section 2.3.6 for the Subject Lands which encourage a mixture of land uses, the provision of parks and open space and compact urban forms.	Comment has been noted.

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		The policy requirement that an area-specific planning exercise, such as a secondary plan and the need for adequate water and wastewater treatment services to be available prior to development being permitted should be worded such that it does not become a rigid policy that precludes approach and options for 'how' the proponent can demonstrate that broad land use structure can be maintained while allowing site-specific development can proceed with available municipal services.	In order to ensure orderly and sustainable development further studies and planning may be required prior to the approval of a development application(s), this includes ensuring that future residents and businesses have access to water and wastewater services.
		We request that greater flexibility be provided to enable appropriate development to proceed in a timely manner. We also request greater clarity be provided in terms of phasing expectations during the subsequent release of further draft policies.	Comment has been noted.
		Section 2.5.6, Human-made Hazards is concerning. The development potential of the Subject Lands may be impacted by application of Land Use Compatibility Guidelines to ensure the introduction of sensitive land uses is achieved in an appropriate manner. We support the policy directions that land use compatibility is to be achieved and the applicable mitigation measures be implemented.	The purpose of the policies is to use the available tools to prevent and minimize the negative effects from incompatible land uses.
		Request modifications to Policy 3.1.1.iv and Policy 3.1.2.i.	The policy has been refined - see response below.
		Requiring that a range and mix of housing be provided within each phase of development is concerning. Greater clarity is requested on the intent of the policy as drafted. As currently contemplated, the policy could be interpreted to require a range of built forms, including apartments and ground-oriented housing forms, in each development phase. The provision of various built forms to provide a range and mix of housing by development phase is restrictive and may challenge the delivery of high-quality, refined development that is compact, transit-supportive and able to deliver housing units during a Provincial housing crisis. We request that this policy be modified to provide further clarity and certainty.	The policy wording has been amended to remove the reference to "in each development phase"
		Request that this policy either be modified to clarify which types of development would trigger the need for affordable housing units to be provided or that the policy as drafted be removed. A policy requiring that any development, regardless of a site's location in the Town, provide affordable housing units is contrary to in-effect Provincial and Regional policy.	The proposed policies do not require affordable units to be provided. The policies enable the Town to set a goal and a strategy to achieve the goals. The policy aligns with the Provincial Planning Statement 2024, s.2.2.1a). The policies enable the Town to assess development proposals relative to the Town's targets.
		Support this policy as the provision of POPS enables an appropriate range and mix of open spaces to be if best serve the needs of current and future residents.	Comment has been noted.

Organization	Submission Date	Summary of Comment	Staff Response
		Concerned by policy 3.7.1.xiii which states that development in the Urban Area shall be permitted only when there is capacity within the existing water and wastewater systems. In our opinion, this policy is unnecessarily restrictive and may hinder the ability of development proponents to receive approvals. We request that this policy be modified to acknowledge that there are other mechanisms available to ensure that approved developments can secure the necessary servicing allocation at the appropriate time.	Comment has been noted. The intent of this policy is to ensure that water and waste water services are provided in a sustainable, and financially viable manner.
GSAI on behalf of Various Clients and Properties	15-Oct-24	Support the move to a modified policy framework to guide how growth is to be managed up to the year 2051 in accordance with Provincial, Regional and local policy initiatives, it is difficult to review the cumulative impact of the revised policies without the benefit of a complete, draft Official Plan. We are also concerned that this first bundle of policies will be brought forward for Town Council consideration and approval prior to the release of further draft policies. In our opinion, this staggered approach is unnecessary and may prevent the ability for a complete, comprehensive review of all policies in a coherent manner.	The Official Plan is being modified in phases in order to confirm the overall policy direction prior to establishing detailed implementation requirements.
		Support the move to a modified policy framework, based on a clear Urban Structure. We also support the general policy direction established by Section 2.3 for lands within each component of the Urban Structure.	Comment has been noted.
		Support the overall policy objectives outlined in Section 3.1, Housing to encourage a range and mix of housing options across the Town. We are however concerned with Policy 3.1.1.iv and Policy 3.1.2.i. Policy 3.1.1.iv.	Comment has been noted.

Organization	Submission Date	Summary of Comment	Staff Response
		<p>Requiring that a range and mix of housing be provided within each phase of development is concerning. Greater clarity is requested on the intent of the policy as drafted. As currently contemplated, the policy could be interpreted to require a range of built form, in each development phase. The provision of various built forms to provide a range and mix of housing by development phase is restrictive and may challenge the delivery of high-quality, refined development that is compact, transit-supportive and able to deliver housing units during a Provincial housing crisis. We request that this policy be modified to provide further clarity and certainty.</p> <p>We also request greater clarity or modification be added to Policy 3.1.2.i which states that the Town will prepare and implement minimum targets to provide housing that is affordable to low and moderate income households. We request that this policy either be modified to clarify which types of development would trigger the need for affordable housing units to be provided or that the policy as drafted be removed. A policy requiring that any development, regardless of a site's location in the Town, provide affordable housing units to satisfy a quota is contrary to in-effect Provincial and Regional policy.</p> <p>Greater clarity is needed on how the current housing policies may be altered to implement Inclusionary Zoning requirements on specified lands.</p>	<p>The policy wording has been amended to remove the reference to "in each development phase".</p> <p>The proposed policy does not require each applicant to provide affordable housing units. The policies enable the Town to set a goal and a strategy to achieve the goals. The policy aligns with the Provincial Planning Statement 2024, s.2.2.1a)</p> <p>The Planning Act requires municipal official plans to authorize the use of inclusionary zoning. The proposed policy signals the intent to potentially use the tool. Detailed implementation will be developed at a later phase.</p>
		<p>Support this policy (S. 3.4) as the provision of POPS enables an appropriate range and mix of open spaces to be provided that best serve the needs of current and future residents.</p>	<p>Comment has been noted.</p>
		<p>Are concerned by Policy 3.7.1.xiii which states that development in the Urban Area shall be permitted only when there is capacity within the existing water and wastewater systems. In our opinion, this policy is unnecessarily restrictive and may hinder the ability of development proponents to receive approvals. We request that this policy be modified to acknowledge that there are other mechanisms available to ensure that approved developments can secure the necessary servicing allocation at the appropriate time.</p>	<p>Comment has been noted. The intent of this policy is to ensure that water and waste water services are provided in a sustainable, and financially viable manner.</p>
		<p>Remain concerned with the approach of reviewing and releasing the Town of Milton Official Plan policies and Schedules in bundles. We request that the forthcoming draft policies which will provide greater direction on permitted uses and development criteria be released at the earliest opportunity.</p>	<p>Comment has been noted. The Town will make available the detailed implementation policies for public review and comment once they have been developed. This approach will provide interested parties the opportunity to review and comment on the full updated Official Plan.</p>

Organization	Submission Date	Summary of Comment	Staff Response
James Dick Construction Limited via MHBC	18-Oct-24	The current January 2024 Consolidation of the Town of Milton Official Plan (1996) has removed the “Mineral Resource Extraction Area” designation from the JDCL lands. This is contrary to the 2022 LPAT decision. The current Official Plan should reflect the fact that OPA #31 is not in force on the JDCL lands; these lands should retain their extraction designation given the outstanding appeal.	The new OP policies reflect the Town’s vision to the year 2051. The schedules to the draft official plan identify JDCL’s lands as within an identified Mineral Resource Area, but do not show them as within a Mineral Resource Extraction Area as the lands are not currently licensed for extraction. Should a license be issued in the future, the Town’s Official Plan will be updated as appropriate.
		Supportive of the Official Plan section 2.4.5 objectives that recognizes the importance of extracting aggregate resources from sources that are close to the location where they will be used.	Comment has been noted.
		Defer the re-designation of the JDCL Property pending the results of the ARA Licence Application.	See response above.
		The LPAT ordered that JDCL’s appeal be adjourned sine die and the land use designation on their lands was deferred (among other site-specific mapping and policies referenced in the decision). In accordance with LPAT’s direction, the land use designation on the subject lands should be deferred in the new Official Plan, pending MNR’s final decision on the ARA Licence application.	See response above
		Reid Side Road is capable of accommodating truck traffic, serves as a truck by-pass around downtown Campbellville, and therefore should be identified and designated as a Truck Route in the Town’s new Official Plan.	Schedule E - Transportation Plan is not being updated through the current phase of work. Comment will be noted for next phase of the work plan.
		The Local Heritage System mapping should be removed from the area of the JDCL property that is proposed to be extracted under the Aggregate Resources Act Licence and is currently zoned to permit extraction in the Town of Milton Zoning By-Law. This area has been extensively studied through the ARA Application process and does not contain any natural heritage features.	The new OP policies and mapping reflect the Town’s vision to the year 2051 and sets the direction for the zoning by-law. The Natural Heritage System mapping is based on information provided by Halton Region to the local municipalities. Should a license be issued in the future, the Town’s Official Plan will be appropriately updated.
Tremaine Employment Corridor Landowners Group Inc.	24-Oct-24	Unable to comprehensively review the entirety of the draft MOP, we have provided more general comments on the policies that have been made available.	The policies are being developed in phases in order to ensure the approach to growth management is confirmed before developing the detailed implementation policies.
		It is difficult to review the overall impact of the updated policies without having the benefit of reviewing a completed Draft Official Plan.	Comment has been noted.
		Request the opportunity to review the entire Official Plan as one package, and we Request that Staff and Council seriously consider the advancement and anticipated approval of the Official Plan in its entirety as one document, as opposed to advancing 1 bundle at a time which presents challenges for review, approval and implementation.	Comment has been noted. The Town will make available the detailed implementation policies for public review and comment once they have been developed. This approach will provide interested parties the opportunity to review and comment on the full updated Official Plan.

Organization	Submission Date	Summary of Comment	Staff Response
		We look forward to reviewing the more refined policies that provide clarity for the permitted Employment Uses (Employment Areas 2.3.5)	Comment has been noted.
		2.3.5. ii. - Achieve a minimum development density target of XX jobs per hectare by 2051 in Employment Areas. It would be beneficial to confirm the expected job density of the employment areas as it directly impacts the future Tremaine Corridor Employment Area. We acknowledge that in Table 2 Intensification and Density Targets the Town affords specificity to the density targets on a more area-specific basis (specifically, Tremaine Corridor Employment Area and the Agerton Employment Area), however for consistency and clarity, we would recommend that policy 2.3.5 ii) be revised to provide a direct reference to Table 2 of the Official Plan.	Comment has been noted. The policy has been amended to direct the planning of Employment Areas at development density targets that contribute towards achieving the job targets established in Table 3a.
		The policy could be refined to include the following wording; “as specified in Table 2 - Intensification and Density Targets”.	See comment above.
		It is conceivable as well, that it may be appropriate to assign area-specific densities to the different Employment Areas to better respond to locational characteristics and to optimize land use and infrastructure.	Comment has been noted.
		2.3.5.iii. Maintain a range of Employment Areas to support a wide range of economic activities to meet the current and future needs of businesses. Generally support a range of economic activities spread across the Town’s employment areas, we anticipate that the future secondary plan area will provide policies to specify the future employment uses created in collaboration.	The identification of Employment Areas lands has been based on several inputs including a lands needs assessment to determine the amount of lands needed to meet present and future demand. Prior to development within Future Employment Areas, area-specific planning will be completed.
		This policy provides sufficient flexibility to allow for the Secondary Planning process to potentially specify the uses once more variables are confirmed through the land use planning and secondary planning processes; however, review of the balance of the Official Plan Bundles concurrently would be valuable and preferred in order to understand the policy implications and implementation of this section.	Comment has been noted. The Town will make available the detailed implementation policies for public review and comment once they have been developed. This approach will provide interested parties the opportunity to review and comment on the full updated Official Plan.
		2.3.5.v.- Plan and design Employment Areas to be easily accessible by a range of transportation modes, including active transportation, transit, and the automobile. While we encourage multimodal accessibility to access various land uses, we believe that this policy should be revised to remove reference to “plan and design” on the outset of the policy, and rather state that it is encouraged. The policy would be drafted as follows; “Encourage that Employment Areas be easily accessible...”. Often times due to the nature of employment areas, active transportation facilitated through more urban right-of-way designs are not feasible, nor safe.	Providing transportation options to and from various land uses throughout the Town is consistent with the Town’s priority of creating complete, equitable and healthy communities.

Organization	Submission Date	Summary of Comment	Staff Response
		Clarity should be provided to the reader that future Employment Areas will be subject to both Section 2.3.5 and 2.3.6. Further, if there are conflicts between the two, there should be an understanding of which should prevail.	Policy added to clarify that future Employment Areas will be subject to both Section 2.3.5 and 2.3.6.
		2.3.6 - Future Development Areas. This section continues to provide that the Town is to take all available information to create Area-Specific Plans or policies to guide the future development of these areas. We generally support this policy, and the creation of area specific plans led by the Town.	Comment has been noted.
		2.3.6. ii. Provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhood. Policy needs further specificity addressing land use compatibility and the purpose and function of certain areas (i.e. Residential or Mixed Use Areas versus Employment Areas), or perhaps that specificity is planned to be released in Bundle 2 or Bundle 3 of the Official Plan, in which case we strongly recommend those Bundles be released for review concurrent to Bundle 1. If the Town continues to advance Bundle 1 alone, we suggest that the wording be changed to read as follows: "Provide a diverse mix of land uses to support vibrant neighbourhoods where appropriate and applicable."	Policy has been amended to ensure implementation of policy direction is subject to context and applicability. While the Town recognizes that the lands in the Future Development Areas are needed to accommodate growth. These areas require the preparation of a secondary plan to provide the detailed policy direction.
		2.3.6.iii - 2.3.6.v. Policies listed in 2.3.6.iii - v, are most relevant in residential community areas and are not as applicable to employment areas. We suggest that additional wording such as "... for residential areas" be included to distinguish the appropriate application of these policies across Future Development Areas. While we agree that active transportation, community parks, and active transportation facilities are all important characteristics to consider in the drafting of the Draft Official Plan, we believe that Employment Areas serve a unique function and, in some instances, require different objectives and policy directives more intently geared to Employment uses and areas.	Comment has been noted. Policy has been amended to ensure implementation of policy direction is subject to context and applicability.
		Recognize the policies contained specifically in Section(s) 2.5.1.1.iii.a - g. and Section 2.5.1.2. ii. are generally regarding the protection of resources and natural heritage attributes, we are seeking the Town's concurrence that the delineation of these features and the associated buffers can be refined through the Secondary Planning process without amendment to the Official Plan, subject to additional studies prepared to the satisfaction of the Town and the Conservation Authority, within their appropriate jurisdiction.	Within Part 2 - In-Effect Policies, the Town's existing policies from the October 2024, Office Consolidation of the Official plan which pertain to confirming and refining natural heritage system boundaries through various processes remain in place.

Organization	Submission Date	Summary of Comment	Staff Response
		Perhaps a policy noting that the delineation of the Natural Heritage System designation on Schedule 3 is not precise and may be refined without amendment to the Official Plan through studies in support of secondary plans and development applications as described in this Plan, to the satisfaction of the Town, in consultation with the Region and other relevant agencies.	Comment has been noted. The draft policies in section 1-3 are overarching framework policies. The proposed policies to be developed in section 4 will be the detailed implementation policy directions, including direction for refinements to natural heritage system boundaries.
		We support inclusion of this policy (2.5.6.2 in the Official Plan. In this respect, we suggest that Staff reference the policies in section 2.5.6.2 ii) (cited above) in Section 2.3.6 - Future Development Areas, in order to appropriately direct the reader to the relevant policies which guide land uses and speak to land use compatibility.	Comment has been noted. The policy wording in 2.5.6 clarifies that the policy is applicable to existing and “planned” employment areas.
		Concerned by Policy 3.7.1.xiii which states that development in the Urban Area shall be permitted only when there is capacity within the existing water and wastewater systems. In our opinion, this policy is unnecessarily restrictive and may hinder the ability of development proponents to receive approvals which could otherwise exhibit technical feasibility through the planning application processes. We believe that this policy be modified to acknowledge that there are other mechanisms available to ensure that approved developments can secure the necessary servicing allocation at the appropriate time.	Comment has been noted. The intent of this policy is to ensure that water and waste water services are provided in a sustainable, and financially viable manner.
		We find it prudent to have the opportunity to review future Sections and Bundles in order to be able to understand the policies, their implications and implementation in their entirety.	Future draft versions of the policies will be made available for public review and comment.
CP REIT Ontario Properties Limites via Zelinka Priamo Ltd.	25-Oct-24	The approach to release policies in bundles does not provide sufficient information for the planning context of sites for a fulsome review. A set of policies is an incomplete picture of how the Official Plan will affect lands. The Official Plan states that the Official Plan is to be read in its entirety, which bundled policies do not allow for: “The Plan should be read as a whole. Individual sections and policies should not be read out of context” (Policy 1.1.4). It is important that residents and landowners be provided the full context of the Official Plan to review.	The official plan is being developed in phases in order to confirm the overarching foundational policy direction prior to developing the detailed implementation policies. The Town will make available the detailed implementation policies for public review and comment once they have been developed. This approach will provide interested parties the opportunity to review and comment on the full updated Official Plan.
		Schedule 3 lacks clarity as it relates to the various structural elements of the Town, including the “Major Urban Centre”, “Downtown”, “Uptown”, and “Bronte-Steeles” overlays.	Comment has been noted. The extent of the urban structure components, including identifying specific boundaries, will be refined in the next phase of the OP project, Part 2 - Detailed Implementation Policies.
		Suggest providing clearer reference within the legend in Schedule 3, as it relates to the features mentioned above, and also suggest providing clarification of the extent of the Urban Structure features shown on draft Schedule 3 (and where possible identifying specific boundaries).	Comment has been noted. Schedule now includes all legend items. The extent of the urban structure components, including identifying specific boundaries, will be refined in the next phase of the OP project, Part 2 - Detailed Implementation Policies.

Organization	Submission Date	Summary of Comment	Staff Response
Mississauga of the Credit First Nation	24-Oct-24	Clarify a consultation process that includes circulation of development applications. The consultation process should consider criteria for First Nations consultation during the pre-application period and should consider the types of applications that should be circulated.	Town will review and update its development application circulation and review policies.
		Development should proceed in an environmentally responsible manner.	Foundational environmental protection and enhancement policies have been included in section 2.5 to protect natural heritage and water resources. Further detailed directives will be developed in the next phase of work to guide the projection of the environment when development is occurring.
		Archaeological resources must be protected.	Objective 4 in the Cultural Heritage policies commits to identifying and protecting archaeological resources. These policies set the base for preparing an Archaeological Management Plan.
		MCFN would like to opportunity to participate in the development of a future archeological management plan for the Town.	See comment above.
Infrastructure Ontario	25-Oct-24	IO wishes to reserve the right to continue to provide comments as this process evolves and more granular elements of the draft New OP, including land use plan/designation schedules and detailed policy directives, are released.	Comment has been noted.
First Gulf	November 21, 2024	Retain current land use designations for the lands located at James Snow Parkway and Steeles - Milton Crossroads.	Proposed draft Schedule 3 - Urban Structure establishes the general land use structure of the Urban Area. The proposed mapping recognizes the lands as Complete Neighbourhoods. According to the corresponding policies, lands within this area will be used to provide a range functions including retail spaces. The next phase of the official plan review project will involve identifying the land use designations within the Urban Area.