



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 18, 2022

Report No: DS-083-22

Subject: Agerton Secondary Plan Public Meeting LOPA 03-19

Recommendation: THAT Report DS-083-22, with regards to the Town-initiated Local Official Plan Amendment - Agerton Secondary Plan Public Meeting, be received for information.

EXECUTIVE SUMMARY

- In accordance with the Planning Act, this Report presents the Draft Agerton 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 Agerton Secondary Plan Area, which is a part of Milton's "Phase 4 Urban Expansion Lands" to accommodate growth to 2031.
- The first Public Meeting for the Agerton Secondary Plan was held in January 2019 (PD-009-19). Since that time, there have been changes to upper tier policy that have impacted the Agerton Secondary Plan. Additionally, Metrolinx has released an Initial Business Case (IBC) in support of the proposed Milton-Trafalgar GO Station, within the Agerton Secondary Plan. Due to these changes, Town Staff are returning to Council with a new draft of the Agerton Secondary Plan.

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.

Background

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 Agerton Secondary Plan will accommodate 6,800 people and 15,000 jobs, and is located in the Town of Milton's Urban Expansion Area. It is generally bounded by Highway 401 to the north, Derry Road to the south, the Regional Natural Heritage System to the west, and Eighth Line to the east. The Parkway Belt West Plan area and the CP Railway run east-west and bisect the middle of the Agerton Secondary Plan.

Through ROPA 38, a proposed major transit station was identified in the vicinity of the intersection of Derry and Trafalgar Roads, within the boundary of the Agerton Secondary Plan. In January 2021, Metrolinx released an Initial Business Case in support of the proposed Milton-Trafalgar GO Station. To support the realization of this proposed GO Station, a Major Transit Station Area (MTSA) designation on lands surrounding the station is required. The Draft Secondary Plan that was presented to Council in January 2019 proposed that the entire southern half of the Secondary Plan Area be converted from Employment Lands to accommodate mixed use permissions.

In November 2021, Halton Region Official Plan Amendment 48 (ROPA 48) was approved as a part of the Halton Region Official Plan Review and Municipal Comprehensive Review process. ROPA 48 implemented an employment land conversion for the "south-west quadrant" of the Secondary Plan (south of the rail corridor, west of Trafalgar Road). It also confirmed the identification of a proposed MTSA.

Following this initial employment land conversion, Halton Region continued to explore employment land conversion opportunities required to support the intended vision and functionality of the Agerton Secondary Plan and Milton-Trafalgar GO Station. In June 2022, Halton Region Council approved Regional Official Plan Amendment 49 (ROPA 49) which additionally proposes to convert a portion of the Secondary Plan Area south of the rail corridor and east of Trafalgar Road. Further, ROPA 49 delineated a MTSA designation in this area, most of which is within the Agerton Secondary Plan. The MTSA designation within the Agerton Secondary Plan fully encompasses all of the land converted from the employment land designation within the Secondary Plan Area though ROPAs 48 & 49 as shown in Appendix 1. ROPA 49 was adopted by Regional Council on June 15, 2022 and is currently with the Province for approval.

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.

Discussion

Phase One was completed in Q2 2018 and 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. Through the recommendations of the Gap Analysis, a final scope established a Terms of Reference for each technical study required to support the Secondary Plans.

Phase Two involved the completion of draft technical background studies in support of the Secondary Plan that were presented to the public and stakeholders for feedback.

Based on the policy requirements of the Halton Region and Town of Milton Official Plans, the following studies were completed in support of the Agerton and Trafalgar Secondary Plans:

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

A Master Environmental Servicing Plan is currently underway for the Agerton and Trafalgar Secondary Plans.

The studies that were prepared in 2019 in support of the Agerton and Trafalgar Secondary Plans still support the draft of the Agerton Secondary Plan attached as Appendix 1. The 2019 draft Secondary Plan had the same population and employment inputs, and assumed conversion of all lands south of the rail line, the attached draft simply refines the policy framework and the MTSA boundary within the Secondary Plan Area. This Secondary Plan still address growth in the 2021-2031 timeframe based on the Sustainable Halton Plan and the Town's Land Base Analysis.

The Agerton Secondary Plan generally consists of two main land use designations (Major Transit Station Area and Employment Area - Office Priority). The Major Transit Station Area will allow for mixed use permissions and will require a density of 150 residents and



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jobs per hectare and will direct the highest densities within a five minute walk (400m distance) of the GO Station. The Employment Area- Office Priority designation will allow for a range of employment uses but will prohibit large scale employment uses such as warehousing with the exception of the area south of the of the CP Rail Line, provided that the uses do not abut Derry Road or Eighth Line.

The policy framework of the draft Secondary Plan prescribes the densities required to support the realization of the Milton-Trafalgar GO Station and provides opportunities for people of all ages and abilities to conveniently access the necessities for daily living including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options and community uses.

Phase 3 of the Secondary Planning process is expected to be completed in Q1 2023. It will involve refinement of the Land Use Plan and policy framework, finalizing the Secondary Plan. Since ROPA 49 implements the MTSA designation and part of the employment land conversion within the Agerton Secodary Plan area, the implementing Official Plan Amendment (OPA), will be submitted for adoption by Council and forwarded to Halton Region for approval once ROPA 49 is approved and in full force and effect.

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. 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 Agerton Landowners Group will commence for the MTSA designation within the plan. 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 (where applicable) 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. Because of the anticipated employment densities within the plan area, growth in Agerton is very important to balancing residential and non-residential growth within Milton.



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.

The projected 4.3% tax rate increase is required to support overall growth in the community including existing secondary plan areas and is not necessarily reflective of the cost of growth specifically within the Agerton Secondary Plan area. 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 Agerton 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 Agerton Secondary Plan LOPA 03-19

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



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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.