



WE MAKE MILTON

Working in Milton Big Questions: Policy Considerations



Table of Contents

Introduction.....	2
We Make Milton Vision	2
Guiding Principles.....	3
Guidance Documents	10
Ongoing Initiatives	12
Working in Milton Policy Considerations Report	0

Proposed 2023 Provincial Planning Statement Changes	12
Growth Targets	12
Employment Land Conversions	12
Employment Areas	12
Provincially Significant Employment Zones	13
Rural Areas in Municipalities	13
Proposed Bill 97 Changes to the Planning Act	13
Municipal Studies	13
Housing and Non-Residential Needs Analysis Study	13
Town of Milton Strategic Plan	13
Big Questions and Policy Considerations	14
What are the Big Questions?	14
What are Policy Considerations?	14
Big Question #1	14
Big Question #2	15
Big Question #3	16
Big Question #4	17
Big Question #5	18
Big Question #6	19
Stage 4: New Official Plan Drafting	20
What's Next	20
How to stay involved!	20
References	21

Introduction

The We Make Milton Policy Considerations Report for the theme of Working in Milton has been prepared as a part of Stage 3: 'Big Questions' of the New Official Plan project - We Make Milton.

The Background and Information Report for Working in Milton complements this document and explores the current context for Working in and around Milton. The Report explored thoughts and ideas we heard in our previous We Make Milton consultation and engagement with the public. Six Big Questions have been identified on how the Town's New Official Plan can protect and support working in Milton in keeping with our new land use planning vision, 'Choice Shapes Us.'

Official Plan Road Map



Figure 1 New Official Plan Road Map

For each of the six Big Questions, a set of policy considerations has been presented for further discussion. They are the focus for further consultation and engagement with the public. The policy considerations are intended to “answer” the ‘Big Questions,’ and will be used to formulate draft policies in the next stage of the We Make Milton project (Stage 4 New Official Plan). The Big Questions and Policy Considerations link back to the Vision and Guiding Principles established through stages 1 and 2 of the We Make Milton New Official Plan Review Process.

Milton 2051: Choice Shapes Us

In 2051, Milton offers a diversity of options for how and where we live, work, move and grow. As we evolve, choice is what shapes us.

We Make Milton Vision

The We Make Milton Visioning Report sets out Milton's New Official Plan Vision as “Choice Shapes Us,” explaining that through the implementation of the New Official Plan, as Milton grows, Milton will become a community that offers diverse options for how and where we love to, live, work, move and grow.

When it comes to Working in Milton, residents are concerned about the availability and ability to work regionally, locally and from their homes. Residents and businesses want flexibility and certainty when it comes to job opportunities. They also prefer to work closer to home and to have good transportation and transit connections. These were addressed in our Moving in Milton report.

The Big Questions were formed to dive deeper into the idea of choice, how to deliver viable choices for employment, and how to build the land use planning framework for Milton’s New Official Plan to fulfil the Vision and Guiding Principles.

Guiding Principles



Figure 2 Working in Milton' Guiding Principles Hierachy

Twelve guiding principles were established for the New Official Plan at the visioning stage. The Guiding Principles provide direction to and evaluate the policy considerations as they are developed to answer the Big Questions. The Guiding Principles cover all four theme areas, Living, Moving, Working and Growing. However, some themes will cover specific Guiding Principles more than others.

The Big Questions and Policy Considerations for the Working in Milton theme are strongly tied to the Guiding Principles of: “Be Creative and Provide Choice,”; “Mix Uses,”; “Diversify and Prosper,”; “Support Arts, Culture, and Recreation”; “Protect our Environment”; “Support the Rural Area “; “Collaborate” and “Think Local.” While the other Guiding Principles are still relevant to some of the Working in Milton Policy considerations, they will be further discussed and supported by exploring the different themes.

Within the Guiding Principles, intentions were also developed. The chart below highlights the descriptions and intentions discussed through the Working in Milton Big Questions and Policy Considerations.

Table 1. Guiding Principles Descriptions and Intentions.

<p>1. Be Creative and Provide Choice</p>	<ul style="list-style-type: none"> • Allow for creativity in the development process while meeting provincial and regional planning requirements. • Ensure safe and affordable housing options for all generations of Miltonians. • Provide reliable and equitable mobility choices, including lower-impact options, such as transit, walking and cycling. • Ensure a range of options for growth and development at different heights, scales and densities. • Balance infill and intensification in appropriate and strategic locations, new greenfield development and urban expansion. • Plan for a vibrant business environment that offers a range of economic and job opportunities so that more Miltonians can choose to live and work here.
<p>2. Mix Uses</p>	<ul style="list-style-type: none"> • Create complete communities that will support a high quality of life and provide for healthy, sustainable and active lifestyles. • Provide a diverse mix of housing types (like rental, live-work and supportive housing) and forms (like single/ semi-detached, townhouses and apartments). • Mix housing with stores, restaurants, live-work buildings, certain types of employment, community services and places of worship. • Enhance and revitalize main streets, corridors, nodes and other existing mixed-use areas. • Create and sustain new mixed-use areas to accommodate forecasted population and job growth.
<p>3. Move Efficiently and Safely</p>	<ul style="list-style-type: none"> • Link land use plans with local, regional and provincial transportation plans. • Integrate transport modes, whether for passengers or goods, for greater efficiency. • Advocate for enhanced GO Transit service, new transit stations and a regional transit governance structure. • Where possible and appropriate, encourage transit oriented development forms. • Maintain, improve, integrate and grow existing mobility infrastructure, including roads, trails, paths and parking. • Increase the availability of lower carbon impact transportation options such as public transit and multiuse path systems. • Ensure that all mobility options are designed and operated in a way that protects the health and safety of all Miltonians and enhances quality of life.
<p>4. Diversify and Prosper</p>	<ul style="list-style-type: none"> • Protect employment lands to balance job growth with residential growth, and provide opportunities for investment and growth. • Provide local opportunities for post-secondary education and training. • Support Milton's traditional sectors and attract new industrial development, including manufacturing, warehousing and logistics. • Balance job growth in traditional sectors with the growth of knowledge-based employment uses, including research and development, and other emerging sectors. • Attract innovative entrepreneurs, employers and highly-skilled niche talent to Milton. • Create infrastructure and partnerships to attract new employment assessment.

<p>1. Be Creative and Provide Choice</p>	<ul style="list-style-type: none"> • Allow for creativity in the development process while meeting provincial and regional planning requirements. • Ensure safe and affordable housing options for all generations of Miltonians. • Provide reliable and equitable mobility choices, including lower-impact options, such as transit, walking and cycling. • Ensure a range of options for growth and development at different heights, scales and densities. • Balance infill and intensification in appropriate and strategic locations, new greenfield development and urban expansion. • Plan for a vibrant business environment that offers a range of economic and job opportunities so that more Miltonians can choose to live and work here.
	<ul style="list-style-type: none"> • Take advantage of Milton’s proximity to significant transportation corridors and growing technology clusters.
<p>5. Prioritize the Public Realm</p>	<ul style="list-style-type: none"> • Create and sustain quality public spaces and gathering places throughout Milton to support social connectedness and safety, and to create a sense of place and character. • Design public spaces that are safe that are safe, integrated and create a sense of place and character. • Achieve design excellence through site/building design and streetscaping techniques. • Protect and promote Milton’s outstanding public views, vistas and destinations.
<p>6. Support Arts, Culture, and Recreation</p>	<ul style="list-style-type: none"> • Promote local art resources and businesses/creative industries and invest in public art. • Protect, enhance, develop and promote Milton’s unique identity, cultural assets and heritage resources. • Provide recreational and social programming that is inclusive, appeals to a diverse population and supports community building. • Distribute and integrate facilities and services throughout Milton so that all neighbourhoods and residents are well-served. • Celebrate and share Milton’s history, accomplishments, assets and community pride.
<p>7. Make Connections</p>	<ul style="list-style-type: none"> • Connect Milton to municipalities across the GTHA, Ontario and beyond. • Make best use of access to 400-series highways and proximity to ports, air and rail, as well as the Canada-U.S. border. • Enhance linkages between urban and rural Milton. • Improve internal connections by enhancing paths and trails and encouraging a modified grid system of streets in new neighbourhoods and redevelopment areas to maximize ease of mobility. • Plan and implement infrastructure and technology for a ‘smart city’.
<p>8. Protect our Environment</p>	<ul style="list-style-type: none"> • Protect and enhance Milton’s natural heritage. • Ensure that new development is integrated with the surrounding environment. • Promote the enjoyment and responsible use of Milton’s many natural areas and assets. • Recognize linkages between our environment, economy and quality of life.

<p>1. Be Creative and Provide Choice</p>	<ul style="list-style-type: none"> • Allow for creativity in the development process while meeting provincial and regional planning requirements. • Ensure safe and affordable housing options for all generations of Miltonians. • Provide reliable and equitable mobility choices, including lower-impact options, such as transit, walking and cycling. • Ensure a range of options for growth and development at different heights, scales and densities. • Balance infill and intensification in appropriate and strategic locations, new greenfield development and urban expansion. • Plan for a vibrant business environment that offers a range of economic and job opportunities so that more Miltonians can choose to live and work here.
	<ul style="list-style-type: none"> • Reduce greenhouse gases and respond to the impacts of climate change.
<p>9. Support the Rural Area</p>	<ul style="list-style-type: none"> • Protect and enhance the livability and character of rural Milton. • Provide for a competitive, diverse and flexible agricultural economy. • Promote local food production and enhance the agri-food network. • Ensure the wise use and management of resources, including mineral aggregates. • Provide for healthy, integrated and viable hamlets and rural areas. • Manage the agricultural and urban interface.
<p>10. Encourage Good, Green Design</p>	<ul style="list-style-type: none"> • Inspire, plan and design attractive built form in a variety of typologies and scales that reflect the unique identity, geography and context of Milton. • Implement green infrastructure and low impact development strategies. • Encourage design initiatives that improve air and water quality, support energy efficiency and conserve water and other resources. • Improve the sustainable performance of new development in Milton.
<p>11. Collaborate</p>	<ul style="list-style-type: none"> • Include and engage all Miltonians in planning processes and use input to inform planning decisions. • Work collaboratively with other administrations, agencies and sectors. • Support timely and coordinated infrastructure investments from all levels of government. • Partner to deliver long-term, predictable and well-timed infrastructure funding. • Use funding tools and incentives to support local businesses and new development.
<p>12. Think Local</p>	<ul style="list-style-type: none"> • Support existing businesses, including local stores, services, restaurants and farms. • Attract new retail development to support a growing population. • Revitalize downtown Milton, our villages and other commercial areas. • Celebrate and promote Milton through local programming and events. • Work with the appropriate agencies to ensure Miltonians have local access to high-quality community services.

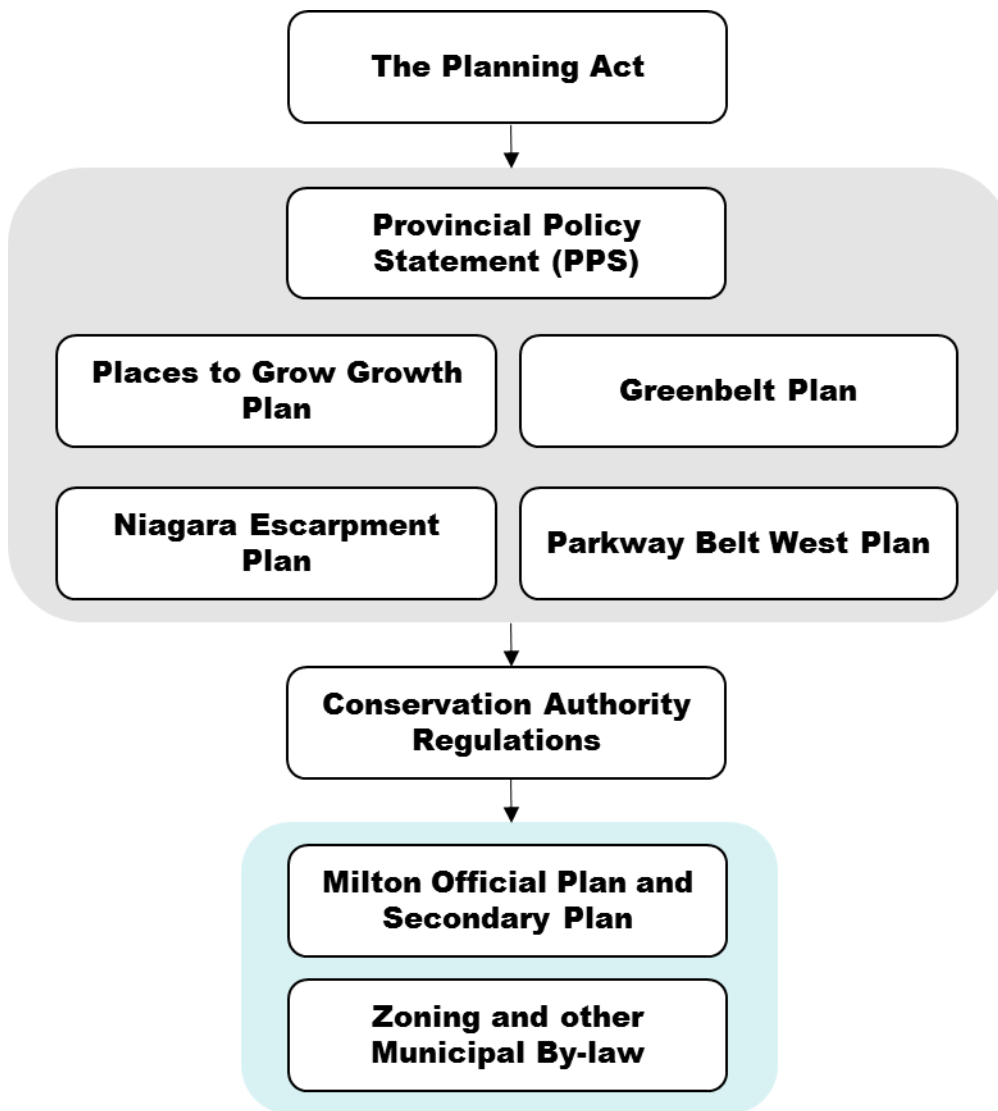


Figure 3 Planning Legislation Hierachy_Federal to Local

The documents highlighted in Table 2 below are statutory documents that must be adhered to and considered when drafting policy considerations and, eventually, New Official Plan policies related to the Working in Milton theme. These documents can be at a Provincial , Regional level or Local.

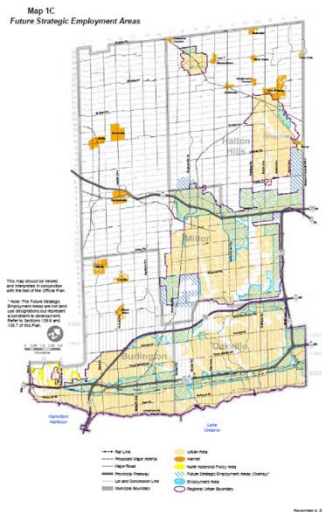
*At the time this document was prepared the Province was consulting on a proposal to replace the Growth Plan and Provincial Planning Statement with a new Policy Planning Statement. Table 2 refers to current polices in-effect.

Table 2. Legislation Applicable to Milton.

Provincial Plan	Purpose and Direction
The Planning Act ⁱ	<p>The Planning Act aims to provide fair planning processes by making them open, accessible, timely and efficient. It integrates matters of provincial interest into provincial and municipal planning decisions, recognizes the decision-making authority and accountability of municipal councils in planning, and establishes tools that can be used to achieve local growth and development goals.</p> <p>It supports forecasted population and employment growth as set out in a growth plan approved under the Places to Grow Act of 2005. It applies to the Greater Golden</p>

Provincial Plan	Purpose and Direction
	Horseshoe growth plan area designated in Ontario Regulation 416/05 (Growth Plan Areas).
A Place to Grow: Growth Plan for Greater Golden Horseshoe, consolidated 2020 ⁱⁱ	<p>The Plan provides population and employment forecasts for all upper- and single-tier municipalities in the GGH. Municipal Planning authorities may plan for the long-term protection of employment areas. It supports the achievement of complete communities with protected employment zones. It stresses the importance of ensuring an adequate land supply within employment areas - both for traditional industries, service sectors and knowledge-based businesses that warrant such locations and sites for a broad range of other employment uses. The Milton Urban Growth Centre will be planned to achieve, by 2031 or earlier, a minimum density target of 200 residents and jobs combined per hectare.</p>
Greenbelt Plan, 2017 ⁱⁱⁱ	<p>The Greenbelt Plan aims to protect against the loss of agricultural land, protect the natural heritage and water resource systems that sustain ecological and human. Its purpose is to provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, and recreation to build resilience while helping to mitigate the effects of climate change.</p> <p>The Plan lists the following components as its main areas of enhancement and promotion:</p> <ul style="list-style-type: none"> • Agricultural viability and protection • Environmental protection • Culture, recreation, and tourism • Settlement areas • Infrastructure and natural resources • Climate change
Niagara Escarpment Plan, consolidated April 2021 ^{iv}	<p>This Plan applies to development within or near Niagara Escarpment (NE) lands. The NE Plan work within the framework set out by the Growth Plan for the Greater Golden Horseshoe for where and how employment growth should be accommodated. Generally, lands zoned for Agricultural use within the NEP permits the growing of crops, nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation require additional employment.</p>
Provincial Policy Statement, 2020 ^v	<p>The Provincial Policy Statement is a consolidated statement of the government's land-use planning policies issued under Section 3 of the Planning Act. It gives provincial direction on key land use planning issues that affect Milton, such as:</p> <ul style="list-style-type: none"> • Efficient use and management of land and infrastructure • The provision of sufficient housing to meet changing needs, including affordable housing • The protection of the environment and resources, including farmland, natural resources (for example, wetlands and woodlands) and water • Opportunities for economic development and job creation

Provincial Plan	Purpose and Direction												
	<ul style="list-style-type: none"> The appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs 												
Regional Plan	Purpose and Direction												
<p>Region of Halton Official Plan, Interim Office Consolidation of the Regional Official Plan November 4, 2022 ^{vi}</p>	<p>The November 4, 2022, Interim Office Consolidation of the Regional Official Plan consolidates the Halton Region Official Plan to include ROPA 48 and 49, which the Regional Council adopted as a part of the Regional Official Plan Review (ROPR) process and as subsequently modified and approved by the Ministry of Municipal Affairs and Housing on November 10, 2021, and November 4, 2022</p> <p>The Regional Urban Structure directs growth to Strategic Growth Areas, protects Regional Employment Areas, and is accompanied by a growth strategy for Halton based on the distribution of population and employment.</p> <p>The Urban Area of Milton is planned to accommodate the distribution of 350,870 in population and 124,390 in employment by 2051. Therefore, the Regional phasing for Milton is shown in the Table below.</p> <p>The targeted employment distribution for Milton is 124,390 by 2051</p> <table border="1" data-bbox="337 850 1572 961"> <thead> <tr> <th>Year</th> <th>2021</th> <th>2041</th> <th>2051</th> </tr> </thead> <tbody> <tr> <td>Employment</td> <td>98,340</td> <td>114,330</td> <td>124,390</td> </tr> <tr> <td>Population</td> <td>137,990</td> <td>277,000</td> <td>350,870</td> </tr> </tbody> </table> <p><i>Source: Region of Halton Official Plan (Nov 2022), Table 1 Population and Employment Distribution</i></p> <p>The employment objectives of the Halton Region OP are:</p> <ul style="list-style-type: none"> To provide for an appropriate range and balance of employment uses, including industrial, office and retail and institutional uses to meet long-term needs. To direct where employment uses should be located and to protect areas designated for such uses. <p>The Regional OP requires Milton to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the distribution of population and employment targets in the Regional phasing can be achieved and maintained at all times.</p> <p>Clause (22) Require the Local Municipalities to include in their Official Plans development criteria to ensure that, outside of Employment Areas, the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site.</p> <p>Clause 77(5) Requires the Local Municipalities to prepare Area-Specific Plans or policies for major growth areas, including the development or redevelopment of</p>	Year	2021	2041	2051	Employment	98,340	114,330	124,390	Population	137,990	277,000	350,870
Year	2021	2041	2051										
Employment	98,340	114,330	124,390										
Population	137,990	277,000	350,870										



communities. The area may contain solely employment lands without residential uses or solely a Strategic Growth Area. Such plans or policies shall be incorporated by amendment into the Local Official Plan and demonstrate how this Plan's goals and objectives are being attained.

The Future Strategic Employment Areas aim to identify and protect from incompatible uses of certain lands strategically located to major transportation facilities and existing Employment Areas. Therefore, future Strategic Employment Areas are not land use designations and confer no permitted uses.

Figure 4 ROPA Map 1C_ Future Strategic Employment

Milton Official Plan Office Consolidation March 2023^{vii}

The current Milton Official plan prescribes the Town policies on **employment land uses**. The aim is to provide **choices for protecting and preserving employment areas for current and future land uses**. The goal of the employment policies in the Milton OP is to **maintain and enhance the Town's economic base through significant economic development** (Section 2.4.1). In addition, the employment policies aim to ensure that sufficient designated lands are available within the Urban Area to accommodate current and future business activities in a compactly built form that efficiently utilizes land and infrastructure (Section 3.7.1.2).

Generally, employment uses are to be in strategic locations, particularly in the vicinity of existing major highway interchanges and rail yards (Section 3.7.1.2.a). The designated "Employment Areas" permit a wide range of business and economic activities and are defined by specific employment land use designations: Office Employment, Business Park, Industrial and Business Commercial. (Section 3.7.1.1).

Guidance Documents

In addition to legislative documents, many guidance documents apply and must be considered when drafting policies and policy considerations concerning the Working in Milton theme. There are Federal guidelines, Provincial guidelines and Regional guidelines

Table 3. Documents Guiding Working in Milton Directions.

Regional	
<p>Halton Region Employment Survey 2021^{viii}</p>	<p>Provides a summary of how people work in the Region of Halton. The highlights from the 2021 Employment Survey based on the responses from businesses are:</p> <ul style="list-style-type: none"> Jobs in Halton increased by an estimated 2.8 percent (6,400) between 2020 and 2021. Businesses in the Professional, Scientific and Technical Services sector saw the highest net estimated increase in jobs—a more than 17 percent increase from 2020.

Regional	
	<ul style="list-style-type: none"> • More than 26.7 percent of employers indicated they had staff working from home. • Milton has 14.6 percent (1,990) of Halton businesses. • Milton has 15.5 percent (36,300) of Halton estimated jobs.
Local	
Milton Economic Development Strategy 2022-2026 ^{ix}	<p>The Milton's Economic Development Strategy set forth a plan for achieving sustainable enterprise and job creation, innovation growth, talent development, and quality of place enhancements. Its four goals are:</p> <ul style="list-style-type: none"> • Grow and Cultivate Milton's Export Clusters to foster prosperity • Bolster Milton's start-up ecosystem to drive future competitiveness • Build Milton as a premier destination for diverse talent and define and • Promote Milton's brand for new economic development.
2017 Milton Land Base Analysis ^x	<p>The Land Base Analysis (LBA) report was completed as part of Halton Region's growth management conformity exercise with the Growth Plan for the Greater Golden Horseshoe, 2006 ("2006 Growth Plan"). It identifies the Town's urban expansion area, comprising new community and employment areas. Through adopting Regional Official Plan Amendment 38 ("ROPA #38"), the Town of Milton is planned to accommodate approximately 238,000 people and 114,000 jobs throughout the built-up area and designated greenfield areas by 2031.</p>
November 2022 Statistic Canada Census of Population Data ^{xi}	<p>This memo from our Economic Development staff provides a brief overview of the observations from the November 30, 2022 Census of Population related to education, labour force, commuting, and instruction in the minority language. The document noted the changing dynamics of the Canadian labour force, how people get to work, and instruction in the minority language.</p>

Ongoing Initiatives

Proposed 2023 Provincial Planning Statement Changes^{xii}

On April 6, 2023, the province released for comment the proposed 2023 Provincial Planning Statement. It proposes to repeal A Place to Growth - the Growth Plan for the Greater Golden Horseshoe and the 2020 Provincial Policy Statement and replace both with a new integrated Provincial Planning Statement. All decisions that relate to a planning matter will be required to be consistent with this statement when enacted. A summary of the key policies about employment are:



Growth Targets

- With the proposed repeal of the Growth Plan, municipalities will **no longer be required to plan specific population and employment targets for a horizon year.**
- When updating official plans, municipalities will be required to **have enough land designated for at least 25 years** (a change from up to 25 years), with planning expressly allowed to extend beyond this horizon for infrastructure, **employment areas and strategic growth areas.**

Employment Land Conversions

- Municipalities can consider (and landowners can apply for) the **removal of land from employment areas.** The tests to be met include that there is a need for the removal, and the land is not required for employment uses over the long term; however, in the absence of land budgets and targets to be met with the proposed repeal of the Growth Plan, the application of these tests will rely on targets contained in official plans. The Planning Act continues to limit the ability to appeal refusals or non-decisions of such applications, but Bill 97 proposes to change the definition of areas of employment.

Employment Areas

- The definition of 'employment areas' is proposed to be changed in both the Planning Act and the new PPS.
- Employment Areas will mean those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.
- Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.^{xiii}
- Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available outside of employment areas.^{xiv}
- Planning authorities shall designate, protect and plan for all *employment areas* in *settlement areas* by:
 - a) planning for *employment area* uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
 - b) prohibiting residential uses, commercial uses, *public service facilities* and other institutional uses;
 - c) prohibiting retail and office uses that are not associated with the primary employment use;
 - d) prohibiting other *sensitive land uses* that are not ancillary to the primary employment use; and

- e) including an appropriate transition to adjacent non-*employment areas* to ensure land use compatibility.^{xv}

Provincially Significant Employment Zones

- These zones, introduced in 2019 without any substantial policy implementation, will no longer exist with the repeal of the Growth Plan. The government is **considering alternative approaches to protect these lands, possibly through the use of the minister’s zoning orders**

Rural Areas in Municipalities

The new PPS proposes that healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 24.3.

Proposed Bill 97 Changes to the Planning Act^{xvi}

This new Bill proposes to **change the definition of “*area of employment*”** which will mean an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:
 - i. Manufacturing uses.
 - ii. Uses related to research and development in connection with manufacturing
 - iii. Warehousing uses, including uses related to the movement of goods.
 - iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.
 - v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.
 - vi. Any other prescribed business and economic uses.
2. These uses are not permitted:
 - i. Institutional uses.
 - ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv.

Municipal Studies

In addition to the Official Plan, the Town has a couple of other ongoing studies which will contribute to working-related policies and initiatives. The We Make Milton project will also update input from these studies to ensure they align with the Vision for Milton set out in the New Official Plan.

Housing and Non-Residential Needs Analysis Study

The Housing and Non-Residential Needs Analysis is an ongoing Study to identify the Town’s future housing and employment requirements for the next 30 years. The Study will form the basis of the growth strategy in the Town’s new Official Plan and inform regional infrastructure planning. The targeted completion date is the fall of 2023.

Town of Milton Strategic Plan

The new Strategic Plan currently in progress will identify priorities in the new term of Council for the community. It will involve community engagement and input to formulate the future needs of Milton.

Big Questions and Policy Considerations

What are the Big Questions?

The Big Questions evaluate various policy options and identify recommended policy considerations. They are framed by the Vision Statement and Guiding Principles of the New Official Plan and help recommend policy directions that will guide the following project stages. In addition, these questions help ensure that the policy considerations being formed are responding to the proper concerns and needs of the community as we plan toward 2051.

What are Policy Considerations?

Policy Considerations focus on potential policy approaches for Milton's new Official Plan. The policy considerations "answer" the big questions while considering the Guiding Principles that have been established for Milton's New Official Plan. For each Big Question, policy considerations fall into three categories:

- 1) Things that **MUST** be done to conform to/be consistent with provincial and regional policies;
- 2) Things that **SHOULD** be done because they implement current/best practices; and
- 3) Things that **COULD** be done because they are innovative and respond to specific local needs, opportunities, or challenges.

BQ1: Support Employment Base and Businesses

How can the new Official Plan policies protect Milton existing and future employment base?

Big Question #1

Working in Milton Policy Considerations for Big Question 1:

The following considerations have been identified as a result of the above exploration of Big Question #1, for further discussion through We Make Milton:

Working in Milton Policy Consideration 1.1

The new Official Plan must continue to protect existing and future employment areas to attract new businesses and ensure the diversity of the Town's employment base..

- The Provincial policy direction require municipalities to plan for, protect and preserve employment areas to meet long terms needs. It is acknowledged that the attraction of a skilled talent pool to attract and support a diversity of businesses can be explored in conjunction with the Town's Economic Development Strategy.
- This consideration relates to Guiding Principles 4 and 12.

Working in Milton Policy Consideration 1.2

The new Official Plan should consider the trend in the local and provincial labour pools when creating policies to support the local employment base and businesses.

- The Town is mandated to implement employment policies in accordance with federal, provincial and regional requirements through land use planning and our economic development strategy.
- The Town shall continue to form collaborative partnerships with the community and businesses
- This consideration relates to Guiding Principles 2, 3 and 10.

Big Question #2

BQ2: Accommodate a spectrum of Industries and Businesses

How will the new Official Plan policies accommodate and attract a spectrum of industries and businesses?

Working in Milton Policy Considerations for Big Question 2:

The following considerations have been identified as result of the above exploration of Big Question #2, for further discussion through We Make Milton:

Working in Milton Policy Consideration 2.1:

The new Official Plan should ensure employment lands provide sufficient space to attract, retain and expand industrial uses, knowledge-based businesses and the cultural, service and hospitality sectors.

- The Town has a predominantly young and well educated workforce. There is a need to achieve a better balance between the characteristics of the local workforce and the range of employment opportunities available within the Town.
- This consideration relates to Guiding Principles 1 and 4

Working in Milton Policy Consideration 2.2:

The new Official Plan should encourage diverse employment lands that increase employment opportunities and support the Town's economic growth and competitiveness.

- The new employment policies shall be aligned with the Town's Economic Development Strategy.
- There is a need to provide opportunities for a diversified economic base, including maintaining a range of employment uses, suitable sizes and locations.
- This consideration relates to Guiding Principles 1 and 4.

Working in Milton Policy Consideration 2.3

Employment Area

means those areas designated in an official plan for clusters of business and economic activities including, manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

(PPS 2023 proposed)

The new Official Plan should protect, expand, and support employment areas in mixed-use districts, campus institutions, and a provide variety of jobs and services to increase the diversity of employment uses.

- Some uses to be considered for permitted uses could include vertical farming, head offices, the green innovation sector, prestigious employment offices and lab spaces in an industrial area subject to compliance with the proposed Provincial Planning Statement (PPS).
- This consideration relates to Guiding Principles 4 and 12

BQ3: Formulate Flexibility and Adaptability

How can the new Official Plan policies sustain and foster future employment growth through flexibility and adaptability?

Big Question #3

Working in Milton Policy Considerations for Big Question 3:

The following considerations have been identified as result of the above exploration of Big Question #3, for further discussion through We Make Milton:

Working in Milton Policy Consideration 3.1:

The new Official Plan Policies must sustain and foster future employment growth through flexibility and adaptability.

- Official Plan policies for Employment Areas and Strategic Growth Areas should accommodate a range of business opportunities.
- Employment Policy consideration shall examine the impact and trend of people working from home and the scope to accommodate compatible employment uses in residential areas.
- This consideration relates to Guiding Principles 4 and 1

Working in Milton Policy Consideration 3.2:

The new Official Plan could enable opportunities for small independent businesses, non-profit organizations, and employers in arts and culture who are at risk of displacement due to redevelopment, rising rents, insecure tenures, and competition for space.

- The Town could consider incentives to encourage and assist small to medium enterprises, such as stream lined decision processes.
- The needs of specific groups such as charitable organizations, start-ups, and indigenous groups should be considered.
- This consideration relates to Guiding Principles 6

Working in Milton Policy Consideration 3.3:

The new Official Plan Policies should support economic development opportunities for shared location, flexible workspace arrangements, and alternate ownership models to increase the viability of commercial areas and to address the displacement of small businesses, city serving industrial, community-serving spaces, and First Nations.

- The type of evolving workspaces must be considered in our constantly changing work environment.
- This consideration relates to Guiding Principles 11 and 12

BQ4: Achieve a Sustainable Environment in Employment Areas

How can the new Official Plan policies for employment areas address the impacts of a changing climate and develop approaches to reduce greenhouse gas emissions and improve air quality?

Big Question #4

Working in Milton Policy Considerations for Big Question 4

The following considerations have been identified as result of the above exploration of Big Question #4, for further discussion through We Make Milton:

Working in Milton Policy Consideration 4.1:

The new Official Plan Policies must ensure that Employment Areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

- Environmental protection measures must be implemented to avoid environmental damage and the harmful impact on sensitive land uses so as to achieve environmental sustainability and good health.
- Flexibility and adaptability must have a link to the technology and utility needs required for businesses/industries to address environmental sustainability.
- This consideration relates to Guiding Principles 2 and 11.

Working in Milton Policy Consideration 4.2:

The new Official Plan must prepare policies for climate change; reduce greenhouse gas emissions; plan for more resilient, environmentally sustainable, and complete communities; and support sustainable development such as low impact development, district energy, and water conservation measures in our employment areas

- This consideration relates to Guiding Principles 2, 8 and 10.

Working in Milton Policy Consideration 4.3:

The new Official Plan shall promote green innovation, green infrastructure and low-impact development strategies for employment areas.

- The green innovation sector is a growing sector which is part of the economic development strategy.
- There exist opportunities to incorporate low carbon technologies and environmentally sustainable features in Commercial and Industrial development.
- This consideration relates to Guiding Principles 8 and 10

Green Infrastructure

means natural and human-made elements that provide ecological and hydrological functions and processes.

Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

(PPS).

BQ5: Encourage Employment Intensification outside Employment Areas

How will the new Official Plan policies encourage employment intensification in mixed-use areas and Strategic Growth Areas such as the MTSA, Downtown Milton, Milton Education Village, and other nodes in our community areas?

Working in Milton Policy Considerations for Big Question 5:

The following considerations have been identified as result of the above exploration of Big Question #5, for further discussion through We Make Milton:

Working in Milton Policy Consideration 5.1:

The new Official Plan must direct major office and institutional developments to the Town's current and future Major Transit Station Areas and Strategic Growth Areas.

- The areas surrounding Downtown Milton, Milton Education Village, Downtown Milton GO Station and the planned Milton Trafalgar GO Station provide strategic opportunities for increasing employment and commercial activities.
- The new OP could have specific targets for commercial and office-related employment and/or GFA to fulfill the community's' needs.
- The new OP should ensure that the number of jobs accommodated on employment lands in strategic growth area is retained.
- This consideration relates to Guiding Principles

Major Transit Station Areas (M.T.S.A.)

means the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

(PPS).

Working in Milton Policy Consideration 5.2

The new Official Plan should protect and expand areas for compatible employment uses in neighbourhoods, fostering more complete and walkable transit-supportive neighbourhoods with a mix of housing, jobs, shops, and services.

- Providing compatible ancillary employment uses, such as home occupations, retail and other commercial uses in residential and mixed-use neighbourhoods, within a short walk can help to reduce car dependency and support the availability of services and amenities in neighbourhoods.
- This consideration relates to Guiding Principles 2 and 4.

Working in Milton Policy Consideration 5.3

The new Official Plan should explore opportunities to increase employment through the intensification of employment lands and commercial sites.

- There are opportunities to support the intensification and redevelopment of employment lands through infill and higher-density development forms.

- This consideration relates to Guiding Principles 1,2, and 12.

Big Question #6

BQ6: Support and Expand Rural Employment

How will the new Official Plan policies support and expand existing and future employment concerns in our rural areas?

Working in Milton Policy Considerations for Big Question 6:

The following considerations have been identified as a result of the above exploration of Big Question #6, for further discussion through We Make Milton:

Working in Milton Policy Consideration 6.1:

The new Official Plan must protect employment and economic activities in our prime agricultural areas for long-term agricultural use while enabling the agri-food sector to thrive

- The economic viability of farms is critical to sustain the agri-food sector and the environmental services provided by farming.
- This consideration relates to Guiding Principles 9.

Working in Milton Policy Consideration 6.2:

The new Official Plan should create a healthy, integrated and viable rural area that builds on rural Milton's character, infrastructure, amenities and assets, including reliable broadband internet and the expansion of infrastructure to encourage employment.

- The new OP should consider opportunities to support local servicing and infrastructure in the rural area to promote viable rural employment.
- The new Official Plan should consider opportunities to support the role of hamlets as service centres and economic hubs in the rural area.
- This consideration relates to Guiding Principles 9 and 12.

Working in Milton Policy Consideration 6.3:

The new Official Plan policies must protect prime agricultural areas for all types, sizes and intensities of agricultural uses, agriculture-related uses, and normal farm practices

- The new Official Plan policies must consider the economic benefits for all industries when planning for future rural economic activities.^{xvii}
- Rural economic activities other than agri-tourism/cycling, equestrian, and raceway/casino activities need to be considered.
- This consideration relates to Guiding Principles 9.

Working in Milton Policy Consideration 6.4:

The new Official Plan policies must identify and protect adequate mineral aggregate reserves for long-term use, while minimizing any adverse environmental impacts.



Figure 5 Agr-Tourism in Milton

- Rural economic activity such as mineral and aggregate extraction are a vital part of Milton's employment areas and must be protected.
- This consideration relates to Guiding Principles 9.

On-farm Diversified Uses

Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products. Land-extensive energy facilities, such as ground-mounted solar battery storage are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.



Figure 6 Prime Agriculture in Milton

Stage 4: New Official Plan Drafting

What's Next

The development of the Big Questions and Policy Considerations concludes Stage 3 of the New Official Plan Project for Working in Milton. Upon the completion of Stage 3 for all four themes, the We Make Milton New Official Plan project will move into Stage 4: New Official Plan Drafting. Through the next phase of the project, the policy considerations that have been developed for each theme will be used as a direction to form draft policies for the New Official Plan.

How to stay involved!

We will be looking for your feedback on the policy considerations identified for each Big Question, and there will be a number of opportunities to do so:

1. All community members are encouraged to visit the New Official Plan web page to learn about the project and find updates/opportunities to provide input.
2. All of our We Make Milton reports are available on the Town's webpage.
3. Register for email notifications, and we will let you know when future We Make Milton documents are available.
4. We are always interested in talking to stakeholders and community groups to learn more about what you deem important and valuable. If you would like to be part of our stakeholder committee, please get in touch with our We Make Milton planning team
5. If you have any other questions or comments, please do not hesitate to contact our We Make Milton planning team

References

- i Province of Ontario. (January 1, 2023). Planning Act, R.S.O. 1990, c. P.13. Retrieved from <https://www.ontario.ca/laws/statute/90p13>.
- ii Province of Ontario. (2020). A Place to Grow, Growth Plan for the Greater Golden Horseshoe. Retrieved from <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>.
- iii Province of Ontario. (2017). Greenbelt Plan (2017). Retrieved from <https://files.ontario.ca/greenbelt-plan-2017-en.pdf>.
- iv Province of Ontario. (2023). Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023. Retrieved from Legislative Assembly of Ontario: <https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-9>
- v Province of Ontario. (2020). *Provincial Policy Statement (PPS), 2020, Under the Planning Act*. Retrieved from <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.
- vi Halton Region. (2022) Interim Office Consolidation of the Regional Official Plan. November 4, 2022. Retrieved from <https://www.halton.ca/Repository/ROP-Office-Consolidation-Text>
- vii Town of Milton. (2023) Milton Official Plan Office Consolidation March 2023. Digital version will be uploaded to website.
- viii Halton Region (2021) Halton Employment Survey results. Retrieved from [https://www.halton.ca/Repository/2021-Employment-Survey-Results-Report#:~:text=The%202021%20Employment%20Survey%20estimated,\)%20were%20part%2Dtime%20positions2](https://www.halton.ca/Repository/2021-Employment-Survey-Results-Report#:~:text=The%202021%20Employment%20Survey%20estimated,)%20were%20part%2Dtime%20positions2).
- ix Town of Milton. (2022) Milton Economic Development Strategy. Retrieved from <https://www.milton.ca/en/business-and-development/resources/Economic-Development-Strategy/Economic-Development-Strategy.pdf>
- x Town of Milton (2017) Milton Urban Expansion Land Base Analysis. Retrieved from <https://www.milton.ca/en/business-and-development/resources/South-East-Milton-Urban-Expansion-Land-Base-Analysis.pdf>
- xi Town of Milton (2022) Economic Development memo to Council. Andy Scott, Census of Population - Education in Canada, the changing dynamics of the Canadian labour force and how people get to work, and instruction in the minority language

-
- xii Province of Ontario. (2023). Provincial Policy Statement. Province of Ontario. <https://prod-environmental-registry.s3.amazonaws.com/2023-04/Proposed%20Provincial%20Planning%20Statement,%20April%206,%202023%20-%20EN.pdf>
- xiii Province of Ontario (2021) Aggregate Resources Act. Province of Ontario, Retrieved from: <https://www.ontario.ca/laws/statute/90a08>
- xiv Province of Ontario. (2023). Provincial Policy Statement. Province of Ontario. <https://prod-environmental-registry.s3.amazonaws.com/2023-04/Proposed%20Provincial%20Planning%20Statement,%20April%206,%202023%20-%20EN.pdf>