



# The Corporation of the Town of Milton

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Report To: Council

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From: Jill Hogan, Commissioner, Development Services

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Date: July 18, 2022

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Report No: DS-082-22

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Subject: Britannia Secondary Plan Public Meeting Report LOPA 01-22

**Recommendation:** THAT Report DS-082-22, with respect to Town- initiated Local Official Plan Amendment - Britannia Secondary Plan Public Meeting, be received for information.

## EXECUTIVE SUMMARY

- In accordance with the Planning Act, this Report presents the Draft Britannia Secondary Plan, attached as Appendix 1, for the purpose of a statutory public meeting.
- This Secondary Plan provides a policy framework and community structure for the Britannia Secondary Plan Area, which is a part the “Phase 4 Urban Expansion Lands” which accommodates Milton’s growth to 2031.

## REPORT

### Background

As part of Halton Region’s growth management conformity exercise with the Growth Plan for the Greater Golden Horseshoe, 2006 (“2006 Growth Plan”), Regional Official Plan Amendment 38 (ROPA 38), also known as “Sustainable Halton”, identified the Town’s next Urban Expansion Area comprising of both new community and new employment areas. The Urban Expansion Area must be planned to accommodate growth through to 2031, to achieve conformity with the Growth Plan and to be consistent with both the Regional and Municipal growth management strategy.

The Town of Milton undertook several growth related background studies to guide future secondary planning of these lands. These studies included an Employment Land Needs Assessment, and Land Base Analysis (LBA). The LBA provided necessary background information for the preparation of future Secondary Plans within the Town’s Urban Expansion Lands. Namely, the Agerton Employment Secondary Plan Area, the Trafalgar Corridor Secondary Plan Area, and the Britannia East/West Secondary Plan Area. The

## Background

Town initiated the Britannia Secondary Plan process in June 2020. The Britannia Secondary Plan is generally bounded by:

- North - The Centre Tributary of the Middle Branch of Sixteen Mile Creek, Provincial Greenbelt and Britannia Road
- East - The Provincial Greenbelt and Fifth Line
- South - The Phase 4 Settlement Area Boundary
- West - The Provincial Greenbelt, Thompson Road South, Fourth Line, and Neyagawa Boulevard

The Britannia Secondary Plan includes approximately 904 gross developable hectares (2,234 gross developable acres) in the south-eastern part of the Town of Milton. As identified through the LBA, and as refined through the Secondary Plan process, the Britannia Secondary Plan Area is estimated to accommodate 46,450 residents and 10,730 population-related jobs and achieve an overall density of 60 people and jobs per hectare.

## Discussion

The Secondary Planning process is being undertaken by the Town of Milton and a consulting team led by Malone Given Parsons Ltd (MGP). The process involves three phases.

Phase One was completed in Q2 2021. It included a gap analysis between work that was completed as part of the LBA with work that was required to be completed to satisfy Halton Region and Town of Milton policy requirements for Secondary Plans or Area Specific Plans. Based on this Gap Analysis, a final scope of work was established for each technical study required to support the Secondary Plan. Additional detailed Terms of Reference were prepared in consultation with the Town and Region for the Area Servicing Plan and Transportation Study.

Phase Two is currently underway. It concludes with the draft technical background studies, a Preferred Land Use Option and preliminary Draft Official Plan Amendment which are presented at a Public Meeting for feedback and comments. To satisfy the requirements of the Halton Region and Town of Milton Official Plans, the following studies are being carried out as part of Phase Two of this process:

- Land Use Options and Preferred Land Use Option
- Population, Employment and Housing Analysis
- Community Facility and Human Services Impact Analysis
- Parkland and Recreational Facility Strategy
- Urban Design Guidelines
- Green Innovation Community Assessment
- Retail/Commercial Assessment

## Discussion

- Cultural Heritage Plan
- Transportation Master Plan
- Real Estate Market Analysis
- Agricultural Impact Assessment
- Subwatershed Study
- Area Servicing Plan
- Air Quality Assessment

Additional studies being carried out by other consultants retained by the Town are to be undertaken concurrently with the Secondary Plan process, including the following:

- Master Environmental Servicing Plan (MESP)

As part of Phase One and Phase Two, two Public Information Centres (PICs) were held to receive input from the public and stakeholders. The first PIC was held virtually on March 11, 2021. It resulted in comments and feedback from members of the public on the Key Theme Areas presented for the vision of the Britannia Secondary Plan. This feedback, along with the findings of the technical background studies, was used to prepare three land use options for the Secondary Plan.

A second PIC was held on July 7, 2021, to present and gather public feedback on the land use options and Preliminary Policy Directions. The responses to polls and comments received at the PIC were used to refine the Preliminary Policy Directions and to inform the preparation of evaluation criteria and measures for the selection of a Preferred Land Use Option.

In general, the preliminary draft Britannia Secondary Plan maintains the intent of the Conceptual Structure Plan anticipated by the LBA. It plans for a scale and character of development similar to the adjacent Boyne Secondary Plan area. Places to shop, learn, obtain personal service, recreate, and worship are focused in and around walkable mixed use centres. Based on the input received through the Britannia Secondary Plan public consultation process, the Plan is envisioned to consist of complete neighbourhoods that each provide a range and mix of housing with walkable access to amenities and services.

The Britannia Secondary Plan consists of three main land uses designations: “Neighbourhood Commercial Mixed Use”; “Local Commercial Mixed Use”; and “Evolving Neighbourhoods”. In general, the Commercial Mixed Use designations are intended to function as the major focal points within each neighbourhood, and they are intended to provide a range and mix of uses including schools, parks, retail, service commercial and residential uses with greater densities than their immediate surroundings. The Evolving Neighbourhood designation is intended to accommodate a range and mix of grade-



## Discussion

related residential dwellings, public service facilities and elements of the parks and open space system. Dwelling types are intended to be mixed throughout each neighbourhood to avoid conglomerations of a single dwelling type.

The Britannia Secondary Plan incorporates the southern portion of the Omagh Study Area. The northern part is incorporated in the Boyne Secondary Plan area. The comprehensive and detailed planning of this area is deferred to the Town's ongoing heritage study work.

Phase 3 of the Secondary Planning process is expected to be completed in Q1 2023. It will involve finalization of the required technical studies and refinement of the Land Use Plan. As a key component of the Secondary Plan, phasing and implementation policies will inform the Regional Allocation Program for area servicing and tertiary planning requirements. Finally, the implementing Official Plan Amendment (OPA) will be submitted for adoption by Council and forwarded to Halton Region for approval.

Following Halton Region's approval of the secondary plan, and once the plan is in full force and effect, a tertiary planning process led by the Britannia Landowners Group will commence. The resulting tertiary plan will be submitted to Town Council for endorsement. Prior to any development proceeding, a Draft Plan of Subdivision(s) will be required to be prepared in accordance with the Tertiary Plan and all other outlined application submission requirements, and any required agreements between the Town and landowners will need to be finalized and executed.

## Financial Impact

There are no immediate financial impacts associated with this report; however, consideration of the financial implications of development is essential in the management of growth to ensure Milton's long-term financial sustainability. The rate and pace of growth has a significant financial impact to the Town, as demonstrated through prior financial studies, the pressures identified in the annual budget process and the Town's existing infrastructure deficit.

The most recent comprehensive fiscal impact study presented to Council through CORS-056-21 assumed the expansion of existing service levels to new growth areas and was prepared based on information available in the early stages of the planning process for the Sustainable Halton Lands. The operating and capital costs are projected to translate into average annual tax rate increase of 4.3% to 2041, including 5.5% on average during the first 10 years due to the initial pressure of gradually reducing the Town's existing infrastructure deficit and investing in approved master plans for the fire and transit services.



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The densities and types of development within each secondary plan, as well as the capital investments and extent of non-residential development activity that occurs concurrent with residential growth, influence the financial pressures on the tax rates.

Consistent with the process currently being undertaken on the Trafalgar Secondary Plan, and as outlined in CORS-056-21, the assumptions for the Britannia Secondary Plan area that were incorporated into the most recent fiscal impact study will continue to be validated through the secondary and tertiary plan processes. Any significant deviations (if any) will require further analysis and update to the fiscal impact analysis before finalization of the tertiary plan.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Megan Lovell, Senior Planner, Policy Phone: 905-878-7252 Ext. 2398

## Attachments

Appendix 1 - Draft Britannia Secondary Plan June 2022 LOPA 01-22

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.