



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 17, 2025

Report No: DS-019-25

Subject: Technical Report - We Make Milton Official Plan Amendment

Recommendation: THAT Council Approve Amendment 92 to the Town of Milton Official Plan, attached to the By-law as Appendix I.

AND THAT the By-law to adopt the Town of Milton Official Plan amendment, attached as Appendix I to Staff Report DS 019-25, be adopted.

AND THAT Council resolves and declares the Town of Milton Official Plan as amended, conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the *Planning Act*, and is consistent with policy statements issued under subsection 3 (1) of the *Planning Act*,

AND THAT Staff be directed to provide notice of the passing of the By-law adopting the Town of Milton Official Plan Amendment 92 in accordance with the *Planning Act*.

AND THAT Staff be directed to submit the Town of Milton Official Plan Amendment 92 to the Minister of Municipal Affairs for approval in accordance with *Planning Act* requirements.

AND THAT Staff be directed to monitor the approval process for the Town of Milton Official Plan Amendment 92 and in the event that the Minister of Municipal Affairs and Housing proposes modifications to the Plan, prepare a report to Council with recommendations concerning any proposed modifications.

AND THAT a copy of Staff Report DS-019-25 be sent to the Minister of Municipal Affairs and Housing, to each person or public body that filed with the Clerk a written request to be notified if the plan is adopted and the prescribed public bodies.

AND THAT Council receive the Residential and Non-Residential Needs Analysis Study Phase 1 final report, attached as Appendix III.

AND THAT a budget increase in the amount of \$542,825 be approved for the Official Plan Review capital project C90010021, funded 68% from Development Charges and 32% from the Project Variance Account.

AND FURTHER THAT the Commissioner of Development Services forward this report to the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx with a request to review and plan for future Milton District Hospital, school, and transportation expansions.

EXECUTIVE SUMMARY

Staff is recommending that Council adopt an amendment to the Town of Milton Official Plan, attached as Appendix I - Official Plan Amendment 92. This is the first comprehensive amendment in the We Make Milton Official Plan review and update project. The purpose of the amendment is to incorporate new policies and schedules, and to update existing policies and schedules in the Town of Milton Official Plan. The proposed amendments will:

- Provide updated directions to guide growth to the year 2051,
- Insert initial policies to implement the new growth management directions and
- Incorporate regional policy directions to facilitate coordination with Halton Region.

The updated Official Plan establishes a foundation for guiding growth and development to the year 2051. Through the next phase of work, the policies that implement the new directions will be further refined and updated. A second amendment will be introduced to:

- Incorporate detailed implementation policies, and
- Complete all final mapping updates

This second amendment will be brought to Council for approval at a later date. The Official Plan has been prepared to be in conformity with all Provincial Plans including the new Provincial Planning Statement, 2024. Each amendment to the Official Plan will be submitted to the Minister of Municipal Affairs and Housing for approval.

REPORT

Background

The 'We Make Milton' official plan review project was formally initiated at a Special Meeting of Council held on November 18, 2019, in accordance with Section 26 of the Planning Act. The project is being completed in stages as follows:

Official Plan Review Project Workplan Summary

	Project Stage	Purpose	Status
1	Listening and Learning	Listen to ideas about planning issues, opportunities and challenges.	Completed 2019
2	Visioning	Develop a new land use planning vision and guiding principles for future development.	Completed 2021
3	Big Questions	Answer questions about managing change and propose recommended policy directions.	Completed 2023
4	Drafting and Discussing	Phase One <ul style="list-style-type: none"> • Prepare draft Official Plan framework policies. • Undertake preliminary consultation. • Seek Council endorsement and Provincial approval. Phase Two <ul style="list-style-type: none"> • Prepare draft detailed implementation policies. • Undertake consultation on the implementation policies. • Seek adoption and approval 	In progress
5	New Official Plan	<ul style="list-style-type: none"> • Introducing a new official plan with updated schedules. 	Not commenced

In June 2024, Staff completed the initial drafting of new policies and made the policies available for public review. As required under section 26 of the *Planning Act*, public open

houses were held in August and September of 2024. The in-person and virtual open houses provided an opportunity for Staff to engage with members of the public and receive feedback on the proposed policies. In addition, interested parties had the opportunity to engage with Staff through the ‘Let Talk Milton’ platform. Meetings were held with agencies and other municipalities to ensure all concerns had been addressed. Staff also held early engagement discussions with Provincial Staff through the Ministry of Municipal Affairs and Housing to orient them to the new plan and seek, and to address any initial provincial comments.

A statutory public meeting, as required under section 17 of the *Planning Act*, was held on December 9, 2024 (report [DS-085-24](#)). The purpose of the public meeting was to consult on the proposed policies that would form Part 1 through to Part 3 of the updated Official Plan. Council and members of the public were given a presentation on the draft plan and members of the public had the opportunity to delegate to Council. Additional comments were received through written submissions. Following the public meeting, Staff continued to engage with interested parties, refine the policies and mapping when appropriate and update the draft Official Plan document. A summary of the comments and the staff responses is attached in Appendix II - Comment Response Table. Staff are requesting that Council adopt the proposed amendments to the Town of Milton Official Plan.

Discussion

New Official Plan

The updated Official Plan is structured as follows:

Part 1: New Direction A Vision to 2025

Chapter 1 establishes complete, equitable, healthy, resilient and attractive communities as foundational land use planning concepts that underpin the Plan.

Chapter 2 adopts a population and employment growth forecast and phasing of growth, as projected by the Phase 1 Residential and Non-Residential Needs Analysis Study (attached as Appendix III), to inform land use planning, infrastructure planning and service delivery.

Milton Population and Employment Forecast

POPULATION ⁽¹⁾				EMPLOYMENT			
2021	2031	2041	2051	2021	2031	2041	2051
137,300	245,900	333,900	400,400	47,800	86,600	124,400	156,300

(1) Population numbers are “total population” numbers including approximately 3.3% under coverage from the official “Census population” numbers reported by Statistics Canada.

Chapter 2 also adopts a new land use structure for the urban and rural areas. New policies were inserted that conform to updated provincial direction and respond to the current and future challenges and opportunities within the Town. The policies will guide growth and development in a sustainable manner to the year 2051.

Town of Milton Land-use Structure

Urban Structure	Rural Structure
<ul style="list-style-type: none"> a. Major Urban Centre: <ul style="list-style-type: none"> a.1 Uptown a.2 Downtown a.3 Bronte - Steeles b. Urban Village Centres: <ul style="list-style-type: none"> b.1 Education Village Centre b.2 Milton Trafalgar GO Village b.3 South Milton Village Centre c. Community Hubs <ul style="list-style-type: none"> c.1 Community Nodes c.2 Community Corridors d. Complete Neighbourhoods e. Employment Areas f. Environmental System g. Transportation System 	<ul style="list-style-type: none"> a. Agricultural System <ul style="list-style-type: none"> a.1 Rural Lands a.2 Prime Agricultural Area a.3 Agri-food network b. Hamlets c. Mineral Aggregate Resource Areas d. Environmental System e. Transportation System

Chapter 3 provides policy direction for the building blocks of communities including housing, urban design, cultural heritage, parks, institutions, employment and capital infrastructure.

Part 2: Local Policy Directions

The policies in this section provide detailed directives for implementation. Part 2 includes the secondary plans and area specific policies. Some of these detailed implementation policies were updated to ensure they are consistent with the new policy or are consistent with new studies such as the Transportation Master Plan, 2024. Other policies remained the

same and will be updated through the next phase of work. Also, through the next phase of work Staff will update the policy cross references within the Secondary Plans.

Part 3: Regional Policy Direction

The policies in this section of the official plan apply to areas that require coordination with Halton Region's mandate. An example is water and wastewater servicing. The policies clarify how the Town of Milton will work with Halton Region through development application and land use planning processes to support Halton in achieving its mandate.

Residential and Non-Residential Needs Analysis Study

To inform the amount and type of residential and non-residential growth the Town should anticipate and plan for, growth forecasting and analyses of population and employment were undertaken through Phase 1 of the Residential and Non-Residential Needs Analysis Study (the Study) by Watson & Associates Economists Ltd. The draft Study was presented to Council on June 03, 2024 (report [DS-049-24](#)) and made available for public review and comment as part of the new Official Plan consultation process.

Comments received pertaining to Phase 1 of the Residential and Non-Residential Needs Analysis Study (the Study) were considered by Staff and Watson & Associates Economists Ltd. The Study was refined, where appropriate. The final report of the Study is attached as Appendix III.

Regional Official Plan

As a result of changes to the *Planning Act*, (Bill 185) the Halton Region Official Plan has become an Official Plan of the Town of Milton. This means that the Town is responsible for implementing the Regional Official Plan policies within Milton. Through the current phase of the new Official Plan project, Staff have deleted the Halton Region Official Plan policies that are redundant or no-longer in use. The remaining applicable policies of the Halton Region Official Plan have been incorporated as a new section of the Milton Official Plan.

Relation to Other Town Projects and Official Plan Amendments

As Town initiated studies and plans that influence growth management are completed, the Official Plan will be updated to incorporate and implement the recommendations or new policies.

First, the Transportation Master Plan has been updated to align transportation policies with growth management planning. The Master Plan took into consideration the new growth structure that is presented in the Official Plan and provides information that will inform the

Official Plan transportation policies. The two documents work together to coordinate improvements that will achieve a sustainable multi-modal transportation system.

Second, other Official Plan Amendments are being completed concurrently with the Official Plan review. These amendments include:

- Employment Lands: updated policies to be consistent with new provincial direction on uses that are permitted in employment areas.
- Additional Residential Units (Rural Area): updated policies to permit ARU's in the rural area, subject to local conditions.
- Britannia Secondary Plan Area: policies to facilitate the development of a new community that will accommodate approximately 57,000 residents and 9,300 jobs.
- Affordable Housing: updated policies to encourage the provision of affordable housing.

As these Official Plan Amendments are adopted and come into effect, the new policies will be consolidated into the new Official Plan.

Next Steps

Following Council's adoption of the amended Official Plan, the document and other supporting materials that are required to be submitted under the *Planning Act* will be sent to the Ministry of Municipal Affairs and Housing for approval under section 26 of the Planning Act. Following approval by the Minister, the Town will have new policies that can be implemented to achieve its development goals.

Staff will continue to work on updating the policies in Part 2: Local Policy Directions to further align the policies with the Part 1 directions and provide more detailed implementation guidance that supports the new directions. This work will include updating the remaining schedules. Staff will also further integrate the policies from Part 3 - Regional Policy Direction.

Financial Impact

The Official Plan capital project currently has an approved budget of \$1,174,961, consisting of the original approved budget of \$448,081, and subsequent budget increases of \$728,880. A further budget increase in the amount of \$542,825 is required to complete the next steps of updating the policies in Part 2 - In Effect Policies/Local Direction and integrate policies from Part 3 - Regional Policy Direction.

The requested budget increase would be funded 68% from Development Charges (DCs) and 32% from the Project Variance Account. It should be noted that while the overall DC



Financial Impact

reserve fund balance is expected to remain in a positive position, the Growth Studies DC reserve fund is currently in a deficit position. This will be considered as a part of the next DC by-law update in 2026, with recovery from future DC collections.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:
Gail Anderson, Senior Planner

Phone: Ext. 2332

Attachments

Appendix I - Milton Official Plan Amendment 92 and By-law

Appendix II - Comment Response Table

Appendix III - Residential and Non-Residential Needs Analysis Study

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

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