



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 19, 2023

Report No: DS-033-23

Subject: Z-13/21 Sustainable Halton Urban Expansion Zoning Technical Report

Recommendation: **THAT Town Initiated Zoning Application Z-13/21 - Sustainable Halton Urban Expansion Zoning amendments to 016-2014 and 144-2003 BE APPROVED.**

EXECUTIVE SUMMARY

- The proposed amendments conform to the Urban Area land use designation for the Sustainable Halton Urban Expansion Area Lands (2021-2031) in the Halton Region and Town of Milton Official Plans.
- The proposed amendments would recognize the Sustainable Halton Urban Expansion Area by zoning the lands as a “Future Development (FD) Zone”.
- The FD Zone signifies that these areas are intended to be developed for urban purposes.
- The FD zone recognizes and allows legally existing uses to continue until the lands are redeveloped through individual applications.
- Since the Public Meeting, changes have been made to the proposed zoning by-law amendments to refine mapping, provide clarity, add a transition policy, recognize existing special zones, recognize an existing exemption and recognize the Minister’s Zoning Order issued by the Province for a portion of the Milton Education Village lands.

REPORT

Background

As part of Halton Region’s Sustainable Halton Plan (Regional Official Plan Amendment 38), urban lands were identified in the Town of Milton to accommodate population and employment growth from 2021 through to 2031. Referred to as the ‘Sustainable Halton



Background

Urban Expansion Area”, these lands were identified to accommodate projected greenfield growth and will be developed in accordance with more detailed Secondary Plans. These lands include the Milton Education Village as well as the Trafalgar, Agerton and Britannia Secondary Plan areas. Through the Town of Milton’s last Official Plan conformity exercise (Official Plan Amendment 31), the Urban Expansion Area was incorporated into the Town’s urban area boundary. The proposed amendments would update Milton’s Zoning By-laws to conform to the Region and Town Official Plans.

Discussion

The purpose of a Future Development (FD) Zone is to identify land awaiting urban development and servicing. It allows legally established land uses to continue, in addition to agricultural uses and a limited range of uses that would not hinder or preclude planned future urban land uses in accordance with detailed secondary plans.

The FD Zone does not facilitate a specific development. Any development proposal would still require specific zoning through a subsequent development application process that would require its own public consultation and detailed technical review pursuant to the Planning Act.

This zoning update would also provide clarity and certainty that these lands are no longer within the rural area.

A Public Meeting in accordance with the Planning Act was held on August 21, 2021, with no comment. The draft amendments were also circulated for agency review and comment. Changes have since been made to the proposed zoning by-law amendments to refine mapping, provide clarity, add a transition policy, recognize existing special zones, recognize an existing exemption and recognize the Minister’s Zoning Order issued by the Province for a portion of the Milton Education Village lands.

Financial Impact

There is no financial impact arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Megan Lovell

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Attachments

Attachment 1 – FD Zoning Urban Zoning By-law

Attachment 2 – FD Zoning Rural Zoning By-law

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.