

**Appendix II: Comment Response Table**

Organization	Submission Date	Summary of Comment	Staff Response
Bell	December 3, 2024	No additional comments or concerns at this time (original comments provided August 19, 2024).	Comment has been noted.
Kaneff Group	December 4, 2024	<p>Confirm that Phase 2 of the review and drafting of new policies will address contradictions between the new direction/schedules and in-effect policies/schedules. For example, Sec 2.3.7 of the new OP states that “lands designated Future Employment Areas on Schedule 3 – Urban Structure will be planned to allow for a full range of scales and intensities of development and offer opportunities for employment intensification and development for employment purposes that are required for the town’s long-term economic prosperity”. Whereas Sec 2.1.8 of the in-effect OP does not attribute any land use designation to lands identified as “Future Strategic Employment Areas”.</p> <p>Will Phase 2 of the OP review include new phasing policies and introduce a policy framework that will require new secondary plans to be prepared prior to the development of new employment areas as identified on Schedule 3? It was noted in the Residential and Non-Residential Needs Analysis Study – Phase 1 Draft Report (DS-049-24) that Future Employment Areas (as added to the urban boundary through ROPA 49) are not expected to be required for jobs before 2037. Could the new OP include phasing policies that would prevent Future Employment Areas as identified on Schedule 3 from being developed until 2037 and beyond regardless of whether these areas are serviced?</p>	<p>Staff can confirm that in Phase 2 of the Official Plan Review all policies and schedules will be reviewed to ensure that consistent direction is provided.</p> <p>Phase 2 will introduce the new detailed implementation requirements for the new land uses that have been introduced in Phase 1, including the Future Strategic Employment Areas.</p>

<p>King Consultant Inc.</p>	<p>December 5, 2024</p>	<p>Including the lands located at 8995 Boston Church Road within the Urban Settlement Area is appropriate.</p> <p>The designation of these lands for employment uses is consistent with the Region’s Official Plan designation of “Employment Area” and “Urban Area.”</p> <p>It is recommended that this designation be amended to “Employment Area.”</p> <p>Assess the Natural Heritage System designation to determine the extent and relevance of the feature on the Subject Lands.</p>	<p>The Residential and Non-Residential Needs Analysis Study, completed by Watson and Associates, included the subject lands, and other small fragments of lands which are identified as “Future Employment Areas” in the calculation for the amount of Employment Area required for the purpose of accommodating the job forecast. The Study recommends that the Town continue to plan for the phased development of lands identified as Employment Areas which, in the Study, included the subject lands.</p> <p>Town staff will update the draft Official Plan to show the subject lands and other parcels that were identified in the Residential and Non-residential Land Needs Study as Employment Area.</p>
<p>Great Gulf</p>	<p>December 9, 2024</p>	<p>Acknowledge the residential functions of the Community Nodes in the “Outcomes” statement.</p> <p>Add a new policy to acknowledge the residential function of Community Nodes.</p> <p>Policy 2.5.1.21 (under Parks and Open Space) uses the word ‘ensure’ and should be adjusted to acknowledge that there may be valid reasons why natural areas are not accessible to all (e.g. challenging grading, privately owned, etc.).</p> <p>On Schedule 3, the sizes of the Community Node areas are variable and have been adjusted since the June 2024 draft. Are these an indication of anticipated updates/changes that will occur in the next phase of the Town’s Official Plan review? For those within areas with existing Secondary Plans (e.g. Boyne Survey), will</p>	<p>The introductory paragraph has been updated to clarify that Community Nodes are an overlay. The overlay policies do not prohibit residential development. The overlay policies are intended to ensure that land uses such as retail and services can be provided in convenient locations in proximity to the residential development where feasible.</p> <p>Current policy 2.5.1.24, formerly 2.5.1.21 has been updated to acknowledge that access to all natural areas may not be appropriate.</p> <p>Policy development in Phase 2 of the Official Plan review will include the new detailed implementation requirements for the new land uses that have been introduced in Phase 1.</p>

		the existing land use designations be adjusted or remain the same?	
Nassagaweya Community Council	December 19, 2024	<p>Updated policies should reflect the PPS, 2024 expanded permissions for residential uses in the Rural Area.</p> <p>Policies for short-term residential rentals and “farm vacation homes” are unclear and should be updated.</p> <p>Policies for on-farm diversified uses are not consistent with the provincial direction.</p> <p>Cannabis processing is an agriculture-related use and must meet the requirements of such uses. This approach is consistent with other jurisdictions. In the Draft OP and current Town cannabis by-law, cannabis processing is treated as an agriculture use.</p>	<p>The first phase of the Official Plan review and update focused on inserting new foundational policy direction. Detailed policy direction for each of the Rural Area structure components will be developed in the next phase of the Official Plan review and update.</p> <p>As an interim measure while the Town fully transitions to the new policies and completes the implementation of the Provincial Planning Statement, 2024 conformity, some of the existing policies will remain in effect in order to provide direction to applicants. Once new policy wording has been written, consulted on and approved the old policies will be removed.</p> <p>The Official Plan provides the overarching direction. The zoning by-law provides specific implementation requirements. Once the Official Plan has been approved the zoning-by-law is then updated to implement the Official Plan.</p>
Spanner Group	December 9, 2024	There are inconsistencies between the in-effect policy directions and schedule designations and the draft schedules set out within section 4 the Draft Official Plan. These do not align with our understanding of the current planning framework for these lands and the intended direction for the Agerton Secondary Plan Area.	The policies have been updated to clarify the intent and better align with the intended direction for the Agerton Secondary Plan Area.
SGL Planning and Design	December 12, 2024	Objective 1 under Milton Trafalgar GO Village refers to the GO Village being an “employment-focused community”. However, the policies require planning for a proportion of 60% residents and 40% jobs, which describes a “mixed-use focused community”. We request that the objective be changed accordingly.	<p>The policies have been updated to clarify the intent and better align with the intended direction for the Agerton Secondary Plan Area.</p> <p>The proposed new schedules have been updated to show the correct boundaries.</p>

		<p>The new Schedule 3 “Urban Structure” shows “Employment Area” where the MTSA was delineated by the Region Official Plan Map 6i and not covered by the Number 6 circle.</p> <p>However, these lands are not delineated as “Employment Area” on Map 1h Regional Urban Structure or on Map 1C “Future Strategic Employment Areas”. We request that the lands within the MTSA not covered by the Number 6 circle be delineated as “Complete Communities”.</p> <p>The MTSA boundary is not delineated on the new Schedule 3 “Urban Structure”.</p> <p>The schedules that are being kept in Part 2 have not been updated despite having a date of November 2024. These Part 2 schedules conflict with the Part 1 Schedules and with the Regional Official Plan schedules in terms of the boundary of the Urban Area and conflict with the Regional Official Plan schedules in terms of the delineation of the “Employment Area”. The Regional Official Plan schedules which show the boundary of the Employment Area (Maps 1C and 1H) are being deleted. The deletion of these schedules without first updating the Town’s Official Plan Schedules is concerning.</p>	<p>The official plan policies clarify that if there is a conflict between the policies and schedules in Part 1: New Direction a Vision to 2051 and a policy that is in Part 2 In-effect Policies, the policies and schedules in Part 1 prevail.</p>
MHBC Planning	January 7, 2025	<p>There are two different density minimums for the South Milton Urban Village Centre - p. 29 Table 2 says 100 residents and jobs with a 80/20 population to job split and then on p. 51 it states that South Milton shall achieve 150 residents and jobs with a 65/35 mix.</p>	<p>The draft plan has been updated to correct the discrepancy and clarify that the population-employment ratio is 80/20 and 100 residents and jobs combined per gross hectare.</p>

<p>Gagnon, Walker, Domes</p>	<p>January 31, 2025</p>	<p>The Town of Milton should allocate greater population and employment density to the Sherwood Survey Secondary Plan Area and identify the lands between Peru Road and Tremaine Road as a Major Growth Centre or allow for higher density uses in this vicinity. The Town should plan for greater population and employment growth than the information presented in the background forecast.</p> <p>Confirm the boundary of the NHS for the lands between Peru Road and Tremaine Road in the Sherwood Survey Secondary Plan Area.</p> <p>Consider identifying and advocating for new GO transit station in the vicinity of the CPR line at Tremaine Road.</p>	<p>The Town’s population and employment forecast is based on the Residential and Non-Residential Needs Analysis Study completed by Watson and Associates. The Town held public consultation to present information and receive comments on the information presented in the Study. The results of the Study are being applied through the Official Plan update process.</p> <p>The Official Plan contains a policy that allows the Town to confirm and refine that the boundaries of the Natural Heritage System through a Subwatershed Study, Environmental Impact Assessment or a Similar Study.</p> <p>The Official Plan contains a policy that supports the completion of a Transit Opportunity Study that examines the provision of transit services and anticipated levels of service for the Urban Area. In 2019, Halton Region completed the ‘Defining Major Transit Requirements in Halton Region’ study evaluated higher order transit stations.</p>
<p>Milton Phase 4 West Landowners Group</p>	<p>February 14, 2024</p>	<p>Confirm the development density targets for South Milton Village.</p> <p>Confirm the purpose and timeframe for achieving the density targets for the South Milton Village.</p> <p>It is recommended that policy 1.3 of the in-effect Official Plan not be deleted.</p> <p>Address updated cross references to policies.</p>	<p>The draft Official Plan has been updated to correct inconsistencies in the density targets and the residential and employment mix for the South Milton Village.</p> <p>The purpose of the South Milton Urban Village is to provide convenient access to community uses, commercial uses and institutional uses in the southern part of Milton. It is recognized that the achievement of this goal will occur throughout the horizon of the Official Plan. A policy has been inserted to clarify how the density targets are planned to be achieved by the 2051 timeframe.</p>

			<p>Policy 1.3 from the in-effect Official Plan has been retained, but moved to the implementation section.</p> <p>The updating of policy number cross references in the Secondary Plans will be completed in Phase 2 of the project.</p>
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