

APPENDIX 2 - COMMENT RESPONSE TABLE

	Date	Summary of Comment	Town Staff Response	Inquirer
COMMENTS FROM RESIDENTS				
1.1	1/14/2026	How does the draft OP address non-conforming truck lots?	The new Official Plan does not allow for truck parking in the Rural Area. Truck related uses may be located in Employment Areas, which are identified for heavy industry.	Comments from residents
1.2	1/19/2026	The Official Plan should encourage smaller housing options such as bungalows for Seniors. New developments to consider Seniors, such as Drury Homes.	The proposed policies include direction to facilitate a range and mix of housing options, densities, unit sizes and tenures. This will be achieved through tools such as housing targets and the requirement to assess proposed development applications in relation to the targets.	
1.3	1/20/2026	Clarify the rational for the identification of the Local Natural Heritage System features and areas on lands specifically noted (in the proximity of 8 th Line and Lower Base Line).	<p>The Local Natural Heritage System is made up of Key Natural Heritage Features, Enhancement Areas, Linkages, Buffers, Hydrologic Features and the Nigara Escarpment Natural Area and Protection Area. The areas identified as Local Natural Heritage System were determined based on information compiled from sources including, but not limited to, the Conservation Authority watershed and subwatershed studies, Provincial land ecological database and field investigations.</p> <p>The policies in the Official Plan allow for a refinement of the Local Natural Heritage System through the development application review process. Proponents of development may undertake an Environmental Impact Study to determine if the boundary of the Local Natural Heritage System can be refined.</p>	
1.4	1/22/2026	Clarify the identification of "Prime Agricultural," designation as opposed to "Rural Land" because the location specifically identified is forested with trees and stream running through.	The proposed mapping designation has been based on the Provincial Prime Agricultural System mapping as provided by OMAFRA. Through the Official Plan Amendment 92 process, the province inserted the Provincial identification of Prime Agricultural Areas when approving the amendment.	
1.5	1/23/2026	Confirmation as to why the area specifically noted is identified as "Prime Agricultural Land" designation. A portion is swampy lands	The proposed mapping designation has been based on the Provincial Prime Agricultural System mapping as identified by	

1.6	03/26/2026	<p>and half woodlands, with a stream running through.</p> <p>Lands located between major growth corridors, including Tremaine Road, Highway 25, and in close proximity to the CN Intermodal Hub is rapidly evolving and holds strong potential for employment and economic uses. Request that the Town consider aligning properties with future employment or strategic growth designations, rather than maintaining long-term rural limitations that may no longer reflect current conditions. Maintaining these lands strictly under rural designation may limit their potential and may not align with surrounding infrastructure investments and ongoing development in this corridor.</p>	<p>OMAFRA. Through the Official Plan Amendment 92 process, the province inserted the Provincial identification of Prime Agricultural Areas when approving the amendment.</p> <p>Following an initial review by the Town and Halton Region, the Town undertook a study (Residential and Non-Residential Needs Analysis Study Phase 1, Watson and Associates). The report considered the Provincial policy framework and employment needs including, but not limited to, industrial office needs, service related need etc. The study also considered potential locations for these uses. The study confirmed that the Town had identified an appropriate amount of land to accommodate its employment needs to the year 2051.</p> <p>The proposed Official Plan reflects these studies and decisions.</p> <p>The Official Plan policies require staff to monitor progressively development in relation to the plan policies and determine if amendments are needed.</p>	
2.1	N/A	<p>Need more roads, more dedicated right/left turning lanes, more synchronized traffic lights. Address dedicated grade-separated lanes for scooters and e-bikes for safety. Divest from buses and invest in more roads and more lanes for people to actually get around town.</p>	<p>The Official Plan address all modes of transportation. The policies recognize that multiple modes of transportation will continue to be used throughout the Town. Providing safe and convenient options creates opportunities for the diverse residents to choose the appropriate mode. The policies recognize that all modes must address safety, accessibility and efficiency.</p>	Comments from Let's Talk Milton
2.2	<p>Transit growth should be planned fiscally responsibly and sustainably. Buses always almost empty. Future transit expansion should be aligned with actual population growth and demonstrated demand to ensure fiscal sustainability and avoid unnecessary operating costs.</p>	<p>The Official Plan address all modes of transportation. The policies recognize that multiple modes of transportation will continue to be used throughout the Town. Providing safe and convenient options creates opportunities for the diverse residents to choose the appropriate mode. The policies recognize that all modes must address safety, accessibility and efficiency.</p>		
2.3	<p>More opportunities and programs for evening indoor play (pickleball and paddle sports). The outdoor courts added have been amazing but weather can be hard to manage. Milton has become a 'must-play' spot for visitors, keep resident priority in</p>	<p>The Official Plan policies seek to increase the distribution of new parks and open spaces in conjunction with development and re-development in order to create variety of parks and meet the diverse recreational needs. The Official Plan works alongside the</p>		

	<p>place so the locals who live here can still enjoy their home turf easily.</p>	<p>Parks and Recreation Master Plan which also guides the provision of recreation facilities.</p>	
<p>2.4</p>	<p>Would love to see more pickleball courts and add rules that state if courts are full please play one game and rotate.</p>	<p>The Official Plan policies seek to increase the distribution of new parks and open spaces in conjunction with development and re-development in order to create variety of parks and meet the diverse recreational needs. The Official Plan works alongside the Parks and Recreation Master Plan which also guides the provision of recreation facilities.</p>	
<p>2.5</p>	<p>Overall municipal growth should be planned in a way to protect taxpayers and maintain stable municipal budgets.</p>	<p>The policies facilitate planned and coordinated growth management to be paid for in a fiscally responsible and sustainable manner.</p>	
<p>2.6</p>	<p>Financial risks associated with large-scale initiatives, such as the CN intermodal hub, which carry potential budgetary and infrastructure pressures, should be proactively mitigated on a cost sharing basis with the responsible entities to prevent future deficits.</p>	<p>The policies facilitate planned and coordinated growth management to be paid for in a fiscally responsible and sustainable manner.</p>	
<p>2.7</p>	<p>The Town should advocate strongly for funds and grants from federal and provincial governments to keep property taxes at or below inflation levels.</p>	<p>The policies facilitate planned and coordinated growth management to be paid for in a fiscally responsible and sustainable manner.</p>	
<p>2.8</p>	<p>Air quality considerations should be given a priority and integrated into planning decisions. Milton should adopt a comprehensive Air Quality Management Plan to monitor, protect, and improve local air quality.</p>	<p>The Town works with partners other levels of government including the Region and the Province to monitor air quality. In addition, the Official Plan policies have requirements for air quality studies and separation of sensitive land uses from major facilities.</p>	
<p>2.9</p>	<p>We are blessed with a lot of natural beauty, and expansion should preserve views and access to these natural spaces. Where possible, these should be integrated sustainably without expansion plans (think easy access to trails, or patios developed with views of the escarpment)</p>	<p>New policies have been added to increase connectivity, integration and accessibility of the natural environment in order to give residents more access to nature and derived benefits.</p>	

2.10		The word 'sustainable' and its variations have been frequently used in the Official Plan. Sustainability isn't just environmental or fiscal, it includes the social aspect too. Milton should embed responsible, ethical sourcing and procurement practices into all municipal operations.	While the Official Plan does not address corporate operations, the policies guide land use planning decisions to create an equitable, resilient and healthy community.	
2.11		We have a strong need for walkable, pedestrian friendly spaces. Retail spaces should be designed keeping pedestrian-friendly principles in mind, and should exist alongside community spaces for greater community participation.	Creating a high quality, safe, and inclusive public realm is one of the objectives of the Official Plan. The policies seek to achieve this by requiring elements that make streets safer and more comfortable and convenient for people.	
2.12		Milton Trafalgar GO Village should be carefully planned with attention to environmental stewardship and housing affordability. It's prime location and transit-oriented nature could result in high housing prices. Clear affordability measures will be essential to ensure this community remains accessible to a diverse range of residents.	Creating a high quality, safe, and inclusive public realm is one of the objectives of the Official Plan. The policies seek to achieve this by requiring elements that make streets safer and more comfortable and convenient for people.	

COMMENTS FROM PROFESSIONAL ADVISORY SERVICES

3.1	1/8/2026	Clarify what uses would be supported in an Economic Growth Area, such as a truck stop. Clarify if an Official Plan Amendment would be required to establish such uses once the new Official Plan is in effect?	The Town designates truck stops as "Service Commercial" land uses and would not permit service commercial in lands designated as Employment Areas.	IGP Realty Advisors Inc.
3.2		Clarify any potential barriers and additional consideration.	A proponent would be required to apply for removal of the lands from the employment area overlay, be subject to the requirements of Policy 6.3.7.9, and require approval by Town Council prior to proceeding. Development in Future Economic Growth Areas may be subject to factors including availability of infrastructure, public service facilities, and financing.	
3.3		Timeline for OP coming into effect?	Staff are proposing to bring the new Official Plan forward for Council adoption in June 2026. Approval timelines from the Province varies and is not known.	

4	1/12/2026	Clarify the servicing and development timeline of "Future Employment Areas" on Schedule 2 of the draft OP.	Timelines for the servicing and development in "Future Employment Areas" is guided by the employment growth targets identified in Table 1c and the projected growth timing found in Table 4a. Coordination with the Region is necessary for water and sewer servicing infrastructure.	Antec Appraisal Group
5	1/14/2026	How would the Town view a more traditional automobile gas bar with a quick-service restaurant component (within the Future Economic Growth Area on Trafalgar Road)? Would this distinction have any impact on the confirmation provided below, or would the Town's overall planning rationale remain the same?	Lands designated Business Commercial would not require an Official Plan Amendment to permit a gas station. Lands at the intersection of Trafalgar Road and Lower Base Line have been proposed to be designated as Business Commercial Area to provide for a limited amount of commercial and service uses to support the surrounding Future Employment Area.	IGP Realty Advisors Inc.
6	1/22/2026	CN Intermodal should be shown on schedules: completed Schedule 5 - Parkway Belt West boundary has apparently changed at James Snow Parkway and Britannia. Schedule 6 - Fourth line from approx. Britannia to LSL - does not appear to reflect creek realignment work that is already.	Schedule 10 has been updated to identify the CN Rail Yard. The identification of the Parkway Belt West Plan boundary is based on the information provided by the Province. The schedules have been updated to reflect the approved refinement of the Local Natural Heritage System and Water Resources System.	
COMMENTS FROM DEVELOPMENT INDUSTRY				
7.1	1/13/2026	Confirmation that the land uses permitted under the Business Commercial Area designation within the Employment Area Overlay may be permitted as stand-alone uses and do not need to be supported by a combination of other uses.	Business Commercial Areas are a subcomponent of Economic Growth Areas and therefore retail and service commercial uses cannot operate independently of an industrial use. The Town is considering feedback for flexibility of commercial development and other uses. Lands designated Business Commercial Areas are not identified within the Employment Area Overlay.	Kaneff Group of Companies
7.2		Will the Town be initiating a Subwatershed Study for the Future Economic Growth Area east of Eighth Line?	Town is not initiating a Subwatershed Study at this time. The Town would allow the proponent to commence the study following an agreed to terms of reference.	
7.3		Will a new Secondary Plan be required for the Future Employment Area east of Eighth Line?	The draft policies do not require a Secondary Plan. Town is considering amending the proposed draft policies to potentially	

			allow for development to proceed without a Secondary Plan requirement, subject to servicing and the environmental studies.	
8.1 8.2 8.3	2/9/2026	<p>Recommendation #1: Natural Heritage System - Linkage should appropriately reflect local nature of the linkage and the width of the connecting features to the north and south. See property on the South Milton Urban Expansion Area Subwatershed Study.</p> <p>Recommendation #2: Schedule 6-Green Systems should be revised to represent accurate identification of "Key Features," not present on the property.</p>	<p>Comment noted. Staff are reviewing the width of the identified linkage.</p> <p>Schedule 6 has been revised to distinguish between key features and enhancement, linkages and buffers that comprise the Local Natural Heritage System.</p>	Jennifer Lawrence and Associates Inc.
9.1 9.2 9.3	02/09/2026	<p>Schedule 10 illustrates a "Future Major Arterial - Regional Road Study Area". This corridor as illustrated is approximately 600 metres in width.</p> <p>Although the policies state that development may commence within the area conceptually identified on schedule 10, a caveat is included that states provided development does not restrict consideration of alternatives for the location of the corridor. This caveat is far too open. As such, it is difficult to demonstrate whether development will restrict alternatives for a Major Arterial road.</p> <p>The policy context and parameters in the secondary plan allow the landowners to develop draft plans of subdivision incorporating a local collector / minor arterial while not precluding a 47 metre potential major arterial along that alignment.</p> <p>We request that the draft Official Plan either replace the wording and schedule with the wording and schedule in the Britannia Secondary Plan.</p>	<p>Schedule 10 has been revised to remove the Future Major Arterial - Regional Road Study Area identification. A new Appendix D has been added to show the location of the study area.</p> <p>Policy 4.2.2.20 (Future Road Study Areas) has been revised.</p> <p>The Official Plan recognizes that the policies in the Secondary Plans will prevail over the parent document.</p> <p>Policies have been updated to ensure consistency in wording and schedules.</p>	SGL Planning and Design Inc. on behalf of 5 ½ Landowners Group
10.1	2/11/2026	Draft Official Plan Schedules 3, 4, and 6 are inconsistent with Zoning By-law Amendment Z-02-24. The Draft OP Schedules do not reflect the approved realignment of the Natural Heritage Channels.	The schedules have been updated to reflect approved amendments.	Glenn Schnarr & Associates Inc on behalf of Anatolia Real Estate Corp.

10.2	2/17/2026	Mapping Update to Schedule 4 to remove the lands outlined above from the Employment Overlay. This is consistent with our lands south of the gas corridor and north of the subject lands.	Schedule 4 has been revised to clarify which lands are within the Employment Area Overlay.	The Remington Group Inc.
10.3		Schedule 12 labels and lists the Secondary Plans with a note to refer to the respective Secondary Plan policies but Derry Green has not been included. Can you please add Derry Green to confirm that these Secondary Plan policies are applicable?	Schedule 12 has been revised to reference Derry Green.	
10.4		Schedule 9 shows a closed landfill on our lands in South Milton. We haven't seen any associated policies so we're hoping this can be removed from Schedule 9.	The closed landfill has been identified in response to the Provincial D4 Guidelines which extends to all proposals for land use on, or near, operating and non-operating landfills, (as defined in O. Reg. 347).	
10.5		The Green System mapping for the Derry Green Lands is not shown the same between Schedule 3 & 6. The channel realignment on the Derry Green Lands is not shown the same between Schedule 3 & 8.	The Local Natural Heritage System/channels have been updated. The structure plan and the phasing plan will be updated for the final version of the OP.	
11.1		02/17/2026	Mapping: Schedule 2 - We recommend that the "Future Employment Areas" be renamed with a geographical nomenclature such as "Milton East Employment Lands".	
11.2	Schedule 4 - the Business Commercial designation as part of the Employment Areas Overlay would appear to be in conflict with the Planning Act and Provincial Planning Statement definitions of Employment Areas. As well, the text on page 249 under Employment Areas says Employment Areas (defined term) comprise all lands within the employment area overlay on Schedule 4. That statement further indicates a conflict with the Business Commercial Area designation being included in that overlay as it does not meet the definition of Employment Areas.		The identification of the Employment Area Overlay has been refined. In addition, the policy framework has been refined. All lands designated Business Commercial Areas are outside of the Employment Area Overlay. Therefore, these lands are not subject to the PPS definition of employment area.	
11.3	Section 6.3.7 Economic Growth Areas contains policies on Business Commercial Areas, Prestige Office Areas and Employment Areas. However, this Section does not reference Future Employment Areas or the Future Economic Growth Areas designation. This lack of reference would appear to be an oversight.		The policies addressing Future Economic Growth Areas are found in section 2.1.1 - Growth Targets and Phasing of Growth (particularly 2.1.1.9 f) clarifies Future Economic Growth Areas). The policies indicate that the lands are to be planned for employment uses and supportive uses in accordance with the land use	

11.4	<p>Schedule 12 - For Business Commercial Areas, Policy 6.3.7.1 a) requires the submission of a 'development plan' which demonstrates that development can be integrated with existing and proposed uses of adjacent lands and how applicable urban design guidelines will be addressed. We request further thought be given to the purpose and benefit of such a plan and provide further clarification if it is actually necessary.</p>	<p>designation on Schedule 12. Section 7.2.6 provide direction for the Future Economic Growth Areas.</p> <p>Section 7.3.4 and 7.3.5 pertain to comprehensive development plan and development plan. The purpose of these plans are to ensure the Town has appropriate information to evaluate the proposal and ensure potential adverse impacts are mitigated.</p>	
11.5	<p>Policy 7.2.2.10 is a notwithstanding policy to 7.2.2.8 which applies to the Rattlesnake Expansion Area. Policy 7.2.2.10 c) refers to the Business Commercial Area designation within Future Economic Growth Areas which is not related to the Rattlesnake Expansion Area which causes confusion. Further sub-policy c) refers to a boundary adjustment to reduce the Business Commercial Area. We request that this policy also consider the studies that are needed for an expansion of the Business Commercial Area.</p>	<p>The implementation policies for the Rattlesnake Expansion Area have been further revised and updated.</p>	
11.6	<p>Request that Schedule 12 be modified so that the Business Commercial Area on the south side of Derry Road is reduced to the area generally between the Eighth Line and the Green System finger extending north through the designation. The lands west of the Green System on the south side of Derry Road should be changed to Future Economic Growth Area.</p>	<p>Schedule 12 has been revised. Land use designations have been assigned to Future Economic Growth Areas.</p>	
11.7	<p>Further with respect to Schedule 12, there is no specific policy section on the "Future Economic Growth Areas" designation which makes it difficult to determine what is permitted and what policies apply. We request that this designation be changed to either a Business Park Area or an Industrial Area designation.</p>	<p>Policies for the development application requirements for Future Economic Growth Areas have been revised.</p>	
11.8	<p>Policy 7.2.2.3 requires a 'subwatershed study or equivalent study' to be completed prior to considering development within a Future Economic Growth Area. Appendix A denotes subwatershed areas, but the subject lands are not part of a subwatershed area, so this policy is confusing as to what is required.</p>	<p>Appendix A has been updated to show all of the subwatershed areas within Milton.</p>	

11.9		<p>Policy 7.6.2.3 requires in Future Economic Growth Areas that a “supporting study” will be required with the submission of a Planning Act Application for any area that does not have an approved Area Specific Plan. We request that the requirement for a ‘supporting study’ be removed to allow development to proceed through a development application without any further Official Plan Amendments or special studies other than those studies typically required for a development application.</p>	<p>The framework for advancing development in the Economic Growth Area has been updated and clarified. Policies such as former policy 7.6.2.3 have been removed.</p>	
12.1	02/20/2026	<p>Note, with support, that Section 7.2.2.9 provides policy directives to allow major commercial development to advance in the ‘Rattlesnake Expansion Area’ in advance of a Secondary Plan, however, the noted submission requirements appear to be very comprehensive and extensive and might otherwise cover the requirements for a Secondary Plan.</p>	<p>The submission requirements are required in order to allow the Town to comprehensively assess the application in relation to other factors such as transportation and environmental impacts and mitigate against any potential adverse impacts.</p>	<p>Glenn Schnarr & Associates on behalf of Agro Britannia Gates II Limited</p>
12.2		<p>Suggest that a fulsome separate Secondary Plan for development in this area (including residential development) should not be required for the ‘Rattlesnake Expansion Area’ and rather, the studies already set out in Sec.7.2.2.9 to support and OPA should suffice to allow development (commercial and residential) to proceed in this area. It is suggested that proceeding with a separate Secondary Plan for this area should not be required.</p>	<p>The broader secondary plan is required to comprehensively plan for development in this location.</p>	
12.3		<p>The Town should consider (and make clear within the Official Plan) that a scoped and applicant-led Secondary Plan is acceptable to the Town.</p>	<p>Policy 7.2.4.9 and 7.2.4.10 clarifies the Rattlesnake Expansion Area Secondary Plan will be prepared at the discretion of the Town.</p>	
12.4		<p>Since major commercial uses cannot be successful without some accompanying residential development, there is a need for major commercial and residential development to be permitted to advance on these expansion lands in an expedient manner with relative ease. Section 7.2.2.4 provides draft policy directives that are very prescriptive and specific as it relates to phasing of growth and development within the ‘Expansion Areas’, including the ‘Rattlesnake Expansion Area’. Concerned with the Town’s proposed prescriptive phasing for these areas, which proposes to position growth and development in the ‘Rattlesnake Expansion</p>	<p>The policies framework addressing the phasing of development have been updated.</p>	

<p>12.5</p> <p>12.6</p>		<p>Area' to be after Trafalgar and Britannia. To this end, Section 7.2.2.4 should be removed from the Official Plan.</p> <p>Fully supportive of the policy directives (7.2.1.2 and 7.2.1.4 (a)) which tie the phasing of growth and development to servicing and the availability of infrastructure and believe that the advancement of growth and development in the 'Rattlesnake Expansion Area' should also be tied to the availability of servicing and infrastructure.</p> <p>Suggest the following policy to also be inserted to provide additional clarity:</p> <p>"7.2.2.X Development within the Future Complete Neighbourhoods/Expansion Areas shall be staged and coordinated in alignment with the availability of servicing and infrastructure and as determined in accordance with respective Secondary Plans / Secondary Plan Amendments, as applicable.</p> <p>As well, the Town shall ensure the orderly progression of development from New Complete Neighbourhoods to Future Complete Neighbourhoods. This includes avoiding unreasonable delay in the normal progression of growth."</p>	<p>Comment has been noted.</p> <p>New policies have been inserted to address the phasing of Future Complete Neighbourhoods in section 7.2.4 to ensure the orderly progression of development.</p>	
<p>13.1</p> <p>13.2</p> <p>13.3</p>	<p>02/20/2026</p>	<p>Mapping: South Milton lands are mapped as 'Britannia West Expansion Area' and 'Britannia East Expansion Area' on Schedule 2 (Growth Phases and Planning Policy Area) and Schedule 12 (Urban Area Land Use Plan). We question the rationale and value in separating out the South Milton lands into an 'east' and 'west' mapping component as this suggests the lands are unrelated and potentially advancing differently or separately.</p> <p>Schedule 4 (Urban Structure) has (inadvertently) missed mapping the South Milton Expansion Area (along with other Expansion lands). We request this Schedule be updated to accurately show the South Milton lands as "Future Complete Neighbourhood".</p> <p>Secondary Plan References: Suggest policy 7.3.2.3 be revised so the secondary plans shall prevail not only in the event of a conflict,</p>	<p>The mapping has been updated to remove the reference to 'east' and 'west'.</p> <p>Schedule 4 is intended to primary identify an overall picture of Milton's Urban Area of Complete Neighbourhoods (and the key components within the neighbourhood) the Economic Growths by the year 2051. The detailed identification of the location of expansion lands have been shown on Schedule 2 and Schedule 12.</p> <p>Policy 7.3.2.2 has been updated to clarify secondary plan policies, tables and schedules prevail. Official Plan are required to conform</p>	<p>Glenn Shnarr and Associates on behalf of the South Milton Landowners Group</p>

	<p>but also in the event of an ‘inconsistency’, with the parent Official Plan. As well this policy should also state that the secondary plan policies and schedules shall prevail in the event of a conflict or inconsistency between the policies and schedules for the secondary plan areas and the parent Official Plan. Referencing conflicts and inconsistencies, and referencing policies and schedules, should be included in this policy for comprehensiveness.</p>	<p>to and be consistent with Provincial Policies. The updated policies provide consistency.</p>	
13.4	<p>Policy Cross References within Secondary Plans: Encourage the Town to continue to undertake these important policy cross-reference updates as it will assist with implementation and clarity of the Plan for the long term.</p>	<p>Updated cross referencing has been completed.</p>	
13.5	<p>Number of Units / Timing for Growth: Table 4a (Number of Units) anticipates that growth of low, medium and high density units will commence in ‘Future Complete Neighbourhoods’ in 2032. Flexibility to allow for the timing for delivery of dwelling units in ‘Future Complete Neighbourhoods’ to commence sooner (i.e. 2027) is requested and is particularly appropriate in the midst of our current housing crisis.</p>	<p>The numbers in Table 4a are forecasts for future requirements. It is recognized that the policies in the plan will be achieved by the 2051 time horizon.</p>	
13.6	<p>Stormwater Management Facilities: Suggests that SWM facilities may be permitted within the Local Natural Heritage S System provided they are outside of significant features and hazard lands.</p>	<p>The stormwater policies have been updated to recognize that infrastructure may potentially be located in the Natural Heritage System.</p>	
13.7	<p>Implementation and Phasing: The draft Official Plan is very clear in outlining that phasing and sequencing of development to ensure orderly growth shall be based on the availability of servicing and infrastructure. Further, we understand through the above noted policy that phasing in the Britannia Expansion Area shall be determined through the Britannia Expansion / South Milton Secondary Plan Amendment. However, Section 7.2.2.4 provides draft policy directives that are very prescriptive and specific as it relates to phasing of growth and development within the ‘Future Complete Neighbourhoods’. Specifically, we are concerned with the Town’s proposed prescriptive phasing for these areas which proposes to commence with the Trafalgar Expansion Area, and then progress to the Britannia East Expansion Area, followed by</p>	<p>The phasing policies and approach has been updated and streamlined.</p> <p>The policies have been revised to remove the reference to ‘east’ and ‘west’ and recognize the Britannia Expansion Area. The intent of the policies is to ensure the that sequential phasing and successive staging of development is established in a manner that is sustainable.</p>	

13.8	<p>the Britannia West Expansion Area, and then followed by the Rattlesnake Expansion Area.</p> <p>Section 7.2.2.7 lists the required reports and studies to come in with any Official Plan Amendment application for the South Milton lands. In comparing this list of required studies and reports with those that are already set out in the approved Britannia Secondary Plan, we note there are some differences which require clarification.</p>	Policies and approach has been updated and streamlined.	
13.9	<p>Additional language could be inserted into Section 5.1.3.5 (or a subsequent section) to provide this clarity for future implementation of this policy and this study in the long term, along the lines of the following:</p> <p>“5.1.3.5 Preparation of a Housing Impact Statement is intended to inform the Town on how a given development proposal may assist the Town in achieving their housing targets. This study is not intended to be used by the Town in evaluating the planning merits of a project or development proposal.”</p>	<p>The policies in section 7.2.2 have been updated and revised. Further, the OP policies recognize that some secondary plans have been prepared and that the policies in secondary plan prevails.</p> <p>The comment has been noted. The existing policy clarifies that the intent of the Housing Impact Statement is to demonstrate how a development is consistent with the Town's Housing Strategy. This is one component of the Town's monitoring program.</p>	
13.10	<p>Additional Mapping Consideration: Parkway Belt West (PBW) Plan is a Provincial Plan and should only be mapped on Schedules that are mapping Provincial Plan Areas.</p>	Comment has been noted.	
13.11	<p>‘Employment Area Overlay’ on Sch 4 has not been lifted on Sch 12 for all ‘Business Commercial Areas’.</p>	Schedule 4 has been revised.	
13.12	<p>Intake Protection Zones - There do not appear to be any policy directives related to this mapped feature. Is there a need to map it?</p>	The requirement to identify Intake Protection Zones is from the Clean Water Act. The approach is consistent with the applicable Source Water Protection Plans.	
13.13	<p>It is not clear in the draft Official Plan that refinement to the limits of ‘Natural Hazards’ as mapped on this Schedule can be refined without requiring an amendment to the Official Plan, but this should be made clear in the Official Plan.</p>	A note has been added to the Schedule 8 to clarify the refinement process.	
13.14	<p>Schedule 9 maps a closed landfill site however, there are no associated policies in the text.</p>	The closed landfill has been identified in response to the Provincial D4 Guidelines which extends to all proposals for land use on, or	

13.15	Schedule 12 numbers the Secondary Plans with associated notes that refer the reader to Secondary Plan policies. Derry Green is not included.	near, operating and non-operating landfills, (as defined in O. Reg. 347). The reference to Derry Green has been added.	
13.16	Additional Policy Consideration: Sec 2.1.1.8 and Table 2 (Additional New Retail Commercial Space Targets for SGAs) indicates that modification to the commercial floor area targets in Table can only be considered through the completion of a Retail and Commercial Needs Assessment. Some clarity and flexibility should be considered here through more flexible language to suggest a study <i>may</i> be required at Town discretion.	Policy 2.1.1.8 ha been modified to add the reference “as determined by the Town”.	
13.17	Sec 2.1.1.9 (b) refers to Sch 2 and makes specific reference to ‘Existing Economic Growth Areas’; however, these are not mapped on Sch 2.	Schedule 2 has been revised to identify Existing Economic Growth Areas.	
13.18	Table 3 (Minimum Intensification/Development Density Targets) makes reference to ‘Britannia Village Centre’ whereas maps/Schedules make reference to ‘South Milton Village Centre’. Footnote 1 (iii) indicates density measurement excludes ‘Economic Growth Areas’ however, Economic Growth Areas are presumably intended to include a wide range of LU designations per Milton’s Draft Official Plan (Existing/ New/ Future Economic Growth Areas, and also Industrial Areas, Prestige Industrial Areas, Business Park Areas, Business Commercial Areas).	The policies have been revised to have consistent references to the various areas. Also, the Table 3 footnote has been removed.	
13.19	Table 4 (Projected Growth Timing) identifies estimated number of units by type (Low/Med vs High Density Units). ‘Future Complete Neighbourhoods’ indicates that 16,900 (97%) of the overall 17,400 total units will be ‘Low/Medium Density’ Units. Table also notes growth in ‘Future Complete Neighbourhoods’ won’t commence until 2032. The identified 97% of Units projected to be Low/Med Density Units may make it challenging to meet the minimum target density noted in Table 3 of 75 residents & jobs/ha (gross) (95 residents & jobs/ha net). A revised minimum density target that is consistent with the Provincial and Regional minimum density	Comment has been noted.	

	targets is suggested. More flexibility is requested for growth to commence in 'Future Complete Neighbourhoods' before 2032.		
13.20	Table 6 (ROW) - Sixth Line is TBD. An ultimate ROW for Sixth Line is required.	Table 6 has been updated to include a right of way width.	
13.21	Flexibility is needed in Table 8 (Housing Targets) to include singles and semi-detached as part of the 50% target for Urban Areas. This will help facilitate 'Future Complete Neighbourhoods' to achieve the targeted 97% of units to be 'Low/Med Density' (per Table 4).	Further consideration will be given to the comment.	
13.22	Table 9 (Housing Targets (Ownership)) and Table 10 (Housing Targets (Rental)) set out of total annual housing target for each target type. It is suggested that these Tables, while helpful, are too prescriptive for an Official Plan.	Comment has been noted. The prescriptive policy direction is intended for clarity.	
13.23	3.2.4.12 -Trail connections should only be required where applicable. Not all trails have connections.	This policy has been amended to recognize that connectivity may not be feasible in all circumstances.	
13.24	Reference to Secondary Plans prevailing should be reiterated throughout this Plan.	Comment has been noted.	
13.25	Sec 6.2 and 6.3 are repetitive and cumbersome for reader. It is suggested that Section 6.2 and 6.3 can be merged to provide more comprehensive and clear policy direction for the various land use designations in the Plan.	Comment has been noted. While the sections reference the same land use designation, the convey different pieces of information pertaining to the land use.	
13.26	Table 16 lists max height with notes that says the table doesn't prescribe max or min heights and that other policies prevail. Additional note that say max height is not established in policy. Remove building height from this table.	The footnote has been amended to remove this reference.	
13.27	Section 6.2.1.1 does not make reference to 'New Complete Neighbourhoods' or 'Future Complete Neighbourhoods' yet these are in the Urban Area (per Sch 12) and permit residential uses.	The policy has been updated to refer the reader to the Secondary Plan and Secondary Plan Schedules.	
13.28	Sec 6.2.1.14 permits low-rise, mid-rise and high-rise residential uses within a SMUN, yet excludes single-detached and semidetached dwellings. Secondary Plans allow for limited ground-related residential uses in SMUN, subject to specific	The comment has been noted. However, the Official Plan allows for the secondary plan policies to prevail in order to address the exclusion.	

13.29		<p>Secondary Plan policies. Accordingly, the specific exclusion of singles and semis in this draft policy directive should be removed.</p> <p>Clarity is needed (on mapping) to demonstrate that 'Economic Growth Areas' are not a 'different' land use designation from Business Commercial Areas, Prestige Office Areas, and Employment Areas; but rather encompasses these land use designations.</p>	The plan policies and schedules labelling have been updated.	
13.30		<p>Sec 6.3.7.6 has policy directives related to 'Employment Areas' yet this is not a land use designation identified on Sch 12 Land Use Plan. Clarity is needed if policies are being assigned to 'Employment Areas' to identify where that land use designation appears in Land Use Plan (Sch 12). It is acknowledged reference is made to Sch 4 (Urban Structure); however that is not a Land Use plan with land use designations.</p>	Comment has been noted.	
13.31		<p>OPA 92 includes Secondary Plans for Milton 401 Industrial / Business Park (C.2), Bristol Survey (C.6), and Sherwood Survey (C.8). If those Secondary Plans are not intended to be carried forward in the Draft Official Plan, that should be made clear.</p>	Comment has been noted.	
14	02/20/20026	<p>Lands located on 6th Line North of Derry Road. Subject lands are currently designated "Industrial Area" and "Green System" on the Town's Urban Area Land Use Plan (December 2024). Oppose this redesignation and request clarity on the intent.</p>	The mapping has been corrected. The subject site remains within the Industrial Area.	Glenn Schnarr & Associates on behalf of 100377643 Ontario Inc.
15.1	02/25/2026	<p>The Supreme Court's May 8, 2025 decision decline further appeals and permit the federally approved CN Hun to proceed. Underscored the need to protect future potential employment lands in proximity to the intermodal facility.</p>	Comments have been noted.	Loopstra Nixon on behalf of 1206446 Ontario Ltd.
15.2		<p>Official Plan Amendment 92 in March 2025 resulted in the removal of the Regional Future Strategic Employment Lands overlay from lands situated east of the Provincially Significant Employment Zone (PSEZ No.20 - Halton). Despite the removal of the PSEZ framework, protection for employment lands continue to be upheld.</p>	The identification of new employment lands was studied by Halton Region in conjunction with the Town of Milton. Through this review it was determined that a new urban area boundary, including identification of new lands to accommodate employment would occur in the eastern portion of the Town adjacent to the Highway 407 and also in location generally to the south-east. The identification of new lands for future development to serve the	

		<p>Future Strategic Employment Area overlay directly aligns with and reinforces an identified provincial priority. The inclusion of these lands in the urban boundary, together with their designation as a Future Strategic Employment Area will assist the Town in safeguarding long term economic functionality.</p>	<p>Town's need to the year 2051 was then approved by the Ministry of Municipal Affairs and Housing in November 2022, and confirmed in December 2023, through Bill 150 and then in May 2024 through Bill 162.</p> <p>To confirm the projected future employment and population growth, and the amount of land that would be needed to accommodate the forecasted growth, the Town completed an additional subsequent study (Residential and Non-Residential Needs Analysis Study Phase 1, Watson and Associates). The report considered the changing Provincial policy framework. This study also considered the potential impact of CN intermodal (which was still before the court at the time) in addition to all other types of employment need including, but not limited to, industrial office needs, service related need etc. The study confirmed that the Town had identified an appropriate amount of land to accommodate its employment need.</p> <p>The proposed Official Plan reflects these studies and decisions. The Official Plan includes monitoring policies that require a monitoring of development in relation to the policies to ensure the intent of the plan is being achieved and to recommend updates when required,</p>	
16.1	3/2/2026	<p>Tremaine Corridor Employment Area: Request for Staff to confirm the inclusion of "New Employment Areas" policies within Draft OP. Requests Staff to confirm that the application of "Employment Areas" considers both New and Existing Employment Areas.</p>	<p>The policy framework to address employment and economic growth have been revised. Policies for new economic growth areas have been inserted throughout the plan in section 2 and 7.</p>	<p>Glenn Schnarr & Associates Inc. on behalf of the Tremaine Employment Corridor Landowners Group Inc.</p>
16.2	<p>Suggests the inclusion of greater flexibility in permission for Outdoor Storage. If suggestion is not possible, requests Staff that outdoor storage for all industrial uses (including light industrial), can be contemplated through the Secondary Plan process.</p>	<p>The location of outdoor storage is be addressed through the Secondary Plan process because it is context specific.</p>		
16.3	<p>Requests clarification on how employment targets are applied between the two New Economic Growth Areas.</p>	<p>The target provided is a Town wide policy. Through the monitoring process the Official Plan introduces policies to monitor and report on progress towards meeting the target. It is expected that all development within the Economic Growth Areas will demonstrate how they are contributing to achieving the target.</p>		
16.4	<p>Suggests revisions to draft OP Policy 7.3.2.3 that states "The Secondary Plans prepared for specific areas of the Town provide</p>	<p>Policy 7.3.2.2 has been updated to clarify that where there is a conflict between the policies, tables, and schedules for these</p>		

		<p>a policy framework to guide development and manage growth within the secondary plan areas. Where there is a conflict or inconsistency between the policies and schedules for these secondary plan areas and the policies and schedules of this Plan, the Secondary Plan policies and schedules shall prevail. References to Town-wide growth management forecasts and targets of this Plan apply to and take into account these secondary plan areas."</p>	<p>Secondary Plan Areas and the policies, tables, and schedules of this Plan, the Secondary Plan policies, tables, and schedules shall prevail.</p>	
17.1	03/02/2026	<p>Trafalgar Corridor Secondary Plan Area: Clarification on the role of the introductory paragraphs as well as the numbered policies.</p>	<p>The introductory paragraphs are intended to provide contextual information to assist the reader in understanding the policies of the plan</p>	<p>SGL Planning & Design on behalf of the Milton P4 Trafalgar Landowners Group Inc.</p>
17.2		<p>Recommends simplification and consistency between Schedules 2, 3 and 4 and 12 on the terms used to identify Trafalgar Secondary Plan Area.</p>	<p>The Official Plan Schedules convey different pieces of information to support the text of the policies. On the schedules, within the Trafalgar Secondary Plan Area, the labels on the schedules may differ to communicate different attributes associated with the area.</p>	
17.3		<p>No corresponding policies for "New Complete Neighbourhoods".</p>	<p>The definition of New Complete Neighbourhood is found in policy 2.1.1.9 b. Targets related to New Complete Neighbourhoods are found within Schedule 4. More specific directives for the components of the New Complete Neighbourhoods are found throughout the plan. Section 7.2.3 provides direction on the phasing of development proposed within the New Complete Neighbourhoods.</p>	
17.4		<p>Clarification on Policy 2.1.1.23 for if a financing plan is required for each development or is a broader plan prepared by the Town.</p>	<p>Policy 2.1.1.23 has been revised.</p>	
17.5		<p>Requests the addition to Section 2.3.4 that states "Secondary Plans provide more detailed policy direction on the development of Community Hubs".</p>	<p>The Secondary Plan policies in Section 7 recognize that more detailed direction will be provided for the lands within their geography.</p>	
17.6		<p>Overlap between the Page 61, Figure 5 Green System and Blue System that needs clarification. Unclear on what the "features and Areas" is being referenced in the Blue System on Page 61, Figure 5.</p>	<p>The components of the Blue System are based on the Provincial Planning Statement policies and definitions for a water resources system. Within the PPS some components of the water resources system and natural heritage system overlap.</p>	

17.7	Schedule 3 be revised to match Schedules 4 and 6, due to conflicts between Green System mapping and Local Natural Heritage System.	The Local Natural Heritage System mapping has been updated for consistency on all of the applicable schedules.	
17.8	We request a policy be added to Policy 3.2.2.13 that states, "Where a subwatershed study and / or master environmental servicing plan or equivalent has been implemented through an approved Secondary Plan, the Natural Heritage System mapping and policies of the Secondary Plan shall prevail over the natural heritage, natural hazards, Blue System and Green System mapping shown on Schedules 6, 7a, 8 and 12."	Policy 7.3.1.2 has been updated to state that policies and schedules of an in-force secondary plan shall prevail.	
17.9	Specific reference as above be made to the Secondary Plan schedules and policies should be provided in 3.2.2 related to the Local Natural Heritage System as well as Section 3.3 related to Water Resource Features and Areas. Further clarification required on Policy 3.2.4.12 that states "continuous and interconnected green system" and "visual and physical connections." Clarification on what is included in Policy 3.2.4.12 regarding "open spaces on their property." Unclear on why the restoration of native vegetation and green infrastructure is required.	The intent of policy 3.2.4.12 is to implement the goal of creating connectivity of the Green System. The policy has been revised to note "where feasible".	
17.10	Requests removal of intersection characteristics from the OP.	Table 7 has been revised to only describe the daylighting radius at various intersection typologies.	
17.11	Requests revision to Policy 4.4.1.10 to state "Requiring a land use compatibility study for sensitive land uses located within 30 metres of a Major Arterial - Regional Road or Provincial Highway, or 150 metres of a Provincial Freeway based on applicable guidelines".	Policy 4.4.1.9 (formerly 4.4.1.10) has been revised.	
17.12	Clarification necessary for Table 9 & 10 on how different percentages in the same table measure different matters but all equaling 100 percent.	Tables 9 and 10 have been updated for clarity.	
17.13	States that the requirements of a Housing Impact Statement is unattainable in applications such as plans of subdivision. Also	The intent of the Housing Impact Statement is to demonstrate how a development is consistent with the Town's Housing Strategy. The statement is a component of a complete application.	

	legal mechanisms should be discussed as part of the application process instead of as a requirement.		
17.14	Requests that the Town changes the wording of Policy 5.4.1.21 to reflect the master parkland agreement entered into by the Trafalgar Landowners.	The intent of policy 5.4.1.21 is to facilitate the future implementation of privately owned publicly accessible spaces in a variety of locations.	
17.15	Requests that the wording "or at locations established through a secondary plan process" be added to the end of Policy 6.1.1.4 a).	Policy 6.1.2.3a (formerly 6.1.2.4a) has been updated.	
17.16	Requests that the text be changed from "area-specific policies" to "secondary plan." Similarly in 6.1.1.5 c) "area-specific policies" should be replaced with "secondary plan."	Section 7.3 addresses areas specific plans, which includes secondary plans.	
17.17	What land uses are permitted in Schedule 12's designations of "New Complete Neighbourhoods."	A note has been added to Schedule 12 directing the reader to Section C - Secondary Plans.	
17.18	Link between Table 15 a) and Table 16 to link Community Hubs and Completion Neighbourhoods for secondary plan areas.	New tables have been added to provide further details for Secondary Plan land use permissions.	
17.19	Either Policy 6.2.1.1 should add to the list of designations "as set out in Secondary Plans", or Policy 6.2.1.3 should start with "notwithstanding Policy 6.2.1.1...." This similar policy issue arises for other land use types as well.	Policy 6.2.1.1 has been revised to reference "Secondary Plan schedules".	
17.20	Policy 6.2.1.19 states that, "An Additional Residential Unit (ARU) may be permitted...". Use of the word "an" construes one, whereas the Planning Act permits two. This policy should be revised accordingly.	The Additional Residential Unit Policies have been updated to clarify that more than one unit may be provided.	
17.21	OPA 92 lists different commercial uses but excludes many traditional service commercial uses including personal services, restaurants. We recommend the definition be revised to recognize a more fulsome range of service commercial uses.	The updated definition of service commercial uses has been streamlined.	
17.22	Confusion on Policy 6.3.5 regarding the Neighbourhood Nodes in the Trafalgar Secondary Plan area being shown as Community Hubs on Schedule 4, although they are not designated other than "New Complete Neighbourhoods".	Staff will continue to review the identification of Community Hubs on the Official Plan schedules.	

17.23		No corresponding policies for "New Complete Neighbourhood" designation under Section 6.3.6.	The New Complete Neighbourhood policies are found in section 2 and section 7. The introduction to 6.3.6 was revised to direct the user to the secondary plan policies for the residential designations in the secondary plan.	
17.24		Additional language should be added to phasing policies in Policy 7.2.2.12 to state "or as set out in Secondary Plans".	Additional Language has been added.	
17.25		Suggests the policy references in the Trafalgar Secondary Plan be updated to reflect the policies in the draft Official Plan or the relevant cross referenced policies of the December 2025 consolidation be brought forward in the draft OP.	The cross references have been updated.	
18.1	03/02/2026	Agerton Secondary Plan Area:		SGL Planning & Design on behalf of the Agerton New Urban Ltd.
18.2		Change Policy 7.3.2.3 to state "the Secondary Plan policies and schedules shall prevail."	Policy 7.3.2.2 (formerly 7.3.2.3) has been updated for clarification.	
18.3		Inconsistent references to the Agerton Secondary Plan Area: Schedule 2 refers to the Agerton GO PMTSA; Schedule 4 refers to the Milton Trafalgar GO Village Schedule 12 refers to the Agerton GO PMTSA; However, Agerton GO PMTSA is not referenced anywhere in the draft Official Plan text.	References to the Agerton Secondary Plan Area have been made consistent.	
18.4		Clarification on the role of the introductory paragraphs as well as the numbered policies.	The introductory paragraphs are intended to provide contextual information in order to assist the reader in understanding the policies of the plan. The numbered sections are the policies.	
18.1		Schedules 2, 3, 4, and 10 require a shift to the west of the "Future Protected Major Transit Station".	The schedules have been updated to relocate the Future Protected Major Transit Station.	
18.5		Schedule 3's legend refers to "Future Major Transit Station." The terms should be made consistent with the legend used in Schedules 2, 4, and 10 of "Future Protected Major Transit Station."	References have been amended for consistency.	
18.6		Table 2 new retail/commercial floor space target for the Milton Trafalgar GO Village should match the target in the draft Agerton Secondary Plan.	Table 2 has been updated.	

18.7	Requests the Town follow the projected number of dwelling units calculated by SGL: 7,100 dwelling units for a population of 14,100.	Staff will continue to give consideration to the projected number of dwelling units calculation.	
18.8	Clarification on Policy 2.1.1.23 for if a financing plan is required for each development or is a broader plan prepared by the Town.	Policy 2.1.1.23 has been revised.	
18.9	Overlap between the Page 61, Figure 5 Green System and Blue System that needs clarification. Unclear on what the "features and Areas" is referencing in the Blue System on Page 61, Figure 5.	The components of the Blue System are based on the Provincial Planning Statement policies and definitions for a water resources system. Within the PPS some components of the water resources system and natural heritage system overlap.	
18.10	Requests that Green System mapping on Schedule 3, 4, and 6 be consistent with the draft Agerton Secondary Plan.	The Local Natural Heritage System mapping has been reviewed and revised to be consistent on the schedules.	
18.11	Requests an addition to Policy 3.2.2.13 that states "Where a subwatershed study and / or master environmental servicing plan or equivalent has been implemented through an approved Secondary Plan, the Natural Heritage System mapping and policies of the Secondary Plan shall prevail over the natural heritage, natural hazards, Blue System and Green System mapping shown on Schedules 6, 7a, 8 and 12."	Comment has been noted.	
18.12	Requests a policy addition to Section 3.2.2 and Section 3.3 regarding the Secondary Plan schedules and policies.	Policy 7.3.1.2 has been updated to state that policies and schedules of an in-force secondary plan shall prevail.	
18.13	Clarification required regarding Policy 3.2.4.12 for the requirement of a "continuous and interconnected green system" and "visual and physical connections." Clarification required regarding Policy 3.2.4.12 for what is included in "open space on their property".	The intent of policy 3.2.4.12 is to implement the goal of creating connectivity of the Green System. The policy has been revised to note "where feasible".	
18.14	Revise the inclusion of curb radius, daylighting, and intersection spacing in the draft OP. Reference to intersection spacing is listed in table 7 but no related policy addresses it.	Table 7 has been revised to only describe the daylighting radius at various intersection typologies.	
18.15	Add a note in Policy 4.2.5.12 that notes there is no minimum parking requirement in PMTSAs.	Further consideration will be given to the wording in policies 4.2.5.12 and 4.2.5.13.	
18.16	Requests change to 4.4.1.10 to state "Requiring a land use compatibility study for sensitive land uses located within 30 metres of a Major Arterial - Regional Road or Provincial Highway,	Policy 4.4.1.9 (formerly 4.4.1.10) has been revised.	

	or 150 metres of a Provincial Freeway based on applicable guidelines”.		
18.17	Revise to indicate the inclusion of low density ownership housing. Also clarification necessary for Table 9 & 10 on how different percentages in the same table measure different matters but all equaling 100 percent.	Tables 9 and 10 have been updated for clarity.	
18.18	States that the requirement of a Housing Impact Statement is unattainable in applications such as plans of subdivision. Also legal mechanisms should be discussion as part of the application process instead of as a requirement.	The intent of the Housing Impact Statement is to demonstrate how a development is consistent with the Town's Housing Strategy. The statement is a component of a complete application.	
18.19	Requests revision to working in Policy 5.4.1.21 to reflect the intent of the master parkland agreement entered into by the Agerton New Urban landowners, with respect to privately owned publicly accessible spaces.	The intent of policy 5.4.1.21 is to facilitate the future implementation of privately owned publicly accessible spaces in a variety of locations.	
18.20	Requests that the Town changes the wording of Policy 5.5.5.4 to reflect the wording in the draft Agerton Secondary Plan for removing a hold on a place of worship site.	Policy 5.5.5.4 has remained unchanged in order to implement the new proposed approach for siting places of worship going forward.	
18.21	Request that the wording “or at locations established through a secondary plan process” be added to end of Policy 6.1.1.4 a).	Policy 6.1.2.3a (formerly 6.1.2.4a) has been updated.	
18.22	Request the text be changed from “area-specific policies” to “secondary plan”. Similarly in 6.1.1.5 c) “area-specific policies” should be replaced with “secondary plan”.	Section 7.3 addresses areas specific plans which includes secondary plans.	
18.23	Suggest surface parking should be permitted on the unbuilt portion of later phases for Policy 6.1.1.5 e).	6.1.2 (formerly 6.1.1.5 e) has been amended to remove the references to parking in the built form policies.	
18.24	Schedule 13, Tables 15a), and 16 should set out land use, built form, or height requirements for the Milton Trafalgar GO Village. To be consistent with the land uses in the Agerton Secondary Plan.	References to the MTSA have been revised.	
18.25	Either policy 6.2.1.1 should add to the list of designations “as set out in Secondary Plans”, or policy 6.2.1.3 should start with	The policy has been revised. Policy 6.2.1.1 has been revised to reference "Secondary Plan schedules"	

18.26		<p>“Notwithstanding Policy 6.2.1.1....” This similar policy issue arises for other land use types as well.</p> <p>Policy 6.2.1.19 states that, “An Additional Residential Unit (ARU) may be permitted...”. Use of the word “an” construes one, whereas the Planning Act permits two. This policy should be revised accordingly.</p>	<p>The Additional Residential Unit Policies have been revised to clarify that more than one unit may be permitted.</p>	
18.27		<p>OPA 92 lists different commercial uses but excludes many traditional service commercial uses including personal services, restaurants. We recommend the definition be revised to recognize a more fulsome range of service commercial uses.</p>	<p>The updated definition of service commercial uses has been streamlined.</p>	
18.28		<p>Policy 6.2.2.15 - "Until we review and comment on the draft Retail / Commercial and Office Market Analysis and the draft Agerton Secondary Plan and the final floor area requirement in Table 2, we object to this policy as written."</p>	<p>Comment has been noted. Staff will reconsider the policy.</p>	
18.29		<p>The policy references in the draft Agerton Secondary Plan will become outdated when the draft Official Plan is approved creating an unworkable situation of a Secondary Plan referencing an Official Plan that no longer has status. Other municipalities have addressed this situation by producing two versions of a secondary plan with one referencing the policies of the existing Official Plan and one version referencing the policies of the new draft Official Plan. We recommend Milton adopt such an approach. For the Agerton Secondary Plan, the second version could be sent to the province with the draft Official Plan so that the Province approves the revised policy references at the same time as approving the draft Official Plan.</p>	<p>Two versions of the Agerton Secondary Plan Official Plan Amendment have been prepared for the purposes of the technical report and council approval.</p>	
19.1	03/06/2026	<p>Lands municipally known as 5407 Regional Road 19: Draft OP Policy 7.2.2.9 - Requests clarification regarding how certain submission requirements is intended to apply to a commercial-only proposal.</p>	<p>The intent of the policy is to only allow for commercial development proceed ahead of the secondary planning process for the community area. This approach is consistent with the Commercial Needs Study.</p>	<p>Glenn Schnarr & Associates Inc. on behalf of the ClubLink Corporation ULC</p>
19.2		<p>Draft OP Policy 7.2.2.9 - Seeks that the Town provide flexibility within the policy to consider residential and/or mixed used development through the OPA process.</p>	<p>Section 7.2.4 provides direction for the implementation of development in the Rattlesnake Expansion Area.</p>	

19.3		Suggests the Draft OP provides opportunity for a scoped and applicant-led Secondary Plan for the "Rattlesnake Expansion Area"	The implementation policies for Future Complete Neighbourhoods have been streamlined.	
19.4		Requests that Section 7.2.2.4 of the OP be removed due to the phasing approach not reflecting an opportunity to advance sequencing of development in alignment with servicing availability.	New policy wording has been added in updated section 7.2.4.	
19.5		Suggests the inclusion of Section 7.2.2.X - "Development within the Future Complete Neighbourhoods/Expansion Areas shall be staged and coordinated in alignment with the availability of servicing and infrastructure and as determined in accordance with respective Secondary Plans/Secondary Plan Amendments, as applicable. As well, the Town shall ensure the orderly progression of development from New Complete Neighbourhoods to Future Complete Neighbourhoods. This includes avoiding unreasonable delay in the normal progression of growth."	A secondary plan is needed to comprehensive plan for and achieve a complete community in accordance with the targets for this area.	
19.6		Consider commercial and residential development in the 'Rattlesnake Expansion Area' be permitted to proceed subject to an OPA and without the need for a full-blown Secondary Plan recognizing the comprehensive list of technical studies already required under Section 7.2.2.9; If the Town determines a Secondary Plan is required to enable residential development, there should be language of the Official Plan to allow opportunity to scope the Secondary Plan and allow for it to be applicant-led, and this should be clearly stated within the OP.	Section 7.2.4 provides direction for the implementation of development in the Rattlesnake Expansion Area.	
19.7		Phasing and sequencing of growth within Expansion Areas like Rattlesnake should be guided by servicing and infrastructure availability, consistent with Sections 7.2.1.2 and 7.2.1.4(a), and Section 7.2.2.4 should be removed from the draft Official Plan.	Comment has been noted.	
20	3/9/2026	Lands municipally known as Part Lot 9, Concession VIII, Trafalgar (N.S.): Requests all OP Schedules be updated to reflect the approved NHS as shown on Schedule C.11.B (Active Transportation and Natural Heritage Plan) of the Trafalgar Secondary Plan.	The schedules have been updated to reflect approved amendments.	Jennifer Lawrence and Associates Inc. on behalf of the Varga

		Schedule 6 be revised to accurately identify Key Features as opposed to other components of the NHS, similar to the approach taken by the Region on Map 1G of the Region OP.		Gatka Property
21.1	03/10/2026	Inquiry on the lands within the Britannia Secondary Plan: 1. Use of Multiple Designation Terms and Added Layers of Policies: "It is unclear why the Parkway Belt West Plan is still applicable within lands in the urban area now approved through the Secondary Plan. We would recommend this be removed as part of the New Draft Official Plan as it should no longer apply"	Provincial staff have advised that the boundary of the Parkway Belt West Plan should be shown because the Plan has not been revoked.	MHBC Planning on behalf of the Milton Phase 4 (West) Landowners Group
21.2		"We would recommend simplification and consistency between Schedules 2, 3 and 4 and a similar reflection of a land use designation on Schedule 12. There are also no corresponding policies for "New Complete Neighbourhoods"."	The Official Plan Schedules convey different pieces of information to support the text of the policies.	
21.3		Inclusion of Secondary Plans and Prevailing Language: "Schedule C.13.C however is not included with the draft schedules in the New Draft Official Plan...Similarly, while there is a Section 7.3.2 in the New Draft Official Plan that speaks to Secondary Plans, they are not included as part of the New Draft Official Plan." We would recommend that the policy be further revised in the second sentence to state "Where there is a conflict or inconsistency between the policies and schedules for these secondary plan areas and the policies and schedules of this Plan, the Secondary Plan policies shall prevail." New Added Policies for the Britannia Village Centre.	The secondary plans and their schedules have been incorporated into the updated Official Plan document. Policy direction for the Sherwood, 401 Business Park and Bristol have been merged into the parent OP and these three secondary plans have been removed.	
21.4		For Table 2 and Policy 2.1.1.9, the current references and policies need to be revised to provide for consistent references to the area that includes the Urban Village Centre in Britannia and to the Secondary Plan policies that prevail.	All references have been revised to be consistent.	
21.5		A similar revision should be made with respect to Table 3 and reference to the Britannia Village Centre and throughout Section 2.3 to ensure consistent references to the South Milton Village.	All references have been revised to be consistent.	

21.6	<p>Community Hubs: The permitted uses and policies of the Secondary Plan for the Neighbourhood Commercial Mixed Use Nodes should be stated as the prevailing policies for these areas. This is important because while Section 6.2.2.3 states the Secondary Plan policies prevail for retail and service commercial uses. The Britannia Secondary Plan references retail and commercial uses within the Neighbourhood Commercial Mixed Use Nodes.</p>	<p>Section 7, policy 7.2.3.3 clarifies that the Secondary Plan policies prevail.</p>	
21.7	<p>Natural Heritage System/Environment System/Blue System: Section 3.1.3 Master Environmental Servicing Plan Study Requirements should reference the prevailing policies in the Secondary Plan.</p>	<p>Section 3.1.3 is a Town wide requirement.</p>	
21.8	<p>Reference to the Secondary Plan schedules and policies should be provided in Section 3.2.2 and Section 3.3.</p>	<p>Comment has been noted.</p>	
21.8	<p>There are some additional inconsistencies in both the mapping and policies for the Green System in New Draft Official Plan which include the following: - inconsistencies in mapping of the Green System in the Britannia Area as shown on Schedule 3 versus 4.</p>	<p>The Green System identification has been reviewed and updated to be consistent with approved secondary plans.</p>	
21.10	<p>Inconsistencies in the permissions for Stormwater Management Ponds in the Green System including: (1) wording in Section 5.7.5.13 indicates SWM facilities may be permitted within the Local Natural Heritage System or hazard lands, but outside of the significant features. (2) It is not clear if Section 5.7.5.12 provides for the specific allowance of Local Natural Heritage System designation as referenced and (3) The policies within Sections 5.7.5.12, 6.2.10.1, and 6.2.14.1 as they relate to SWM facilities should be made consistent.</p>	<p>The stormwater management policies have been reviewed and revised.</p>	
21.11	<p>Top of bank on Schedule 8 would be subject to field verification and geotechnical studies, suggests removing this level of detail from Schedule 8 or be made into a footnote.</p>	<p>A note has been added to schedule 8.</p>	

21.12	<p>Operational and Administrative Policies: Sections related to operation or administrative by-laws or processes of the Town should be reconsidered for inclusion in the Official Plan.</p>	The comment has been noted.	
21.13	<p>Transportation: Suggest providing a footnote to Table 6 & 7 with similar reference to the Secondary Plans as Section 4.2.1.</p>	The comment has been noted.	
21.14	<p>The policies of the draft Official Plan should be replaced to reflect the policies in the Britannia Secondary Plan and Transportation Master Plan and the corridor as shown on Schedule 10 should be removed or reduced to reflect the Britannia Secondary Plan policies.</p>	A new appendix has been added to show corridor areas.	
21.15	<p>Housing and Housing Supply: Reference to the Secondary Plan policies should be explicit in Section 5.1.3.</p>	Comment has been noted.	
21.16	<p>Parks: Until the regulations are provided on encumbered lands by the Province, we suggest policy 5.4.1.38 be amended to include a statement that says: "unless otherwise set out in regulations".</p>	Comment has been noted.	
21.17	<p>Recommend amending the policies within Section 5.4 to include reference to clarifying the relationship between parks and open space provisions and any executed Master Parks Agreement.</p>	The comment has been noted. The wording has been determined to communicate the intent of the policy.	
21.18	<p>Land Use Policies: Some land use policies in Section 6 seem duplicative. Consistent terms referencing Secondary Plan instead of Area Plans or Area Specific Plans.</p>	Comment has been noted.	
21.19	<p>Phasing: The policies applicable to the Britannia East Expansion area would permit development in the East Expansion Area ahead of Phase 2 with the Britannia Secondary Plan. This policy is not acceptable to the Group and should be revised such that both the West and East Expansion Areas proceed once the 75% threshold has been met in Phases 1 and 2 of the Britannia Secondary Plan</p>	The reference to "east" and "west" have been removed. The Britannia Expansion Area is now considered a single phase.	
21.20	<p>Secondary Plan References: "We continue to request, appropriately, that references in the Britannia Secondary Plan to other policies and maps in the Official Plan must be correct, relevant and reference existing policies so the Britannia Secondary Plan can logically be interpreted and implemented."</p>	References have been updated for consistency.	

22.1	03/19/2026	Requests revision to Policy 2.5.2 to include Subsection 2.5.2.9 "permit the management or use of resources."	The policy 2.4.3.2 has been updated to reference permissions for the use of resources.	MHBC Planning on behalf of James Dick Construction Limited
22.2		Remove part of Policy 2.5.5.2 "except for those areas considered unsuitable for extraction based on the policies of this Plan and provincial policies and plans."	Policy 2.4.6.2 has been amended.	
22.3		Addition to Policy 2.5.5.3 "as close to markets as possible".	Policy 2.4.6.3 has been amended to reflect the wording that appears in the Provincial Policy Statement 2025.	
22.4		Revision to 2.5.5.11 to state "Prohibit mineral aggregate resource extraction in the provincially significant wetlands, significant habitat of endangered species and threatened species except in accordance with provincial and federal requirements, and for quarries, within 200 metres of the Escarpment Brow."	References to in accordance with provincial and federal requirements have been added.	
22.5		Correction of Policy 2.5.5.13 to state " 2.5.5.14.	Policy has been updated.	
22.6		Addition at the end of Policy 3.2.3.10 to state "or Province".	Policy has been updated.	
22.7		Mention "non-renewable" resources in Policy 6.2.12.	Policy has been updated.	
22.8		Revision to Policy 6.4.6.6 to state "New mineral aggregate operations or expansions to existing mineral aggregate operations, are only permitted outside of the following areas: a. Niagara Escarpment Natural and Protection Areas.... d. Significant habitat of endangered species and threatened species except in accordance with provincial and federal requirements; and..."	Policy has been amended to update items a and d.	
22.9		Re-classify Reid Road to Local Arterial Road on Schedule 10.	Further discussion and consideration is required prior to amending Schedule 10.	
COMMENTS FROM STAKEHOLDERS				
23.1	03/02/2026	Will the Consolidated Official Plan Policies, December 2025 be implemented as part of the OP?	The Official Plan updated has been completed in phases. The first phase developed updated framework or foundation policies. The updated version of the Official Plan (March 2026) incorporates the new foundational policies that were inserted into chapters 1-3 of the December 2025 version of the plan. The updated plan adds to these policies with detailed implementation directives.	Halton Region Federation of Agriculture

23.2	<p>Are policy directions stronger with OP Section 9.2 Defined Terms which are identified as Town of Milton specific, or OP Section 9.1 Definitions adopted by the Town of Milton, as per the Provincial Policy Statement Defined Terms?</p>	<p>The definitions have been provided for clarity when interpreting the policies. Definition that are found in the Provincial Planning Statement have been incorporated into the Official Plan. However, it was determined that additional definitions are needed to ensure the intent of the policy is clear.</p> <p>The definitions are associated with specific policies to assist in interpreting the policy. Within the policy the term has been italicized to indicate to the reader that a definition has been provided. Without a policy within the body of the plan, the reader would not be directed to the glossary.</p>	
23.3	<p>Page 333 - Agricultural Purposes Only? - no, refers to surplus farm dwelling policy.</p>	<p>Terms that are no longer used have been removed the glossary. Most of these terms were previously need to support the policies related to agricultural businesses. The updated policies and definitions associated with agricultural related uses and on-farm diversified uses have replaced many of these terms.</p>	
23.4	<p>Page 333 - Best Management Practices - refers only to swm. Should there be a definition for ag BMP's or at least include EFP definition on Page 338?</p>	<p>Same as above.</p>	
23.5	<p>Page 334 - Bona Fide Farmer - references principal occupation is the operation of a commercial farm in Halton.</p>	<p>Same as above.</p>	
23.6	<p>Page 335 - Commercial Farm - defined as a farm which is deemed to be a viable farm ..produces sufficient income to support a farm family - this may be there to "protect" agriculture but may be too restrictive for many legitimate family operations, and ignores census data reality regarding off farm income.</p>	<p>Same as above.</p>	
23.7	<p>Page 334 - Buffer - refers primarily to vegetative protection zone for key features re site alteration and development; no reference to agricultural buffer strips to differentiate. Should there be EFP definition included?</p>	<p>Same as above.</p>	
23.8	<p>Page 336 - Conservation Authorities - names the 3 CA's with jurisdiction in Town of Milton.. Should it say "and their successors" to acknowledge restructuring proposed now or in future?</p>	<p>Same as above.</p>	

23.9	Page 338 - Environmental Sustainability - only refers to development activities - is there a need for acknowledgement/reference to agricultural.	Same as above.	
23.10	Page 339 - Farm Consolidation - refers to be operated as one farm operation... any need to include specific business structures of partnerships and corporations?	Same as above.	
23.11	Page 339 - Forest/Forest Management - Woodlands - 10 hectares or more.	Same as above.	
23.12	Page 342 - Major Creek or Certain Headwater Creek - indicates that the extent and location of major creeks... will be updated from time to time by CA which may lead to refinement of boundary of significant woodland...what is the probability of this? What notification if any will be provided to impacted landowners?	OP policies recognize that through a planning application such as a Secondary Plan, and supporting approved studies, the boundary of features may be adjusted. This process may require approval from a conservation authority. In addition, through the planning application approval process there are notice requirements.	
23.13	Page 346 - Right to Farm - Should there be a reference to Normal Farm Practices Act?	Comment has been noted.	
23.14	Page 346 - Significant Wetlands - references to where defined, no issues.	Comment has been noted.	
23.15	Page 348 - Tree/Treescape - reference to potential height of 4.5 meters...restrictive?	The definition of tree has not been changed from as appeared in the previous version of the Official Plan. The definition of "treescape" has been removed.	
23.16	Page 346 - Significant Woodlands - 0.5 hectares, defined by 3 methods of assessments, 4 criteria; similar to Halton Region definition?	The definition of significant woodlands has not changed from the previous Official Plan nor the Regional Official Plan. The definition of significant woodland has not changed from the definition which was previously in the Regional Official Plan.	
23.17	Comments related to Provincial mapping	When issuing its decision on Official Plan Amendment 92. The Ministry of Municipal Affairs and Housing made modification to the Town's Plan. One of the modifications was to insert the Provincial prime agricultural area mapping. The mapping that was proposed by the Town in OPA 92 (and also shown on the December 2025) was based on work originally completed by Halton Region. Town staff has since asked the Province to re-evaluate some of the areas which are shown as prime agricultural area on the Provincial mapping. Staff can continue to work with landowners and the	

Province to refine the mapping. Due to the time constraints staff have focused on the identification of lands within Milton and not alignment with adjacent municipalities.

COMMENTS FROM PUBLIC AGENCIES

24.1	12/23/2025	<p>Appropriate setbacks to the TCPL Pipeline Right-of-Way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance.</p> <p>We are requesting that the following policies be included in Section 5.7.4, Major Oil and Gas Transmission Pipelines:</p> <p>5.7.4.5 TCPL operates high pressure natural gas pipelines within its rights-of-way which cross through the Town of Milton as identified on Schedule 3 to this Plan.</p> <p>5.7.4.6 TCPL is regulated by the Canada Energy Regulator (CER), which has a number of requirements regulating development in proximity to the pipelines, including approval for activities within 30 metres of the pipeline centreline.</p>	<p>The Official Plan provides specific directions for applicants to address when preparing a development application. While helpful and important information, the suggested policies are not directives. Staff have inserted policies to protect the pipeline corridor right of way in accordance with the applicable legislation (policy 5.7.4.4).</p>	<p>MHBC on behalf of TransCanada PipeLines Limited , an affiliate of TC Energy Corporation</p>
24.2		<p>5.7.4.7 New development can result in increasing the population density in the area, and may result in TCPL being required to replace its pipeline to comply with CSA Code Z662. Therefore, the Town shall require early consultation with TCPL for any development proposals within 200 metres of its facilities.</p> <p>5.7.4.8 New development in proximity to a TCPL pipeline right-of-way shall incorporate appropriate setbacks in accordance with TCPL’s development standards and the Town’s Zoning By-law.</p> <p>5.7.4.9 In the Urban Area, the Town will encourage the use of TCPL’s right-of-way for passive parkland or open space subject to TCPL’s easement rights.</p> <p>We request that the new Official Plan show TCPL’s pipelines and facilities on the schedules.</p>	<p>The Town will consider adding a policy to address consultation with TCPL. Similar to the following wording: “Early consultation with energy providers for any development proposals within 200 metres of pipelines should be undertaken to ensure proper assessment of potential impacts, to provide recommendations and to avoid adverse impacts to energy infrastructure and facilities.”</p>	

25.1	02/20/2026	<p>Regional Forestry Comments: Section 3.2.4.8 - Consider setting target tree canopy goals within the policy.</p> <p>Halton Region provided a series of editorial comments related to typos and readability'</p>	<p>The Town currently has an Urban Management Forest Strategy. The Official Plan policies are intended to support, and when appropriate, implement the goals and directives found in the Strategy. However, some of the implementation requirements such as targets, by-laws and staffing will be directed through the Strategy and not the Official Plan.</p> <p>Policy has been reviewed and updated, where appropriate, to address comment.</p>	Halton Region
25.2		Section 3.2.5.2 - Recommended changes to link statement more clearly its Objective 49.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.3		Section 3.2.5.3 - Highlights the need for in-house capacity while acknowledging the Town already employs Arborists.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.4		Section 3.2.5.6 - Recommended changes in case there is a new by-law number. More detail is added to suggest what the By-law actually does.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.5		Section 3.2.5.7 - Consider protecting trees under a private tree by-law. Highlight the requirement for staff to facilitate the program.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.6		Section 3.2.5.9 - What about the trees along existing road allowances? The Town already does this. Why not include all Town property? Staffing to support the program.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.7		Section 3.2.5.10 - Not recommended to say street trees. Street Tree is broadly considered to be on municipal property. In addition, it is not clear what size and type of tree. Caliper trees? Native trees?	Policy has been reviewed and updated, where appropriate, to address comment.	
25.8		Section 3.2.5.12 - 'encourage', implies it is not mandatory. Consider stronger language.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.9		Section 4.2.1.9 - Should also consider adequate soil volume for areas that landscaping (trees/shrubs) will be required.	Policy has been reviewed and updated, where appropriate, to address comment.	
25.10		Section 5.2.2.3 - "Mid-rise buildings will generally be designed to: f. provide sufficient setbacks and adequate space and soil volume for tree planting and other landscaping;"	Policy has been reviewed and updated, where appropriate, to address comment.	

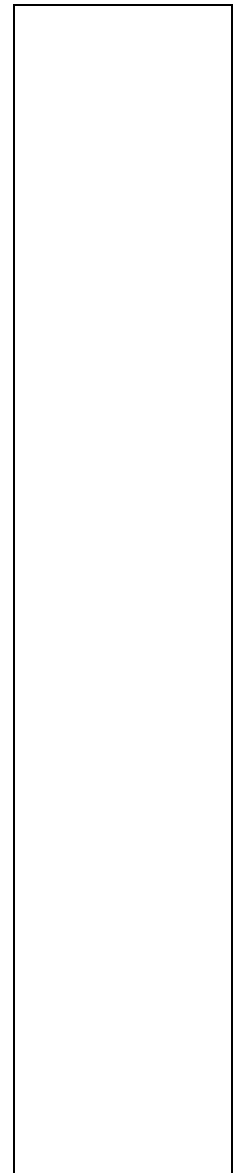
25.11		Section 5.2.3.21 - Will the Town define the frequent interval?	Policy has been reviewed and updated, where appropriate, to address comment.	
25.12		Section 6.3.2.10 - "Add adequate soil volume".	Policy has been reviewed and updated, where appropriate, to address comment.	
26.1	02/20/2026	Regional Services (water/wastewater) Comments: Section 3.3.3.xx - Add "3.3.3.11 Support the use of the Regional Guidelines in the review of Development Applications with respect to the design of storm sewer systems and storm water management ponds to accommodate storm flows from the Regional Road."	Policies refer to applicable guidelines.	Halton Region
26.2		Halton Region provided a series of editorial comments related to typos and readability'.	The policies have been updated to correct the typos.	
26.3		Section 5.7.5.11 g) - Change to "or developments adjacent to a Regional Roads, minimize drainage spill to regional roads and regional infrastructure from existing and future development. The design of storm sewer systems and storm water management ponds to accommodate storm flows from the Regional Road at no cost to the Region. At no time shall the Region contribute to the cost of land required to construct a storm water management pond or the oversizing of the storm sewer service to accommodate regional or municipal flows."	Revised policy 5.7.5.13 (formerly 5.7.5.11) g has been updated as requested.	
26.4		Section 5.7.5.11 p) - Remove "Locating Stormwater Infrastructure".	Revised policy 5.7.5.13 p has been updated as requested.	
26.5		Section 5.7.5.xx - Add "5.7.5.19 All stormwater features such as stormwater management ponds, LIDs, stormwater structural BMPs, ditches, pipes, cross-drainage culverts, channels, watercourses, etc. shall be located outside of the ultimate, urbanized Regional road ROW. These stormwater features shall be located on or conveyed through private properties, through future development lands or local road ROWS."	A new policy 5.7.5.19 has been added, as requested.	
26.6		Section 5.7.6.16 - Add "in consultation with the Region".	Previous policy 5.7.6.16 has been removed.	
26.7		Section 5.7.6.18 - Add "and standards".	The reference to "and standards" has been added.	

26.8		Section 6.3.2.24 b) - Fix "Sufficient municipal water and wastewater capacity, and sufficient storage and pumping facilities and associated infrastructure, relating to both water and wastewater, exist and are in place to accommodate this development."	No change was made to policy 6.3.2.24 b because the definition of municipal water services and municipal sewer services incorporates the full system - including components.	
26.9		Section 7.2.1.3 c) - Fix "Coordinating the review and update of this Plan with the review and update to the Region's Infrastructure Integrated Master Plan;"	Policy 7.2.1.5 c (formerly 7.2.1.3c) has been updated.	
26.10		Section 7.6.4 - Is there an opportunity to include the (potential) requirement for Regional Development Agreements (and Town Agreements for that matter) - or is this included elsewhere in the OP? Section 7.6.4.xx - Add "7.6.4.10 The Owner shall enter into any required agreements and satisfy all requirements, financial and otherwise of Halton Region pertaining to Regional infrastructure." Section 7.6.6.xx - Add "7.6.6.10 The Region may require the owner of the land to enter into a regional development agreement to fulfill the requirements for external water, wastewater and regional road works; as well as financial requirements per regional Urban Design Guidelines".	The requirement for Regional Agreements is addressed in policies 7.2.2.2 e).	
26.11		Section 7.7.4.3 k) - Add "k) Municipal water and wastewater services that are available for the lands shall meet the requirements per the Region's Urban Design Guidelines."	Policy 7.7.4.3 municipal water and sewage services are addressed in policy 'd.'	
26.12		Section 9 - Missing 'infrastructure' and other terms. Considering reviewing and confirming all terms listed have been defined.	Defined terms, such as infrastructure, which are found in the Provincial Planning Statement, have been cross referenced back to the PPS and not re-written in the glossary.	
27.1	02/20/2026	Region of Halton - Private Servicing & Groundwater Comments: Section 2.4.1.21 - Add "assessments and hydrogeological assessments"	Policy revised.	Halton Region
27.2		Section 2.5.4.5 - Add "the Halton Region Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection and to the satisfaction of the Town."	Policy revised.	

27.3		Section 5.7.6.25 - The Region has an interest if communal services are proposed because the Region (in addition to the LMs) would need to sign a Responsibility Agreement acknowledging that the Region would take on the system if failure occurs.	Policy 5.7.6.23 (formerly 5.7.6.25) has been updated to reference "in consultation with the Region".	
27.4		Section 5.7.6.26 - An individual well or septic system should be the preferred option over a proposed private communal system.	Policy 5.7.6.24 (formerly 5.7.6.26) has been updated and clarified).	
27.5		Section 6.2.1.19 h) - For consistency, previous references to water services throughout the OP include: "individual on-site water/wastewater services".	Policy 6.2.1.18 h) (formerly 6.2.1.19 h - and subsequent policies) have been updated as recommended.	
27.6		Section 6.2.17.4 a) - Reference the hydrogeological and best management practices guidelines to the satisfaction of the Town.	Policy revised.	
27.7		Section 6.2.17.17 - Suggests "Any application proposing the creation of one or more new lots for development using any services other than municipal water service and municipal sewage service shall be required to provide a hydrological study in accordance with the Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection and to the satisfaction of the Town applicable."	Comment noted.	
27.8		Section 6.4.2.2 - Suggestion to reference the "Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection"	Policies refer to applicable guidelines.	
28.1	2/20/2026	Region of Halton - Site Contamination Comments: Section 3.4 Soil - Suggestion to add groundwater contamination to this objective or capture groundwater contamination in the Blue Water section. Not only should development be free and clear of soil contamination but also groundwater contamination.	Throughout the Plan references to specific titles of guideline documents has been minimized, recognizing that these documents change overtime. A general reference to "applicable guidelines" is the preferred approach.	Halton Region
28.2		Section 3.4.1.4 - Same comment above	Policies refer to applicable guidelines.	
28.3		List of Schedules: Appendix D - Guidelines - include full name of Halton Region Protocol (Guideline). This may have been mixed up with item 26 - transportation studies.	Staff will review.	

28.4		Section 3.4.1.5 - Suggests "support the use of applicable guidelines including Halton Region Guidelines (Protocol) for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites."	Policies refer to applicable guidelines.	
29.1	2/20/2026	Region of Halton - Source Water Comments: Section 3.3.2.1 - WHPAs will change from the current state (for example the WHPA-Q for the Lake Erie Source Protection Region is anticipated to be added in 2026).	Comment has been noted. Changes to these policies were also made based on input received from the Conservation Halton.	Halton Region
29.2		Section 3.3.2.4 - In consideration of potential name changes tied to proposed conservation area consolidation.	Comment has been noted. Changes to these policies were also made based on input received from the Conservation Halton.	
29.3		Section 3.3.2.8 - Matching current practice. Source Protection Plan policies would only require Planning Act applications be reviewed within wellhead protection areas.	Comment has been noted. Changes to these policies were also made based on input received from the Conservation Halton.	
30.1	02/20/2026	Region of Halton - Public Health Comments: Recommendation to enhance the link between built form and public health and to achieve public health outcomes including:	Throughout the Plan, references have been updated to more implicitly reference or link back to public health outcomes in order to assist the reading in identifying the public health related implications.	Halton Region
30.2		Section 1.2 - Monitoring indicators to help ensure evaluation and accountability. Indicators of interest to public health help assess outcomes associated with increased physical activity.	Comment has been noted.	
30.3		Section 1.3.3 - Add "A healthy community is one in which all residents have access to a quality education; affordable, and safe housing suited to their needs; quality employment opportunities; transportation; physical activity; and healthy, affordable food; improved mental health and wellbeing; and quality health care."	Comment has been noted.	
30.4		Section 2.1.1 - Add reference to achieving 15-minute walk access objectives in new communities."	Comment has been noted.	
30.5		Section 2.2.4 - Add "and wellbeing".	Comment has been noted.	
30.6		Section 2.3.1 - Add 2.3.1.7 Support opportunities for local food growing (e.g., urban agriculture) and the incorporation of edible	Comment has been noted.	

	landscaping. 2.3.1.10.13 Ensure equitable access to healthy food outlets.	
30.7	Section 3.2.4 - Add policy for siting spaces for new pollinator gardens and the inclusion of pollinator plants in existing gardens."	Comment has been noted.
30.8	Section 3.5.1.4 - Note Halton Region no longer conducts or reports on air quality monitoring. Responsibility for the Milton air quality monitoring station was transferred to the MECP in 2018.	Comment has been noted.
30.9	Section 4.1 - Framing active transportation as a public health intervention strengthens the case for investment in walking and cycling infrastructure by aligning to health priorities.	Comment has been noted.
30.10	Section 4.1.1x - Consider "4.1.1.42 Transportation networks are planned to facilitate movement of farm equipment."	Comment has been noted.
30.11	Section 4.2.4 - Beyond recreation, they serve as a key part of the active transportation network. This approach enhances public health, mobility, and overall community well-being.	Comment has been noted.
30.12	Section 4.2.5 - Consider strengthening policies that reduce parking minimums near transit. Prioritize increasing transportation options and encouraging active transport to support healthy communities.	Comment has been noted.
30.13	Section 4.3.1 - Add 4.3.1.5 to "which shall include targets for mode share, including walking, cycling, and transit, to encourage measurable increases in sustainable transportation use."	Comment has been noted.
30.14	Section 5.2.3.xx - PPS 2024 (4.3.6), "planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network."	Comment has been noted.
30.15	Section 5.2.4 - Add "Encourage opportunities to create new pollinator gardens and the inclusion of pollinator plants in existing gardens."	Comment has been noted.
30.16	Section 5.5.3.x - Add "Access options to provide connectivity between schools and residential areas to make it safe and easy to	Comment has been noted.



30.17		walk and bike to school, including linkages to existing pathways and green spaces." Section 6.2.14 - Add "g. Community gardens may be permitted as an interim use or as a permitted accessory use in all land use designations."	Comment has been noted.	
30.18		Section 7.9.1 - Consider "i. Opportunities to support the Agricultural System and agri-tourism."	Comment has been noted.	
31.1	02/20/2026	Region of Halton - Transportation Comments: Section 2.3.1.27 - Add "Town" before roads.	Policy has been reviewed and updated, where appropriate, to address comment.	Halton Region
31.2		Section 4.1 - Please refer the reader of the OP to Section 4.4 for Major Arterial - Regional Roads.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.3		Section 4.1.1.1 - Add "Regional" after Town.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.4		Section 4.2.2 - As noted above, please refer the reader of the OP to Section 4.4 for Major Arterial - Regional Roads. It must be clear which policies apply to only Town Roads.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.5		Section 4.2.2.3 - Schedule 10 does not include ROW widths, please update text.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.6		Section 4.2.2.8 - Please make a reference here to Town Roads.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.7		Section 4.2.2.9 - Please refer to reader to Section 4.4 for additional notes pertaining to Regional Roads.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.8		Section 4.2.2.11 - Please refer to reader to Section 4.4 for additional notes pertaining to Regional Roads.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.9		Section 4.2.2.13 - Please refer to reader to Section 4.4 for additional notes pertaining to Regional Roads.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.10		Section 4.2.2.14 - The Town will control the number and location of intersections on Town roads to maintain and protect the traffic capacity of all arterial and collector roadways by:"	Policy has been reviewed and updated, where appropriate, to address comment.	

31.11	Table 5. Classification, Function and Design Requirements of Transportation Facilities - Please include definitions of minor arterial and multi-purpose arterial.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.12	Table 6. Right-of-Way of Specific Transportation Facilities - Please add Campbellville Rd (RR 9) between Guelph Line and Town border is a Major Arterial- Regional Road with a Right-of-Way of 35m (this is shown correctly on Schedule 10).	Policy has been reviewed and updated, where appropriate, to address comment.	
31.13	Table 6. Right-of-Way of Specific Transportation Facilities - Remove (RR 27), Burnhamthorpe Road is not a Regional road.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.14	Table 6. Right-of-Way of Specific Transportation Facilities - Add "Tremaine Road (RR 22)" to "With respect to James Snow Parkway (RR 4) between ETR 407 to Dublin Line: please update text to James Snow Parkway (RR 4) between ETR 407 to".	Policy has been reviewed and updated, where appropriate, to address comment.	
31.15	Table 6. Right-of-Way of Specific Transportation Facilities - Add "James Snow Parkway (RR 4)" to "With respect to Tremaine Road (RR 22) between Britannia Road and Campbellville Road: please update text to Tremaine Road (RR 22) between Britannia Road (RR6) and".	Policy has been reviewed and updated, where appropriate, to address comment.	
31.16	Section 4.2.2.15 - Add "grading" before "noise walls".	Policy has been reviewed and updated, where appropriate, to address comment.	
31.17	Section 4.2.2.17 - Add "Town Roads" after "daylighting requirements on".	Policy has been reviewed and updated, where appropriate, to address comment.	
31.18	Section 4.2.2.18 - Add "Town Roads" before "in accordance with the provisions..."	Policy has been reviewed and updated, where appropriate, to address comment.	
31.19	Section 4.4 - Add "policies" after "master plan"	Policy has been reviewed and updated, where appropriate, to address comment.	
31.20	Section 4.4.1.1 - With respect to Development policies, references to the Region are inconsistent when referring to consultation with other agencies.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.21	Section 4.4.1.1 c) - "C. ii) "Public right-of-way allowance widths and daylighting requirements may be increased to accommodate additional requirements associated with a planned public works	Policy has been reviewed and updated, where appropriate, to address comment.	

		project, such as a Municipal Class Environmental Assessment or detailed design. This may include, but not limited to, grading, noise walls, additional turning lanes and channelization at intersections, landscaped medians, elements required to address pedestrian comfort, safety or accessibility, separated bicycle paths, wider roadway cuts or embankments".		
31.22		Section 4.4.1.2 - ROW widths are not shown on Schedule 10 - please update.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.23		Section 4.4.1.3 - add "the Region's most up to date guidelines and by-laws and in consideration of" after "Regional Roads in accordance with".	Policy has been reviewed and updated, where appropriate, to address comment.	
31.24		Section 4.4.1.6 - The reference to other transportation alternatives is unclear as the EA process today considers alternative solutions and mitigation measures. What is this policy to achieve in practice?	Policy has been reviewed and updated, where appropriate, to address comment.	
31.25		Section 7.3.2.6 - Add "Where applicable, the Terms of Reference and subsequent reports must be completed to the Town and Region's satisfaction, in accordance with the most up to date Guidelines and Plans." to the end.	Policy has been reviewed and updated, where appropriate, to address comment.	
31.26		Section 7.4.1.4 - Add "and will include the Right-of-Way requirements for Major Arterial - Regional Roads." after "arterial roads".	Policy has been reviewed and updated, where appropriate, to address comment.	
31.27		Section 8.2.2.26 - Remove "from Highway 401 to No. 5 Side Road".	Policy has been reviewed and updated, where appropriate, to address comment.	
32.1	02/20/2026	Schedules - There should be consistency in the base mapping. For example, the legend includes proposed major roads but the base mapping does not show New North Regional Road (formerly 51/2 Line), except on Schedule 10.	Schedule has been reviewed and updated to ensure information is shown consistently.	Halton Region
32.2		Schedule 10 - The Steeles Avenue realignment between Tremaine Road and Bronte Street North, per Steeles Avenue (Regional Road 8) Transportation Corridor Improvements	Schedule has been reviewed and updated to ensure information is shown consistently.	

<p>32.3</p> <p>32.4</p> <p>32.5</p> <p>32.6</p> <p>32.7</p> <p>32.8</p>		<p>between Tremaine Road (Regional Road 22) and Industrial Drive, should be incorporated in the base mapping for all schedules.</p> <p>Schedule 10 - 32 Side Road (RR 32) between Wellington Boundary and Highway 7 should be identified as “Regional Major Arterial Road”, consistent with Table 6.</p> <p>Schedule 10 - Burnhamthorpe Road is not a Regional road from RR 25 to the Town boundary, please update line type.</p> <p>Schedule 10 - Britannia Road west of Tremaine is not a Regional Road, please update line type.</p> <p>Schedule 10 - Steeles Avenue realignment between Tremaine Road and Bronte Street North, per Steeles Avenue (Regional Road 8) Transportation Corridor Improvements between Tremaine Road (Regional Road 22) and Industrial Drive, should be incorporated in map base in Schedule 10 (as well as all other Schedules).</p> <p>Schedule 10 - How will the Transit Priority Corridor Infrastructure Network in the Halton Region Integrated Master Plan as presented to the Council (pg. 33 of Executive Summary) be reflected in Schedule 10?</p> <p>Schedule 10 - New North Regional Road (formerly 51/2 Line): this should be shown with a wider area between Fifth and Sixth Line</p>	<p>Schedule has been reviewed and updated to ensure information is shown consistently.</p> <p>Schedule has been reviewed and updated to ensure information is shown consistently.</p> <p>Schedule has been reviewed and updated to ensure information is shown consistently.</p> <p>Schedule has been reviewed and updated to ensure information is shown consistently.</p> <p>Schedule has been reviewed and updated to ensure information is shown consistently.</p> <p>Schedule has been reviewed and updated to ensure information is shown consistently.</p>	
<p>33.1</p> <p>33.2</p> <p>33.3</p>	<p>02/19/2026</p>	<p>s. 3.1 Add references to ‘natural hazards’ and an additional broad policy aligning with the PPS.</p> <p>Revise policy 3.2.2.21 to align with wording in Conservation Authorities Act and regulations.</p> <p>In anticipation of forthcoming source protection plan updates, consider revising policy text to a more general level with references to applicable source protection plans for details.</p>	<p>The preamble has been revised to reference natural hazards.</p> <p>Policy 3.6.1.5 Directs development away from hazardous lands and sites.</p> <p>Policy 3.2.2.16 (formerly 3.2.2.21) has been revised accordingly.</p> <p>The Source Water Protection policies have been revised as recommended to provide higher level information and direct the reader to the Source Protection Plan for further information. Other changes were made to reflect the terminology in the Plan and legislation has requested.</p>	<p>Conservation Halton</p>

33.4	Amendment the introduction to section 3.6 Natural Hazards to provide an overview of potential natural hazards and the relationship to development.	The introductory paragraph has been inserted.	
33.5	Amend Objective 56 to reflect the PPS policy 5.1.1	PPS policy 5.1.1 has been added into the Plan as a policy directive, not an objective. The object is intended to provide the higher level goal.	
33.6	Recommend policy revisions for clarity and to better align with <i>Conservation Authorities Act</i> and Ontario Regulation 41/24.	Revisions have been made.	
33.7	Policy 3.6.16 Remove d) and e) to consistent with PPS Natural Hazards Policy 5.2.6	Policies have been removed.	
33.8	Add broad policy under Transportation System regarding provision of safe access for planned transportation infrastructure as it relates to natural hazards to ensure consistency with the policies of the PPS.	Policy 3.6.1.13 addresses safe access.	
33.9	5.7.5.15 - Recommend broadening policy to speak to the location of facilities and role of SWM in mitigating flooding and erosion risks in consultation with CAs.	Policy 5.7.5.18 (formerly 5.7.5.15) has been revised.	
33.10	Recommend broadening the Lot Creation policy to address all natural hazards and direct lot creation (i.e., development under the PPS) away from natural hazards.	Policy 6.2.17.1a) has been revised.	
33.11	Recommendations for Secondary Plan.	Policies have been revised.	
33.12	Remove Regional Storm from glossary.	Term has been removed.	
33.13	Schedule 8 - Add a note that limits of hazardous lands are approximate and to direct the reader to contact the CA for more information. Ensure that the hazardous lands in CH's Approximate Regulation Limit mapping are included.	The recommended footnote has been added. Staff will continue to work with CH to ensure mapping is consistent with CH data.	