



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 12, 2022

Report No: DS-110-22

Subject: Trafalgar Secondary Plan, Official Plan Amendment 54 - Regional Modifications

Recommendation: **THAT Report DS-110-22, regarding the proposed Regional modifications to Official Plan Amendment 54, Trafalgar Secondary Plan, be received.**

AND THAT Council request that the Region of Halton issue its Notice of Decision to approve Official Plan Amendment 54, as modified.

EXECUTIVE SUMMARY

- In March of 2019, Council adopted the Trafalgar Secondary Plan through report PD-016-19 as Official Plan Amendment 54.
- Halton Region's Director of Planning Services and Chief Planning Official has provided a Draft Notice of Decision to approve the Secondary Plan with modifications.
- Town Staff recommend that Council receive the proposed modifications and request that Halton Region issue its Notice of Decision.

REPORT

Background

The Trafalgar Secondary Plan is located in the Town of Milton's Sustainable Halton Urban Expansion Area and is generally bounded by Derry Road to the north, Eighth Line to the east and the Greenbelt Plan Area to the southwest. The Trafalgar Secondary Plan is envisioned to be developed as a mixed-use transit- supportive, higher density community.

It is adjacent, and planned in conjunction with, the Agerton Secondary Plan. The Trafalgar Secondary has a development timeframe of 2021-2031, and will accommodate 26,000 people and 4,000 jobs.

Background

The Town began its public consultation on the Trafalgar Secondary Plan in June of 2018 with a public engagement event introducing goals and objective of the Secondary Plan and its process. A subsequent public engagement opportunity was held in December 2018 that focused on land use concept options and evaluation criteria. At this time a preferred concept was determined and a draft Secondary Plan was prepared.

The draft Trafalgar Secondary Plan was subsequently circulated to agencies and the public for review and comment. The Statutory Public meeting was then held on February 4, 2018. Following the Public Meeting, staff worked collaboratively with stakeholders, agencies and members of the public to address concerns raised through the review process and revise the Secondary Plan appropriately. The revised Trafalgar Secondary Plan was then adopted by Council on March 25, 2019.

Following Council adoption, the Secondary Plan was submitted to Halton Region for approval on April 9, 2019 with the supporting background studies.

Discussion

Since submitting the Trafalgar Secondary Plan for Regional Approval, Town Staff have met with Regional Staff and stakeholders to review the Secondary Plan and background studies.

Town Staff advise that Council request Halton Region to issue a Notice of Decision to approve OPA 54 - Trafalgar Secondary Plan. Halton Region's proposed modifications to the Trafalgar Secondary Plan are attached as Appendix 1.

Following Secondary Plan approval, the next phases of planning, such as the Tertiary Plan development, will be able to move forward. This will allow the Town and stakeholders to work towards bringing the Trafalgar Secondary Plan to fruition.

Financial Impact

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

The most recent comprehensive fiscal impact study presented to Council through CORS-056-21 assumed the expansion of existing service levels to new growth areas



Financial Impact

and was prepared based on information available in the early stages of the planning process for the Sustainable Halton Lands. The operating and capital costs are projected to translate into average annual tax rate increase of 4.3% to 2041, including 5.5% on average during the first 10 years due to the initial pressure of gradually reducing the Town's existing infrastructure deficit and investing in approved master plans for the fire and transit services.

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

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

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Appendix 1 – Trafalgar Secondary Plan Proposed Regional Modifications

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for



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the water, food and resources. We stand as allies with the First Nations as stewards of these lands.