

February 19<sup>th</sup>, 2026

MGP File: 18-2705

Town of Milton  
150 Mary Street  
Milton, ON L9T 6Z5

via email: [david.twigg@milton.ca](mailto:david.twigg@milton.ca)

**Attention: Mr. David Twigg**  
**Director, Policy Planning**

Dear Mr. Twigg:

**RE: Agerton Secondary Plan**  
**Cover Letter - Draft Secondary Plan for Public Meeting**

Malone Given Parsons Ltd. (“MGP”) has prepared a draft of the Agerton Secondary Plan to be presented to the public for review and comment at the March 16<sup>th</sup>, 2026 Public Meeting. This cover letter is intended to provide additional information regarding the draft Secondary Plan to support this review. In particular, this cover letter provides an overview of context changes since the Agerton Secondary Plan process started in 2018 as well as an overview of policies that require additional study and changes from the previous draft of the Secondary Plan.

## **1.0 Context Changes**

Originally being prepared with the Trafalgar Secondary Plan, the Agerton Secondary Plan was put on hold due to several factors. While the Agerton Secondary Plan was on hold, several fundamental changes occurred. These fundamental context changes include:

- Secondary Plan Changes
  - An increase in the population and employment targets in both the Agerton and Trafalgar Secondary Plans.
  - The provision of detailed land uses and as a result, removing the tertiary plan requirement.
  - A boundary change to include Urban Expansion Lands.
  - The expansion of the mixed-use component beyond a focused MTSA to include Node and Corridor structural elements.
- Policy Changes
  - Changes to the Planning Act which provide direction/requirements for planning Major Transit Station Areas.

- The new Provincial Planning Statement (2024) (PPS 2024) came into effect on October 20, 2024, replacing both the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe (2020).
  - The PPS 2024 includes changes to the definition of Employment Areas which will influence how employment lands are designated and protected for.
- Land use planning responsibilities were removed from Halton Region on July 1, 2024.
- The new Milton Official Plan was adopted by Council on March 17, 2025.
  - The new Milton Official Plan incorporates the relevant Halton Region Official Plan policies and implements the Milton Official Plan review.
- Additional Changes
  - The 2021 Census data has been released.
  - The Town has implemented a new approach to parks.

## **2.0 Policies Requiring Further Study**

The following provides an overview of policies requiring further study and that may be updated following the Public Meeting.

- C.X.5.1, paragraph 6 – Major Transit Station and Protected Major Transit Station Area
  - A transportation capacity limit is required to ensure that sufficient transportation infrastructure is available to accommodate the population and jobs being developed prior to the delivery of the GO Station.
  - Further study is required to confirm the transportation capacity limit to be included in the Secondary Plan.

## **3.0 Changes from the Agency Circulation Draft Secondary Plan**

Comments on the Draft Secondary Plan and associated background studies were received from external agencies and Town departments. The following major updates were made to the Draft Secondary Plan in response to these comments and additional background work.

- C.X.6 – Land Use Policies
  - Minimum and maximum densities and minimum commercial space requirements have been confirmed based on the recommendations identified in Tate Research’s Retail Commercial & Office Market Analysis.
- C.X.6.9.3 – Village Squares and Urban Squares
  - The Village Squares policies have been refined and policies regarding Urban Squares have been added.
- Schedule C.X.B – Active Transportation & Natural Heritage System
  - The trail system has been revised and further classified.

- Schedule C.X.C – Land Use Plan
  - Based on the final land needs estimate, it was determined that a separate commercial-focused designation was not required within the Transit-Oriented Node and that one mixed-use designation is more appropriate. The entirety of the Transit-Oriented Node is now designated Mixed-Use High Density.
  - An Agerton Business Commercial Area has been designated to provide opportunities for large office and institutional uses.
  
- Schedule C.X.D – Height and Density Permissions Plan
  - While it was noted in the agency circulation that density permissions would be added to the Height Permissions Plan, we concluded that providing density permissions in the Secondary Plan’s policy was more appropriate and straight-forward.
  - The schedule will remain as a height permissions plan, rather than also including densities.

We look forward to receiving comments on the draft Agerton Secondary Plan and to continue working with Town and agency staff to refine the Secondary Plan’s policies and schedules.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**