



Planning & Design Inc.

Agerton Secondary Plan

Parkland & Recreational Facility Strategy &
Community Facilities & Human Services Study

February 2026



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1 Introduction & Purpose



The Agerton Secondary Plan proposes an urban mixed-use, transit-oriented community including employment lands that support a Major Transit Station Area (MTSA). The future GO Station and surrounding community is intended to provide opportunities for people of all ages and abilities to conveniently access, through numerous transportation options, a broad range of job opportunities, a full range of retail stores and commercial services, a range of higher density housing and supporting community uses. This urban high density community will provide high quality public and private spaces with the objective of creating attractive and vibrant places including parkland, recreational and community facilities. The Town, in consultation with the Agerton Landowner's Group, is currently reviewing and updating the Agerton Secondary Plan. To assist in the preparation of the detailed land use policies and schedules, this combined Parkland & Recreational Facility Strategy and Community Facilities & Human Services Study provides an assessment of the needs and estimate of the quantity and type of facilities that may be required.

Background

A draft Agerton Secondary Plan was presented July 2022 for comment at a Statutory Public Meeting. Since that time, changes to provincial legislation and policy have impacted the Agerton Secondary Plan and subsequently an updated land use concept was presented at a Town open house May 2025. The Town is currently reviewing and updating the draft secondary plan based on these changes as well as comments received since the public meeting.

It is anticipated that an updated draft secondary plan will be presented at a Statutory Public Meeting in the fall of 2025. After the meeting, it is expected that the secondary plan will be updated and a final version presented to Council for adoption. After Council adoption, the Agerton Secondary Plan will be sent to the province for approval.

Originally, A series of background and technical studies were prepared in support of both the Trafalgar and Agerton Secondary Plan. Since then, the Trafalgar Secondary Plan was approved by the Ontario Land Tribunal in June 2024. The studies now need to be updated for the Agerton Secondary Plan, with consideration of the population in the Trafalgar Tertiary Plan.

All supporting studies were required to be updated including the Parkland & Recreation Facility Strategy, Community Facilities & Human Services Study and Population and Employment Report. Given the amount of overlap between the Parkland and

Community Facilities reports, with support from the Town, the two reports have been combined into one report and presented here. The Population and Employment Report is being prepared by the Town’s consultant.

Since the time of the original reports, the Town of Milton’s 2031 Official Plan forecast prepared by the Town’s consultant estimated a total of 238,000 residents and 114,000 jobs by 2031. Updated population forecasts to 2051 now estimate population growth in Milton from 2031 to 2051 to range from 118,800 in the Low Scenario to 190,300 in the High Scenario as outlined in the Phase 1 – Residential and Non-Residential Needs Analysis Report prepared by Watson & Associates Economics Ltd. dated May 24, 2024. The 2051 population forecast for Milton now ranges from 350,900 to 449,900. The increase in total population is reflected in the Agerton Secondary Plan which now estimates a population of 14,100 people by 2051 and 17,500 jobs at build-out.

Study Area

The Agerton Secondary Plan is generally bound by the Highway 401 to the north, Eighth Line to the east, Derry Road and the Trafalgar Secondary Plan to the south, and the Greenbelt Plan to the west as shown on **Figure 1**. The Secondary Plan area comprises a southern and northern precinct separated by the wide hydro corridor. It is approximately 311 hectares in size.

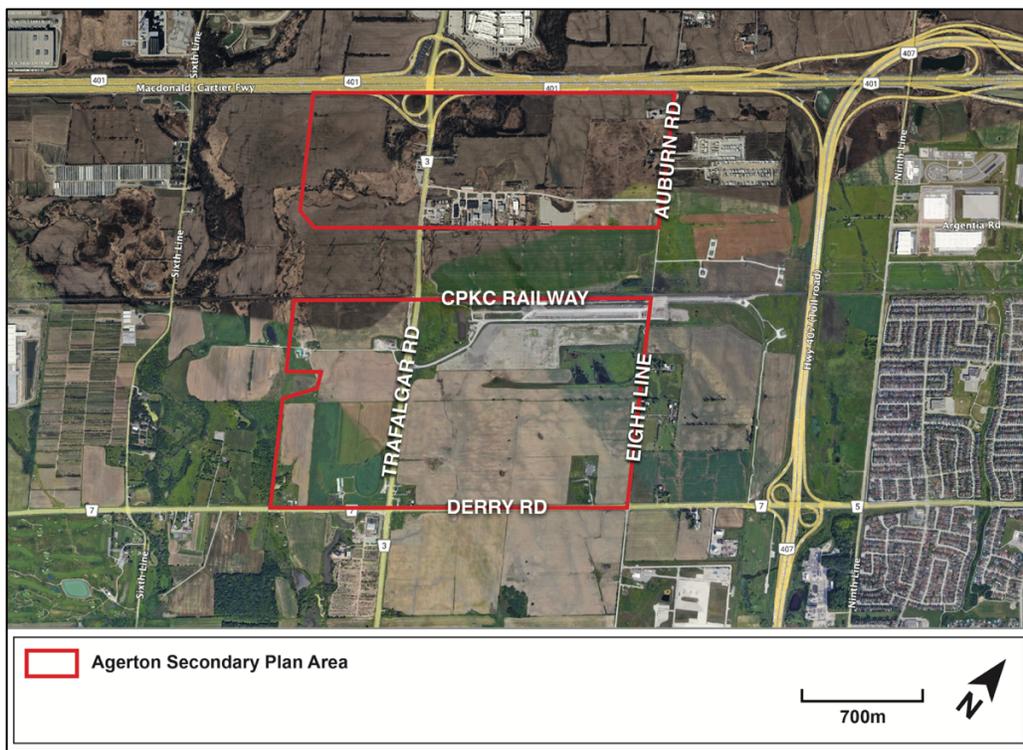


Figure 1 – Agerton Secondary Plan Area

Study Purpose

The Town of Milton will be proceeding with detailed land uses for the future Agerton MTSA through the Agerton Secondary Plan. A detailed tertiary plan is no longer required as part of the Agerton Secondary Plan, but technical studies in support of a detailed land use plan are still required as part of the Secondary Plan process. This joint Parkland & Recreational Facility Strategy and Community Facility & Human Services Study form two of the supporting studies required as part of the Agerton Secondary Plan.

Approach

Based on the updated population of 14,100, Planning Act requirements for parkland dedication and parkland targets, Town Standards and facility needs, this study will:

- Provide an inventory of existing community facilities including parks and open space;
- Provide an evaluation of required community facilities and trails to adequately support the planned population for the Agerton Secondary Plan Area including the Trafalgar Corridor;
- Determine the minimum amount of parkland distribution based on the Town's latest park strategy, standards and typologies; and
- Identify locational criteria associated with each parkland and community facility.

2 Parks and Recreation Analysis



Parkland Rationale

Section 42 of the Planning Act requires parkland to be conveyed at a rate of 2% for lands proposed to be developed for commercial or industrial uses and a rate of 5% for all other uses. Alternatively, land may be conveyed at an alternative rate of one hectare for each 600 dwelling units or 1 hectare per 1,000 dwelling units if collecting cash-in-lieu of physical parkland with a cap of 10% of the land area where the site is under 5 hectares and 15% of the land area where the site is greater than 5 hectares.

In comparison, the Town has a Parks and Recreation Provision Target of 1.75 hectares of core parkland per 1,000 people.

Parkland Needs for Agerton Secondary Plan

Based on the Town’s Parks and Recreation Provision target of 1.75 hectares of parkland per 1,000 people applied to the Agerton Secondary Plan Area with an estimated population of 14,100 people to the year 2051, a target of 24.68 hectares of developable parkland is generated as shown on **Table 1**. The Town does not presently own any parkland with the Agerton Secondary Plan Area.

The Planning Act calculation for parkland dedication requirements is only being applied within the Major Transit Station Area (MTSA). Outside of the MTSA, cash-in-lieu will be provided which will assist the Town in acquiring lands outside of the Secondary Plan Area in order to meet park and recreational needs that cannot be accommodated within the Secondary Plan Area. As per the Planning Act, the estimated parkland dedication required within the MTSA portion of the Agerton Secondary Plan assumes a parkland conveyance of 5% for the low rise residential uses, a 2% conveyance for the community centre and the alternative rate for the medium, high and mixed uses. The estimated parkland dedication required as per the Planning Act requirements is 11.74 hectares.

Table 1 – Parkland Needs for 14,100 persons in the Agerton Secondary Plan

Parkland Required to meet target rate of 1.75 hectares per 1,000 population	24.68 hectares
Estimated Parkland Dedication (Planning Act requirement)	11.74 hectares
Difference	12.94 hectares

A difference of 12.94 hectares of parkland need is calculated between parkland dedication requirements of the Planning Act and the Town’s parks and recreation

provision target. The Town will not require additional parkland beyond the Planning Act requirements as agreed upon in the Master Parks and Trails Agreement as the Town has obtained a 50 hectare parcel of land along 6th Line (outside of the secondary plan area) to serve the communities of Agerton, Trafalgar, Britannia and the Expansion Lands with a “Community / Tournament Level Park”.

Potential Allocation of Parkland by Classification

The Town’s parkland classification includes: Community, District and Neighbourhood Parks as well as Village/Urban Squares.

Table 2 outlines the typical park area requirements based on Appendix 2 of the Council adopted Parks and Recreation Hierarchy outlined in Staff Report COMS-002-21 dated March 22, 2021. Typical facility area requirements are provided for District Parks, Neighbourhood Parks and Village/Urban Squares. The Agerton Secondary Plan will provide a mix of parks and open space ranging from 0.2 hectares to 6 hectares. A breakdown of the allocation of parkland in the Secondary Plan Area is provided in **Table 2**.

Table 2 – Allocation of Land by Park Classification

Classification	Park Size Requirements (ha)*	Proposed Average Size (ha)	Proposed Number of Parks	Total Land Area Developable Parks (ha)
District Park	10.60	6	1	6
Neighbourhood Park	4.52	3	1	3
Village/Urban Square	0.40	0.2-0.5	7	2.74**
Total	--	--	9	11.74

* Based on new Parks and Outdoor Recreation Provision Targets from Town of Milton Staff Report COMS-002-21: Re-classification of Parks Hierarchy and Changes to Parks and Recreation Provision Targets - Appendix B

For proposed Village/Urban Square distribution and size, see **Figure 8

3 Community Facilities and Human Services



A review of the existing facilities such as schools, both public and catholic, elementary and secondary, emergency facilities such as fire stations, libraries, community centres and associated recreation facilities, parks and places of worship is discussed below.

Inventory of Existing Facilities

Schools

There are currently no elementary or secondary schools within the Agerton Secondary Plan area as the lands are a greenfield area. The closest school (Irma Coulson Public School) is located at the east limit of the Milton built boundary near James Snow Parkway just south of Derry Road. **Figure 5** identifies other existing schools nearby.

Catholic Schools

Based on the Halton Catholic District School Board (HCDSB) 2025 Long Term Capital Plan (LTCP), future students within the Agerton and Trafalgar Secondary Plan Areas will attend new schools within the Milton urban expansion lands. In the interim, catholic elementary school students will be accommodated in the Bishop P.F. Reding Family of Schools given its proximity and secondary students will be accommodated at St. Kateri Tekakwitha Catholic Secondary School. Based on the revised population of 14,100 and the HCDSB's pupil yield, a minimum of one catholic elementary school is required in the Agerton Secondary Plan area.

The Bishop P.F. Reding Family of Schools consists of:

- Holy Rosary (M) Catholic Elementary School (CES);
- Our Lady of Victory CES;
- St. Anthony of Padua CES;
- St. Peter CES; and,
- Bishop P. F. Reding Catholic Secondary School (CSS).

The St. Kateri Tekakwitha Family of Schools consists of:

- Guardian Angels CES;
- St. Veronica CES (formerly Milton #10 CES);
- Milton #11 CES (opening planned for 2026-2027 school year)
- Our Lady of Fatima CES; and,
- St. Kateri Tekakwitha CSS.

It is noted that the Milton #11 Catholic Elementary School received funding from the Ministry of Education in 2022 and is expected to open for the 2027-2028 school year. It will be located just east of the St. Kateri Tekakwitha CSS and contain a three-storey building for approximately 760 elementary school students. The HCDSB Special Meeting of the Board approved the recommended school boundary review and temporary holding locations in June 2025 to establish school boundaries for the Milton #11 CES and redirect students currently attending St. Peter CES, St. Scholastica CES and St. Veronica CES to accommodate future growth from the Agerton, Trafalgar and Britannia Secondary Plan Areas. The approved boundary in **Figure 2** shows the majority of future students within the Agerton Secondary Plan Area attending the future Milton #11 CES while the remaining students will attend St. Peter CES.

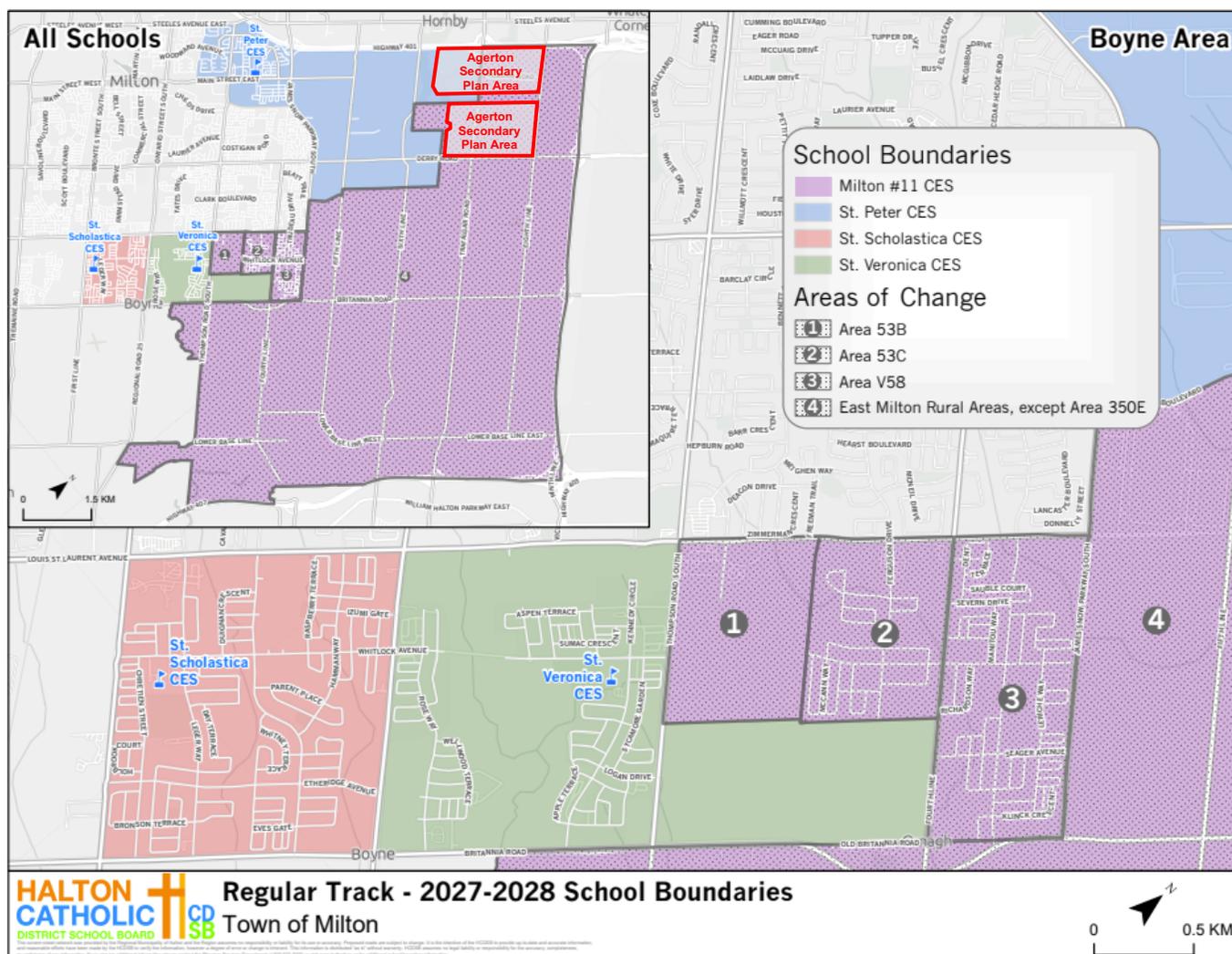


Figure 2 – Milton #11 CES Approved School Boundaries 2027-2028

Table 2A summarizes the existing school capacity and enrolment information for HCDSB elementary and secondary schools for the Bishop P. F. Reding Family of Schools and **Table 2B** summarizes the statistics for the St. Kateri Tekakwitha Family of Schools.

Table 2A – Summary of Capacity and Enrolment Information for Catholic Schools in Bishop P. F. Reding Family of Schools (2025)

School	Grade Configuration	Optional Programming	Address	Enrollment (in 2024)	Functional Building Capacity (FBC)	Total Site Capacity ¹	Available Space/ Vacancy ²
Holy Rosary (M) CES	JK-8	Special Education, Extended French	141 Martin St	528	536	536	8
Our Lady of Victory CES	JK-8	Special Education	540 Commercial St	320	291	567	-29
St Anthony of Padua CES	JK-8	--	1240 Tupper Dr	723	723	999	0
St. Peter CES	JK-8	French Immersion	137 Dixon Dr	595	619	895	24
Total Elementary				2,166	2,169	2,997	3
Bishop P. F. Reding CSS	9-12	Advance Placement, French Immersion, Extended French	1120 Main St E	2,661	1,688	2,447	-973
Total Secondary				2,661	1,688	2,447	-973

Source: HCDSB 2025 Long-Term Capital Plan

Note:

1. Sum of FBC and total portable capacity on site.
2. The difference between the enrollment and functional building capacity (not including portables).

Table 2B – Summary of Capacity and Enrolment Information for Catholic Schools in St. Kateri Tekakwitha Family of Schools (2025)

School	Grade Configuration	Optional Program-ming	Address	Enroll-ment (in 2024)	Functional Building Capacity (FBC)	Total Site Capacity ²	Available Space/ Vacancy ³
Guardian Angels CES	JK-8	French Immersion	650 Bennett Blvd	781	723	999	-58
Our Lady of Fatima CES	JK-8	Extended French	709 Bolingbroke Dr	548	648	924	100
St. Veronica CES (Milton #10) ¹	JK-8	--	675 Kennedy Cir W	236	671	947	435
Milton #11 CES	JK-7 (2027-2028) JK-8 (2028-2029 onwards)	French Immersion	Louis St. Laurent Ave. (adjacent to St. Kateri Tekakwitha CSS)	--	763 (planned)	1,177 (planned)	--
Total Elementary				1,384	2,805	4,047	1,421
St. Kateri Tekakwitha CSS	9-12	French Immersion	1125 Kennedy Cir	356	1,623	2,451	1,267
Total Secondary				356	1,623	2,451	1,267

Source: HCDSB 2025 Long-Term Capital Plan

Note:

1. No enrolment information, opened in 2024-2025 school year.
2. Sum of FBC and total portable capacity on site.
3. The difference between the enrollment and functional building capacity (not including portables).

Public Schools

Based on the Halton District School Board (HDSB) Long Term Accommodation Plan (LTAP) 2022, the Agerton Secondary Plan Area falls within the current Elementary Review Area (ERA) 120 – Bristol and Secondary Review Area (SRA) 105 – Milton East. Milton SE #13 PS recently underwent a boundary review that was approved in January 2025 so the allocation of students based on ERA and SRA may differ from the 2022 LTAP. In the interim, before new schools are provided within Agerton, English program students within the Agerton Secondary Plan Area (Zone 7) shown on **Figure 3** will attend Hawthorne Village Public School as shown on **Figure 4**. Additionally, French immersion program students within the Agerton Secondary Plan Area will attend Irma Coulson Public School in the interim as shown on **Figure 4**.

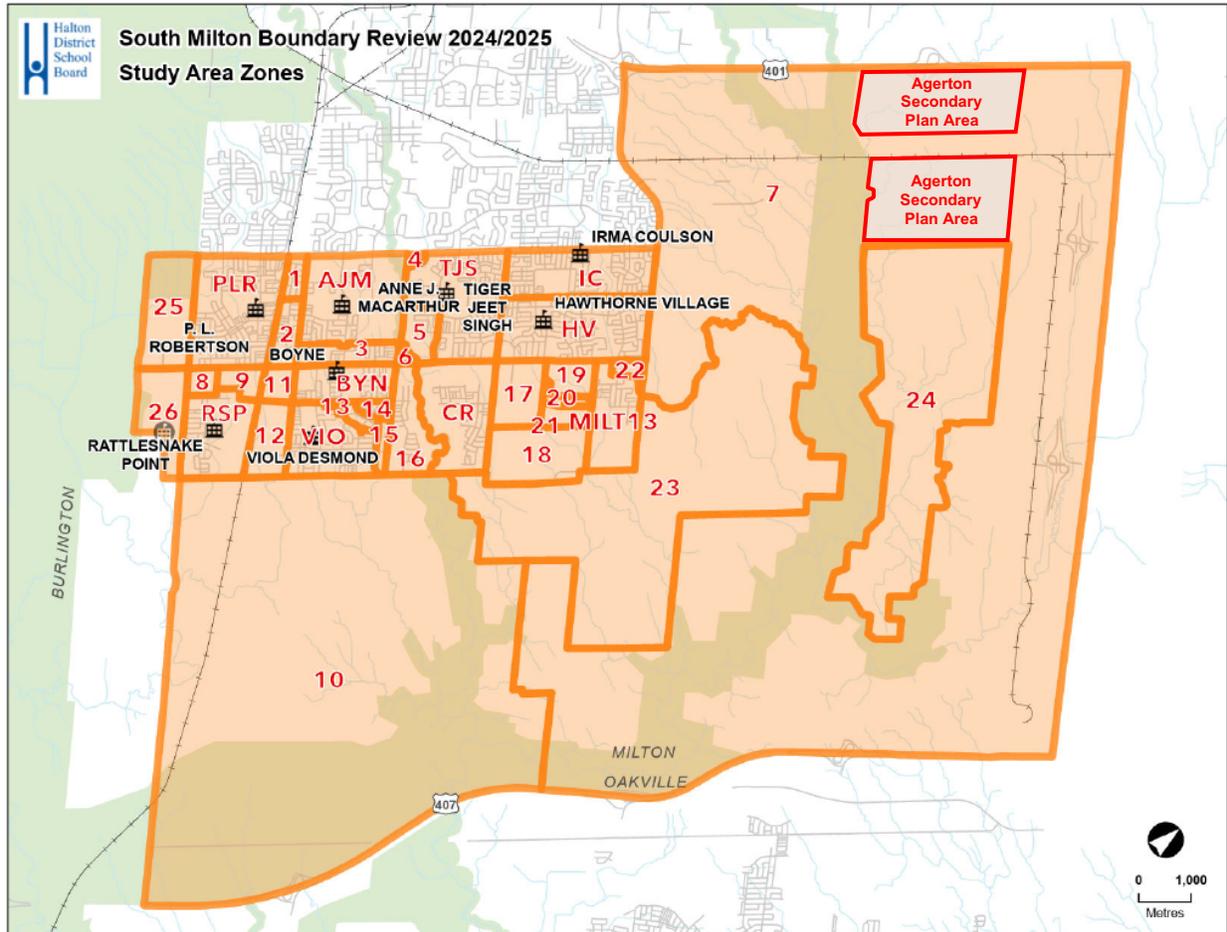


Figure 3 – South Milton Boundary Review 2024/2025

Option 6A

2025/2026 School Year - Year 1 of Implementation

Implementation Table & Notes

Zone	Program	JK	SK	Gr1	Gr2	Gr3	Gr4	Gr5	Gr6	Gr7	Gr8
AJM	ENG	Anne J MacArthur									
	FI				Anne J MacArthur						
9, 12 (new development, both areas)	ENG	Anne J MacArthur									
	FI				Anne J MacArthur						
12 (existing students)	ENG	Anne J MacArthur	Viola Desmond								
	FI				Anne J MacArthur	Viola Desmond					
1, 2, 3, 11, BYN	ENG	Boyne	Boyne	Boyne		Boyne	Boyne	Boyne	Boyne	Boyne	Boyne
	FI				Anne J MacArthur						
CR, 16	ENG	Cedar Ridge									
	FI				Tiger Jeet Singh	Irma Coulson					
15 (new development)	ENG	Cedar Ridge									
	FI				Tiger Jeet Singh						
HV, 7, 24, 23 (rural)	ENG	Hawthorne Village									
	FI				Irma Coulson						
17 (new development)	ENG	Hawthorne Village									
	FI				Irma Coulson						
IC	ENG	Irma Coulson									
	FI				Irma Coulson						
PLR	ENG	PL Robertson									
	FI				PL Robertson						
RSP, 8, 10 (rural)	ENG	Rattlesnake Point									
	FI				PL Robertson	Viola Desmond					
TJS	ENG	Tiger Jeet Singh									
	FI				Tiger Jeet Singh						
4,5,6	ENG	Tiger Jeet Singh	Anne J MacArthur								
	FI				Tiger Jeet Singh	Anne J MacArthur					
Vio, 13, 14	ENG	Viola Desmond									
	FI				Anne J MacArthur	Viola Desmond					
M13*, 19, 20, 21, 22, 23 (existing students)	ENG	Hawthorne Village	Cedar Ridge								
	FI				Irma Coulson						
M13*, 19, 20, 21, 22, 23 (new development)	ENG	Hawthorne Village									
	FI				Irma Coulson						

Figure 4 – Milton SE #13 PS Boundary Review Approved Implementation Table 6A

Table 3 summarizes the existing school capacity and 2025 enrolment projection information for HDSB elementary and secondary schools around the Agerton Secondary Plan Area based on correspondence with HDSB Staff dated May 2025. Enrolment projections in **Table 3** include the proposed Agerton, Trafalgar and Britannia Secondary Plan developments.

Table 3 – Summary of Capacity and Enrolment Information for Public Schools

School	Grade Configuration	Optional Programming	Address	2025 Enrolment	On-the-ground Capacity ¹	Total Capacity ²	Available Space/Vacancy ³
Chris Hadfield PS	JK-8	SPED	1114 Woodward Ave	718	823	1,099	105
Robert Baldwin PS	JK-5	French Immersion	180 Wilson Dr	299	426	702	127
W.I. Dick Middle School	6-8	French Immersion	351 Highside Dr	376	412	481	36

School	Grade Configuration	Optional Programming	Address	2025 Enrolment	On-the-ground Capacity ¹	Total Capacity ²	Available Space/Vacancy ³
Bruce Trail PS	JK-8	SPED	1199 Costigan Rd	885	850	1,241	-35
Hawthorne Village PS	JK-8	SPED	850 Bennett Blvd	865	953	1,229	88
Irma Coulson PS	JK-8	French Immersion, SPED	625 Sauve St	870	793	1,207	-77
Total Elementary				4,013	4,257	5,959	244
Craig Kielburger HS	9-12	French Immersion, IB, SPED	1151 Ferguson Dr	1,522	1,383	1,887	-139
Milton District HS	9-12	French Immersion	396 Williams Ave	1,339	1,053	1,305	-516
Total Secondary				2,861	2,436	3,192	-655

Source: HDSB Staff Correspondence dated May 2025 and HDSB 2022 Long Term Accommodation Plan
 Note:

1. On-the-ground (OTG) is a provincially recognized pupil place capacity of the school building, which may include additions and/or alterations to the school building. This figure is recognized as the operating capacity of the school. The Figure does not include portables.
2. Is the combination of the building OTG, plus the loading of the max number of portables permitted on site to date.
3. The difference between the enrollment and total capacity.

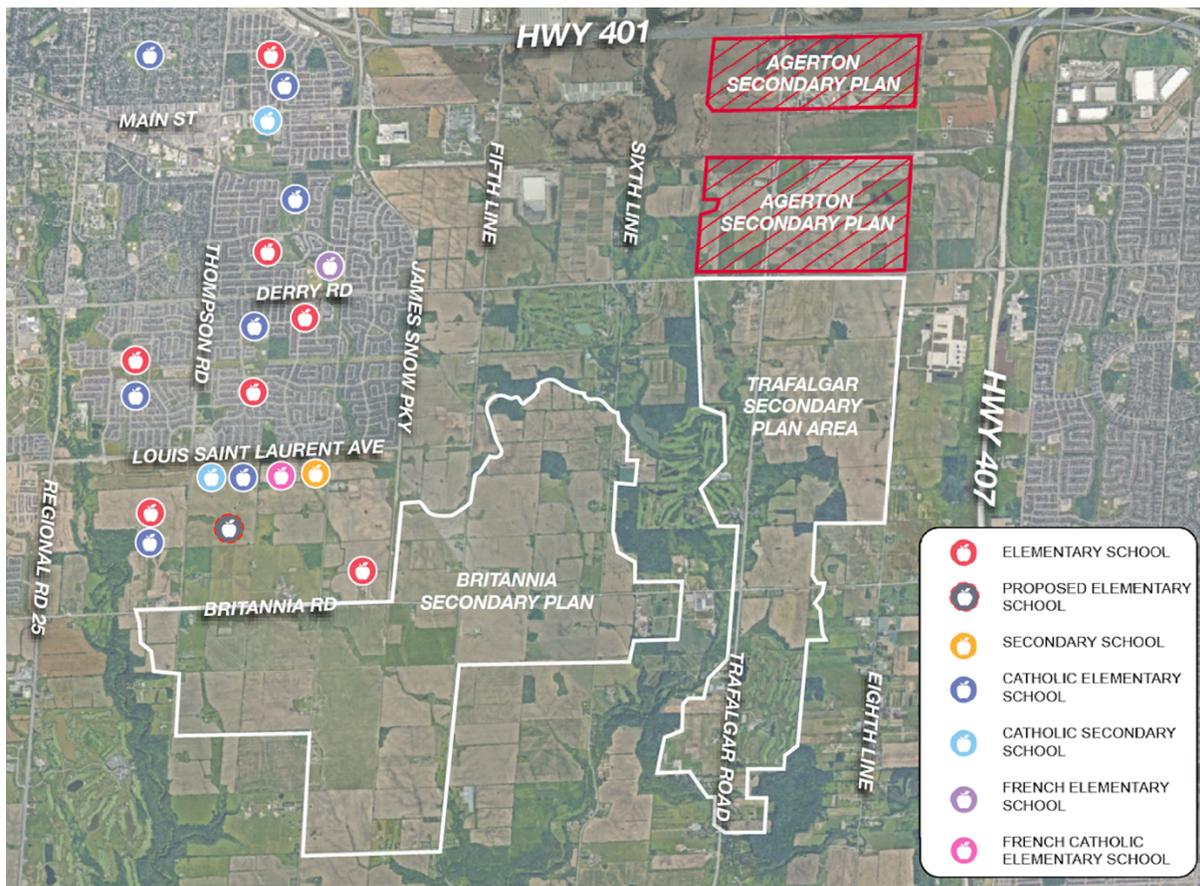


Figure 5 – Existing Schools Context Map

Emergency Facilities

There are currently no emergency facilities located within the Agerton Secondary Plan. The closest Fire Station is located northeast of James Snow Parkway South and Derry Road at 405 James Snow Parkway South (Station No. 4) and there is a Halton Paramedic Services Station 16 located just over two-kilometres away at 6650 Fifth Line in Milton. **Table 4** below describes the various emergency facilities within Milton. **Figure 6** illustrates the location of the existing emergency facilities including fire, police and EMS.

Table 4 – Summary of Emergency Facilities in Milton

Emergency Service	Facility Type	Address
Station No. 1	Milton Fire + Fire Training Centre	405 Steeles Avenue East
Station No. 2	Milton Fire + Halton Region EMS + Halton Region Police	2665 Reid Street
Station No. 3	Milton Fire	610 Savoline Boulevard
Station No. 4	Milton Fire	405 James Snow Parkway South

Emergency Service	Facility Type	Address
Station No. 5	Milton Fire + Halton Region EMS	7825 and 7815 Louis St. Laurent Avenue
1 District Milton	Halton Region Police	490 Childs Drive
Station No. 7	Halton Region EMS	492 Childs Drive
Station No. 16	Halton Region EMS	6650 Fifth Line

Source: Town of Milton and Halton Region Website

Libraries

There are no existing libraries within the Agerton Secondary Plan. **Table 5** provides a summary of library facilities within Milton. It is noted that the Sherwood Library is connected to the Sherwood Community Centre to offer a variety of amenities and community services to its surrounding residents and rural neighbourhoods. **Figure 6** illustrates the location of the existing library facilities.

Table 5 – Summary of Library Facilities in Milton

Library	Address	Branch Collection Materials	Branch Type	Size (sq. ft.)
Milton Public Library – Main Branch	1010 Main St. E.	2 floor library consisting of various materials, study room, and electronics	Milton Public Library	30,000
Milton Public Library – Beaty Branch	945 Fourth Line	Collection size of ~42,000 consisting of various materials, study room and electronics	Milton Public Library	11,300
Sherwood Community Centre and Library	6355 Main St. W.	Library and Community Centre featuring a variety of amenities and a Branch Library	Milton Public Library	11,000

Source: Milton Public Library Website

Community Centres and Recreation Facilities

There are no existing community centres or recreational facilities within the Trafalgar Corridor. The closest existing community centre/recreation facility to the Trafalgar Corridor is the Milton Leisure Centre, just over four kilometres away. A list of existing community centres and recreation facilities in Milton are listed in **Table 6**. **Figure 6** depicts the location of various community centres and recreation facilities.

Table 6 – Summary of Community Centres and Recreation Facilities in Milton

Community Centre	Address	Features
Milton Leisure Centre	1100 Main St. E.	Activity room, lap pool, play pool, double gym, fitness studio, hot tub, sauna, fitness centre, children's activity room
Milton Sports Centre	605 Santa Maria Blvd.	Fitness studio, lap pool, play pool, double gymnasium, walking/running track, four ice pads, 15,000 sq. ft. gymnastics facility, multi-purpose space, meeting and banquet rooms, children's activity room

Community Centre	Address	Features
Mattamy National Cycling Centre	2015 Pan Am Blvd.	Cycling track, gymnasiums, walking/running track, fitness centre, bike storage
Milton Seniors Activity Centre	500 Childs Dr.	Auditorium/multi-purpose space and meeting room for programming fitness, games, lunches and events
Sherwood Community Centre and Library	6355 Main St. W	Branch library, twin pad arena, aquatic centre, older adult activity area, active living studio, multi-purpose space
John Tonelli Sports Centre	217 Laurier Ave.	Ice rink arena
Milton Memorial Arena	77 Thompson Rd.	Ice rink arena

Source: Town of Milton Website

Parks

There are no existing parks within the Agerton Secondary Plan area. However, Drumquin Park is located in proximity to the Trafalgar Secondary Plan area north west of Britannia Road and Trafalgar Road at 12535 Britannia Road. Other neighbourhood, community and district parks are also distributed within the Town of Milton.

Places of Worship

The closest place of worship to Agerton is the Redhill Church located at 6150 Trafalgar Road within the Trafalgar Secondary Plan Area. Other places of worship within the Town of Milton are listed in **Table 7** and shown on **Figure 6**.

Table 7 – Summary of Places of Worships in Milton

Name	Address	Religion
Journey Church	77 Thompson Rd. S	Christian
Milton Baptist Church	900 Nipissing Rd.	Christian
St. George and St. Abanoub Coptic Orthodox Church (2 Locations)	860 Nipissing Rd. 555 Steeles Ave. E	Egypt and Greek Orthodox
New Life Church	824 Thompson Rd. S.	Christian
Masjid Khadijah	100 Nipissing Rd. #7	Muslim
Omagh Knox Presbyterian	8815 Britannia Rd.	Christian
Knox Milton Presbyterian Church	170 Main St. E.	Christian
Grace Anglican Church	317 Main St. E.	Christian
Saint Benedict Parish	300 Yates Dr.	Christian
Omagh Church of Christ Milton Ontario	9850 Britannia Rd.	Christian
Shareekat ul Hussain Imambargah	9905 Britannia Rd.	Muslim
Holy Rosary Parish	139 Martin St.	Catholic
Graceway Baptist Church	103 Martin St.	Christian
Islamic Community Centre of Milton	8069 Esquesing Line	Muslim
Baitur Rafi Mosque (approved)	1456 Bronte St. S.	Muslim
Redhill Church	6150 Trafalgar Rd.	Christian

Source: Google Maps

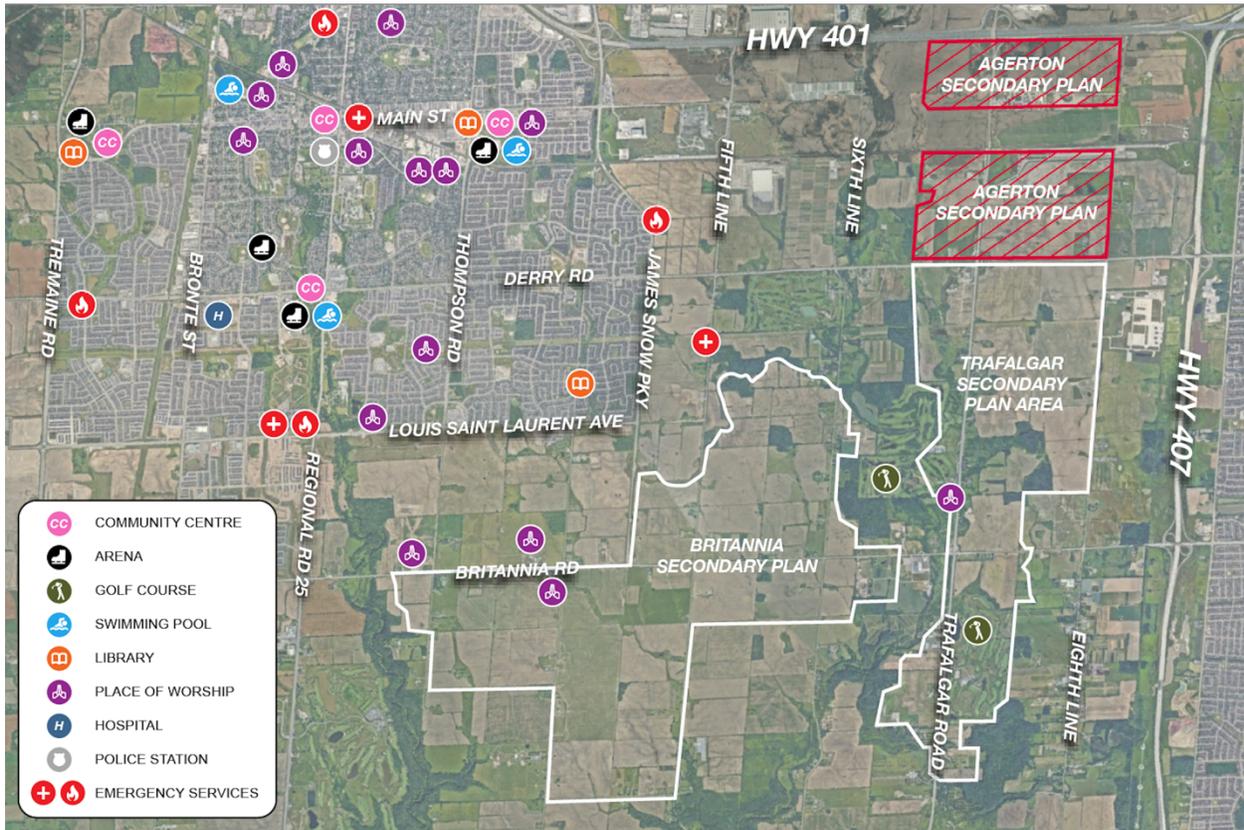


Figure 6 – Existing Community Facilities Context Map

Note: The Town is currently updating service levels through the ongoing Parks & Recreation Master Plan.

4 Facility Needs Based on Existing Standards



Agerton Secondary Plan Yields

Based on the proposed Agerton Secondary Plan and using Watson & Associates' unit forecasts, **Table 8** provides a summary of population, unit yield, jobs and density for the Agerton Secondary Plan area to the year 2051.

Table 8 – Agerton Secondary Plan Projected Unit Yield, Population, Jobs and Density

	Developable Area (ha)	Estimated Unit Yield*	Estimated Population	Estimated Jobs	Total People + Jobs	Density (people and jobs per hectare)
Agerton Secondary Plan Area	311	6,570	14,100	17,500	24,600	79.10

* Forecasts based on Waston & Associates

Schools

Locational Criteria

HDSB and HCDSB provided locational criteria for new school site locations within the Agerton Secondary Plan area.

General Locational Criteria:

- Locate school sites central to catchment areas;
- Co-locate schools with parks and open space and other community facilities;
- Locate elementary schools on a collector road;
- Local secondary schools on an arterial road; and
- The site should be rectangular in shape and be located on a participating landowner's property.

HDSB Locational Criteria:

- Elementary schools require 3.24 ha (8 ac) of land with a 150 metre minimum frontage.

-
- Secondary schools require 6.88 ha (17 ac) of land with a 210 metre minimum frontage.

HCDSB Locational Criteria:

- Elementary schools require 2.83 ha (7ac) of land with a 145 metre minimum frontage.
- Secondary Schools require 6.07 ha (15 ac) of land with a 220 metre minimum frontage.

Projected Pupil Yield

Pupil yields for the HDSB and HCDSB were calculated based on the 2023 Education Development Charges Background Study (EDCBS) prepared by Watson and Associates dated May 24, 2023.

HDSB

As per the 2023 EDCBS, public elementary school pupil yields are as follows and according to the HDSB LTAP, the average capacity for elementary schools in Milton is 752 students:

- 0.406 students per low density unit;
- 0.304 students per medium density unit; and
- 0.076 students per high density unit.

Public secondary school pupil yields are as follows and according to the HDSB LTAP, the average capacity for secondary schools in Milton is 1,200 students:

- 0.161 students per low density unit;
- 0.081 students per medium density unit; and
- 0.026 students per high density unit.

According to the analysis in **Table 9** using forecasts from Waston & Associates, the updated population and unit estimates of 14,100 and 6,570 respectively, one public elementary school is required to service the Agerton Secondary Plan area.

Table 9 – Agerton Projected Public Student Population – HDSB

Unit Type	New Units	Pupil Yield	Additional Students	Schools Required
Elementary Students				
Low Density	0	0.406	0	--
Medium Density	1,650	0.304	502	--
High Density	4,920	0.076	374	--
Sub-total	6,570	--	876	1.2
Secondary Students				
Low Density	0	0.161	0	--
Medium Density	1,650	0.081	134	--
High Density	4,920	0.026	128	--
Sub-Total	6,570	--	262	0.2

HCDSB

As per the 2023 EDCBS, catholic elementary school pupil yields are as follows and according to the HCDSB LTCP, the average capacity for elementary schools is 671 students:

- 0.258 students per low density unit;
- 0.202 students per medium density unit; and
- 0.054 students per high density unit.

Catholic secondary school pupil yields are as follows and according to the HCDSB LTCP, the average capacity for secondary schools is 1,500 students

- 0.150 students per low density unit;
- 0.087 students per medium density unit; and
- 0.025 students per high density unit.

Based on a 14,100 population in the Agerton Secondary Plan area and unit count forecasted by Watson & Associates, one catholic elementary school is required to service the Agerton Secondary Plan Area as shown on **Table 10**.

Table 10 – Agerton Projected Public Student Population – HCDSB

Unit Type	New Units	Pupil Yield	Additional Students	Schools Required
Elementary Students				
Low Density	0	0.258	0	--
Medium Density	1,650	0.202	333	--
High Density	4,920	0.054	266	--
Sub-total	6,570	--	599	0.9
Secondary Students				
Low Density	0	0.150	0	--
Medium Density	1,650	0.087	144	--
High Density	4,920	0.025	123	--
Sub-Total	6,570	--	267	0.2

Emergency Facilities

One fire station will be required to service the both the Agerton and Trafalgar Secondary Plan Areas. According to the Milton 2021-2031 Fire Master Plan, the preferred location for a new fire station is within the Vicinity of Trafalgar Road and Derry Road within the Agerton Secondary Plan area.

Libraries

The 2025-2029 Library Strategic Master Plan (LSMP) was approved by the Milton Public Library Board on January 15, 2025 and outlines its strategic goals and objectives for the next five years. As of November 2024, the recommended space provision for library space per capita is 0.45 square feet.

The LSMP recommends a new Boyne Branch at least 25,000 square feet in size to support the future 65,000 people that will live in the Boyne community by 2051 based on a 0.45 square feet per capita target. To alleviate pressures on the existing library facilities, the LSMP also recommends 15,000 square feet of facility space be added to the existing Milton Public Library – Main Branch. According to the LSMP, library requirements for the Agerton and Trafalgar Secondary Plans can be shared given the proximity of the two secondary plan areas.

Based on the 0.45 square feet per capita ratio, the Agerton Secondary Plan Area will generate approximately 6,345 square feet of library space. Given the Community Centre will be serving both the Trafalgar Secondary Plan and the Agerton Secondary Plan area, when you include the Trafalgar population, approximately 26, 500 square feet of library space is targeted. See **Table 11**.

Table 11 – Summary of Statistics for Libraries in Milton

	Population		Total Library Square Footage		Square Feet Per Capita		Target Ratio
	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Agerton Secondary Plan Area	--	14,100	--	6,345	--	0.45	0.45
Trafalgar Secondary Plan Area	--	45,000	--	20,250	--	0.45	0.45
Total	--	59,100	--	26,595	--	0.45	0.45
Town of Milton	132,980 ¹	--	56,470	--	0.42	--	0.45

Note: Values may not add up due to rounding.

1. Based on 2021 Census.

Community and Recreation Centres

The original 2015 Milton Community Services Master Plan (CSMP) Update provided services levels for the various community and recreation facilities based on the population. In 2021, Council adopted new parks and outdoor recreation provision targets for several outdoor facilities outlined in **Table 12** below using the revised population of 14,100. The Town of Milton is currently updating its services levels through the ongoing Parks & Recreation Master Plan and service levels may change.

Table 12 – Agerton Amenity Service Levels

	Service Level	Total Required	Land Area Required per Facility (ha)*	Total Land Required (ha)
Indoor Ice Rinks	1:16,000	0.88	-	-
Indoor Aquatic Centres	1:33,500	0.42	-	-
Gymnasiums	1:25,500	0.55	-	-
Indoor Walking tracks	1:50,500	0.28	-	-
Indoor Turf	1:101,000	0.14	-	-
Outdoor Soccer Fields*	1:1,800	7.83	1.50	11.75
Spray Pads*	Each Community/District/Neighbourhood	1 major 1 minor	Minor: 0.07 Major: 0.16	0.23
Ball Diamonds*	1:3,800	3.71	2.10	7.79
Multi-purpose Fields*	1:85,000	0.17	2.45	0.42
Cricket Commons*	1:50,000	0.28	4.94	1.38
Other Outdoor Sports Fields	1:101,270	0.14	-	-

	Service Level	Total Required	Land Area Required per Facility (ha)*	Total Land Required (ha)
Tennis Courts*	1:10,000	1.41	0.11	0.16
Basketball Courts and Multi-Use Courts*	Full: each Community/District Half: each neighbourhood	1 full 1 half	Half: 0.04 Full: 0.07	0.11
Playgrounds*	Each Community/District/Village Square/Neighbourhood	8 minor 1 major	Minor: 0.10 Major: 0.33	0.26
Off-Leash Areas*	1:79,500	0.18	1.50	0.27
Skateboard Parks*	Each Community/District	1 minor	Major: 0.15 Minor: 0.26	0.26
Total Area Required:				22.70

* Based on new Parks and Outdoor Recreation Provision Targets from Town of Milton Staff Report COMS-002-21: Re-classification of Parks Hierarchy and Changes to Parks and Recreation Provision Targets - Appendix A

Based on the amenity service level targets and their associated land area requirements in **Table 12**, the Agerton Secondary Plan generates approximately:

- 8 outdoor soccer fields;
- 4 ball diamonds;
- 1 tennis court;
- 1 major and 1 minor spray pad;
- 1 full and 1 half basketball court;
- 8 minor and 1 major playground; and
- 1 minor skateboard park.

All of these recreational facilities will not be able to be accommodated in the 11.74 hectares of parkland planned for the lands designated MTSA within the Agerton Secondary Plan. The remaining facilities will need to be accommodated outside of the Secondary Plan area to accommodate the remaining 10.96 hectares of recreational facilities listed in **Table 12**. The Town has acquired a 50 hectare parcel of land along 6th Line which can be used to accommodate a portion of recreational facility needs for the communities of Agerton, Trafalgar and Britannia. Other methods for achieving the outdoor recreational needs include using cash in lieu of parkland collected through the non-MTSA developments within Agerton to purchase parkland or relying on the Town's existing reserve of cash in lieu funds to purchase parkland outside of the secondary plan area.

Multi-Use Community Centre

The requirement for one multi-use community centre to be in Trafalgar or Agerton has not changed.

A Community Centre of approximately 5 ha is proposed for the Agerton Secondary Plan Area located north west of Trafalgar Road and Derry Road. The new Community Centre will feature a twin pad area, indoor aquatic center, gymnasium, group fitness studio, community rooms and a library branch.

Place of Worship

Based on the original Community Facility and Human Services Impact Analysis prepared by Malone Given Parsons Ltd. dated November 2018 as part of the background work for the Agerton and Trafalgar Secondary Plans, the recommended service level for a major place of worship are 1 per 10,000 population. The updated population of 14,100 in Agerton would require 1.4 major places of worship within the secondary plan area. The Town's draft secondary plan shows symbols for two places of worship. Minor places of worship may also be required to accommodate the population growth along the Trafalgar Corridor.

Parks and Open Space

The target rate for parkland in the Agerton Secondary Plan Area based on the Parks and Recreation Provision Target is 1.75 ha/1,000 residents. A total of 24.68 hectares of parkland is calculated based on this target rate.

The Planning Act requires a rate of 2% of parkland for lands designated commercial or industrial, 5% for all other uses, or 1 per 600 residential units at a cap of 10% or 15%. Based on this parkland rate applying only to lands within the MTSA area as shown on **Figure 7**, a total of 11.74 hectares of parkland is required as shown on **Table 13**.

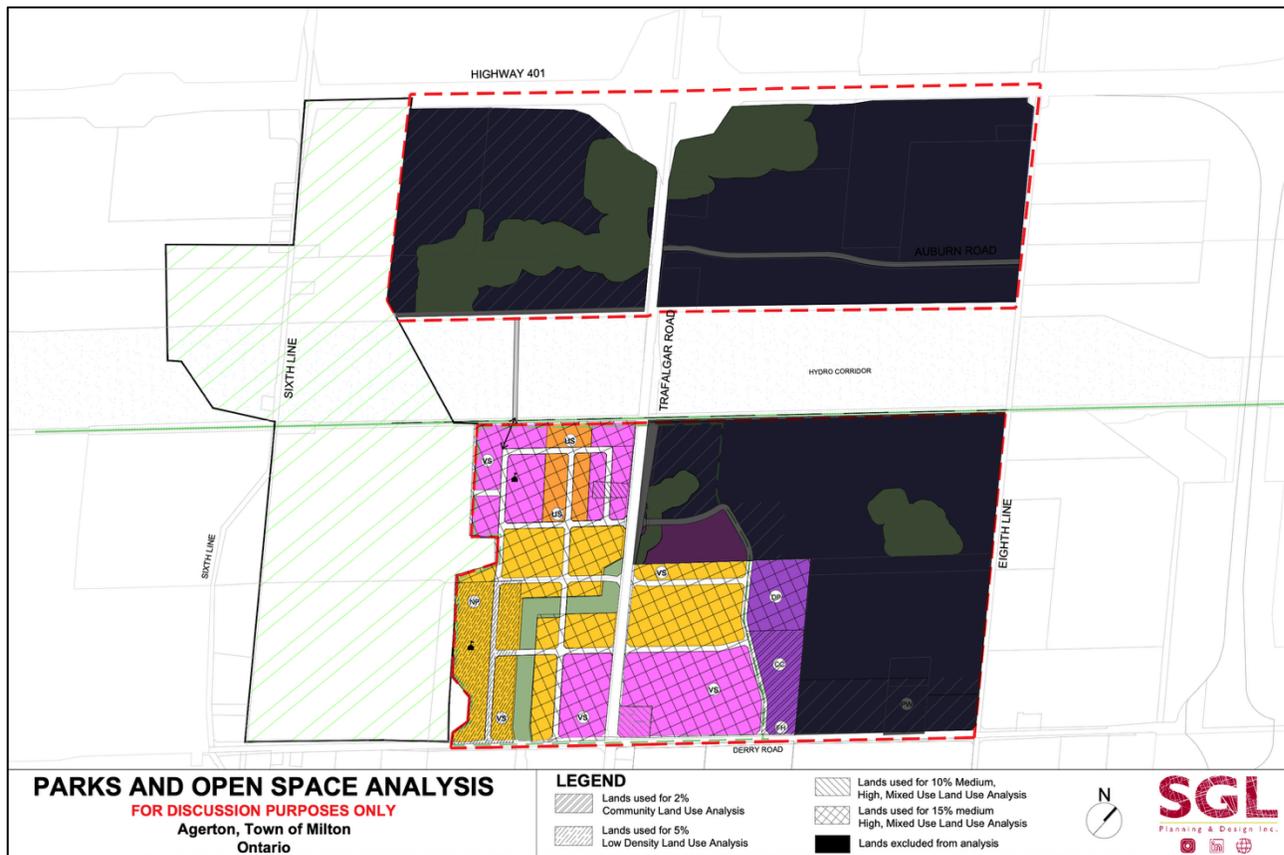


Figure 7 – Agerton Secondary Plan Park Analysis

The difference of 12.94 hectares of parkland is needed based on the difference between parkland dedication requirements of the Planning Act and the Town’s parks and recreation provision target. The Town will not require additional parkland within the Agerton Secondary Plan area beyond the Planning Act requirements as agreed upon in the Master Parks and Trails Agreement but the difference in parkland can be obtained by the Town through the purchase of parkland outside of the Secondary Plan area using cash-in-lieu generated from lands outside of the MTSA within Agerton Secondary Plan.

Table 13 – Agerton Parkland Requirements Based on CSMP Update and the Planning Act

	Land Area (ha)	Population	Units*	Provision Target		Planning Act	
				Parkland Rate (per 1,000 residents)	Total Parkland Required (ha)	Parkland Rate	Total Parkland Required (ha)
Low Density	19.66	0	0	1.75 ha	0	5%	0.98
Community Centre**	5.64	0	0	1.75 ha	0	2%	0.11
Medium Density, Neighbourhood		14,100	6,570	1.75 ha	24.68	1 ha/600 units or	10.64

Centre Mixed Uses and High Density						cap of 10% or 15%	
Total	104.84	14,100	6,570	--	24.68	--	11.74

**Based on Watson & Associates unit forecasts*

***The Community Centre lands were formerly employment designated and through agreement with the Town, the parkland rate applied to the Community Centre was 2%.*

Note: Values may not add up due to rounding.

5 Recommendations and Proposed Facility Locations



Parks and Open Space

The Town's 2021 Parks and Recreation Provision Target requires 24.68 hectares of parkland whereas the Planning Act requires 11.74 hectares of parkland. As discussed above, the total amount of parkland required by the Town's provision target and the Planning Act requirements differ significantly. Based on the Master Parks and Trails Agreement, the Town will have to explore other opportunities in obtaining the difference in parkland outside of the Agerton Secondary Plan area.

The Agerton Secondary Plan proposes 1 District Park, 1 Neighbourhood Park, 5 Village Squares and 2 Urban Squares to achieve the Planning Act requirements of 11.74 hectares of parkland dedication in the Agerton Secondary Plan Area. The final size and quantity of Village and Urban Squares will be determined through the draft plan of subdivision. The park size by classification proposed for the Agerton Secondary Plan is shown in **Table 14**.

The distribution of parkland within the Secondary Plan area is depicted in **Figure 8**. The District Park has been strategically located central to the south half of the secondary plan area where residential uses are located and co-located with the community centre to serve as the focal point of the community. All residents on the east side of Trafalgar Road including some just west of Trafalgar Road are within 800 metres walking distance to the District Park and community centre. The Neighbourhood Park is located half way between the hydro corridor to the north and Derry Road to the south to provide the greatest number of residents on the west side of Trafalgar Road within 400 metres access to a park.

Five Village Squares and two Urban Squares are distributed through the PMTSA to provide additional access to parkland and serve residents within a 200 metre walking distance as shown on **Figure 8**. Two Village squares are to be located east of Trafalgar Road as conceptually illustrated on **Figure 8**. One Urban Square is located in proximity to the GO Station to create an urban open space gateway to the GO Station and another is located at the south end of the mixed use spine leading to the GO Station. The three other Village Squares are distributed on the west side of Trafalgar Road to provide access to parkland where the area is more distant from the Neighbourhood Park.

The channel between Derry Road and Trafalgar Road will also contain a trail network and provide connections to the proposed parklands.

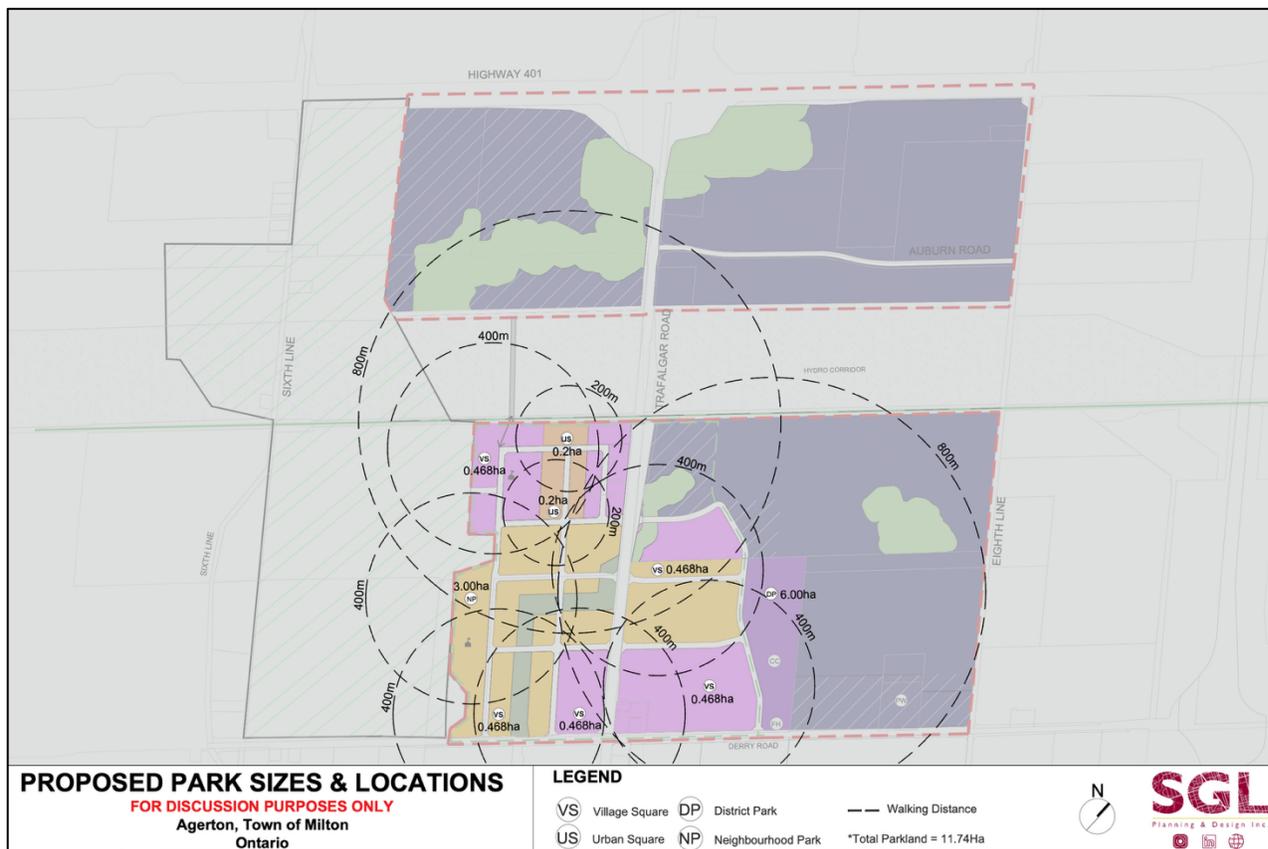


Figure 8 – Park and Open Space Distribution with 200m, 400m and 800m radius circles

Table 14 – Proposed Parkland Distribution

Classification	Park Size Requirements*	Proposed Average Size (ha)	Proposed Number of Parks	Total Land Area Devoted to Developable Parks (ha)
District Park	10.60	6	1	6.0
Neighbourhood Park	4.52	3	1	3.0
Village/Urban Square	0.40	0.2 - 0.5	7	2.74
Total		--	9	11.74
Planning Act Requirement		--	--	11.74

* Based on new Parks and Outdoor Recreation Provision Targets from Town of Milton Staff Report COMS-002-21: Re-classification of Parks Hierarchy and Changes to Parks and Recreation Provision Targets - Appendix B

Note: Values may not add up due to rounding.

The District Park is co-located with the proposed community centre north east of Trafalgar Road and Derry Road at the periphery of the Major Transit Station Area boundary. The integration of the District Park and the community centre will provide social, economic and health benefits and provide efficiencies between the community centre and the District Park central to the Secondary Plan area, representing an efficient use of land. One Neighbourhood Park is co-located with an elementary school on the west side of Trafalgar Road, halfway between the CPKC Railway and Derry Road to provide a shared use of space between the school and the park. Village/Urban Squares will be distributed within each neighbourhood and one will be co-located with the potential Milton Trafalgar GO Station at the north periphery of the Secondary Plan area, west of Trafalgar Road.

The proposed Secondary Plan does not contemplate a Community Park but the new population envisioned for Agerton contributes to Community Parkland need and the Town will have to explore Community Parkland options outside of the Agerton Secondary Plan area to accommodate the future population growth along the Trafalgar Corridor. The Town has acquired a 50 hectares parcel of land along 6th Line which can be used to accommodate a portion of the parkland needs for the communities of Agerton, Trafalgar and Britannia. Other methods for achieving the required parkland needs include using cash in lieu of parkland collected through the non-MTSA developments within Agerton or relying on the Town's existing reserve of payment in lieu funds to purchase parkland outside of the secondary plan area.

Trails

The Greenbelt Plan area is located adjacent to the Agerton Secondary Plan area to the west. In order to promote walkable neighbourhoods, promote transit and active transportation and to create a complete community, the Agerton Secondary Plan proposes trail connections to the Greenbelt Plan, just below the hydro corridor and half way between the hydro corridor and Derry road. A trail within the channel west of Trafalgar Road which connects to the Trafalgar Secondary Plan trail network south of Derry Road is also proposed as shown on **Figure 9**. The proposed trail network should be well-connected to the pedestrian network, connecting to sidewalks and multi-use paths to facilitate permeability and connectivity. The trail network within the Agerton Secondary Plan will also be open year-round and promote destinations to places such as parks, transit stops, commercial uses and the GO Train Station within the Secondary Plan area. It should be noted that trails within, and the trail connection to, the internal Greenbelt lands are "conceptual only" at this time and are not being conveyed through this secondary plan process.

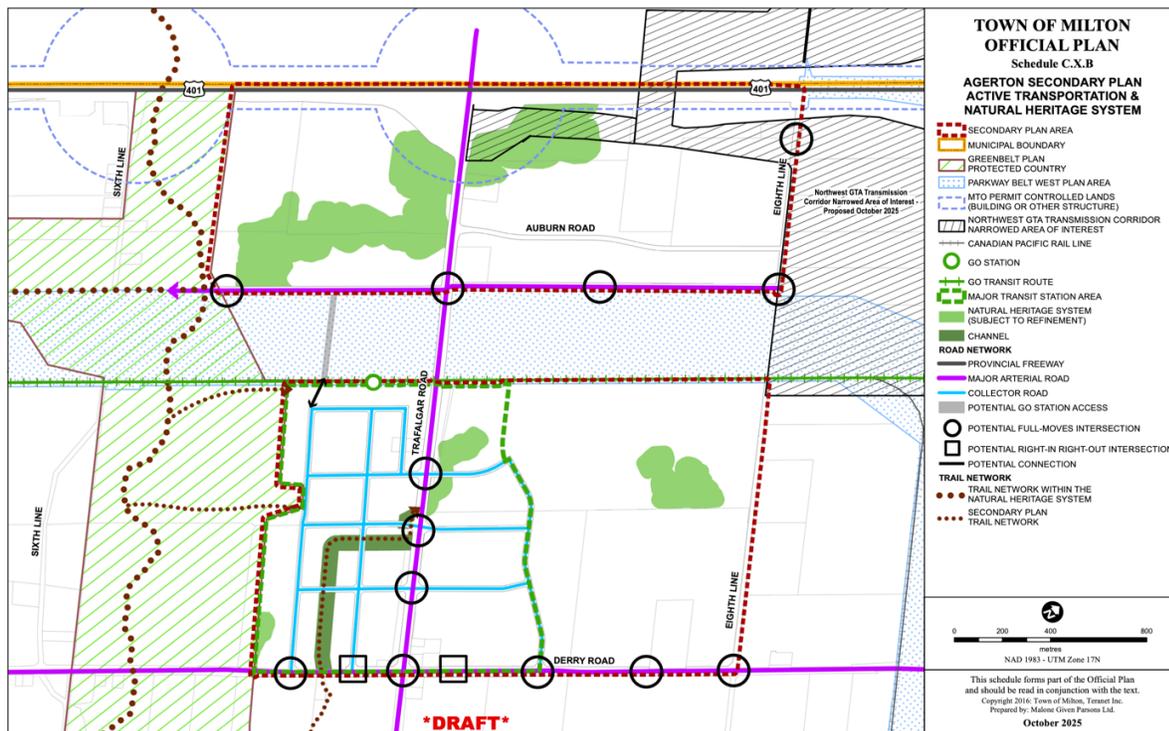


Figure 9 – Proposed Trails in Agerton Secondary Plan Area

Community Facilities

Table 15 summarizes the existing and proposed community facilities based on the number of community facilities by type.

Based on the Agerton amenity service levels in **Table 12**, the outdoor recreation facilities would require approximately 22.70 hectares of parkland to accommodate the required amenities. 11.74 hectares of parkland are planned for the lands designated MTSA as per the Master Parks and Trails Agreement and Planning Act requirements within the MTSA portion of the Agerton Secondary Plan. The Town will not require any additional lands beyond the Master Parks and Trails Agreement / Planning Act requirement so the remaining 10.96 hectares of parkland required for the outdoor facilities will need to be accommodated outside of the Secondary Plan area to also meet the Town’s established service level of 1.75 hectares of parkland per 1,000 residents.

Table 15 – Agerton Summary of Community Facilities

Facility Type	Number of New Facilities	Existing Facilities
Elementary Schools	2	0
Secondary Schools	0	0
Fire Stations	1	0

Facility Type	Number of New Facilities	Existing Facilities
Places of Worship	1	0
Library ¹	1	0
Community Centre	1	0
District Park	1	0
Neighbourhood Park	1	0
Village/Urban Square	7	0
Outdoor Recreational Facilities Required based on Service Level Targets		
Outdoor Soccer Field	8	0
Ball Diamond	4	0
Tennis Court	1	0
Spray Pad	2	0
Basketball Court	2	0
Playground	9	0
Skate Park	1	0

Note:

¹ To be provided within the new Community Centre

One multi-use community centre is proposed within the Agerton Secondary Plan, and it will be co-located with the proposed District Park, located north east of Trafalgar Road and Derry Roady. The proposed community centre of approximately 5 hectares will have the capacity to serve the needs of residents within the Trafalgar and Agerton Secondary Plans as well as residents in the surrounding communities. As mentioned above, the community centre will feature a twin pad area, indoor aquatic center, gymnasium, group fitness studio, community rooms and a library.

Schools

The Halton District School Board and the Halton Catholic District School Board both have locational requirements for their schools as well as pupil yield thresholds for low, medium and high density unit types outlined in Section 4. Based on the revised population of 14,100 residents and 6,570 units based on Watson & Associates' forecast for the Agerton Secondary Plan area, one public elementary school and one catholic elementary school are required to serve the needs of 14,100 residents living within the Agerton Secondary Plan based on the pupil yields in Section 4. One elementary school will be co-located with a Neighbourhood Park in the west, adjacent to the Greenbelt Plan Area and another elementary school will be further north.

Places of Worship

The Town of Milton relies on a service level of one major place of worship per 10,000. Based on the revised population of 14,100 residents, 1.4 major places of worship would be required within the Agerton Secondary Plan Area. One place of worship currently exists within the Trafalgar Secondary Plan area at 6150 Trafalgar Road (Redhill

Church) along Trafalgar Road, just north of Britannia Road. Two additional places of worship were identified for the Trafalgar Secondary Plan based on the original background studies undertaken as part of the Trafalgar Secondary Plan process. As part of the updated Community Services and Facilities Memo, in addition to the existing places of worship the population for Trafalgar Secondary Plan approximately generates the potential need for 4 additional places of worship. Based on the draft Agerton Secondary Plan policies, two places of worship are proposed and should generally be located in proximity to District Parks and Schools to maximize opportunities to integrate uses and serve as a central hub for the future community. Places of Worship should be permitted within the Mixed Commercial land use designation in the Agerton Secondary Plan to create a complete community and serve the needs of local residents including communities surrounding the Secondary Plan area.

Emergency Services

According to the Milton 2021-2031 Fire Master Plan, the preferred location for a new fire station is within the Vicinity of Trafalgar Road and Derry Road within the Agerton Secondary Plan area. Based on the 2021-2031 Fire Master Plan, a fire station is proposed along Derry Road between Trafalgar Road and Eight Line. The proposed location of the fire hall at the south edge of Secondary Plan area will serve residents within the Agerton and Trafalgar Secondary Plan areas as well as surrounding communities.



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