



# TOWN OF MILTON OFFICIAL PLAN

*(Consolidated August, 2008)*

*December 1997*

This office consolidation of the Town of Milton Official Plan has been provided for **information purposes only**. This consolidation incorporates all modifications, subsequent approvals, and amendments to the Plan up to and including the date shown above. For official documentation, reference should be made to the original amendments made to the 1997 Official Plan.

**TABLE A – OUTSTANDING APPEALS AND DEFERRALS**

<b>Proponent</b>	<b>Lands</b>	<b>Parts of Plan Affected</b>	<b>Status</b>
825927 Ontario Inc. and Central Milton Holdings Ltd	A1	Designation of lands A1 on Schedule A and Urban Expansion Boundary  Designation of Residential for lands on Schedule B for those lands located outside of the existing Urban Area and within the Urban Expansion Boundary	Appealed August 5, 1997
Virgoan Properties and Shipp Corporation Ltd.	A2	Section 4.11 as it fails to include additional policies and Schedule I1 as its fails to include an additional Specific Policy Area	Appealed August 5, 1997
Virgoan Properties, Shipp Corporation Ltd. And Mattamy Homes	A3	The Deferral of the Policies noted under D1 and D2	Appealed August 5, 1997
Hillman, Kenneth and Shirley	A4	Designation of lands A4 on Schedule C.5.A and Schedule A Sections 4.5.3.1, 4.5.3.2, C.5.1, and C.5.3.3.10 as they apply to lands A4	Appealed July 22, 1997
Kalmoni Establishments Inc.	A5, D3	Designation of Lands shown as A5 and D3 as shown on Schedule A and related policies	Appealed August 5, 1997 Deferred July 16, 1997
Angelo Capozzi	A1 of Sherwood Survey Secondary Plan	Site-specific appeals to Sections C.8.2.2a); C.8.4.6.3b); C.8.5.2;  Schedule 2 to OPA 15;  And,  Schedules C-8-A, C-8-B, C-8-C, C-8-D and C-8-E	Appealed Region of Halton's Notice of Decision regarding LOPA 15 on December 21, 2004  The OMB organized the Sherwood appeals into groups at the April 28, 2005 pre-hearing. Capozzi appeal is recognized as Group "C". ( <i>OMB Decision/Order No: 1249</i> ).  <i>OMB Decision/Order No. 1895</i> established that the secondary plan was approved for the most part save and except the matters appealed by Capozzi in a separate unrelated

**TABLE A – OUTSTANDING APPEALS AND DEFERRALS**

			<p>site-specific appeal.</p> <p>The Capozzi matter has been scheduled for an OMB hearing date of May 5, 2009.</p> <p>Attempts to resolve the appeal are on going.</p>
Region of Halton	D1	Designation of lands shown as D1 on Schedule A and Schedule B save and except Greenlands A, Green lands B and Environmentally Sensitive Area Following Sections as they apply to lands D1: B-1.5, B-2.1.3.4, B-3.2, B-3.3, B-3.4, B-3.6, B-3.7, B-3.8, B-3.9, B-3.10, B-3.11, B-3.12, B-3.14, B-4.1.1.1, B-4.1.1.16, B-4.6, B-5.2, B-5.3.3.9, B-5.4.3.2	Deferred July 16, 1997
Region of Halton	D2	Designation of lands shown as D2 on Schedules A , B, D, E, F, G, G1, I, and I1 save and except Greenlands A, Green lands B and Environmentally Sensitive Area Following Sections as they apply to lands D1: B-2.1(d), (e) and (h).,B-2.1.3.4, B-2.2.3.9, B-2.2.3.10, B-2.7.3.1, B-Table 3, B-2.12.3.1, B-3.2, B-3.3, B-3.4, B-3.6, B-3.7, B-3.8, B-3.9, B-3.10, B-3.11, B-3.12, B-3.14, B-4.1.1.16, B-4.6, B-5.2, B-5.3.3.9, B-5.4.3.2	Deferred July 16, 1997
Jannock Properties Limited	D4	Designation of Lands shown as D4 as shown on Schedules A, B, D, and F and related policies	Deferred July 16, 1997
Province of Ontario	D5	Part B, Section 4.7.3.11, 4.7.3.12 and 5.7.3.9(g)	Deferred July 16, 1997

**Town of Milton  
Official Plan**

**Updated August 2008**

**AMENDMENTS TO THE 1997 OFFICIAL PLAN**

<b>Official Plan Amendment Number</b>	<b>Subject/Detail</b>	<b>Section(s) Amended</b>	<b>Date of Council Adoption</b>	<b>Regional Approval</b>
1 (By-law 26-98)	Delegation of Public Meetings to a Standing Committee of Council	Section 5.3.3.17	March 9, 1998	April 98, 1998
2 (By-law 74-98)	Gridiron Developments <i>(To permit a 12-Unit Seniors Apartment Dwelling House at 86 Ontario Street South)</i>	Schedule C – Urban Area Central Business District Land Use Plan	August 31, 1998	October 14, 1998
3 (By-law 111-98)	Bristol Survey Secondary Plan & Related Official Plan Amendments (also known as Milton East/Southeast Secondary Plan) <i>(Land uses and policies established for the Bristol Survey Secondary Plan area (Phase 1 Residential in Urban Expansion Area))</i>	Schedule B – Urban Land Use Plan Schedule D – Urban Area Planning Districts, Character Area and Community Improvement Area Schedule F – Urban Area Transportation Plan Schedule C.2.A – Milton 401 Industrial/Business Park Secondary Plan Structure Plan Schedule C.2.B -  Sections 1.1.1; 1.1.2; 1.1.3; 2.1 d) & h); 2.6.3.1; 2.6.3.4; 2.6.3.40; 2.7.3.1; 2.7.3.2; 2.7.3.4; 3.12; 3.2.1.5; 3.8.3; 5.2.3.14; 5.2.3.15; 5.10.6; C.1.3;  Addition of new Chapter – Section C.6 along with Schedules C.6.A, C.6.B, C.6.C, C.6.D, & C.6.E and Appendices C.6.A, C.6.B, and C.6.C.	December 15, 1998	September 22, 1999  Regional Modifications affect:  Sections 2.6.3.30; 2.6.3.40; 2.7.3.1; Table 2A; Table 3; 5.10.6; C.6.4.1.2.2; C6.5.1.2; C.6.5.7.3f);, C.6.5.7.4 b) iii); C.6.5.15; C.6.5.16; C.6.6.1.1.; C.6.6.1.2; , C.6.6.1.2 g); C.6.6.1.3; C.6.6.4; Schedules C.6.A, C.6.B, C.6.C, and C.6.D.
4 (By-law 115-98)	Central Business District Secondary Plan <i>(Land Uses and policies established for the CBD within the Town of Milton urban area)</i>	Schedule B – Urban Land Use Plan Schedule C – Urban Area – Central Business District Land Use Plan	January 25, 1999	November 23, 1999  Also see: (OMB Decision /Order No. 0846 & Milton Staff Report PD-46-01.

Official Plan Amendment Number	Subject/Detail	Section(s) Amended	Date of Council Adoption	Regional Approval
		Sections 1.1.3 and 2.7.3.15 and Section 3.5 in its entirety (3.5.1 – 3.5.3.52) is replaced by this amendment. Section C.7 is added to the Plan along with Schedules C.7.A.CBD (Streets & Bloicks), C.7.B.CBD (Open Spaces & Linkages), C.7.C.CBD (Height Limits) & C.7.D.CBD (Special Heritage Areas).		Regional Modifications affect: Sections 3.5.1.1, 3.5.2.1 and 3.5.3.28 b).  OMB Minutes of Settlement affect: Sections 3.5.2.1, 3.5.3.3 b), 3.5.3.4 b), 3.5.3.6, 3.5.3.7, 3.5.3.9 c) & f), 3.5.3.11-3.5.3.13, 3.5.3.15, 3.5.3.17-3.5.3.19, 3.5.3.21, 3.5.3.23, 3.5.3.24, 3.5.3.25 h), 3.5.3.26 d), 3.5.3.30 b), 3.5.3.32 a), 3.5.3.33 b), 3.5.3.39, 3.5.3.41 – 3.5.3.44, 3.5.3.46, 3.5.3.47, 3.5.3.49, 3.5.3.50, and Schedules C.7.A.CBD and C.7.C.CBD.
5 (By-law 21-99)	Country Depot, 28 Bronte Street North <i>(Re-designation of lands to “Central Business District” and “Secondary Commercial Sub-Area”)</i>	Schedule B – Urban Land Use Plan Schedule C – Urban Area Central Business District Land Use Plan	February 15, 1999	March 30, 1999
6 (By-law 83-99)	Ridley Windows – Reid Sideroad, Campbellville <i>(To include lands within the Hamlet of Campbellville and allow a warehouse facility with retail showroom and ancillary office uses and public uses )</i>	Schedule A – Land Use Plan Schedule I – Specific Policy Areas Schedule C.3.A. – Campbellville Hamlet Land Use  Section 4.11.3.14 (SPA 14)	September 20, 1999	Exempt from Regional Approval
7 (By-law 50-2000)	Milton 401 Industrial/Business Park Secondary Plan & Related Official Plan Amendments <i>(Land uses and policies established for the 401 Industrial/Business Park Secondary Plan area (Phase 1 Employment in Urban Expansion Area))</i>	Schedule B – Urban Area Land Use Schedule D – Urban Area Planning Districts , Character Area and Community Improvement Area Schedule F – Urban Area Transportation Plan	June 12, 2000	Partially approved February 20 <sup>th</sup> , 2001 save and except for site specific appeals  OMB Order No. 1066 (July 6, 2001) OMB Order No. 0140 (Jan. 24, 2002)

Official Plan Amendment Number	Subject/Detail	Section(s) Amended	Date of Council Adoption	Regional Approval
		<p>Section 1.1.1, 1.1.3, Table 2, 3.7.3.1 a) &amp; b), 3.8.3.1 a) &amp; b), 3.9.3.1 a) &amp; b)</p> <p>Addition of new Chapter – Section C.2 along with Schedules C.2.A and C.2.B, and Appendix C.2.A.</p>		<p>See also: Staff Reports PD-20-01 (Confidential) PD-61-01 &amp; PD-124-02</p> <p>Regional Modifications Affect: Sections C.2.4.1.1, C.4.1.2, C.2.4.5.5, C.2.4.5.7, C.2.4.5.7 a), C.2.4.5.8 b), C.2.5.1.3, C.2.5.2.1, C.2.5.10.1, C.2.6.4.2 Schedules C.2.A &amp; C.2.B., Schedules B, D, and F.</p> <p>OMB Order No. 0140 affects: Schedule B, Schedule C.2.A &amp; C.2.B, and Sections C.2.4.5.1, C.2.4.5.8, C.2.5.1.1, C.2.5.11.1</p>
8 (By-law 105-99)	FuelSaver Corporation – Market Drive <i>(To permit the use of the property in conjunction with the adjacent truck service centre for a truck/car wash facility.)</i>	Schedule B – Urban Land Use	December 13, 1999	Exempt from Regional Approval
9 (By-law 40-2001)	Kaneff Millennium Golf Course <i>(To permit the development of a golf course, practice range, club house and accessory uses)</i>	<p>Schedule I Section 4.11.3.20 (SPA 20)</p> <p><i>Note: original OPA amended 4.11.3.17 but this number was duplicated. Therefore, 4.11.3.20 (SPA 20) – the next number was used.</i></p>	April 9, 2001	July 3, 2001
10	H.D. Investments <i>(Re-designation of lands from Institutional to Residential – having a maximum density of 32 units per net hectare and 15 units per gross hectare)</i>	Schedule B Urban Land Use & Schedule I1 – Specific Policy Areas Section 4.11.3.16 (SPA 16)	<p><b>OMB Approved January 25, 2001 (OMB Decision/Order No. 0119)</b></p>	
11 (By-law 13-2002)	Community Park (Sherwood Survey Sec. Plan Area) <i>(To permit the development of active and</i>	Schedule B – Urban Area Land Use Section 3.1.2.1 (addition)	January 28, 2002	Exempt from Regional Approval

Official Plan Amendment Number	Subject/Detail	Section(s) Amended	Date of Council Adoption	Regional Approval
	<i>passive recreational facilities and accessory parking facilities within the Community Park)</i>			
12 (By-law 90-2002)	Mattamy (Brownridge) Limited (Hawthorne Plaza at s/e corner of Derry & Trudeau) <i>(To increase the permitted retail floor area in the plaza)</i>	Schedule I1 – Specific Policy Areas Section 4.11.3.17 (SPA 17)	June 17, 2002	Exempt from Regional Approval
13 (By-law 108-2002)	Group Home Study <i>(To implement a revised policy framework for the establishment of group homes Town-wide)</i>	Sections 3.2.2 d), 3.2.3.3 a), b), c) & d), 3.3.2 c), 3.5.2.1, 3.5.3.44, 3.10.2.1, 4.1.1.5, 4.3.2 y), 4.4.2 v), 5.10.6, C.6.5.3.2 b) and C.6.5.4.2 b)	August 26, 2002	Exempt from Regional Approval
14 (By-law 15-2003)	Adult Entertainment Uses <i>(To introduce definitions, direct location and outline criteria relating to the establishment of Adult Entertainment Uses)</i>	Sections C.2.5.3.5., 5.10.6 (various definitions)	January 27, 2003	Exempt from Regional Approval
15 (By-law 73-2004)	Sherwood Survey Secondary Plan & Related Official Plan Amendments <i>(Land uses and policies established for the Sherwood Survey Secondary Plan area (Phase 2 Residential in Urban Expansion Area))</i>	Schedule A – Land Use Plan Schedule B – Urban Area Land Use Schedule D- Urban Area Planning Districts, Character Area &Community Improvement Area Schedule E- Transportation Plan Schedule F – Urban Area Transportation Plan Schedule C.2.A – 401 Industrial /Business Park Secondary Plan Structure Plan Schedule C.2.B – 401 Industrial/ Business Park Secondary Plan Land Use Schedule I & I1 – Specific Policy Areas Schedule C.6.A – Bristol Survey Secondary Plan Community Structure Schedule D1 – Rural Districts Schedule D2 – Urban Area Districts	July 26, 2004	December 3, 2004  OMB Order No. 1249 (May 16, 2005) OMB Order No. 1895 (July 20, 2005) OMB Order No. 2769 (October 20, 2005) OMB Order No. 2884 (November 1, 2005)  Regional Modifications Affect: Sections 2.6.3.5, 4.11.3.13, C.8.1.1, C.8.2.2 f), C.8.2.2 g), C.8.3.2.12, C.8.3.2.13, C.8.3.2.14, C.8.3.2.17, C.8.4.1, C.8.4.1.1, C.8.4.3, C.8.4.4.1, C.8.4.6.2 g), C.8.4.6.2 i), C.8.4.6.3, C.8.5.3.2 a), C.8.5.6, C.8.5.6.1, C.8.5.7, C.8.5.7.2, C.8.5.7.3, C.8.5.7.4,

Official Plan Amendment Number	Subject/Detail	Section(s) Amended	Date of Council Adoption	Regional Approval
		<p>Section 4.11.2.13</p> <p>Addition of new Chapter – Section C.8 along with Schedules C.8.A, C.8.A1, C.8.B, C.8.C, C.8.D, C.8.E &amp; C.8.F and Appendices C.8.A, C.8.B, and C.8.C.</p>		<p>C.8.5.14.1 b), C.8.5.14.2, C.8.5.17 b), C.8.6.1.2, C.8.6.1.3, C.8.6.1.4 k) i), C.8.6.1.5 c), a modification to the OPA 15 document, and Appendix C.8.B Schedules E, F, I C.2.A and C.2.B</p> <p>OMB Order No. 1895 affects: Section C.8.4.5.2</p> <p>OMB Order No. 2769 affects: Sections C.8.5.3, C.8.5.3.2, C.8.4.5.2 and Schedule C.8.A1</p> <p>OMB Order No. 2884 affects: Section C.8.4.3</p>
16 (By-law 97-2003)	Dufferin Aggregates	Schedule A – Land Use Plan Section 4.11.3.18 (SPA 18)		<b>Joint Board Decision</b>
17 (By-law 102-2003)	First Gulf (Steeles & James Snow Parkway)	Text changes – Section 2.4.3.6 (addition), Section 3.7.2.2 (addition), Section 3.7.3.6 (c) (addition)	July 28, 2003	Exempt from Regional Approval
18 (By-law 143-2003)	Roads Rationalization	Map changes – Schedule E, Schedule F, Schedule C.2.A Text changes – Part II, 2, (1) Table 2 and Part II, 2, (2) Table 2	October 20, 2003	Exempt from Regional approval
19 (By-law 59-2004)	HD Investments – Apartments ( <i>Map Change and deletes special section from portion of property</i> )	Map changes – Schedule B Urban Area Land Use Plan and Schedule I1 Urban Area Specific Policy Areas	July 26, 2004	
20 (By-law 105-2005)	Remove the Exemption from site plan control, residential building containing less than three (3) dwelling units	Text changes - 5.6.3.1 b) (deletion)	August 8, 2005	Exempt from Regional Approval
21 (By-law 002-2006)	York Trafalgar Golf Course	Map changes – Schedule I Specific Policy Areas Text change – Section 4.11 (addition)	January 16, 2006	November 28, 2005
22 (By-law 045-	Milton Retail Commercial Demand Study	Map changes – SPA 21 and 22 Schedule I1 and Schedule C-8-D	April 23, 2007	Exempt from Regional Approval

Official Plan Amendment Number	Subject/Detail	Section(s) Amended	Date of Council Adoption	Regional Approval
2007)		Sherwood Survey Secondary Plan Land Use Plan. Text changes – Section 3.2.3.7 (addition), Section 3.5 (addition), Section 3.6 (addition), Section 3.7.2.2b (replacement), Section 3.7.2.2. (addition), Section 4.11.3. (addition), Section 5.10.6 (addition), Section C.6.5.5 (addition), Section C.6.5.12 (replacement), Section C.8.5.5 (addition), and Section C.8.5.13 (replacement).		
23 (By-law 073-2007)	Gridiron Developments	Map change – Schedule C replace ‘Low Density Residential Sub-area’ with ‘Residential/Office Sub-area’	August 20, 2007	Exempt from Regional Approval
24 (By-law 075-2007)	Hanson Quarry Communal Water Supply	Text changes – 2.6.3.35 (addition)	August 20, 2007	Exempt from Regional Approval
25 (By-law 079-2007)	Regional Works Yard/First Gulf Commercial	Map changes – Schedule I addition of SPA 25 Text changes – Section 3.7.2.2 (addition)	August 7, 2007	Exempt from Regional Approval
26 (By-law 008-2008)	Woodbine Entertainment Group (To allow an 18 hole golf course and ancillary uses such as a driving range, practice tee and related club house)	Text Changes – Section 4.11.3.3	January 28, 2008	<b>Not Exempt – Record of Notice forwarded to Region on February 12, 2008.</b>
27 (By-law 021-2009)	First Capital site – Bronte/Derry	Section 4.11.3.23 – SPA 23	OPA 22 adopted by Council on April 23, 2007. First Capital Appealed OPA 22 and scoped the appeal to their site.	<b>OPA OMB Approved Settlement April 9, 2008 (OMB Decision Case No. PL070435)</b>
28 (By-law 105-2008)	Complete Application Policies Pursuant to Bill 51 and Alternative Public Notice Requirements		August 18, 2008	<b>Exempt from Regional Approval</b>

THE OFFICIAL PLAN  
OF THE  
TOWN OF MILTON  
(ADOPTED BY THE TOWN OF MILTON,  
AUGUST 26, 1996, BY-LAW 61-96)  
CONSOLIDATED, AUGUST 2008

IN ACCORDANCE WITH  
ONTARIO MUNICIPAL BOARD  
ORDER NO. 1840 issued DECEMBER 19, 1997  
ORDER NO. 1383 issued JULY 19, 1999  
ORDER NO. 0058 issued JANUARY 17, 2000  
ORDER NO. 1747 issued NOVEMBER 28, 2000

AND INCLUDING: OPA'S 1 - 28  
REGIONAL OFFICIAL PLAN AMENDMENT NO. 8  
PARKWAY BELT WEST PLAN AMENDMENT NO. 91  
PARKWAY BELT WEST PLAN AMENDMENT NO. 131

**PART A - THE PREAMBLE (NOT PART OF THE OFFICIAL PLAN) ..... 1**

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## **PART A - THE PREAMBLE (Not part of the Official Plan)**

### **A.1 INTRODUCTION**

#### **A.1.1 OVERVIEW**

This document comprises the Official Plan for the Town of Milton. The Plan repeals and replaces the Official Plan for the Town of Milton as adopted by the Corporation of the Town of Milton in August, 1984.

The need for a new Plan resulted from a number of different factors, but particularly from the Halton Urban Structure Plan (HUSP), which identified the Town of Milton as a major growth centre within the Region. To respond to the anticipated challenges of managing this growth in a phased manner, while reinforcing the community values which make Milton a unique and desirable place to live and work, the Town of Milton initiated a comprehensive strategic planning exercise called Destiny Milton. This process included the development of a number of action plans - specifically an economic development and tourism strategy, a leisure and recreation plan, an information technology plan, and an environment and land use plan. This Official Plan represents the environment and land use action plan.

The directions in the Strategic Community Economic Development Plan relating to Environment and Land Use reflect the heavy consultation undertaken with the citizens of the community. The values they cherish and would seek to be protected as the community grows were identified. They are:

- A strong sense of history and their place in it;
- Small town atmosphere;
- Clean, safe and quiet community; and,
- Neighbourliness and friendliness.

The Official Plan reflects this renewed vision for the Town of Milton, as well as a number of significant changes in policy direction at the Provincial, Regional and Municipal levels including the adoption of a new Regional Official Plan in 1995.

The underlying theme in the Strategic Community Economic Development Plan related to environment and land use can be termed "COMMUNITY REDISCOVERED". The Official Plan has been developed around this same theme which indicates the Town's commitment to ensuring that the Town of Milton in the future will have the strong sense of community and the neighbourly environment already evident in Milton today. This theme is reflected in the following goals which the Plan seeks to achieve:

- a) To Build and Maintain a Diverse and Vital Economy.
- b) To Build and Maintain a Safe, Liveable and Healthy Community.
- c) To Protect and Enhance our Heritage, Identity and Character.
- d) To Encourage Sustainable Development.
- e) To Maximize the benefits of, and to promote Conservation, Stewardship and Enhancement of the Natural Environment.
- f) To Promote the Creation of an Efficient Land Use Pattern.
- g) To Encourage Human Scale Community Design.
- h) To Provide Responsible Cost-Effective Local Government and Services.

## **A.1.2 ORGANIZATION OF PLAN**

This document consists of four major components:

Part A - THE PREAMBLE, which does not constitute part of the Official Plan;

Part B - THE OFFICIAL PLAN, which consists of the following text and maps (Schedules "A", "A1", "B", "C", "D", "E", "F", "G", "G1", "H", "I", "I1", "C.2.A", "C.2.B", "C.3.A", "C.4.A", "C.5.A", "C.6.A", "C.6.B", "C.6.C", "C.6.D", "C.6.E", "C.7.A.CBD", "C.7.B.CBD", "C.7.C.CBD", "C.7.D.CBD", "C-8-A", "C-8-A1", "C-8-B", "C-8-C", "C-8-D", "C-8-E", "C-8-F") and which constitutes the Official Plan for the Town of Milton;

Part C - SECONDARY PLANS, which consist of detailed plans for specific areas within the Town and which constitutes part of the Official Plan; and,

Part D - THE APPENDICES, which do not constitute part of the Official Plan. These appendices contain the background data, planning considerations and information relating to the public consultation associated with the development of the Official Plan.

## **A.2 TOWN OF MILTON STRATEGIC PLAN**

### **A.2.1 PURPOSE OF THE STRATEGIC PLAN**

In September 1993, the Town of Milton embarked on a comprehensive Strategic Community Economic Development Plan to establish a "Vision" for the community's future. The strategic planning effort, called "DESTINY MILTON", involved extensive consultation with residents, local businesses and community organizations. Through workshops, focus groups, and community surveys, Milton residents expressed their views on community development goals and the strategies necessary to achieve them. Residents of all ages participated, including children through a Children's Vision Workshop. Four task forces -Economic Development; Leisure, Library and Human Services; Environment and Land Use, and Information Technology and Administration, were established with community participation to delve more deeply into longer-term community needs in each of these areas. The DESTINY MILTON STRATEGIC COMMUNITY ECONOMIC DEVELOPMENT PLAN (Phases 1 and 2) was completed in June, 1994 and approved by Milton Town Council on July 25th, 1994. Pursuant to Milton's community Vision - "To Be the Best of Town and Country" - and its community goals and supportive strategies, as presented in the Strategic Plan, the Town continued its integrated community development and planning activities with the development of specific "Action Plans" (Phase 3). Four Action Plans have been prepared. All Action Plans are consistent and mutually supportive of each other and, together, provide a comprehensive direction for the Town and its community development activities. The four Action Plans are:

- Economic Development and Tourism
- Leisure, Library and Human Services
- Official Plan
- Information Technology and Administration

The Town of Milton's Strategic Community Economic Development Plan provides the overall framework within which the Official Plan has been prepared. The Strategic Plan, is designed to:

- a) contribute to the creation of a community which reflects the hopes, aspirations and desires of Milton residents;
- b) assist Milton to plan and manage the population growth and development pressures which will come over the next five to twenty years, particularly with the expansion of water and sewer capacity;
- c) encourage organizations, institutions and individuals within the community to become involved in joint ventures, partnerships and other co-operative ventures to improve the community economically, socially and environmentally for generations to come. These institutions and organizations would include the Town, Halton Regional Police, Boards of Education, business associations such as the Chamber of Commerce and the Halton Federation of Agriculture, service organizations, recreation and sports groups amongst others;
- d) assist Milton to prioritize its present and future programs and services, recognizing that the resources available will be limited for the foreseeable future; and,
- e) assist and contribute to more responsive and accountable local government.

## **A.2.2 MILTON'S VISION FOR ITS FUTURE**

The Town's Vision for its Future describes the community that Milton wishes to become. Milton's Vision for its Future is "To Be the Best of Town and Country in Ontario". The Vision also includes the following statement of community values:

- a) For Living - A Well-Planned Community with a High Quality of Life, which:
  - i) encourages healthy lifestyles
  - ii) blends urban and rural living
  - iii) supports the family as the foundation of the community
  - iv) nurtures community spirit, participation and a sense of belonging
  - v) uses historical preservation and neighbourhood scale planning to encourage unique identities and qualities in downtown, urban and rural areas

- b) For Business - A Dynamic and Prosperous Economy, which:
  - i) promotes and fosters the health of local business
  - ii) fosters entrepreneurial spirit and encourages technological innovation
  - iii) capitalizes on location and accessibility to attract diverse industries
  - iv) appreciates Milton's natural heritage and community character as economic assets
  - v) offers residents through growth and development, a lifetime of local opportunities to live, work and play
  - vi) provides fiscally responsible local government
- c) For Leisure - Natural Amenities and Lifestyle Choices, which:
  - i) protect the Niagara Escarpment and air, water and land as a natural inheritance for future generations
  - ii) protect natural areas and green belts
  - iii) provide a wide range of leisure, learning and healthy lifestyle opportunities
  - iv) provides personal development opportunities for all ages

### **A.2.3 MILTON'S GOALS**

Milton's Vision gives rise to specific community development Goals. These Goals are:

- a) To Build and Maintain a Diverse and Vital Economy;
 

This Goal recognizes the importance to Milton of providing an attractive economic environment for companies to carry on business and prosper. It also recognizes that Milton can support existing local business and attract new businesses by raising Milton's profile and identity in the wider business community in Ontario.
- b) To Build and Maintain a Safe, Liveable and Healthy Community;
 

This Goal recognizes the importance to Milton of being a safe and liveable community, supportive of family life and with leisure opportunities for residents of all ages.

- c) To Protect and Enhance our Heritage, Identity and Character;

This Goal recognizes the importance to Milton of being a well-planned community which protects its heritage and community character in both its urban and rural areas, thereby contributing to its unique sense of place and identity.

- d) To Maximize the Benefits of the Niagara Escarpment and the Natural Environment;

This Goal recognizes the importance to Milton of the Niagara Escarpment and its natural areas and the need to protect the air, water and land resources for future generations.

- e) To Provide Responsible Cost-Effective Local Government and Services;

This Goal recognizes the importance to Milton of sound local government, which is fiscally responsible and service driven.

#### **A.2.4 MILTON'S STRATEGIES**

Milton has developed specific Strategies to address its Vision and Goals. These Strategies have been grouped under four themes and can be summarized as follows:

- a) Economic Development and Tourism:

Foster the Health of Existing Businesses

Raise Milton's Profile

Encourage the Implementation of New Infrastructure

Support Further Development of Tourism

Foster the Health of Agriculture

Support Retail Sector and Its Role in Anchoring Downtown and Supporting Small Town Identity and Character

Support and Encourage Small Businesses/Entrepreneurs in High Technology, Knowledge-based Industries and Business Services

1994 - 1999: Attract Resource Efficient Industries

1999 - 2011: Pursue Long-term Target of Diversified Industrial Base as Sewer and Water Capacity Expands

- b) Leisure, Library and Human Services:
  - i) Review Roles and Mandates for Service Delivery
  - ii) Maintain Standards of Service Within Limited Resources
  - iii) Develop an Appropriate Service Delivery Hierarchy
  - iv) Build Partnerships and Communication
  - v) Expand Community Development Activities
  - vi) Maximize Use of Information Services
  - vii) Expand Arts and Cultural Activities and Organizational Development
  - viii) Broaden Diversity of Service Delivery
  - ix) Preserve and Develop Parks and Open Space Linkages
  - x) Develop Policies to Support Service Delivery
  - xi) Develop Links Between Leisure and Tourism Initiatives
  - xii) Develop Strategies for a Human Services Plan
- c) Environment and Land Use:
  - i) Provide for Preservation of Greenlands
  - ii) Provide for Urban Area Development
  - iii) Provide for Rural Area/Recharge Land Uses
  - iv) Provide for Appropriate Rural Area/Agriculture Land Uses
  - v) Protect and Preserve the Escarpment Area
  - vi) Provide for Transportation and Transit
  - vii) Encourage Public Participation in the Planning Process
- d) Information Technology and Administration:
  - i) Develop Town's Information Systems Administration and Telecommunications Capacity Better to Serve Milton

### **A.3 OFFICIAL PLAN CONTEXT**

#### **A.3.1 BACKGROUND**

In addition to the framework provided by the Strategic Community Economic Development Plan, the Official Plan is based on an analysis of the present physical, economic, social and environmental conditions of the Town, and public input at all stages of the preparation of the document. This information, which is summarized in the appendices to the Official Plan, and the following key documents, provides the context in which the Official Plan has been prepared:

- a) The Halton Urban Structure Plan;
- b) A Municipal Housing Statement for the Town of Milton;
- c) The Town of Milton Official Plan adopted in 1984, as amended; and
- d) The Town of Milton's Strategic Community Economic Development Plan.

The history of the Town, a description of its topography and its regional setting, as well as an outline of the key findings of the background analysis related to population and employment trends and indications for future directions for the community, are presented in this section.

However, there are limitations to the information base. As a result, the approach taken in the Plan is designed to provide the Town with the tools and the flexibility necessary to evaluate proposed changes and to determine their implications in relation to the Town's goals and strategic directions, without necessarily amending the Plan.

### **A.3.2 HISTORY**

The Town of Milton's human history can be divided into several themes. The first theme is Milton's rich history that predates European settlement. Native peoples lived on the lands within the current municipal boundaries for at least a thousand years prior to European settlement, and there are substantial village sites dating from more than 500 years ago. The second theme is Milton's pioneer history tied to the agricultural and natural resource base. The Town's history is closely tied to the settlement of the land for farming and the development of resource industries such as logging, lime and quarry operations, brickyards, and the building of the small town commercial centres of old urban Milton, Campbellville and a number of villages and hamlets. European and United Empire Loyalist settlement of the area dates back more than 200 years. The selection of Milton as the seat for Halton County governance and justice in 1857 added civic, administrative and judicial themes. A recent theme is the emergence of the Town of Milton as a mix of town, country, rural area and natural environment corridor on the edge of the Greater Toronto Area (GTA). The Niagara Escarpment which runs on the diagonal through Milton has been designated by the United Nations as a UNESCO World Biosphere Reserve.

Below the escarpment is urban Milton surrounded by good farmland. Above the escarpment is an extensive rural area comprised of farms, natural areas,

quarry operations, estate residential development and the Hamlets of Campbellville, Brookville and Moffat.

The history of the area can be seen first hand. An appreciation for the long native history of the area can be obtained at a reconstructed village at the Crawford Lake Conservation Area on the west side of Milton. An appreciation of the agricultural history of the area can be gained at the Ontario Agricultural Museum just south of Hwy. 401. An appreciation of the pioneer history of the area can be gained at the Halton Regional Museum at the Kelso Conservation Area and by driving the network of rural roads and concessions to see the many heritage farm buildings and rural landscapes that are still very much in evidence. Similarly, heritage buildings including churches, schools, old industrial complexes such as the Robertson factory (where the famous Robertson screw was invented and produced), Fair Grounds, CPR Railway Station, downtown commercial buildings, the Waldie blacksmith shop, County Court House and Registry Office, Milton Town Hall and many fine old homes in the old Milton urban area, in Campbellville and in the Hamlets provide tangible reminders of the early history of the area.

Milton's proximity to Lake Ontario, the excellent farm land below the Niagara Escarpment, and the natural resource lands above it, the central location midway between the historical urban centres of Toronto, Oakville, Burlington, Hamilton/Dundas, Guelph, Kitchener/Waterloo and Cambridge (Galt, Preston, Hespeler) positioned Milton and its former rural Townships well to receive pioneer settlement, growth and development. Milton's pioneer history covers many of the social, economic, technological and political themes of south central Ontario.

In 1974, with the creation of Regional government in Halton Region, parts of four rural Townships and the old Town of Milton were put together to create the Town of Milton. The change in municipal boundaries incorporated almost all of the former Township of Nassagaweya and parts of the former Townships of Esquesing, Nelson and Trafalgar. Municipal organization in the area first dated back to an Act of British Parliament of 1788. Halton County was created in 1816 and further enlarged in 1821. The change to regional government, the restructuring of local municipalities and the realignment of municipal boundaries in 1974 was a significant reform of local government in the former County of Halton.

Although these former municipalities are now part of the Town of Milton, each of them has their own distinct histories, geography, unique qualities and character.

The origins of the old Town of Milton date back to the early 1800's. In 1822, Jasper Martin received a grant from the Crown of 100 acres (40.5 hectares) on the West Branch of Sixteen Mile Creek. He bought an additional 100 acres (40.5 hectares) and established a grist mill. The area became known as Martin's Mills and became a service center for the surrounding agricultural community. The settlement later became known as Milltown and then in 1837, its name became Milton. At that time the population was approximately 100 persons. The Town was incorporated in 1857 and became the County Town of Halton County. The Town experienced periods of urban growth and expansion in the nineteenth century, early in the twentieth century and then again in the post WWII era particularly in the 1970's and early 1980's when three new suburban neighbourhoods were added to the Town. The urban population of Milton is approximately 23,000 people, a number which has increased only modestly in the past decade.

Settlement in the former Township of Nelson began in 1800 in the Burlington area. The portion of Nelson Township that is now in the Town of Milton would have been settled much later however. Rattlesnake Point on the Niagara Escarpment that was in the former Township of Nelson is just within the boundaries of what is now the Town of Milton. Old farms at the base of the escarpment provide a glimpse towards the settlement history of the former Township area. There are also old aggregate sites, converted rural schools and a couple of handsome old churches.

Settlement in the former Township of Trafalgar began about 1807. By 1817, the population was estimated to be 548 persons and by the early 1850's there were more than 4500 people living in the Township. The Towns of Oakville and Milton were originally part of Trafalgar Township, but were separated in 1850. The Township contains good agricultural land providing a base for what became a vibrant agricultural community including a number of rural villages which are still evident such as Auburn, Boyne, Omagh and Drumquin.

Only a small part of the former Township of Esquesing is now in the Town of Milton. Although it is a small part, it is none-the-less significant in today's context as it contains the interchange of Hwy. 401 and Highway 25, the Milton 401 Industrial Park, and the Maplehurst Provincial Correctional Centre (prison). These lands were originally agricultural and contained the hamlet of Peru. There are still some fine old farm buildings in evidence.

The former Township of Nassagaweya was first surveyed in 1819 and was one of the last townships to be settled in Halton County. The majority of the Township is above the Niagara Escarpment which includes some good farm

land, but due to glacial activity, there are areas of shallow soils and large wetlands and environmentally sensitive areas. In the early years, there was considerable logging in the Township, and following the extension of the Credit Valley Railway, there was a significant lime industry. Campbellville was the principal urban center in the Township, but the villages of Brookville, Moffat, Darbyville and Knatchbull served the local community as well. It is interesting to drive the Township today and see the variation in the vernacular architecture as one approaches the more northerly end of the Township where field stone, frame and brick buildings are interspersed with quarried and cut limestone in both the old houses and barns. The northerly landscape feels and looks like the more northerly communities of Fergus, Elora and Guelph.

A new chapter is about to unfold in the human history of the approximately 381 square kilometres (147 square miles) that are now in the Town of Milton. The Town is preparing for substantial urban growth, which could see the Town's population grow by more than 50,000 people from approximately 35,000 to more than 85,000 people within the next fifteen years. It is expected that there will be substantial industrial and commercial growth in conjunction with this population growth. The Niagara Escarpment area will continue its prominence as a natural corridor with conservation, rural/agricultural and recreational opportunities, as a source for aggregate on a Provincial scale, and to a limited extent as a setting for non-farm residential activities. Below the escarpment and outside the urban expansion area, it is anticipated that prime agricultural land will be maintained as a permanent separator between urban Milton and the urban centres of Oakville, Mississauga and Burlington. In these ways, Milton will be the best of Town and Country in Ontario.

### **A.3.3 TOPOGRAPHY**

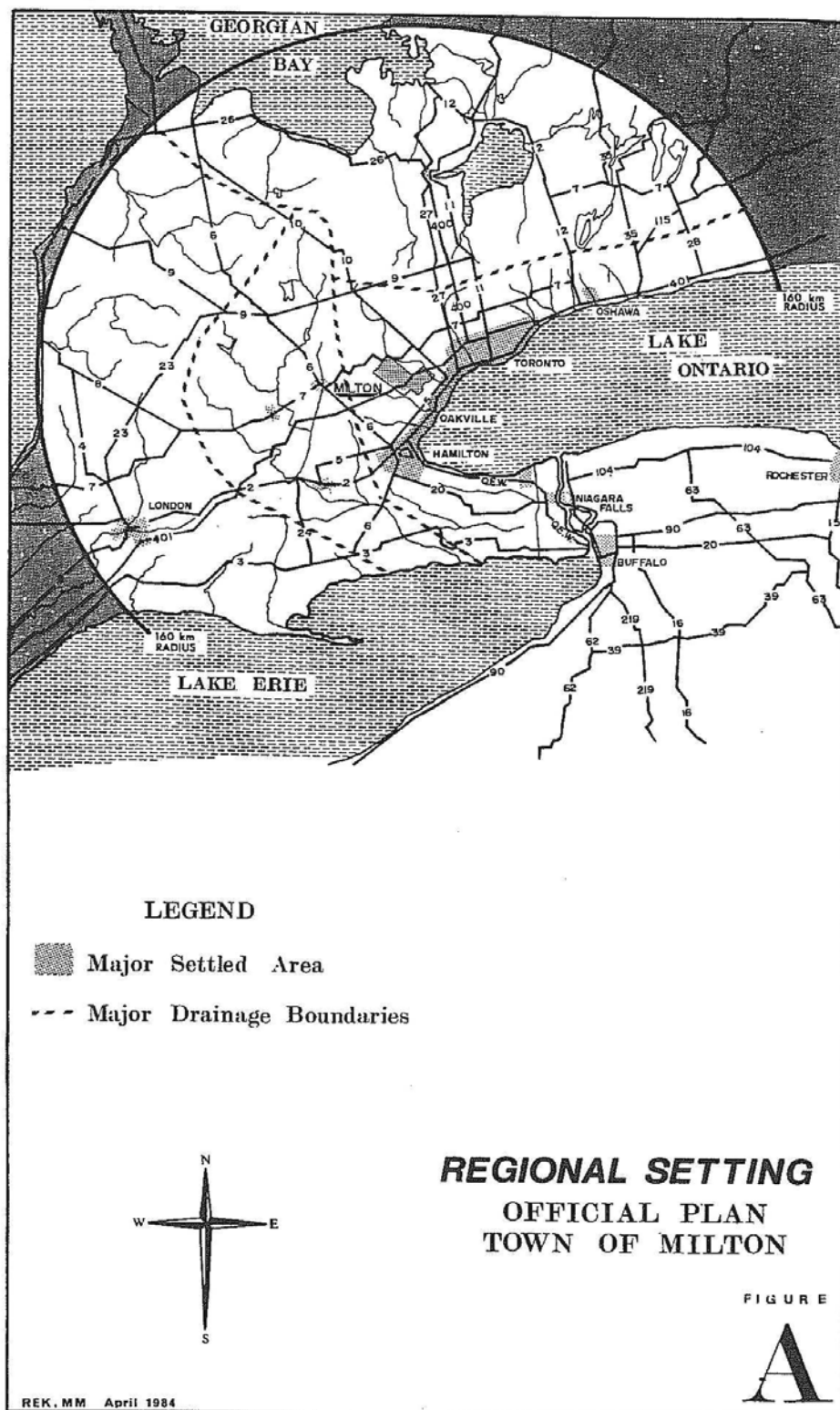
Geological activity in the area currently known as Southern Ontario millions of years ago resulted in the formation of a line of sedimentary rock ridges, now known as the Niagara Escarpment. The Escarpment runs diagonally on a north-south axis through the heart of Milton and essentially divides the Town into two main areas. This major geographical feature involves a rise in elevation of approximately 107 metres from the glacial till plain to the south and east. This Escarpment area is characterized by prominent bluffs and streams which are, for the most part, tributaries of the Twelve Mile Creek or the Sixteen Mile Creek which flow into Lake Ontario. To the north and west of the Escarpment, drainage is through the Blue Springs Creek which is a tributary to the Grand River catchment area.

The soils below the Escarpment are largely sedimentary while the soils above the Escarpment are mixed. For the most part, the soils below the Escarpment include the best agricultural lands in the Town while those above the Escarpment are generally less suited to successful agricultural operation.

#### **A.3.4 REGIONAL SETTING**

The Town of Milton occupies a central position in the economic core of Ontario. It is located within the Region of Halton in the Greater Toronto Area. In addition, the Town is situated along the Highway 401 corridor within easy access of a number of other important urban centres in Southern Ontario, including the Kitchener-Waterloo-Cambridge urban conurbation and the cities of Hamilton and Guelph. More specifically, the Town is located approximately 90 kilometres west of the City of Toronto, 48 kilometres east of Kitchener-Waterloo and 40 kilometres north of Hamilton.

Figure A - "Regional Setting", illustrates the regional context of the Town of Milton.



### A.3.5 POPULATION TRENDS

A number of key population trends will affect decisions relating to land use planning and development in the Town:

- a) The Greater Toronto Area (GTA) and its constituent Regional municipalities are expected to continue to experience significant growth over the next thirty years, although at a slower pace than the past thirty years. Halton will experience new growth pressures as demand for development shifts westerly.
- b) The 1994 population of the Town of Milton is approximately 32,000, of which approximately 23,000 live in the main urban centre.
- c) In view of servicing constraints, recent growth in the Town has been slow: from 1986 to 1993, the population grew by only .04%.
- d) The population is forecasted to reach a minimum of 85,000 by 2011.
- e) Achievement of this growth will require the addition of water and wastewater facilities which could be in place by the year 1999.
- f) Milton's population in 1994 is characterized by young families, as indicated by the close to one-quarter of the Town's population which is under 15 years of age, the low percentage of non-family households and the average household size of 3.1 which is considerably higher than the Ontario and Halton averages of 2.5 and 2.9 persons per unit respectively.
- g) As Milton's population increases there will likely be a decrease in household size resulting from population aging and an increased share of non-family households.

### A.3.6 EMPLOYMENT TRENDS

From the Town's Municipal Housing Statement and the report entitled "**The Town of Milton's Strategic Community Economic Development Plan**" (July, 1994) the following relevant economic statistics were identified for Milton which indicate that it has a diverse economy which should be less vulnerable to the on-going economic restructuring, particularly within the manufacturing sector:

- a) In 1991, Milton's labour force stood at 18,600 and it was employed in a diverse range of economic sectors, with an unemployment rate less than the national average.
- b) In 1991, only 54% (10,100) of the labour force worked in Milton.
- c) Of these, 8,500 of Milton's residents worked within the community, 1,600 worked at home.
- d) A distribution analysis of the employment opportunities in Milton indicates that the largest sector is in manufacturing and retail trade. Services also accounted for a large share, including government, education, health and social services, accommodation and other service activities.

### **A.3.7 FUTURE DIRECTIONS**

Milton has only had limited growth since the early 1980's because of servicing constraints. The Halton Urban Structure Review was a process established by the Region of Halton to plan for new urban areas beyond existing urban envelopes within the Region. The first phase of the study completed in 1989 identified Milton as a priority location for growth. The actual extent of the growth which occurs will depend on the type of water and wastewater servicing systems which are ultimately approved and built. The Official Plan reflects the results of the Halton Urban Structure Plan (HUSP) which was approved by Regional Council in July 1994 and which establishes a long-term plan for growth in the Region. The Halton Urban Structure Plan anticipated that most of the growth would take place in new urban areas; however, there are opportunities for intensification within the existing Milton Urban Area. The rate of growth will be controlled, in part, through phasing policies.

The Plan reflects the following potential additional growth assumptions emerging from the Halton Urban Structure Plan:

<u>Timeframe</u>	<u>Residential</u>	<u>Employment Lands</u>
<u>Existing 1993</u>	<u>32,100 persons</u>	<u>560 hectares</u>
<u>1993-2011</u>		
Existing Milton (urban & rural)	2,900 persons	360 hectares

<u>1993-2011</u>		
<u>Milton Expansion</u>		
Area	<u>50,000 persons</u>	<u>800 hectares</u>
Sub-Total	<u>52,900 persons</u>	<u>1,160 hectares</u>
Total	85,000 persons	1,720 hectares

The Official Plan also reflects the following key planning directions from HUSP:

- a) the new urban areas be built at a mid-range of development density;
- b) downtown Milton be maintained and enhanced as the centre of the expanded Milton community; and,
- c) the development concept of the Milton-Centred area be as shown on Figure B.

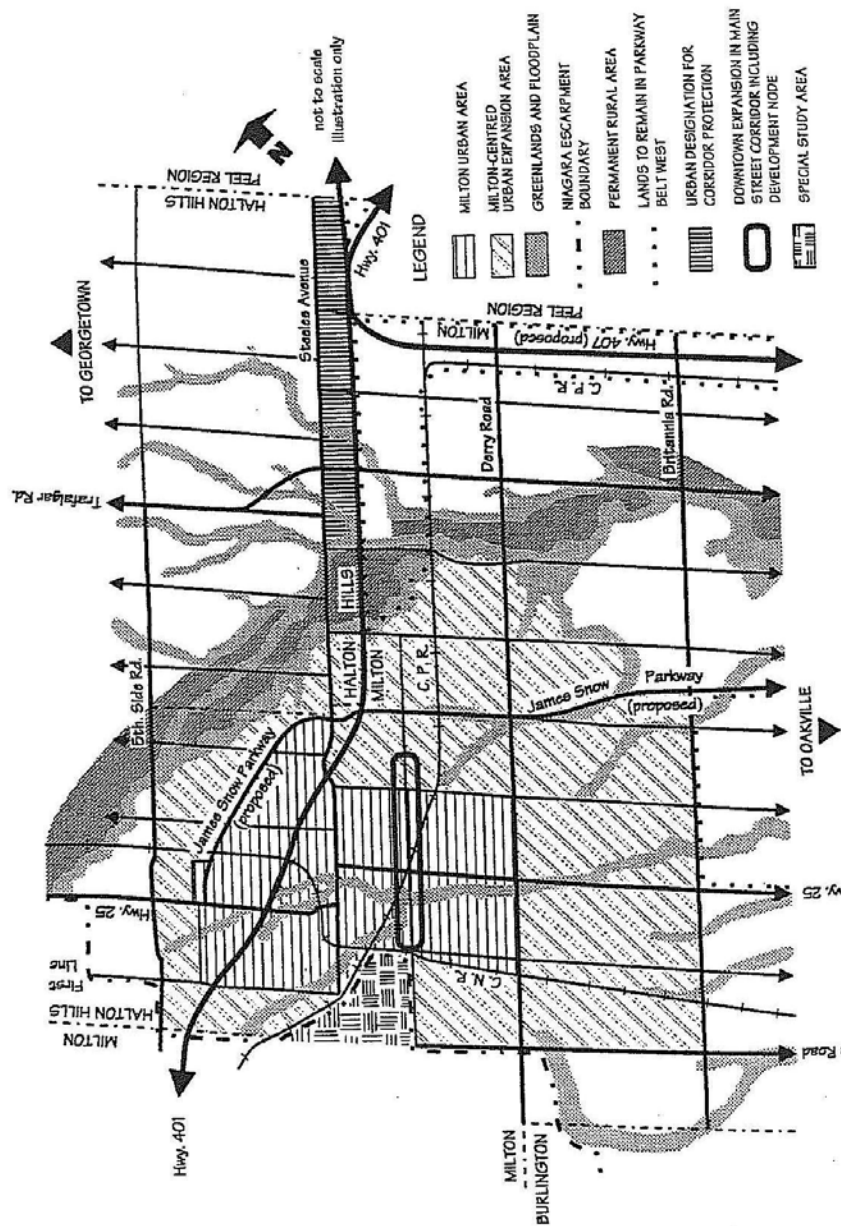
Finally, the Halton Urban Structure Plan recommends that, based upon an ultimate planned housing mix of 60 per cent single detached and semi-detached, 15 per cent row house and 25 per cent apartment, planning should be undertaken with the objective of achieving an overall density of 30 units per ha on a net basis or 20 units per ha on a gross residential land area basis for the entire Urban Area.

The Milton Urban Expansion Area is also to be planned to accommodate approximately 800 net hectares of industrial-type employment land which will accommodate approximately 20,000 employees by 2011, and about 26,000 employees by the time the lands are fully built-out in the post-2011 period. In addition, about 8,000 employees will be accommodated at scattered locations to serve the new residential population with institutional and commercial services. Much of this employment would be accommodated in the existing urban area, particularly an expanded downtown Milton.

# TOWN OF MILTON OFFICIAL PLAN

FIGURE B: HALTON URBAN STRUCTURE PLAN

RECOMMENDED DEVELOPMENT CONCEPT FOR THE MILTON-CENTRED AREA AND THE HIGHWAY 401 CORRIDOR



## **A.4 THE PLANNING FRAMEWORK**

### **A.4.1 INTRODUCTION**

The Official Plan is based on a theme of "**COMMUNITY REDISCOVERED**" and designed to achieve specific goals. The Plan Concept reflects the theme and the goals, and outlines the key directions on which the policies of the Plan are based.

### **A.4.2 PLAN THEME - "COMMUNITY REDISCOVERED"**

The Official Plan theme of "**COMMUNITY REDISCOVERED**" elaborates upon the Town's commitment to rediscover the principles which will maintain the strong sense of community and the friendly environment that exists in Milton today.

What this indicates is that Milton wishes to preserve and enhance those elements of everyday life - whether it be strolling through the downtown area, walking to school and the parks, or going for a drive in the country, that sets Milton apart from its GTA neighbours.

Yet the Town of Milton has accepted the general notion that the urban area will expand. Milton residents want their community to be a healthy community - one where economic, lifestyle and environmental objectives are kept in balance as the community develops. Therefore, the resulting challenge is to co-ordinate and manage this expansion so that it reinforces the Town's sense of place and uniqueness. And by following this theme and the Official Plan goals recognized in Section A.2.3, and by recognizing the importance of the natural environment and resource base, the challenge will be met.

There are several benefits that Milton sees as the result of following the Plan Theme, including:

- a) phased and managed growth as Milton develops;
- b) improved customer service and co-ordination of municipal service delivery;
- c) enhanced profile and image of Milton as a dynamic and vital community;

- d) protected natural heritage and amenities;
- e) increased effectiveness and efficiency of community development activities; and,
- f) further opportunities to be informed of community development options and to contribute to community decision-making.

Accordingly, the new Milton is seen as retaining a compact, urban presence, with a distinct separation between its developed areas and the rural areas to the south, east and north-west. The use of public transit will be encouraged, and the needs of the automobile will be balanced with those of cyclists and pedestrians.

The "small town character" of Milton will be protected through good community design and managed and phased growth, as will one of Milton's greatest assets - the Niagara Escarpment.

And the development of new residential districts as well as the intensification of old residential districts will re-enforce the theme of **"COMMUNITY REDISCOVERED"** through controlling urban design principles that reflect the historical and architectural character of the existing community.

#### **A.4.3 PLAN CONCEPT**

Milton is a community which is composed of a variety of areas, each with a different perspective. The Plan Concept reflects these different perspectives and their existing and future dominant functions. All other activities should then support or be neutral with respect to this dominant function, and land use conflicts should be resolved in a manner which is consistent with the dominant function.

The following "perspective" areas, which are outlined on Figure C, comprise the overall plan concept for the Town of Milton:

- a) Urban Area -

The Existing Urban and the Urban Expansion Areas identified by the Halton Urban Structure Plan are located south of the Town boundary, west of a proposed open space or "urban separator" area along the East and Middle Branches of Sixteen Mile Creek, north of Britannia Road and east of Tremaine Road, with the exception of lands south and west

of the railway tracks, north of Main St. W. and east of Tremaine Road which have been identified as "Special Study Area".

b) Rural/Recharge Area -

The Rural/Recharge Area includes the rural lands located west and north of the Niagara Escarpment Plan Area which are characterized by existing agricultural operations, significant mineral resource extraction operations together with potential extraction lands, low intensity residential development on private services, as well as many natural features, including Provincially Significant Wetlands, Areas of Natural and Scientific Interest (ANSI's), and Environmentally Sensitive Areas. The intent of the Plan is to maintain and enhance the existing environmental features and the rural landscape and character of the Rural/RECHARGE Area, including agriculture as the predominant land use so that these features will always form part of Milton's Landscape in their current form and extent.

c) Rural/Agricultural Area -

The Rural/Agricultural Area includes the agricultural and environmental lands located south and east of the Urban Area. The area is an active farming area. The preservation of this resource, and the remaining natural areas, remains an important focus for the future of this area so that these features will always form part of Milton's Landscape.

d) Escarpment Area -

The Niagara Escarpment is a major natural feature of the Town, and a significant part of the structure of the community and economy, as well as a World Biosphere Reserve. In accordance with the Niagara Escarpment Plan, policies must be provided to strike a balance between development, preservation and the enjoyment of this important resource.

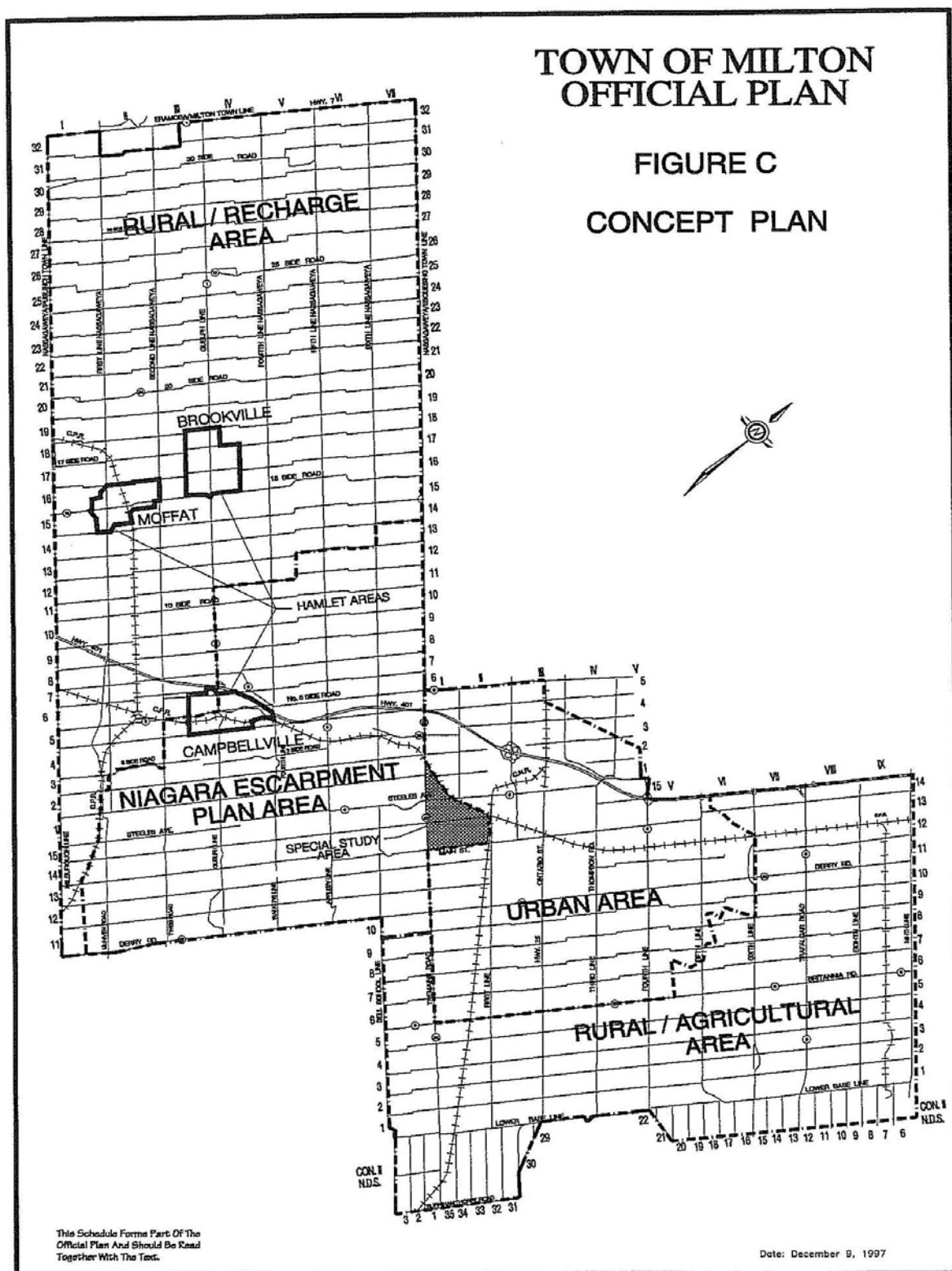
e) Hamlet Areas -

There are three hamlet areas: Campbellville, Moffat and Brookville. Development in the Rural/Recharge Area will, for the most part, be directed to the Hamlet Areas.

Overriding all of the "perspectives" would be the establishment of a linked open space system which comprises all the key natural environmental features and park areas, and the current and proposed transportation network (such as Highway 401, Highway 403, Highway 407), which provide a framework for the structure of the Town, as a whole.

The focus of the linked open space system areas is to maintain, enhance and restore the environment through effective long term management so that these features will always form part of Milton's landscape in their current form and extent with as little displacement or encroachment as possible.

The other major focus relating to the open space system relates to the establishment and maintenance of the permanent "urban separator". It is the objective of the urban separator to prevent extension of the Urban Expansion Area to the south-east, allowing for a permanent greenfields situation between the ultimate built areas of Milton, Mississauga and Oakville.



## **PART B - THE OFFICIAL PLAN**

### **1.0 INTRODUCTION**

### **1.1 OFFICIAL PLAN - STRUCTURE**

#### **1.1.1 OFFICIAL PLAN - COMPONENTS**

Parts B and C and Schedules "A", "A1", "B", "C", "D", "D1", "D2", "E", "F", "G", "G1", "H", "I", "I1", "C.2.A", "C.2.B", "C.3.A", "C.4.A", "C.5.A", "C.6.A", "C.6.B", "C.6.C", "C.6.D", "C.6.E", "C.7.A.CBD", "C.7.B.CBD", "C.7.C.CBD", "C.7.D.CBD", "C-8-A", "C-8-A1", "C-8-B", "C-8-C", "C-8-D", "C-8-E", "C-8-F" constitute the Official Plan for the Town of Milton.

#### **1.1.2 OFFICIAL PLAN - SECTIONS**

The Plan policies consist of the following key sections:

Part B -	The Official Plan
Section 2:	Community Policies
Section 3:	Urban Land Use Policies
Section 4:	Rural System and Greenlands System Land Use Policies
Section 5:	Implementation

Part C -	Secondary Plans
Section C.2:	Milton 401 Industrial Park
Section C.3:	Hamlet of Campbellville
Section C.4:	Hamlet of Brookville
Section C.5:	Hamlet of Moffat
Section C.6:	Bristol Survey Secondary Plan
Section C.8	Sherwood Survey Secondary Plan

#### **1.1.3 OFFICIAL PLAN - SCHEDULES**

The Official Plan includes the following schedules:

Schedule A:	Land Use Plan
Schedule A1:	Halton Waste Management Site - Specific Policy Area
Schedule B:	Urban Area Land Use Plan
Schedule C:	Central Business District Land Use Plan

Schedule D:	Urban Area Planning Districts, Character Area, Community Improvement Area
Schedule D1:	Rural Districts
Schedule D2:	Urban Districts and Neighbourhoods
Schedule E:	Transportation Plan
Schedule F:	Urban Area Transportation Plan
Schedule G:	Sites of Potential Contamination, Sand and Gravel Resources of Primary Significance, and Mineral Resource Extraction and Protection Area
Schedule G1:	Urban Area - Sites of Potential Contamination
Schedule H:	Urban Area - Development Phasing
Schedule I:	Specific Policy Areas
Schedule I1:	Urban Area - Specific Policy Areas
Schedule C.2.A:	Milton 401 Industrial/Business Park Secondary Plan Structure Plan
Schedule C.2.B:	Milton 401 industrial/Business Park Secondary Plan Land Use Plan
Schedule C.3.A:	Campbellville Hamlet Land Use
Schedule C.4.A:	Brookville Hamlet Land Use
Schedule C.5.A:	Moffat Hamlet Land Use
Schedule C.6.A:	Bristol Survey Secondary Plan Community Structure
Schedule C.6.B:	Bristol Survey Secondary Plan Transportation Plan
Schedule C.6.C:	Bristol Survey Secondary Plan Open Space and Pedestrian/Bike Path Plan
Schedule C.6.D:	Bristol Survey Secondary Plan Land Use Plan
Schedule C.6.E:	Bristol Survey Secondary Plan Phasing Plan
Schedule C.7.A.CBD	Streets and Blocks
Schedule C.7.B.CBD	Open Space Linkages and Nodes
Schedule C.7.C.CBD	Height Limits
Schedule C.7.D.CBD	Special Heritage Areas
Schedule C-8-A	Sherwood Survey Secondary Plan Community Structure
Schedule C-8-A1	Sherwood Survey Secondary Plan Residential Density Distribution Plan
Schedule C-8-B	Sherwood Survey Secondary Plan Transportation Plan
Schedule C-8-C	Sherwood Survey Secondary Plan Greenlands/Open Space and Pedestrian/Bike Path Plan
Schedule C-8-D	Sherwood Survey Secondary Plan Land Use Plan
Schedule C-8-E	Sherwood Survey Secondary Plan Subwatershed Impact Study Areas
Schedule C-8-F	Sherwood Survey Secondary Plan Phasing Plan

## **1.2 PURPOSE OF THE PLAN**

The Plan has the following specific purposes:

- a) to identify the context within which the Plan is being prepared;
- b) to identify within the context of an underlying theme, goals and strategic approaches which can be achieved through the policies of the Plan;
- c) to establish policies related to the maintenance and enhancement of the existing community structure, and the protection of its unique features, as well as the management of future change;
- d) to establish policies to ensure that the level of services provided is consistent with the financial capabilities and resources of the municipality;
- e) to establish, in general terms, a pattern of physical development for the Town (including land use, environmental protection areas, population density, community structure and servicing infrastructure);
- f) to guide Town Council, municipal and regional administrators, the Regional Land Division Committee and the Committee of Adjustment when administering matters such as the Zoning By-law, site plan control, development control, applications for building permits, plans of subdivision and consents;
- g) to inform other levels of government of the municipal policies to provide a context for the co-ordination of their future plans and requirements with those of the Town; and,
- h) to inform the public, land owners and business owners of the municipal policies to provide a context for the determination of their future plans and requirements.

## **1.3 LEGAL EFFECT AND DURATION**

The Official Plan is prepared in accordance with Section 17 of the Planning Act, 1996. The Act also gives the Plan its legal effect as the Plan policies themselves do not directly control or regulate the development of land. This legal effect is established through Section 24 of the Act which states that

generally no public work may be carried out and no by-law may be passed for any purpose which does not conform to the Official Plan. The Plan is implemented primarily through the Zoning By-law, other related By-laws of the municipality, and site plan control procedures.

The policies and designations of the Plan are intended to guide development in the Town for a twenty year period. As new information becomes available or conditions change, the Official Plan shall be reviewed and amended, as required, to reflect altered circumstances and to extend the planning period.

#### **1.4 JURISDICTION**

The roles and responsibilities of the upper tier governments in planning and development matters affecting the Town of Milton must be recognized.

Therefore, the Town of Milton Official Plan cannot be considered in isolation from other government plans and policies, particularly requirements to:

- a) be consistent with any Provincial Policy Statement issued by the Province of Ontario pursuant to the Planning Act, 1996;
- b) conform to The Niagara Escarpment Plan and any applicable amendments thereto;
- c) conform to The Parkway Belt West Plan and any applicable amendments thereto; and,
- d) conform with the Regional Plan (1995) for the Regional Municipality of Halton and any applicable amendments thereto.

#### **1.5 PRECEDENCE**

In the event of a conflict between provisions of the Town of Milton Official Plan and the policies of the Niagara Escarpment Plan or the Parkway Belt West Plan, the Provincial Plan shall take precedence. However, if the policies of the Town of Milton Plan prove to be more restrictive than the policies of the Provincial Plans or the Regional Plan (1995), the policies of the Town of Milton Official Plan shall apply. \*DI(i)

## **2.0 COMMUNITY GOALS, OBJECTIVES AND STRATEGIC POLICIES**

### **2.1 THE PLANNING FRAMEWORK**

The Plan Theme, Goals and Objectives which constitute the Planning Framework are expressions of general intent. They are not intended to be applied specifically to individual development proposals. Rather, they are to provide an overall framework or basis to the specific Community Goals and Objectives and strategic policies found within this Plan.

The Official Plan has been prepared within the framework of the Vision Statement and the strategic directions identified as part of the Town's Strategic Community Economic Development Plan; the context provided by the analysis of the present physical, economic, social and environmental conditions of the Town; and, public input at all stages of the preparation of the document. The goals, objectives and strategic policies of the Official Plan are the tools which allow the Town to implement key aspects of the Strategic Community Economic Development Plan and to manage change toward a desired future.

A number of key population trends has affected decisions relating to land use planning and development in the Town:

- a) The Greater Toronto Area (GTA) and its constituent Regional municipalities are expected to continue to experience significant growth over the next thirty years, although at a slower pace than the past thirty years. Halton will experience new growth pressures as demand for development shifts westerly.
- b) The 1994 population of the Town of Milton is approximately 32,000, of which approximately 23,000 live in the main urban centre.
- c) In view of servicing constraints, recent growth in the Town has been slow: from 1986 to 1993, the population grew by only .04%.
- d) The population is forecasted to reach a minimum of 85,000 by 2016.
- e) Achievement of this growth will require the addition of water and wastewater facilities which could be in place by the year 1999.
- f) Milton's population in 1994 is characterized by young families, as indicated by the close to one-quarter of the Town's population which is

under 15 years of age, the low percentage of non-family households and the average household size of 3.1 which is considerably higher than the Ontario and Halton averages of 2.5 and 2.9 persons per unit respectively.

- g) As Milton's population increases there will likely be a decrease in household size resulting from population aging and an increased share of non-family households.
- h) The employment target for 2016 is 20,000 people.

From the Town's Municipal Housing Statement and the report entitled "**The Town of Milton's Strategic Community Economic Development Plan**", the following relevant economic statistics were identified for Milton which indicate that it has a diverse economy which should be less vulnerable to the on-going economic restructuring, particularly within the manufacturing sector:

- a) In 1991, Milton's labour force stood at 18,600 and it was employed in a diverse range of economic sectors, with an unemployment rate less than the national average.
- b) In 1991, only 54% (10,100) of the labour force worked in Milton.
- c) Of these, 8,500 of Milton's residents worked within the community, 1,600 worked at home.
- d) A distribution analysis of the employment opportunities in Milton indicates that the largest sector is in manufacturing and retail trade. Services also accounted for a large share, including government, education, health and social services, accommodation and other service activities.

### 2.1.1 PLAN THEME

The underlying theme in the Strategic Community Economic Development Plan related to environment and land use can be termed "**COMMUNITY REDISCOVERED**". The Official Plan has been developed around this same theme which indicates the Town's commitment to ensuring that the Town of Milton in the future will have the strong sense of community and the environment already evident in Milton today. This theme is reflected in the goals the Plan is designed to achieve which build on and expand the goals in the Strategic Community Economic Development Plan. It is also prepared

with a focus on developing a healthy community - one which is economically vital, preserves its natural heritage and environment, and which offers its residents and visitors a range of lifestyles and leisure opportunities.

## **2.1.2 PLAN GOALS**

- 2.1.2.1** To maximize the benefits of the Niagara Escarpment and other natural areas and to promote conservation, stewardship and enhancement of the natural environment through such actions as the creation of a linked open space system, to ensure stronger natural systems, and improvements to the human environment.
- 2.1.2.2** To provide measures and approaches which will be used to prevent or minimize the adverse effects of development on the related environmental processes.
- 2.1.2.3** To maintain and enhance the Community's existing strong and diverse economy including the agricultural and resource extraction economy recognizing that it forms an essential basis for the provision of opportunities and choices in all facets of community life.
- 2.1.2.4** To provide a full range of community and cultural facilities including schools which is essential to the achievement of a strong and healthy community.
- 2.1.2.5** To build and maintain a level of physical services required to ensure the health, safety and well-being of the community.
- 2.1.2.6** To encourage development which is sustainable, i.e. development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.1.2.7** To encourage community design at all levels of development which is people-oriented, reflecting a human scale and pedestrian orientation, particularly in the Urban Area and Hamlet Areas, rather than being designed primarily to accommodate vehicular traffic.
- 2.1.2.8** To build and maintain a safe, liveable, and healthy community including the ability to influence change, and the provision of choice with respect to secure, adequate and affordable housing, location and type of employment and the pursuit of leisure, recreation and social activity.
- 2.1.2.9** To protect the heritage and community character in both the urban and rural areas of the Town, including but not necessarily restricted to archaeological

sites, buildings and structural remains of historical, and architectural value and rural, village and urban districts or landscapes of historic and scenic interest, thereby contributing to its unique sense of place and identity.

- 2.1.2.10** To promote compact forms of development in all areas of the municipality to ensure the efficient land use pattern essential for the achievement of sustainable development. In particular, a compact urban area, which maximizes the use of serviced land through sensitive intensification and appropriate phasing of new development, will form the basis of the policies for the Milton Urban Area.
- 2.1.2.11** To provide responsible, cost-effective local government and services recognizing the importance to Milton of sound local government which is fiscally responsible and service driven and establishing service standards assist in the achievement of the goals of the Plan.
- 2.1.2.12** To protect prime agricultural areas for long-term agricultural use.
- 2.1.2.13** To identify, protect and manage areas characterized by mineral aggregate resources for their long-term use.

## **2.1.3 PLAN OBJECTIVES**

- 2.1.3.1** To maintain, enhance and restore the environment through effective long term management including minimizing disruption to existing landscape and landforms and ensuring water is conserved and natural water quality is not degraded in aquifers and creeks as a result of development.
- 2.1.3.2** To preserve, enhance and extend the urban open space system to create a linked system including a network of valley lands, watercourses, urban forests, the Mill Pond, one or two major new Town parks, other parks, linear open spaces, commercial recreational facilities and stormwater management facilities.
- 2.1.3.3** To link the urban open space system to major natural areas outside the urban area, including the lands identified as the urban separator.
- 2.1.3.4** To provide and maintain permanent urban buffers consisting generally of the east and middle branches of the Sixteen Mile Creek and adjacent Parkway Belt designated areas in order to separate the Milton Urban Area from adjacent municipalities. *\*D1(ii)*

- 2.1.3.5** To encourage the protection and enhancement of existing environmental and open space features and systems including parks, while extending them and creating new areas wherever feasible.
- 2.1.3.6** To encourage the conservation, management and expansion of the Town's Forest Resources, including the existing urban and rural woodlots.
- 2.1.3.7** To identify employment lands throughout the Urban Area, in both mixed use areas (commercial/residential) and dedicated areas (industrial/ commercial) to ensure a balanced live/work relationship and to reduce the need to commute to larger urban centres.
- 2.1.3.8** To encourage development which promotes the integration of the community and accessibility by residents to public service facilities inside and outside Milton, including physical features such as mixed use developments, transit and pedestrian supportive design, barrier free access for users of different ages, sizes and physical and mental abilities, and the provision of enhanced telecommunications facilities.
- 2.1.3.9** To promote a diverse transportation system for the Town as a whole and to encourage urban development which supports, through its design, density and mix of use, public transit, rail and interregional travel, pedestrian and bicycle transportation, in conjunction with the efficient accommodation of private automobiles and trucks.
- 2.1.3.10** To enable all residents to find housing, employment and social and community facilities within the Town.
- 2.1.3.11** To encourage the creation of liveable and attractive residential environments which provide a wide range of housing opportunities (including affordable housing for low and moderate income residents) within all residential neighbourhoods.
- 2.1.3.12** To the extent possible, protect and enhance key views of the Escarpment and associated vistas, particularly the view from Highway 401 and James Snow Parkway interchange.
- 2.1.3.13** To identify and enhance the gateway areas which form perceptual entry points into the Town or the Urban Area at visually prominent positions such as the Highway 401/Highway 25 and James Snow Parkway interchanges or the intersections of major streets.

- 2.1.3.14** To co-ordinate development of the public realm and the private lands to ensure the creation of an attractive human scale environment for streets and other exterior spaces particularly in the Urban Area and Hamlet Areas.
- 2.1.3.15** To encourage, through the establishment and implementation of design guidelines, a pattern of built form which is designed to provide long term public benefits including:
- a) the achievement of a complementary relationship between new and existing buildings, including the accommodation of innovative built forms; and,
  - b) the achievement of new developments which support the Town's objectives with respect to the creation of an attractive human scale environment for streets and other open spaces.
- 2.1.3.16** To encourage that all proposed development promotes safety and security through the use of appropriate design strategies including:
- a) Natural Surveillance - a design strategy directed at keeping intruders under surveillance;
  - b) Natural Access Control - a design strategy directed at decreasing the opportunities for crime;
  - c) Territorial Reinforcement - a design strategy which is directed at creating a sphere of influence so that users of an area develop a sense of proprietorship over it; and,
  - d) Protection from Natural Hazards - a design strategy directed at preventing accidents due to natural hazards, such as prohibiting the location of stormwater management ponds on or adjacent to school properties.
- 2.1.3.17** To encourage development which reinforces the community's identity, and protect significant existing heritage features and character areas.
- 2.1.3.18** To protect and enhance the Town's heritage through the designation of built and natural heritage areas and features of the Plan in accordance with the provisions of the Heritage Act to ensure their protection, and to designate areas with a special built-form or landscape character as "Character Areas" with appropriate detailed policies established for their conservation and enhancement.

- 2.1.3.19** To maintain, strengthen and expand the downtown (Central Business District) area as the focal point of the community.
- 2.1.3.20** To give consideration to the capital, operations and maintenance implications of proposed design elements, particularly in the public realm, to ensure that the costs are appropriate for the resources of the Municipality.
- 2.1.3.21** To maintain, strengthen and protect prime agricultural areas and significant aggregate resource areas.

## **2.2      ENVIRONMENT**

From an environmental management perspective, the main intent is to integrate environmental management strategies with this Plan's economic and social factors in all land use planning decisions.

### **2.2.1      GOAL**

To establish and promote an environmental management system which will conserve and protect life, property, natural features and ecological systems while encouraging the enhancement of the environment and liveable space through the creation of an environmental/open space system, including integrated secondary mixed use nodes.

### **2.2.2      OBJECTIVES**

- 2.2.2.1**      To identify, preserve and enhance natural areas and ecosystems.
- 2.2.2.2**      To reduce the impact of urban drainage on the natural environment and to preserve and enhance the quality and quantity of ground and surface water.
- 2.2.2.3**      To maintain and enhance the landscape quality of the Niagara Escarpment in natural areas and open space which offer access to scenic vistas and offer opportunities for increased community awareness, appreciation, and conservation of the natural environment.
- 2.2.2.4**      To provide a buffer to prominent Escarpment features.
- 2.2.2.5**      To encourage agriculture and forestry and to provide for compatible rural land uses.
- 2.2.2.6**      To encourage private and public conservation efforts.
- 2.2.2.7**      To define hazard lands including flood plains for the protection of life and property.
- 2.2.2.8**      To protect significant scenic and natural heritage resources.
- 2.2.2.9**      To promote the conservation and managed use of all natural resources.
- 2.2.2.10**     To provide opportunities for scientific study and education.

- 2.2.2.11** To maintain as a permanent landform an interconnected system of natural areas and open space that will preserve areas of significant ecological value while providing, where appropriate, some opportunities for recreation in conformity with the Regional Plan (1995) and the Niagara Escarpment Plan.
- 2.2.2.12** To encourage the enhancement of the natural environment, and hence human environment, through the creation of a Greenlands System.
- 2.2.2.13** To encourage the creation of a sustainable urban streetscape by diversified group planting.
- 2.2.2.14** To encourage the integration of the Secondary Mixed Use Nodes into the overall environmental/open space system intended for the Urban Area.

## **2.2.3 STRATEGIC POLICIES**

- 2.2.3.1** Development that is environmentally and economically sustainable and uses that strive to enhance the natural environment will be encouraged.
- 2.2.3.2** The environmental effects of Town operations will be reviewed and alternative approaches will be considered that will mitigate any environmental effects on the community.
- 2.2.3.3** The alternative supply and conservation of water will be encouraged by promoting landscape maintenance techniques and water-efficient systems that do not add to high water use.
- 2.2.3.4** Development will be limited to lands that are environmentally suited for the proposed use, considering the safety and health of the user, and negative effects on the natural environment. When required by this Plan, by Council, or by the Region, an environmental impact assessment will be conducted as part of a development application. These studies will satisfy the Region's Environmental Impact Assessment requirements.
- 2.2.3.5** Means to enhance public involvement on environmental issues will be considered, specifically the following:
  - a) means for the public to advise Council and staff on environmental priorities;

- b) processes for public consultation and information exchange on environmental issues; and
- c) encouragement of the continuation of an Ecological and Environmental Advisory Committee (EEAC) to advise and assist the Region of Halton in the management and conservation of the natural environment in Halton.

## **THE GREENLANDS SYSTEM**

**2.2.3.6** The focus of a proposed Greenlands System for the Town of Milton will be to encourage the protection, maintenance and enhancement of significant natural features and areas, including Escarpment features which are in a relatively natural state and significant portions of the habitat of endangered and threatened species; significant valleylands, woodlands, and wildlife habitat; fish habitat; groundwater recharge areas; headwaters and aquifers; areas in the Regulatory Flood Plain; Provincially Significant Wetlands; Environmentally Sensitive and Linkage Areas; Public Open Space and Corridor Areas of the Parkway Belt West Plan; Regionally Significant Wetlands; Provincially and Regionally Significant Areas of Natural and Scientific Interest (both Life Science and Earth Science); Carolinian Canada sites and Halton Agreement Forests.

**2.2.3.7** The policies for each designation as described in Sections 3.0 and 4.0 of this Plan provide a level of protection related to the nature of the features they are designed to protect. Therefore, the Escarpment Protection Area, Escarpment Natural Area designations and the Greenlands A Area policies generally provide a higher level of protection, than the policies for the Greenlands B Area, Escarpment Rural Area, Environmental Linkage Area and Environmentally Sensitive Area designations. Although in accordance with the Regional Plan (1995), the Escarpment Protection Area and the Escarpment Rural Area are not considered to be part of the Greenlands System.

**2.2.3.8** The boundaries of the designated lands within the Greenlands System on Schedules "A" and "B" shall be used as guidelines for the preparation of the Zoning By-law provisions which will implement the policies of this plan. An amendment to this plan will not be required for changes to the designation boundaries which are deemed to be suitable after consultation with the appropriate Conservation Authority, the Region of Halton and the individual landowner, where necessary. Where such changes occur, the appropriate abutting land use designation shall apply and the Zoning By-law shall be amended accordingly. The Official Plan and the implementing Zoning By-

law shall be amended to incorporate more detailed mapping when it becomes available.

## **SECONDARY MIXED USE NODES**

- 2.2.3.9** The Town, in consultation with the Region of Halton shall require during the preparation of Secondary Plans for all new development within the Urban Expansion Areas, the inclusion of an open space system within a new Secondary Mixed Use Node, as shown on Schedule "B" and in accordance with the policies of Section 3.6 of this Plan, of at least 10 per cent of the gross area of the Node and its integration with the Greenlands System, if possible. Privately owned open space that is intended to be used by the public may be included in the calculation of the 10 per cent.
- 2.2.3.10** To ensure the proper integration of Secondary Mixed Use Nodes as shown on schedule "B" and in accordance with the policies of Section 3.6 of this Plan with surrounding neighbourhoods, Secondary Plans for all new development within the Urban Expansion Area shall include pedestrian walkways, bicycle paths and transit routes, and shall address the protection of the physical character of these neighbourhoods through urban design.

## **FLOOD PLAINS**

- 2.2.3.11** When reviewing existing and proposed development within the Central Business District (CBD) Area, flood plain planning will be consistent with Provincial and Halton Region Conservation Authority policy, in accordance with the policies of Section 3.14 of this Plan.

## **2.3 ENVIRONMENTAL CONTROL**

The policies relating to environmental control are to provide measures and approaches which will be used to prevent or minimize the adverse effects of development on the related environmental processes.

### **2.3.1 GOAL**

To control and enhance the quality of environmental processes related to:

- a) Forestry;
- b) Energy Conservation;
- c) Water Conservation;
- d) Ground and Surface Water Quality;
- e) Erosion and Siltation;
- f) Noise and Vibration; and,
- g) Site Contamination.

### **2.3.2 OBJECTIVES**

- 2.3.2.1** To recognize, encourage and protect forestry, including agri-forestry operations, both as an essential conservation land use and as a potentially significant resource industry.
- 2.3.2.2** To maximize the retention and enhancement of existing urban forest and to encourage new planting in the Urban Area, and the Hamlet Areas as designated on Schedules "A" and "B".
- 2.3.2.3** To facilitate energy efficient development and practices within the Town, including waste disposal practices such as the reduction, reuse and recycling of various materials and landscaping for energy efficiency.
- 2.3.2.4** To protect, maintain and enhance the natural quality and quantity of groundwater and surface water.

- 2.3.2.5** To maintain and enhance fish habitat through water quality management.
- 2.3.2.6** To reduce the level of soil erosion through better management practices.
- 2.3.2.7** To maintain and enhance surface water quality, as well as fish habitat, by reducing sedimentation loading, siltation and contamination caused by soil erosion.
- 2.3.2.8** To identify constraints on land and related resources which require mitigating measures as a requirement of development including:
  - a) Noise and Vibration Impacts; and,
  - b) Sites of Potential Contamination
- 2.3.2.9** To determine the health risks associated with sites of potential contamination prior to permitting any development.
- 2.3.2.10** To minimize contamination of ground water and soils in and around former industrial and waste disposal sites.
- 2.3.2.11** To control composting and waste disposal activities to ensure compatibility with surrounding uses while providing economic opportunities.
- 2.3.2.12** To encourage the use of low water requirement landscaping and tree planting through xeriscaping.

### **2.3.3 STRATEGIC POLICIES**

#### **FORESTRY**

- 2.3.3.1** The Town, in addition to the implementation of the Greenlands System in accordance with the strategic policies identified in Section 3.0 of this Plan will encourage the conservation, management and expansion of existing forested areas, including individual trees in the Urban Area and Hamlet Areas, and the planting of new forested areas and individual trees by:
  - a) developing a plan for maintaining and enhancing the forest inventory on public lands, including road rights-of-way, through such mechanisms as requirements that for every tree that is removed from road rights-of-way a replacement tree is provided and the establishment of annual targets and a related budget for tree planting;

- b) working with utilities and other public agencies to encourage, and requiring that the Town:
  - i) carries out careful trimming of trees, such as around overhead wires, so as not to create the unbalanced loading of mature trees; and,
  - ii) places utilities in locations which permit the maximum utilization of landscaped open space on a property for trees and other vegetation
- c) supporting the enactment of a Tree By-law by the Region of Halton or the Town, to regulate tree cutting, or the removal of trees in all Significant Woodlots, and Environmentally Sensitive Areas, and within Natural Heritage Features;
- d) encouraging the identification and designation of appropriate individual trees and tree stands as Heritage Features where appropriate in accordance with the policies of Section 2.10 of this Plan;
- e) actively promoting the Town's forestry policies and plan to other public agencies;
- f) encouraging public education and involvement in tree planting and land stewardship programs in accordance with good forestry management practice;
- g) working with the Region of Halton, the Conservation Authorities and the Ministry of Natural Resources and landowners to promote reforestation on lower classes of Agricultural Soil and to promote good forest management practices in existing woodlots; and,
- h) working with landowners in the Urban Area and Hamlet Areas to encourage tree planting and other appropriate landscaping; and,
- i) requiring all development proposals to submit, at the time of initial application, an inventory of trees on site and, at subsequent stages of the application, a tree saving and planting plan.

**2.3.3.2** The Town shall require, in all land use designations, as a condition of development, the protection, maintenance and enhancement of significant

woodlots or individual trees, to the maximum degree possible in accordance with the Environmental Management policies of Section 2.2 of this Plan.

### **ENERGY CONSERVATION**

- 2.3.3.3** The Town shall encourage energy conservation programs which enhance energy efficiency both on the part of the Town, other public agencies and private companies and individuals.
- 2.3.3.4** The Town shall maximize opportunities for energy efficient modes of travel by increasing opportunities for non-auto transportation as much as is feasible.
- 2.3.3.5** The Town will consider energy conservation in the preparation of Secondary Plans as a factor in the review of development applications and will encourage development which minimizes energy consumption through such features as the inclusion of a mixed use component, the retention of significant existing vegetation and the orientation of development to provide opportunities for solar gain. In particular, all new development in the Urban Area will be required to consider in its design the provision of pedestrian walkways, bicycle paths and access to public transit within a walking distance of 400 metres as appropriate.

### **WATER CONSERVATION**

- 2.3.3.6** The Town shall encourage property owners and the building and development industry to use water efficient fixtures and retrofit buildings during renovation.
- 2.3.3.7** Landscaping firms and property owners shall be encouraged to utilize low water use landscaping alternatives, such as xeriscaping.
- 2.3.3.8** The Town shall work with the Region to develop a strong water conservation program, including both demand and supply management measures, which shall form an integral part of the Region's wastewater strategy and shall encourage water conservation measures to be identified and accounted for during any interim evaluation of the Town's existing servicing capacity.

### **GROUND AND SURFACE WATER QUALITY AND QUANTITY**

- 2.3.3.9** The Town shall, through the development of Watershed Management Plans, subwatershed management plans and site or area specific storm water management plans, in accordance with the policies of subsections 2.6.3.37 through to 2.6.3.39 inclusive of this Plan, require that areas of significant groundwater recharge and/or discharge be identified and inventoried. Site or area studies shall also address the necessary measures, if any, to maintain the quality and quantity of recharge and discharge functions through an Environmental Impact Assessment in accordance with guidelines of the Regional Plan (1995). The proponent of any development in areas adjacent to watercourses and related physiographic or topographic formations for which there is a reason to believe there is a groundwater recharge or discharge function of such watercourses, shall also be responsible for the carrying out of an Environmental Impact Assessment according to Regional guidelines.
- 2.3.3.10** The Town shall, through the implementation of Best Management Practices, promote the use of infiltration devices and strategies in stormwater management systems to promote natural groundwater recharge in accordance with the policies of subsections 2.6.3.37 through to 2.6.3.39 inclusive of this Plan.
- 2.3.3.11** The Town shall ensure that current storm water management techniques are employed in the design and implementation of all development to control both the quality and quantity of surface water runoff and to maintain the quality and quantity in the receiving watercourse, including the use of permeable surfaces rather than impervious surfaces. Further, the Town will encourage the incorporation of site specific water conservation systems in residential, commercial and industrial developments to promote recycling and reuse of available water and will encourage the use of natural vegetative drainage corridors and headwater areas for storm water management and their interaction with the Regional Greenlands System.

## **EROSION AND SILTATION**

- 2.3.3.12** The Town may enact Topsoil Protection and Fill By-laws to prohibit the alteration of sites by allowing for:
- a) regulation of the removal of topsoil;
  - b) restriction of the stripping or mining of agricultural soils; and,
  - c) restriction of activities that erode, deplete, render inert, or contaminate soils.

However, this is not to be construed as regulating mineral extraction sites licensed under the Aggregate Resources Act.

- 2.3.3.13** The Town shall encourage development and construction practices which reduce the levels of soil erosion and siltation.
- 2.3.3.14** The Town, in consultation with the appropriate Conservation Authority, shall require, prior to the initiation of any grading on a subdivision construction site, the proponent to enter into a pre-servicing and grading agreement which sets out the measures to be observed with respect to the timing and extent of top-soil stripping and stockpiling, erosion and siltation control.
- 2.3.3.15** The Town, in consultation with the appropriate Conservation Authority, shall require, prior to the initiation of any grading or servicing of a specific site which is not subject to a current subdivision agreement or which is not a mineral extraction site licensed under the Aggregate Resources Act, the proponent to obtain site plan approval where deemed necessary by the town which includes a grading plan and a sedimentation/erosion plan setting out the measures to be taken with respect to the prevention of soil erosion and the resulting siltation/sedimentation of surface waters.

## **NOISE AND VIBRATION**

- 2.3.3.16** Lands within 50 metres of a railway line shall be considered noise sensitive. Lands between 50 and 300 metres of railway lines shall be considered noise sensitive for development with a residential or an outdoor passive recreation component. Lands within 75 metres of a railway line shall be considered vibration sensitive.
- 2.3.3.17** Applicants for residential development or developments with an outdoor passive recreation component or hospital or school developments in noise sensitive and vibration sensitive areas shall be required to submit a preliminary noise and vibration feasibility study. The study will be evaluated by the Town, in consultation with the authorized review agency and the appropriate railway and will indicate the total noise and ground-borne vibration impact and recommend noise and vibration control measures. Proposed development adjacent to railway lines will be required to undertake, prior to development approval, the following studies by qualified consultants in accordance with Provincial policies to the satisfaction of the Region, the Town and the authorized review agency and in consultation with the railway agency, and to implement the study recommendations as approved:

- a) noise studies, if the development is within 50 metres of the railway right-of-way;
- b) vibration studies, if the development is within 75 metres of the railway right-of-way.

- 2.3.3.18** Any noise and vibration control measures required as a result of noise or vibration studies, where approved by the Town in consultation with the authorized review agency and the appropriate railway, shall be included in a subdivision agreement or site plan agreement.
- 2.3.3.19** The Town shall, despite the inclusion of the recommended noise and vibration control features, require the development proponent to advise purchasers or tenants that noise or vibration may interfere with some activities of occupants.
- 2.3.3.20** Applicants for residential developments or developments with an outdoor passive recreation component in noise sensitive and vibration sensitive areas shall be required to submit a noise feasibility study within any area which may be affected by excessive road noise levels, particularly development adjacent to Provincial Freeways, Provincial Highways and arterial roads. The study will be evaluated by the Town, in consultation with the authorized review agency and will indicate the total noise impact and recommend noise control measures.
- 2.3.3.21** Notwithstanding the provisions of subsection 2.3.3.20, the Town shall not permit development which includes outdoor passive recreation areas in locations where the attenuated outdoor noise levels are forecast to exceed current Provincial guidelines.
- 2.3.3.22** The Town shall require proposed industrial, utility and commercial development which could potentially be a source of noise, to the extent practical, to be designed and constructed so that the noise generated by it does not exceed the existing combined sound resulting from industrial activity and road traffic as provided for in the current Ministry of Environment and Energy guidelines.
- 2.3.3.23** The Town shall, in considering residential development proposed for a site which is in proximity to existing stationary sources of noise, have regard for the effect of the noise and only permit the development if the attenuated noise levels would continue to be in compliance with the current Ministry of Environment and Energy guidelines.

## **SITE CONTAMINATION**

- 2.3.3.24** The Town shall only permit development of closed landfill sites and other potentially contaminated sites from previous uses as designated on Schedules "G" and "G1" upon determination that such development will not result in health risks to residents or cause any adverse environmental impact and when the development site complies with Provincial guidelines, Regional standards and other requirements regarding soil and ground water quality. Any studies required to allow the Town or Region of Halton to evaluate the level of risk will be prepared by qualified professionals retained and paid by the proponent to the satisfaction of the Town and will be in accordance with all Ministry of the Environment and Energy guidelines.
- 2.3.3.25** The Town shall co-operate with other public agencies, in an effort to reduce adverse environmental impacts or health hazards associated with closed landfill sites and other potentially contaminated sites from previous uses as designated on Schedules "G" and "G1". It should be noted that sites other than those identified on Schedules "G" and "G1" may also have the potential for site contamination.
- 2.3.3.26** If it has been determined that there is potential for soil contamination on any closed landfill site or other site from previous uses site proposed for development the proponent must carry out an investigation in accordance with the policies of subsections 2.3.3.24 and 2.3.3.25 of this Plan, including the testing of soil and groundwater samples to:
- a) determine potential human health concerns;
  - b) demonstrate that the development site can be rehabilitated to meet appropriate Federal, Provincial and Regional standards; and,
  - c) identify the procedures and schedule for site rehabilitation.

## **LANDFILL SITES**

- 2.3.3.27** In accordance with the policies of the Regional Plan (1995), the Town shall ensure that all proposed development on or within 500 metres of all known landfill sites as identified in this Plan shall require appropriate studies as determined by the Region, the Town, and the appropriate Ministries.

## **2.4 ECONOMIC DEVELOPMENT**

Milton is a prosperous community with a diverse economic base. It has strong tourism, agriculture, manufacturing and service sectors. As such, the Town's economic development is closely linked to the quality of life of its residents and the strength of the Town itself. The Niagara Escarpment and the community's natural environment are also significant assets. Therefore, prior to the expansion of water and wastewater services, the Town will focus on dealing with issues such as lack of profile, promotion and marketing, and agriculture and tourism, and existing businesses which require attention regardless of the availability of services. Once services are available, significant expansion of economic activities becomes possible.

### **2.4.1 GOAL**

To maintain and enhance the Town's economic base through significant economic development.

### **2.4.2 OBJECTIVES**

- 2.4.2.1** To foster the health of existing businesses within the Town.
- 2.4.2.2** To increase Milton's profile through ongoing promotion and marketing.
- 2.4.2.3** To improve the Town's potential to attract economic development through the promotion and implementation of new infrastructure and the expeditious movement of goods by truck and rail.
- 2.4.2.4** To encourage and promote tourism through a series of events, promotions, and the attraction and encouragement of new facilities.
- 2.4.2.5** To encourage and promote the agricultural industry.
- 2.4.2.6** To support the retail sector and its role in anchoring the Central Business District and the Hamlet Areas.
- 2.4.2.7** To support and encourage small businesses/entrepreneurs in high technology, knowledge-based industries and business services.

**2.4.2.8** To prepare strategic action plans relating to economic development and tourism for the Town of Milton.

**2.4.2.9** To encourage and promote the aggregate industry.

## **2.4.3 STRATEGIC POLICIES**

### **LOCAL BUSINESS RETENTION**

**2.4.3.1** To retain existing local businesses, the Town shall:

- a) develop an ongoing Town of Milton business/community communications/action mechanism to identify and deal with local business matters at an early stage;
- b) implement a program that refines the Town of Milton's customer services orientation and builds on the Town's commitment to provide quality, responsive services;
- c) facilitate the continuing improvement of water, sewer, hydro, natural gas and telecommunications infrastructure, as well as the ground, rail, harbour and air transportation infrastructure that services Milton;
- d) work with local businesses and business organizations to identify and understand local requirements, facilitate the upgrading of local labour force skills by working with local and area Boards of Education, Community Colleges and Universities;
- e) encourage Town, Regional, Board of Education, Provincial and Federal purchasing practices to identify opportunities to increase Government purchasing from local businesses;
- f) provide business with assistance in dealing with other levels of government; and,
- g) encourage the relocation of existing businesses currently in or near residential areas to more appropriate employment lands or business park.

### **PROMOTION AND MARKETING**

**2.4.3.2** To increase Milton's profile, the Town shall:

- a) create and distribute economic development and tourism-oriented marketing materials and other promotional and advertising items, focusing on Milton's strengths of location, natural features and quality of life;
- b) develop and promote an overall community theme, supported by a series of economic development, community and tourism-oriented events and activities;
- c) encourage participation by the business community in financing development, distribution and use of economic development and marketing materials and other economic development and promotional items, initiatives and opportunities;
- d) establish an economic development unit within the Town of Milton;
- e) develop unique gateway signage by encouraging distinctive architectural or other unique community-identifying signatures at the James Snow Parkway, Highway 25 and Guelph Line entrances to Milton and Campbellville from Highway 401 and at Highway 25 from the south in accordance with the policies of Section 2.8, Urban Design, of this Plan and, where required, in accordance with the requirements of the Ontario Ministry of Transportation;
- f) improve locational and directional signage on Provincial, Regional and local thoroughfares throughout the Town of Milton; and,
- g) participate, where economically feasible, in Regional, Greater Toronto Area, Provincial and Federal economic development and tourism initiatives.

**IMPLEMENTATION OF NEW INFRASTRUCTURE**

**2.4.3.3** To improve the Town's potential to attract economic development the Town shall:

- a) vigorously promote and support the Halton Urban Structure Plan and Destiny Milton initiatives at Regional and Provincial levels of Government, encouraging their implementation; and,

- b) pursue opportunities for the community that involve implementation of new infrastructure technologies, i.e. the Information Superhighway.

## **TOURISM DEVELOPMENT**

### **2.4.3.4** To encourage tourism, the Town shall:

- a) pursue the development of a new signature event for the Milton and Campbellville areas and develop, enhance and expand existing events;
- b) pursue the development of a hotel/conference centre in Milton that will service the business community, as well as visitors to attractions in the community;
- c) facilitate improved communications between local attractions and potential visitors through business activities, supported by the infrastructure and related proactive promotions such that visitors to the community will visit more than one destination and will stay longer;
- d) encourage the development of arts, crafts, antique, artisan and heritage activities in the Campbellville area, in balance with the needs of the community;
- e) pursue the continued development of historical, heritage and cultural attractions in the community such as the Ontario Agricultural Museum and the Halton Regional Museum; and
- f) promote the outdoor recreational opportunities that Milton's natural environment offers.

## **ENCOURAGEMENT OF THE AGRICULTURAL INDUSTRY**

### **2.4.3.5** The Town recognizes the key role of agriculture in its economy and will:

- a) implement land use policies that protect the most productive lands from non-agricultural uses;
- b) implement land use policies that minimize potential conflict between farming operations and other landowners;

- c) provide the agricultural community with assistance in dealing with other levels of government; and,
- d) facilitate the development of local agri-tourism and niche farming businesses such as pick-your-own-farms, market gardens, nurseries, Christmas tree farms.

## **RETAIL SECTOR ENHANCEMENT**

**2.4.3.6** In support of the Town's retail identity and character the Town will:

- a) promote and support a farmer's market and other similar initiatives in the downtown cores;
- b) facilitate cross-marketing between attractions and auxiliary services in downtown cores, such as retailers and restaurants;
- c) encourage residential and commercial intensification of Milton's downtown core that complements existing heritage and retail areas, while recognizing the flood susceptible areas;
- d) promote and support the Milton Business Improvement Area, Milton Chamber of Commerce and Campbellville and Area Business Association;
- e) facilitate expansion of the Milton Mall area, rather than encourage development of new commercial centres which incorporate more than 23,225 square metres of retail space; and
- f) consult with the Region and those Municipalities where the approval of any retail facilities whose primary trade area may extend beyond the Town's boundaries may affect the relevant Municipalities.
- g) facilitate the development of lands designated regional and sub-regional commercial uses at the north-west corner of James Snow Parkway and Highway 401 and to provide the opportunity to accommodate a range of retail and commercial uses to ensure that the retail needs of the Town's residents are met in a convenient and accessible location.

## **SMALL BUSINESS**

**2.4.3.7** In keeping with its existing small business character and identity, the Town shall:

- a) support and encourage small information-based and high technology-oriented business/entrepreneurs;
- b) investigate use of Provincial/municipal funding mechanisms to encourage small business development;
- c) identify venture capitalists who may be interested in local small businesses/entrepreneurs; and,
- d) pursue products and/or services "trial" opportunities that improve the community's attractiveness to existing and potential businesses, given Milton's well-defined boundaries and optimum demographic characteristics for market research.

#### **ATTRACTION OF NEW INDUSTRY**

**2.4.3.8** Prior to the availability of additional wastewater and water capacity, the Town will seek to attract water and wastewater efficient industries by:

- a) promoting the fact that Milton has available industrial/commercial lands with adequate water and sewage capacity with which to support resource efficient industries;
- b) working with the Region, the Province and the Federal government to identify and pursue resource efficient industry;
- c) targeting and pursuing warehousing and distribution centres, transportation firms, knowledge-based companies, and other industries that are complementary to Milton's existing base of businesses and are efficient users of water and wastewater infrastructure;
- d) identifying a specific business niche for Milton as part of overall preparations for growth;
- e) maximizing commercial-industrial/residential assessment ratio;
- f) identifying and pursuing opportunities to attract educational and other institutions to Milton; and,

- g) identifying opportunities to attract corporate offices to Milton.

## **DIVERSIFICATION**

**2.4.3.9** Upon availability of additional wastewater and water capacity, the Town will pursue a long term target of a diversified industrial base as water and wastewater capacity expands by:

- a) expanding and building on the initiatives of subsection 2.4.3.8 of this Plan;
- b) embarking on an unrestricted marketing strategy focused on balanced residential/industrial/commercial growth; and,
- c) targeting and pursuing New or Next Economy industries (e.g. telecommunications).

## **2.5 COMMUNITY AND CULTURAL SERVICES**

The provision of community and cultural facilities is essential for the achievement of a strong and healthy community which provides for all aspects of human life. The Town is not involved in the provision and enhancement of all such services; however, where it is not directly involved it can assist in their provision and enhancement through its involvement with the appropriate agencies, groups and individuals.

### **2.5.1 GOAL**

To ensure that a full range of community and cultural services is available to urban and rural residents within available financial resources.

### **2.5.2 OBJECTIVES**

**2.5.2.1** To provide and maintain a system of parks, open space and leisure facilities for both active and passive pursuits, with a diversity of recreational experience for special use groups.

**2.5.2.2** To develop an open space system which incorporates a full range of environmental, open space and recreation facilities, recognizing that extensive recreation facilities are also provided by the Conservation Authorities which serve the residents of the Town, as well as the Greater Toronto Area.

**2.5.2.3** To prepare and periodically update a Leisure and Library Action Plan for the entire Town.

**2.5.2.4** To develop a system of pedestrian trails and a separate system of bikeways for the Urban Area that will link all residential areas, employment areas, the Central Business District and the Town's major open space system.

**2.5.2.5** To ensure that the planning, location and design and programming of recreation and park facilities is co-ordinated with the location of public and separate schools and other community facilities such as museums and day-care centres and that new community facilities are planned, located and designed such that they can be adapted readily to alternative and expanding public uses as the community's needs change.

- 2.5.2.6** To ensure that the design and construction of the open space system and associated recreational facilities address all safety considerations.
- 2.5.2.7** To provide sufficient fire and library services and facilities.
- 2.5.2.8** To ensure that provision is made to accommodate long-term cemetery demand.
- 2.5.2.9** To collaborate with the Region, the school boards and other human service planning organizations on the preparation of a Human Services Plan.

### **2.5.3 STRATEGIC POLICIES**

#### **PARKLAND HIERARCHY**

- 2.5.3.1** The Town of Milton recognizes the importance of parks, open space and leisure facilities in providing recreation opportunities for all its residents. The existing and potential recreation resources include the extensive, publicly-owned, natural open space areas which will form part of the Greenlands System. However, the focus of the areas which form part of the Greenlands System shall be on the protection of the natural environment which will result in limited development including limited recreation facilities. Linked with that system will be a Parkland Hierarchy that includes facilities which are designed to provide the full range of active and passive recreation activities.
- 2.5.3.2** The Parkland Hierarchy intended for the Town is outlined in Table 1 to the Plan. It includes a Community Park designation on Schedule "B", Urban Area Land Use Plan. The Parkland Hierarchy will also be used as a guide in the development of an open space system for Secondary Plan areas and for the acquisition of parkland. This hierarchy includes parks developed primarily by the Town.

#### **LEISURE AND LIBRARY SERVICES ACTION PLAN**

- 2.5.3.3** The policies of the Town of Milton Official Plan, Secondary Plans, the Leisure and Library Services Action Plan and other relevant studies such as stormwater management plans will be used as a basis for the location of recreation and library facilities and the dedication of lands for parks and recreation purposes in the Urban Area, as well as the rest of the Town.

## OPEN SPACE LINKAGES

- 2.5.3.4** A fundamental concept underlying the Town's park system is the creation of an open space corridor system which will link land in both the Urban and Rural Areas and in the Greenlands A Area and Environmental Linkage Area designations with other Open Space Linkages and to connect to open space systems in adjacent municipalities.

## PARKLAND STANDARDS

- 2.5.3.5** The standards for the provision of parkland in addition to the Open Space Linkages, shall be based on the general provision of 4 hectares (10 acres) of tableland per thousand population, exclusive of lands in the Greenlands Area designations, school lands (although it shall be encouraged that schools will have accessibility to community park areas), private recreation facilities, walkways, storm drainage systems and buffer areas between conflicting lands uses, and where feasible it will be provided on the following basis:

<u>Type</u>	<u>Standard</u>
Community Park	1 hectare per 1,000 population
District Park & Urban Square	2 hectares per 1,000 population
Neighbourhood Park and Village Square	1 hectare per 1,000 population

**TABLE 1**  
**PARKLAND HIERARCHY**

<b><u>LEVEL</u></b>	<b><u>DESCRIPTION</u></b>
Community Park	Community Parks serve residents of the Town. Community Parks may include, in addition to the full range of active and passive recreation uses, significant natural or physical features such as the Mill Pond, or unique attractions such as formal gardens, museums, display greenhouses, animal farms or other specialized public leisure functions. These areas will be between 20 and 50 hectares in size.
Community Arenas/Centres	Community Arenas/Centres will be developed in conjunction with
Arenas/Centres	Community and District Parks to provide a range of indoor recreation facilities.
District Park	District Parks serve one or more Planning Districts and include the provision of major sports facilities such as athletic fields, outdoor rinks, outdoor pools, baseball diamonds, softball diamonds, tennis courts and limited spectator facilities. The minimum size of such parks will be 6.0 hectares.
Neighbourhood Park	Neighbourhood Parks serve neighbourhoods within a Planning District. They will contain Park facilities such as athletic fields, outdoor rinks, outdoor pools, screened baseball diamonds, softball diamonds, tennis courts and limited spectator facilities. The minimum size of such parks will be 3.0 hectares.
Urban Square	An Urban Square will be located as part of a focal point for a Planning District or a Neighbourhood. It will provide primarily a passive recreation area for aesthetics and rest areas. Urban Squares will typically be 0.5 to 1.0 hectares in size.
Village Square	A Village Square will be located as a focal point for a sub-neighbourhood. Such facilities provide primarily a passive recreation area for aesthetics and rest areas, but may also include children's play equipment, informal play areas, or

public service facilities including mail kiosks, etc. Village Squares would typically be between 0.2 and 0.5 hectares in size.

**Open Space  
Linkages**

Open space linkages will accommodate linear forms of recreation and connect the various components of the open space system. They may include valley areas and other linear natural features, utility rights-of-way, easements across private lands and other similar areas. They may accommodate a system of pedestrian trails and a system of bicycle trails developed by the Town.

## **NOISE AND LIGHT CONSIDERATIONS**

- 2.5.3.6** The Town will ensure that high noise and light generating activities such as major lighted sports facilities are located away from residential development or are appropriately buffered.

## **RECREATION AND LEISURE FACILITIES**

- 2.5.3.7** The Town will actively attempt to expand the supply and maintenance of recreation and leisure facilities through partnerships with other groups and agencies and direct provision. Emphasis will be placed on maximizing the use of existing facilities and services, as well as joint ventures and facility sharing with other agencies and groups.
- 2.5.3.8** Where adequate leisure and recreation facilities cannot be provided due to lack of or limitations of existing facilities, time constraints or poor accessibility, the Town shall consider the private development and provision of community centre services, in addition to any other facilities.

## **EDUCATION FACILITIES**

- 2.5.3.9** The Town shall assess all possible options to ensure adequate parkland is provided where closure and sale of a school is proposed.
- 2.5.3.10** The Town will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites and other community facilities throughout the municipality to accommodate the needs of the residents. These sites and facilities shall be planned and developed in

accordance with the respective policies, practices and guidelines of the school boards.

**2.5.3.11** The Town shall encourage the reservation and ultimate location of school sites adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the Boards of Education to allow public use of school facilities. The Town shall also encourage the development of shared school buildings where feasible to maximize land and financial resources.

**2.5.3.12** The Town shall consider the acquisition of all or a portion of any reserved school site that is not required by the School Boards so that the land can be used to maintain an identified open space network or provide some of the recreation facilities that would otherwise be provided at a school site.

### **COMMUNITY FACILITIES**

**2.5.3.13** Community facilities include facilities designed to meet the social and cultural needs of the residents including places of worship, daycare centres, museums, cultural centres or other similar uses. The Town will work with such organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents needs.

**2.5.3.14** In determining appropriate locations for community uses, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.

**2.5.3.15** The Town shall provide for the location of community facilities in the Secondary Plan process for the Urban Expansion Area, and in particular, may provide for Worship Reserve sites. However, the Town shall encourage the shared use of buildings such as schools, places of worship and other similar facilities for more than one community use and encourage their design such that they can be adapted to alternative community uses as may be needed in the future.

### **LIBRARY FACILITIES/SERVICES**

**2.5.3.16** The Town shall ensure that all residents of the Town have access to public library services.

- 2.5.3.17** The Library system shall include the main library and branch libraries may also be provided to serve user demand. The Town may encourage branch library uses to be incorporated into other buildings such as commercial uses, schools or other similar facilities, in accordance with the Town's Leisure and Library Action Plan.

## **HEALTH FACILITIES**

- 2.5.3.18** The Town shall work with the Hospital, the Halton District Health Council, appropriate government and service agencies and the community to assist in providing the maximum level of health service to the community.
- 2.5.3.19** The Town shall encourage and support the establishment of facilities and programs which provide a comprehensive range of health care services which are accessible to all members of the community.

## **FIRE AND EMERGENCY SERVICES**

- 2.5.3.20** The Town shall ensure the efficient and effective allocation of Fire Station sites and emergency services throughout the Town, in consultation with the Region of Halton Police and the Milton Fire Department and adjacent municipalities.
- 2.5.3.21** The Town shall consult with the Milton Fire Department with respect to the establishment of Fire Station locations. Such stations shall have convenient access to arterials, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design and landscaping and buffering from residential buildings.
- 2.5.3.22** The Town shall not permit any new development in the Urban Expansion Area which cannot ultimately be provided with an acceptable level of fire protection service within a reasonable response time.
- 2.5.3.23** The Town shall ensure that adequate emergency access is provided throughout the Town for police, fire and other emergency vehicles.
- 2.5.3.24** Site Plans and Draft Plans of Subdivision will be reviewed to ensure that they are designed to accommodate fire prevention and timely emergency response.

## **2.6      FUNCTIONAL COMMUNITY SERVICES**

Provision of physical support services are a priority of this Plan in order to promote a sense of well-being that will continue to make the Town of Milton a desirable place to live.

### **2.6.1      GOAL**

To establish and provide the type and level of physical services required to support the existing and proposed land use pattern and to ensure the health, safety and well-being of the residents of Milton as they relate to the following physical services:

- a)      Transportation System
- b)      Wastewater and Water Systems
- c)      Stormwater Management
- d)      Utilities and Telecommunications
- e)      Waste Management, Disposal and Composting

### **2.6.2      OBJECTIVES**

**2.6.2.1**      To provide a safe, convenient, affordable, efficient and energy-conserving transportation system, while minimizing the impact on the environment.

**2.6.2.2**      To work co-operatively with the Province and the Region of Halton and adjacent municipalities and the Niagara Escarpment Commission, within the Niagara Escarpment Plan Area, to integrate the planning of the municipal road network with the roads under Provincial and Regional jurisdiction and in the planning of roads which cross municipal boundaries.

**2.6.2.3**      To recognize and encourage the Region of Halton's role in the provision of municipal wastewater and water supply systems in order to ensure efficient, environmentally sustainable planning, development and management of wastewater and water services for existing and future development within the Town.

**2.6.2.4**      To recognize and encourage the Region of Halton's role in the environmentally sustainable planning, development and management of private wastewater and water services for existing and future development in the Rural System, Escarpment and Hamlet Areas.

- 2.6.2.5** To ensure that all development is controlled using environmentally sustainable stormwater management approaches to support the protection of ground and surface water quantity and quality.
- 2.6.2.6** To ensure that utility and telecommunication services are provided in an efficient and environmentally sustainable manner.
- 2.6.2.7** To support and to work with the Region of Halton to ensure efficient, environmentally sustainable waste management.
- 2.6.2.8** To require all development to have regard to policies and guidelines of the Ministry of the Environment and Energy regarding land use compatibility.
- 2.6.2.9** To encourage reductions in right-of-way and road width standards as much as possible within the Niagara Escarpment Plan Area to protect the natural, cultural and scenic qualities of the Escarpment environment, provided that public safety is not compromised.

## **2.6.3 STRATEGIC POLICIES**

### **TRANSPORTATION SYSTEM**

- 2.6.3.1** The Town's transportation system shall:
  - a) provide a safe, economic and efficient rail and highway network for both people and goods movement;
  - b) increase accessibility to major areas of employment, shopping and recreation, with an emphasis on accessibility by public transit;
  - c) promote and support traffic movement by walking, cycling and public transit;
  - d) include the provision of a public transit system which targets a high level of public transit usage in the Urban Area of approximately 20 percent of all trips by 2016;
  - e) be planned and developed with a specific emphasis on social, economic and environmental concerns;
  - f) integrate all travel modes: walking, cycling, public transit, trains and the private vehicle;

- g) include the early introduction of public transit service to new development areas wherever economically feasible;
- h) provide transit service in the Milton Urban Area, within reasonable walking distance and at reasonable cost, to all sectors of the public, including persons with physical disabilities;
- i) develop transportation corridors as shared-use facilities with other linear utilities;
- j) support an efficient and safe GO Transit system; and,

ensure the timely study of major transportation facilities such as the James Snow Parkway and the new East-West Collector Road between Derry and Britannia in relation to the development and approval of relevant Secondary Plans.

## **TRANSPORTATION PLAN**

- 2.6.3.2** The Town shall prepare a detailed transportation plan as a basis for development in the Urban Area which will include detailed road standards, a pedestrian system and bicycle path network and a transit plan.

## **TRANSPORTATION FACILITIES: CLASSIFICATION, FUNCTION AND DESIGN REQUIREMENTS**

- 2.6.3.3** Transportation facilities shall generally be developed and planned to comply with the general classification, function and design requirements outlined in Table 2 - Classification, Function and Design Requirements of Transportation Facilities and the more specific right-of-way widths outlined in Table 2A - Right-of-Way Widths of Specific Transportation Facilities.

- 2.6.3.4** The location of transportation facilities shall generally conform with the designations on Schedule "E", Town of Milton Transportation Plan, and Schedule "F", Urban Area Transportation Plan, of this Plan. Where necessary, significant transportation facilities in any Planning District will be shown in Secondary Plans in Part C of this Plan. The remainder of the transportation facilities for a Planning District will be planned as part of the subdivision design process noting that all municipal road projects and transit facilities are subject to Municipal Environmental Approvals requirements.

However, regardless of where the transportation facilities are designated, where a new transportation corridor crosses a watercourse, the facility shall not impact on flood conveyance and/or flood storage of the affected watercourse.

**TABLE 2 - FUNCTION OF TRANSPORTATION FACILITIES**

<b>FACILITY TYPE</b>	<b>FUNCTION</b>	<b>GENERAL DESIGN GUIDELINES</b>
<b>Provincial Freeways</b>	<ul style="list-style-type: none"> <li>• Serve mainly inter-regional travel demands</li> <li>• Accommodate truck traffic</li> <li>• Accommodate high-order transit services and high occupancy vehicle lanes</li> <li>• Carry high volumes of traffic</li> <li>• Connect urban areas or nodes in different regions</li> </ul>	<ul style="list-style-type: none"> <li>• Full access control</li> <li>• Noise sensitive land uses to be discouraged along right-of-way</li> <li>• Minimum 4 travel lanes</li> </ul>
<b>Provincial Highways</b>	<ul style="list-style-type: none"> <li>• Serve mainly inter-regional travel demands</li> <li>• Accommodate truck traffic</li> <li>• Accommodate high-order transit services and high occupancy vehicle lanes</li> <li>• Carry high volumes of traffic</li> <li>• Connect urban areas or Nodes in different regions</li> </ul>	<ul style="list-style-type: none"> <li>• High degree of access control</li> <li>• Transit-supportive land uses to be encouraged along right-of-way within urban areas</li> <li>• Right-of-way requirements up to 50m</li> </ul>
<b>Major Arterials</b>	<ul style="list-style-type: none"> <li>• Serve mainly inter-regional and regional travel demands</li> <li>• Accommodate truck traffic</li> <li>• Accommodate high-order transit services and high occupancy vehicle lanes</li> <li>• Connect urban areas or Nodes in different municipalities</li> <li>• Carry high volumes of traffic</li> <li>• Distribute traffic to and from Provincial Freeways and Highways</li> </ul>	<ul style="list-style-type: none"> <li>• High degree of access control</li> <li>• Transit-supportive land uses to be encouraged along right-of-way within urban areas</li> <li>• Right-of-way requirements up to 50m</li> </ul>
<b>Multi-purpose Arterials</b>	<ul style="list-style-type: none"> <li>• Serve a mix of functions of Major Arterials and Minor Arterials</li> <li>• Typically connects major Arterials through urban areas or nodes</li> </ul>	<ul style="list-style-type: none"> <li>• Intermediate degree of access control</li> <li>• Transit-supportive land uses to be encouraged along right-of-way</li> </ul>

FACILITY TYPE	FUNCTION	GENERAL DESIGN GUIDELINES
		<ul style="list-style-type: none"> <li>• Right-of-way requirements up to 50m</li> </ul>
<b>Minor Arterials</b>	<ul style="list-style-type: none"> <li>• Serve mainly local travel demands</li> <li>• Accommodate local truck traffic</li> <li>• Accommodate local transit services</li> <li>• Connect urban areas or Nodes within the same municipalities</li> <li>• Carry moderate to high volumes of traffic</li> <li>• Distribute traffic to and from Major and Multi-Purpose Arterials</li> </ul>	<ul style="list-style-type: none"> <li>• Intermediate degree of access control</li> <li>• Right-of-way requirements up to 35m unless specifically identified in a Local Official Plan.</li> </ul>
<b>Transitway/Bus way Corridors</b>	<ul style="list-style-type: none"> <li>• Accommodate only transit and emergency vehicles</li> <li>• Accommodate inter-regional, regional and local bus routes</li> <li>• Permit high operating speed of transit vehicles</li> <li>• Connect Nodes</li> </ul>	<ul style="list-style-type: none"> <li>• Exclusive right-of-way for transit vehicles</li> <li>• Transitway/busway preferably located within right-of-way of highway/freeway</li> <li>• Station spacing 1km or further apart except within Nodes</li> <li>• Transit-supportive land uses to be encouraged around stations</li> </ul>
<b>Rail Lines</b>	<ul style="list-style-type: none"> <li>• Serve all types of people and goods movements by rail at the regional or national scale</li> <li>• Accommodate commuter rail movement to major urban centres in the Greater Toronto Area and surrounding region</li> </ul>	<ul style="list-style-type: none"> <li>• Grade separations at intersections with other major transportation facilities</li> <li>• Noise or vibration-sensitive land uses to be discouraged along right-of-way</li> <li>• Transit-supportive land uses to be encouraged around commuter rail stations</li> </ul>
<b>Collector Road</b>	<ul style="list-style-type: none"> <li>• Serves local travel demands</li> <li>• Accommodates local transit service</li> <li>• Connects Collector and local Roads to Arterials</li> </ul>	<ul style="list-style-type: none"> <li>• No access control</li> <li>• Up to four travel lanes</li> <li>• Provision for on-street parking on one or two sides</li> <li>• Right-of-way requirements up to 26.0 metres</li> </ul>
<b>Local Road</b>	<ul style="list-style-type: none"> <li>• Serves residential neighbourhood or</li> </ul>	<ul style="list-style-type: none"> <li>• No access control</li> </ul>

FACILITY TYPE	FUNCTION	GENERAL DESIGN GUIDELINES
	<ul style="list-style-type: none"> <li>employment area travel demands</li> <li>Connects individual properties to Collectors and Arterials</li> </ul>	<ul style="list-style-type: none"> <li>Two travel lanes</li> <li>Right-of-way requirements up to 20.0 metres</li> </ul>
<b>Lane</b>	<ul style="list-style-type: none"> <li>Serves residential neighbourhood or commercial “Main Street” travel demands</li> <li>Provides rear access to individual properties and connects them to Local Roads and Collectors</li> </ul>	<ul style="list-style-type: none"> <li>No access controls</li> <li>Provides two narrow lanes</li> <li>No on-street parking permitted</li> <li>Right-of-way requirements 7.2-9.0 metres (if utilities required)</li> </ul>

**TABLE 2A- RIGHT-OF-WAY WIDTHS OF SPECIFIC TRANSPORTATION FACILITIES**

ROADS	BETWEEN	AND	FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH
<b>REGIONAL ROADS</b>				
20 Side Road (RR 34)	Guelph Line (RR 1)	Milton/Puslinch Town Line	Major Arterial	*1
32 Side Road (RR 32)	Wellington Boundary	Highway 7	Major Arterial	*1
Britannia Road (RR6)	Tremaine Road (RR 22)	Ninth Line (RR 13)	Major Arterial	*1
Derry Road (RR 7)	Milborough Line	Ninth Line (RR 13)	Major Arterial	*1
Guelph Line (RR 1)	Derry Road (RR 7)	Wellington Boundary	Major Arterial	*1
Regional Road 25	Burnhamthorpe Road (RR 27)	Derry Road (RR 7)	Major Arterial	*1
Regional Road 25	Steeles Avenue (RR 8)	5 Side Road	Major Arterial	*1
James Snow Parkway (RR 4)	ETR 407	Dublin Line	Major Arterial	*1
Ninth Line (RR 13)	Highway 403	Highway 401	Major Arterial	*1
Steeles Avenue (RR 8)	Tremaine Road (RR 22)	James Snow Parkway (RR 4)	Major Arterial	*1
Trafalgar Road (RR 3)	ETR 407	Highway 401	Major Arterial	*1
Tremaine Road (RR 22)	Burnhamthorpe Road (RR 27)	Campbellville Road	Major Arterial	*1
<b>TOWN ROADS -RURAL</b>				
15 Side Road	Milton/Puslinch Town Line	Esquesing/Nassagaweya Town Line	Minor Arterial	35m
25 Side Road	Guelph Line (RR1)	Esquesing/Nassagaweya Town Line	Minor Arterial	35m
Appleby Line	Steeles Avenue (RR 8)	5 Side Road	Collector	26m
Britannia Road	Tremaine Road (RR 22)	Bell School Line	Collector	26m
Campbellville Road	Milborough Line	Tremaine Road (RR 22)	Minor Arterial	35m
Kelso Road	Tremaine Road (RR 22)	West Limit of Roadway	Collector	26m
Lower Base Line	Trafalgar Road (RR 3)	Ninth Line (RR 13)	Collector	26m
Milborough Line	5 Side Road	Highway 401	Collector	26m
Nassagaweya/Esquesing Town Line	Township of Eramosa Boundary	5 Side Road	Collector	26m

ROADS	BETWEEN	AND	FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH
Steeles Avenue	Appleby Line	Tremaine Road (RR 22)	Collector	26m
<b>TOWN ROADS - Urban</b>				
Campbellville Road	Tremaine Road (RR22)	Regional Road 25	Minor Arterial	35m
5 Side Road	Regional Road 25	0.7 km East of Fourth Line	Minor Arterial	35m
Bronte Street	Derry Road (RR7)	Barton Street	Minor Arterial	30m
Bronte Street	Barton Street	Main Street West	Minor Arterial	30m
Bronte Street	Main Street West	Steeles Avenue (RR 8)	Minor Arterial	30m
Bronte Street/First line	Derry Road (RR 7)	Britannia Road (RR 6)	Minor Arterial	35m
Childs Drive	Ontario Street South	Nipissing Road	Collector	26m
Childs Drive	Nipissing Road	Thompson Road	Local	20m
Chisholm Drive	Regional Road 25	West Limit of Roadway	Collector	26m
Commercial Street	Derry Road (RR 7)	Sydney Street	Collector	26m
Commercial Street	Sydney Street	Main Street East	Collector	20m
Coxe Boulevard	Laurier Avenue	Childs Drive	Collector	26m
Farmstead Drive	Derry Road (RR 7)	Laurier Avenue	Collector	26m
Fifth Line	Main Street East	Lower Base Line	Minor Arterial	35m
Fifth Line	Main Street East	Highway 401	Minor Arterial	35m
Fourth Line	Derry Road (RR 7)	Main Street	Collector	26m
Heslop Road	Commercial Street	Bronte Street	Collector	23m
Holly Avenue	Derry Road (RR 7)	Laurier Avenue	Collector	26m
Industrial Drive	Steeles Avenue (RR 8)	Market Drive	Collector	26m
Laurier Avenue	Bronte Street South	Thompson Road South	Collector	26m
Louis St. Laurent Blvd	Tremaine Road (RR 22)	James Snow Parkway (RR 4)	Minor Arterial	35m
Main Street East	Bronte Street	James Snow Parkway (RR 4)	Multi-Purpose Arterial	35m
Main Street East	James Snow Parkway (RR 4)	Fifth Line	Minor Arterial	35m
Main Street West	Tremaine Road (RR 22)	Bronte Street	Minor Arterial	35m
Market Drive	Regional Road 25	Industrial Drive	Collector	26m
Martin Street	Main Street East	Steeles Avenue(RR 8)	Collector	23m
Nipissing Road	Ontario Street	Thompson Road South	Collector	26m
Ontario Street	Steeles Avenue (RR 8)	Derry Road (RR 7)	Multi-Purpose Arterial	35m
Pine Street	Commercial Street	Ontario Street	Collector	23m
Thompson Road	Steeles Avenue (RR 8)	Britannia Road (RR 6)	Minor Arterial	35m
Wilson Drive	Main Street East	Steeles Avenue (RR 8)	Collector	26m
Woodward Avenue	Martin Street	Ontario Street	Collector	20m
Woodward Avenue	Ontario Street	Thompson Road	Collector	26m
All other collectors			Collector	26m
All other local roads			Collector	16-20m

Footnotes For Table 2A Above

\*1 Right-of-way width requirements for Major Arterials are shown in the Regional Official Plan.

## **ROADS**

- 2.6.3.5** The Town will work co-operatively with the Province and the Region of Halton and adjacent municipalities to integrate the planning of the municipal road network with the roads under Provincial and Regional jurisdiction and in the planning of roads which cross municipal boundaries.

### **Planned 401 Interchange in the Vicinity of Peru Road**

The need, justification and preferred location for a third interchange with Highway 401 in the Milton Urban Area has been established through the Master Transportation/Transit Plan. The Town shall work with the Province, the Region of Halton and the landowners in the Milton 401 Industrial/Business Park and the Sherwood Survey to ensure that a realigned Tremaine Road (Reg. Road 22) is constructed as soon as possible in accordance with the Region's Capital Plan. The realigned Tremaine Road (Reg. Road 22) will be designed to permit the construction of a full interchange with Highway 401 in the location established through an Environmental Assessment process. The interchange is intended to be the western gateway to the 401 Industrial/Business Park. The Town shall work with the Province, the Region of Halton and landowners to develop the proposed new interchange at the appropriate time. Provision shall be made for the interchange in the planning for adjacent lands in both the Sherwood Survey and the 401 Industrial /Business Park; however, the phasing of development will be limited based on the availability of sufficient transportation capacity."

- 2.6.3.6** Notwithstanding the policies of subsections 2.6.3.3 and 2.6.3.4, the Town recognizes that roads designated as Provincial Highway, Major Arterial, Minor Arterial, Multi-Purpose Arterial and Collector may be required to serve two purposes within the Existing Urban and Urban Expansion Areas and Hamlet Areas as designated on Schedule "A":

- a) the provision of multiple lanes of traffic and a design which may accommodate high traffic speeds to meet regional and local traffic demands; and,
- b) the provision of a safe, functional and attractive environment, which recognizes the needs of pedestrians and cyclists.

**2.6.3.7** The Town when providing comments on the design of Regional arterials and in designing its arterial, collector and local roads, will balance the provision of a safe, functional and attractive pedestrian oriented environment as well as the policies of the Niagara Escarpment Plan where applicable, with an acceptable level of vehicular traffic that includes the provisions of subsections 2.8.3.23 through to 2.8.3.26 inclusive and to other relevant policies of this Plan. The Town is prepared to accept a level of service which is less than optimum, in return for a more pedestrian-oriented environment along its major roads provided that public safety is not adversely impacted. To achieve this environment, the Town may be prepared to use a variety of "traffic calming" techniques including:

- a) reduced lane width;
- b) provision of a centre median which may be landscaped;
- c) provision for on-street parking;
- d) provision of transit priority measures;
- e) provision for regular intersections of local roads with Provincial Highways, Major Arterials, Minor Arterials, Multi-Purpose Arterials and Collectors to allow for the creation of a grid or modified grid system; and,
- f) use of alternative road geometrics and materials at pedestrian crossing areas.

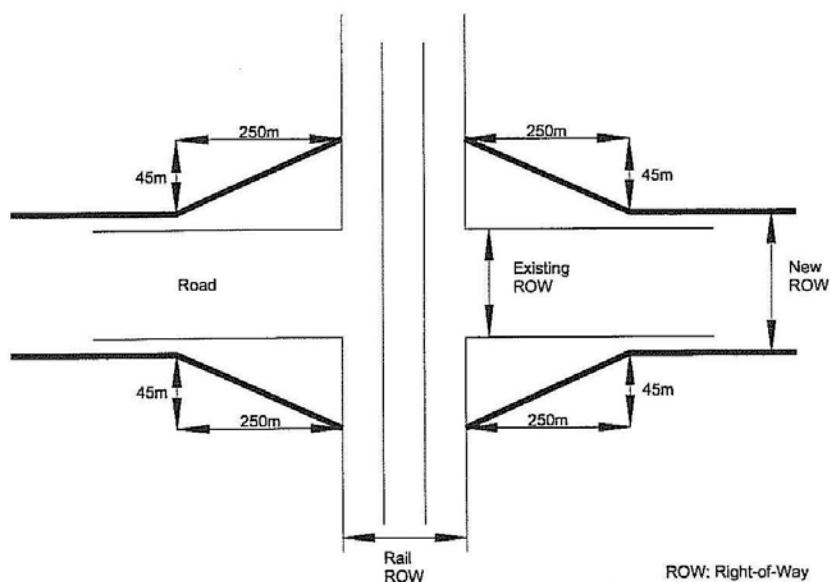
**2.6.3.8** The Town will require as a condition of approval of any new development, creation of new lots, or redevelopment that sufficient lands are conveyed to the Municipality, the Region of Halton or the Province of Ontario as applicable, to provide the road right-of-way width established in Table 2 and Table 2A. In the acquisition of these rights-of-way, lands will generally be acquired on either side of the centre line of the original road allowance. All new and reconstructed transportation facilities within the Niagara Escarpment Plan Area shall be designed and located to minimize the impact on the Escarpment environment consistent with the policies of the Niagara Escarpment Plan.

**2.6.3.9** In addition to the securing of the rights-of-way in accordance with the requirements outlined in Table 2 and Table 2A - Right-of-Way Width of Specific Transportation Facilities, the Town may require additional lands at

intersections to provide for exclusive turning lanes, daylight triangles and other special treatments including the construction of bridges, overpasses and depressed sections of roads. Such additional right-of-way requirements shall be determined at the time of the design of the road facilities and will become part of the total required right-of-way. Such requirements will include the following daylighting triangles at the intersection of two roadways as follows:

- a) 15 metres by 15 metres if both roadways are Major Highways or one of them is a Provincial Highway or Major Arterial Road;
- b) 10 metres by 10 metres if both roadways are Arterials; or,
- c) 7 metres by 7 metres if only one road way is an Arterial or Collector;
- d) 5 metres by 5 metres if both roadways are Local and located outside of the Central Business District;
- e) 3 metres by 3 metres if both roadways are Local and located within the Central Business District; and
- f) Highway rights-of-way for future grade separations at the crossing of a Highway with a rail line, with general dimensions as shown on Figure D.

FIGURE D RIGHT-OF-WAY REQUIREMENTS FOR FUTURE RAILWAY GRADE SEPARATIONS



- 2.6.3.10** Where development has occurred adjacent to a significant portion of the right-of-way or natural features are such that it is not possible to achieve the design right-of-way width in accordance with the provisions of Table 2 and Table 2A, the Town shall undertake such studies as may be necessary to determine a practical and desirable right-of-way width that serves anticipated traffic volumes, while minimizing any negative impacts of the road right-of-way on the streetscape, natural features and abutting development.
- 2.6.3.11** New development and/or redevelopment shall not be permitted unless such lands are accessible by means of an improved public road, which is of a standard of construction acceptable to the Town and which accommodates the traffic generated by the development and/or redevelopment.

## **TRAVEL DEMAND MANAGEMENT**

- 2.6.3.12** The Town recognizes the role of Travel Demand Management in promoting more efficient use of transportation infrastructure, making the use of private vehicles more sustainable and encouraging increased transit use. The Town shall encourage the use of special transportation management strategies which promote more efficient use of existing road facilities including staggered work hours, car pooling and High Occupancy Vehicle (HOV) lanes.
- 2.6.3.13** The Town may require any development which contains more than 3000 square metres of office use or 9290 square metres of industrial use to establish with the Town a travel demand management plan and implementation strategy for their specific development. Priority shall be given to measures which are not capital intensive (e.g. flexible working hours, priority parking for car pool vehicles) and which are feasible given the scale, ultimate ownership and location of the development.
- 2.6.3.14** As an incentive to encourage travel demand management, the Town may permit reduced parking standards for developments which demonstrate through their travel demand management plan and implementation strategy that a reduction in the parking standards is appropriate. A reduction in parking standards may also be considered in locations where mixed use development is permitted, where there is a significant density of development and good accessibility to transit, such as the Central Business District, in accordance with the policies of subsection 3.5.3.4 of this Plan.

## **PUBLIC AND PRIVATE PARKING**

- 2.6.3.15** The Town shall require as a condition of development or redevelopment that adequate off-street parking and loading facilities be provided. In addition, ingress/egress points to such parking areas shall be limited in number and the sharing of access points with adjacent similar uses shall be encouraged.
- 2.6.3.16** The Town may maintain and enhance the supply of short-term public parking within the Central Business District Area designation on Schedule "B", Urban Area Land Use Plan and Schedule "C", Central Business District Land Use Plan, including the acquisition of additional lands for parking purposes.
- 2.6.3.17** The Town may, at its discretion, enter into an agreement with the owner or operator of a building within the Central Business District Area designation on Schedules "B" and "C" to provide for the payment of cash-in-lieu of all or part of the Zoning By-law requirements pertaining to the provision of off-street parking in accordance with the provisions of the Planning Act.
- 2.6.3.18** Parking lot design shall be in accordance with the policies of subsections 2.8.3.27 through to 2.8.3.30 inclusive of this Plan.

## **PUBLIC TRANSIT**

- 2.6.3.19** The Town shall provide adequate local transit facilities and support the early introduction of public transit service in new development areas, where economically feasible, with the objective of providing local transit service with transit stops where they are likely to be located within a walking distance of approximately 400m and at reasonable cost to all sectors of the public, including persons with physical disabilities.
- 2.6.3.20** The Town shall complete a Transit Opportunities Study that examines the provision of transit service for the Urban Area, including the introduction of measures to minimize bus travel times to optimize transit passenger convenience such as the provision of weather protection for transit users and the location of bus stops to minimize walking distances.
- 2.6.3.21** The Town shall support the expansion of existing GO Rail service to and from Milton and will provide a feeder bus service to the GO Transit station to facilitate integration between the systems within the Town's financial capabilities and to facilitate convenient public access to the major air transportation facilities surrounding Milton.

## **TRUCKING**

- 2.6.3.22** The movement of goods by truck is an essential element of the transportation system. The Town shall work with local businesses to ensure the provision of truck routes which meet their needs, while having regard for the need to protect residential neighbourhoods from truck noise, pollution and hazards.

## **RAIL**

- 2.6.3.23** The Town recognizes the importance of rail service to the community. Therefore, the Town will encourage rail service for the movement of people and goods.

- 2.6.3.24** The Town also recognizes the inherent conflicts between rail and vehicular and pedestrian movements and adjacent land uses. Therefore, in co-operation with the appropriate authorities and agencies, the Town will review on a regular basis areas of conflict to determine the need for:

- a) the provision of protective measures such as daylighting corners, signals, gates or combinations thereof;
- b) the elimination of level railway crossings by means of grade separations on a priority basis having such regard for such criteria as the frequency of rail traffic, vehicular and pedestrian traffic, road blockage or other hazardous conditions; and,
- c) all proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Town in consultation with the appropriate railway.

- 2.6.3.25** In considering the application for development or redevelopment adjacent to a railway corridor, the Town shall have regard to the policies of subsections 2.3.3.16 through to 2.3.3.23 inclusive, Noise and Vibration Impacts, of this Plan.

## **TRAILS SYSTEM**

- 2.6.3.26** Throughout the Urban Area, the Town shall have regard for the provision and design of a trails system which enhances the human scale of the streets, through:

- a) the establishment and implementation of design guidelines for public rights-of-way, landscaping and other exterior spaces which have an equal focus on:
  - i) the needs of vehicular traffic;
  - ii) the needs of pedestrian and bicycle traffic;

**2.6.3.27** All transportation facilities within the Urban Area, with the exception of Provincial Highways and Freeways, including the reconstruction of existing roads and the construction of new roads, shall include the provision within the public right-of-way for safe, convenient and attractive pedestrian facilities such as sidewalks, generally on both sides of any road, and corner ramps and pedestrian signals.

**2.6.3.28** Provision shall be made by the Town for bicycle paths within the public right-of-way of Provincial Highways, Major Arterials Minor Arterials, and Multi-Purpose Arterials in accordance with the Transportation and Trails Master Plan. However, each location will be evaluated on an individual basis and an agreement between the Town and the Ministry of Transportation and Region of Halton, as applicable, will have to be successfully negotiated prior to implementation.

**2.6.3.29** The Town's Transportation and Trails Master Plan shall consider, within the Urban Area, a system that connects the open space corridor and other public and private lands (i.e. Ontario Hydro or TransCanada Pipeline rights-of-way) and that links various activity and open space nodes throughout the community, in conjunction with other public agencies and in accordance with the Town's financial capabilities and any other conditions that are necessary to maintain the safety and integrity of the rights-of-way.

## **WASTEWATER AND WATER SYSTEM CAPACITY**

**2.6.3.30** Planning for the Town's wastewater and water systems shall be based on the assumption that development in the Existing Urban Area shall only be permitted to the limit of the capacity of the existing wastewater and water systems. Additional development beyond the capacity of these systems in the Existing Urban Area, and new development in the Urban Expansion Area as designated on Schedule "B", shall only be permitted when additional wastewater and water capacities have been developed. Facilities required for water and wastewater systems shall be permitted in any land use designation.

- 2.6.3.31** All development and redevelopment in the Urban Area shall be connected to the municipal wastewater and water systems, provided that adequate capacity at the water and wastewater treatment plants is available. Limited industrial development may be permitted on municipal water and private wastewater treatment systems for domestic purposes only, until adequate municipal wastewater and water capacity is available, subject to the provision of water and wastewater mains being installed which may be connected when water and wastewater capacity is available.

### **COMMUNAL WASTEWATER TREATMENT SYSTEMS**

- 2.6.3.32** The Town shall work with the Region of Halton to ensure that Regionally approved communal wastewater treatment systems, permitted only within the Hamlet Areas, shall conform to Regional by-laws and standards and to Provincial Legislation, regulations and standards.
- 2.6.3.33** The Town shall work with the Region to ensure that the approval standards for communal wastewater treatment systems will result in an environmentally responsible development. In particular, the Town shall encourage the adoption of Rural Servicing Guidelines and an Aquifer Management Plan by the Region in accordance with the provisions of the Regional Official Plan.

### **HAMLET AREA WASTEWATER AND WATER SYSTEMS**

- 2.6.3.34** Notwithstanding Policy 2.6.3.34, concerning communal water systems for hamlet areas, a private communal water system is permitted within lands in the vicinity of the Tremaine Quarry in the City of Burlington, to be developed by Hanson Brick Ltd., to provide a potable water mitigation system in accordance with the Private Communal Water System Agreement between Hanson and the Region of Halton and the Safe Drinking Water Act and regulations to service only those lands impacted by quarry operations.
- 2.6.3.34** The Town shall encourage the Region to request the Province to investigate the merits of communal well supply and wastewater treatment systems, and consider such systems only in Hamlet Areas provided that:
- a) the systems conform to Regional Bylaws and standards and to Provincial legislation, regulations and standards;
  - b) the costs and benefits of such systems can be justified when compared with individual private servicing systems;

- c) the systems, once constructed, are owned, operated and maintained by the Region or its agents; and,
- d) the costs of construction, operation, maintenance, administration, and risk assumption in the event of malfunction or failure requiring repair, replacement or other remedial actions, are totally borne by the connecting property owners, through legal agreements with the Region.

Notwithstanding the above policies, concerning communal water systems for Hamlet Areas, a private communal water system is permitted within lands in the vicinity of the Tremaine Quarry in the City of Burlington, to be developed by Hanson Brick Ltd., to provide a potable water mitigation system in accordance with the Private Communal Water System Agreement between Hanson and the Region of Halton and the Safe Drinking Water Act and regulations to service only those lands impacted by the quarry operations.

**2.6.3.35** It is recognized that water supply and wastewater disposal are Regional responsibilities and as such, all necessary Regional approvals for Hamlet Area Wastewater and Water facilities must be obtained in order for development to proceed.

**2.6.3.36** Hydrogeological studies were adopted by the Region of Halton for the Hamlets of Campbellville, Brookville and Moffat in 1982. These studies set out Conclusions and/or Recommendations regarding the density and extent of development in light of the specific hydrogeological conditions, the long term cumulative effect of the development on groundwater aquifers, surface waters, environmentally sensitive areas within or adjacent to the Hamlet and other matters considered appropriate. However, given that the results of these studies may be outdated, site-specific hydrogeological studies relating to the preparation and evaluation of new development proposals shall be completed to the satisfaction of the Town of Milton, the Region of Halton (and the Niagara Escarpment Commission when relating to Campbellville), and shall take into account the results of the Halton Region Aquifer Management Program.

## **WATERSHED MANAGEMENT PLANS AND SUB-WATERSHED STUDIES**

**2.6.3.37** The Town shall encourage the appropriate Conservation Authorities, in consultation with the Region and other respective municipalities, to prepare

Watershed Management Plans for their respective watersheds. In addition, prior to or as part of the Secondary Plan process in accordance with the provisions of Section 5.4.3 of this Plan, or in other areas where the Town deems it appropriate because the area is subject to concerns because of existing conditions or impending development, a Sub-watershed Study shall be carried out to:

- a) provide an inventory of existing geology, hydrology, hydrogeology, limnology, fish habitats and other environmental data;
- b) establish water quality targets in accordance with the Watershed Management Plan;
- c) determine base flows to maintain water quality and existing ecological conditions;
- d) recommend appropriate storm water management techniques including the use of natural vegetative drainage corridors and headwater areas;
- e) identify the constraints under which development may be permitted, in accordance with the policies of this Plan;
- f) provide detailed guidelines for development design and construction; and,
- g) establish procedures for monitoring water quality and quantity before, during and after development.

The lack of a watershed management plan or a subwatershed study shall not preclude consideration of an application pursuant to the Aggregate Resources Act provided the proponent has addressed the matters set out in subsection 4.7.3.9(c) of this Plan.

## **BEST MANAGEMENT PRACTICE**

### **2.6.3.38**

Where a Subwatershed Plan is not required in accordance with the policies of subsection 2.6.3.37, the Town shall ensure that development is in accordance with Best Management Practices. The Town shall assess Best Management Practice alternatives for stormwater quantity and quality enhancement with regard to the following:

- a) location of stormwater management facilities with a preference for source controls rather than "end-of-pipe" controls;
- b) impact of maintenance and jurisdictional costs for wet or dry ponds and other stormwater management facilities to the Town; and,
- c) minimal disturbance of watercourses, treed areas and valleylands.

## **STORMWATER MANAGEMENT PLANS**

- 2.6.3.39** The Town shall, prior to the approval of a development application, require the approval of a stormwater management plan which implements a management concept endorsed by a subwatershed plan, if applicable, or which is in accordance with Best Management Practice where a subwatershed plan is not applicable.

## **MAJOR OIL AND GAS TRANSMISSION PIPELINES**

- 2.6.3.40** The Town shall work with the pipeline companies to ensure that the location, design and construction standards used for major oil and gas transmission pipelines take into account the potential environmental and safety effects and the ultimate development pattern. The Town shall also ensure that adjacent development is set back at least ten metres from the limits of all major pipelines, and designed to reflect appropriate safety standards. In addition, the Town shall require setbacks of 20 metres from the centreline of the High Pressure Transmission lines closest to the boundaries of the easement (known as the Trafalgar System) in the major east/west Union Gas pipeline easement for all buildings intended for human occupancy and 200 metres for any buildings such as schools, hospitals, nursing homes, penal institutions and institutions for the physically and mentally handicapped.
- 2.6.3.41** Major oil and gas transmission pipelines and related facilities, such as TransCanada Pipelines, shall be permitted in all land use designations with the exception of the Escarpment Natural Area designation and the Greenlands A Area designation within the Niagara Escarpment Plan Area, without an amendment to this Plan, provided that such development satisfies the provisions of the Environmental Assessment Act, the Niagara Escarpment Plan, the National Energy Board Act, including regulations made under the Act, and any other relevant statutes.

## **ELECTRIC POWER FACILITIES**

- 2.6.3.42** Electric power generation and supply facilities, including all works as defined in The Power Corporation Act (such as transmission lines, transformer stations and distributing stations), shall be permitted in any land use designation without an amendment to the Plan, provided that the planning of such facilities is carried out having regard to the policies of this Plan and that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act and any other relevant statutes. Furthermore, Ontario Hydro shall consult with the Town and Milton Hydro on the location of all new electric power facilities.
- 2.6.3.43** Electric power facilities, including buildings not used directly for the generation and supply of power, shall comply with all the provisions of this Plan and the implementing Zoning By-law.

## **UTILITIES AND TELECOMMUNICATIONS SERVICES**

- 2.6.3.44** Utilities including power and telephone lines and other cable services shall be permitted in any land use designation. In the Urban Area, such services shall be located underground, except when located on Arterial Roads, and shall be grouped in a single utility conduit wherever possible. Regardless of how the utilities are accommodated, a level of public safety and environmental protection for lands within or adjacent to all utility corridors shall be provided to the satisfaction of the Ministry of Energy and Environment.
- 2.6.3.45** The Town shall encourage the provision of electronic communications technology involving high capacity fibre optics to enhance telecommunications services throughout the Town. However, all telecommunication facilities such as satellite dishes and cellular antennas should be designed and located to minimize their visual impact on residential and environmental areas, as well as views of the Niagara Escarpment.

## **WASTE MANAGEMENT, DISPOSAL AND COMPOSTING**

- 2.6.3.46** The Town supports local and Regional efforts to promote the principles of reduce, reuse and recycle including the recycling of aggregate wastes (including used concrete and used asphalt) and solid wastes.

- 2.6.3.47** Small-scale household composting will be encouraged subject to the Town's Zoning By-laws.
- 2.6.3.48** The Town shall permit collection for recycling and reuse in all land use designations subject to approval of the specific location by Council.
- 2.6.3.49** Businesses will be encouraged to develop safe, cost-effective and new methods of waste management and disposal in order to maximize the long-term operational life span of the landfill site.
- 2.6.3.50** Agricultural operations will be permitted to compost on-farm produced organic material for their own farming use up to 75 tonnes per hectare per annum in cultivation provided that the Town's Property Standards and Zoning By-laws are maintained.
- 2.6.3.51** Private waste composting of organic material will be permitted in an Industrial land use designation subject to all of the following:
- a) the operations must be in-vessel or in-building without outdoor storage;
  - b) the operations will use the most current technology available to minimize the emission of odours and other emissions;
  - c) the operator shall at all times retain or employ properly trained staff;
  - d) the site of the operations shall be subject to Site Plan Control; and,
  - e) the operations shall be in compliance with the requirements, as they may exist from time to time of the appropriate permissions granted under the Environmental Protection Act or its equivalent and such other bylaws of the Town as may be applicable including any Site Plan Agreement.
- 2.6.3.52** Waste Management and Disposal enterprises dealing with the recycling of paper, wood and inorganic waste will be permitted in an Industrial designation subject to:
- a) no chemical processing including bleaching or diluting;
  - b) low water usage;

- c) the specific sites are large enough to permit adequate landscaping, buffering of outside storage and operations;
- d) site plan approval which addresses:
- e) full screening of outside storage;
- f) organization of outside storage to limit heights of what can be seen and breaks to prevent fire hazards; and,
- g) the operation conforming to all other Town, Region and the appropriate Ministry requirements and by-laws.

**2.6.3.53** Notwithstanding the policies of subsection 2.6.3.52, management and disposal of the following specific waste will be subject to a site-specific Official Plan Amendment and Zoning By-law Amendment, including:

- a) paper and wood waste except as provided in subsection 2.6.3.52 of this Plan;
- b) inorganic waste except as provided in subsection 2.6.3.52 of this Plan;
- c) composting of organic material except as provided in subsections 2.6.3.48 and 2.6.3.51 of this Plan;
- d) chemical/medical waste, radioactive waste, or other material generally considered hazardous;
- e) recycling of aggregate wastes including used asphalt and used concrete outside of a site designated "Mineral Resource Extraction Area" as shown on Schedule "A" of this Plan; and,
- f) asphalt and concrete batching plants.

## **HAZARDOUS WASTES**

**2.6.3.54** Notwithstanding the provisions of subsection 2.6.3.53, the collection of hazardous wastes at approved locations will be permitted, subject to approval by the appropriate Ministries.

## **SOLID WASTE COLLECTION AND DISPOSAL**

- 2.6.3.55** The Halton Waste Management Site and all related operations are permitted under its Certificate of Approval in accordance with the provisions of subsection 4.11.3.6 of this Plan. No new landfill operations will be permitted without an amendment to this Plan.
- 2.6.3.56** The Town shall co-operate with the Region and the Province and the development industry in developing and adapting guidelines for the design of communities and buildings that will facilitate source separation, collection, storage and transportation of solid waste.

## **2.7      HOUSING**

The Town of Milton is committed to the provision of opportunities in the Town for the creation of housing which is affordable, accessible, adequate and appropriate to the full range of present and expected households.

### **2.7.1      GOAL**

To meet the Town of Milton's current and future housing needs by:

- a)      ensuring that a full range of housing types are permitted within the Town to meet a wide range of needs of current and future household;
- b)      encouraging innovation with the development industry to expand the variety of housing forms available and the ease with which they can be adapted to meet the changing needs of residents throughout their lives and, in particular, residents with special needs, e.g. the disabled;
- c)      fostering the creation of additional housing accommodation through various forms of residential intensification;
- d)      encouraging the inter-mixing of different housing forms and types within neighbourhoods to foster community integration; and,
- e)      improving public awareness and understanding of the housing issues facing the Town.

### **2.7.2      OBJECTIVES**

- 2.7.2.1**      To ensure that at all times, a minimum ten-year supply of land is designated in the Official Plan for residential purposes, to meet the needs of Milton's projected population.
- 2.7.2.2**      To monitor, on a regular basis, the amount of designated lands as well as other available information on the approval and construction of housing to assist in meeting the Town's supply objective.
- 2.7.2.3**      To develop and maintain a servicing, phasing and transportation strategy to meet the future needs for all residential lands.

- 2.7.2.4** To encourage the distribution and creation of housing opportunities that will result in a mix of tenure forms (ownership and rental) in each residential neighbourhood.
- 2.7.2.5** To encourage and facilitate the production of a variety of affordable housing types that satisfy the Provincial requirement for 30 percent of all new housing produced in the Town over a five-year planning period.
- 2.7.2.6** To support the principle of residential intensification in the developed areas within the Existing Urban Area, subject to the appropriate criteria and review in accordance with the policies of this Plan.

## **2.7.3 STRATEGIC POLICIES**

### **SUPPLY OF LAND**

- 2.7.3.1** Schedule "B", Urban Area Land Use Plan, designates lands for future residential development and employment growth for at least a twenty-year planning period. The designations provide for the accommodation of a population of an additional 52,900 people by 2016 and 20,000 employees, as contained in Table 3 to the Official Plan. However, the achievement of any future development can only occur when the Region of Halton and the Town of Milton are satisfied with respect to a financial and implementation plan and the provision of the necessary infrastructure including water and wastewater servicing.

**TABLE 3 POPULATION TARGETS FOR THE URBAN AREA  
TO THE YEAR 2016**

Existing Urban Area		Urban Expansion Area					
Planning Districts	Milton Central	Bristol Survey	Milton West/ Southwest	Boyne Survey	Milton Northwest	Sub Total	Total
<u>Population</u>	26900	27000	17000	6000	0	50000	76900

- 2.7.3.2** The amount of land designated will be monitored on a regular basis in accordance with the provisions of subsections 5.3.3.1 through to 5.3.3.4

inclusive of this Plan. Monitoring, will help to ensure that the population and employment targets are achieved and that it reflects:

- a) projections of population and employment for the year 2016;
- b) planned servicing and transportation capacity;
- c) provision of a range of housing types and residential densities;
- d) potential for residential intensification in the Existing Urban Area as shown on Schedule "B";
- e) provision of sufficient employment lands including a land reserve, to ensure adequate choice of sites; and
- f) provision of sufficient residential land to ensure a ten year supply of designated land.

**2.7.3.3** The Town will establish as a target, once services are available to the Urban Expansion Area as shown on Schedule "B", the maintenance of a continuous three-year supply of a combination of draft approved and/or registered residential lots and blocks on plans of subdivision, where development has not previously taken place.

## **HOUSING MIX**

**2.7.3.4** Housing mix targets for the Urban Area which will assist in ultimately satisfying the 60 per cent single detached and semi-detached, 15 per cent row housing and 25 per cent apartment mix, identified in the Municipal Housing Statement, , and will be updated, from time to time in accordance with the findings of any review of the Municipal Housing Statement and with the monitoring process identified in subsections 5.3.3.1 through to 5.3.3.4 inclusive of this Plan.

**2.7.3.5** In order to meet the housing targets, the Town will encourage the even distribution of the various densities and tenures throughout the Urban Area once servicing issues have been resolved. In areas identified for major residential development, proposals which provide a mix of housing forms and densities in each Planning District in the Urban Area shall be generally encouraged.

- 2.7.3.6** All proposals for residential development (within the target time period) in the Town will be assessed relative to the Town's ultimate housing targets relating to type and tenure, as well as affordability. While not every proposed infill development or subdivision will be expected to reflect the housing mix targets, every development application will be reviewed in relation to the approved Secondary Plan for that area in order to determine its contribution to the housing targets and to ensure that a full range of housing types can be provided in each development phase.
- 2.7.3.7** Until servicing issues are resolved, the opportunities for development will primarily take the form of residential intensification in conformity with the policies of subsections 2.7.3.15 through to 2.7.3.18 inclusive, modifying the Town's existing system of land use controls as appropriate, streamlining and improving the development approval process and increasing public awareness.
- 2.7.3.8** The conversion of rental housing to condominium, equity co-ops or other forms of tenure shall not be permitted unless:
- a) the vacancy rate for rental structures in the Town exceeds an acceptable percentage level and as determined by the Municipal Housing Statement targets identified in subsection 2.7.3.4 of this Plan.
  - b) the proposal meets other criteria as set out in the Municipal Housing Statement which is consistent with the objectives of this section of the Plan; or
  - c) the building proposed for conversion is designated as a heritage property under the provisions of the Ontario Heritage Act and the conversion is necessary for the viability of the building.
- 2.7.3.9** The fulfillment of the Town's housing targets is dependent on the housing market. Therefore, the Town will monitor the delivery of housing to ensure that demonstrated need is met. Agreements between the Town and developers may be required to ensure the balanced delivery of housing by type.

## **AFFORDABILITY**

- 2.7.3.10** The Town shall establish annual affordable housing targets for all new residential development in the Town of Milton in order to meet the affordability requirement of at least 30 percent or in accordance with the need identified in the Town of Milton Municipal Housing Statement, whichever is greater.

- 2.7.3.11** The Town will undertake to determine on an annual basis the forms of housing which are affordable and will encourage the development of these forms of housing to meet the affordable housing targets of the municipality as identified.
- 2.7.3.12** Assessment of housing affordability will consider expected delivery cost and housing type and will be determined based on market conditions which will be monitored on an annual basis.
- 2.7.3.13** All development proponents shall submit, as part of their development application (i.e., site plan control, condominium or subdivision approval), an indication of a range of the anticipated selling prices or rents of all units offered in order to assist Council in implementing its affordability policies.
- 2.7.3.14** The Town will seek to assist groups in the community to receive the maximum amount of funding from senior levels of government for the development of affordable housing and the rehabilitation of existing assisted housing.

## **RESIDENTIAL INTENSIFICATION**

- 2.7.3.15** The present and future demand for housing in Milton will be accommodated, in part, through forms of intensification, which include the efficient use of vacant residential lands, underutilized lots and existing housing stock in all neighbourhoods, while recognizing the flood susceptibility in the urban core. Intensification may include the following subject to the provisions of Section 3.5:
- a) modification of existing dwellings or construction of new dwellings to include a second unit;
  - b) the conversion of existing dwellings to rooming, boarding or lodging houses or construction of new rooming or boarding houses subject to the policies of subsection 3.2.3.4. Rooming, Boarding and Lodging Houses, of this Plan;
  - c) infill development and residential development of vacant land or under-utilized land in existing residential neighbourhoods; and,
  - d) redevelopment, which includes the replacement of existing residential uses with compatible new residential developments at a higher density

or the replacement of non-residential uses with compatible residential or mixed use developments with a residential component and which may also include conversion of non-residential buildings (e.g., schools, commercial facilities) to residential use.

**2.7.3.16** The addition of a second dwelling unit in an existing or proposed single family dwelling will be subject to "reasonable" planning standards such as the established unit type(s), lot area and building size and design, the Zoning By-law and the relevant policies of this Plan.

**2.7.3.17** Infill development and redevelopment of sites and buildings through intensification, will be considered based on conformity with all of the following criteria:

- a) the proposed development meets locational criteria in the Official Plan and the Niagara Escarpment Plan;
- b) the existing hard infrastructure, including wastewater and water services, can support additional development;
- c) the required parking can be accommodated;
- d) the local road network can accommodate any additional traffic;
- e) compliance with the zoning by-law;
- f) compatibility with the existing development standards and physical character of the adjacent properties and the surrounding neighbourhood; and
- g) recognition of the flood susceptibility in the urban core.

**2.7.3.18** Priority shall be given to applications for residential plans of subdivision and other developments which:

- a) assist in the completion of the existing pattern of development in a neighbourhood in order to limit servicing costs and maximize the use of existing community services and land resources;
- b) represent redevelopment or infill developments; and/or,
- c) result in the relocation of existing incompatible uses.

- 2.7.3.19** Residential Intensification in accordance with the policies of subsections 2.7.3.15 through to 2.7.3.18 of this Plan shall only apply in the Urban and Hamlet Area designations.

### **CONSERVATION AND REHABILITATION**

- 2.7.3.20** Council shall support the conservation, rehabilitation and renewal of housing in existing developed areas through such means as:
- a) the regular maintenance and/or improvement of the existing hard infrastructure;
  - b) the regular maintenance and/or improvement of existing community and recreational facilities;
  - c) the use of federal and provincial programs to fund improvements to existing communities; and,
  - d) the enforcement of the Property Standards By-law.

## **2.8      ***URBAN DESIGN*****

Through its urban design strategy, the Town of Milton hopes to achieve high standards in the physical design of the built and natural environment in the urban areas of Milton. The high standards relate to overall quality, environmental sensitivity, sustainability, meeting needs, efficiency, affordability, achieving a strong and positive sense of place and identity, providing for public safety and security. High design standards will apply equally at the level of individual sites as well as at the level of new subdivisions, planning districts, and to the community in its entirety. The hope is that when people live, work and visit in Milton, they will have a tangible sense and impression that Milton is a well planned and well designed community.

### **2.8.1      GOAL**

To ensure that any development proposal from the individual site level, to the community level, is designed to achieve a high standard and to contribute positively in both form and function to the built and managed environment of Milton.

### **2.8.2      OBJECTIVES**

- 2.8.2.1**      To practice environmentally sustainable urban development by adhering to urban design principles which respect the natural bioregion, reinforce natural processes, and conserve natural resources.
- 2.8.2.2**      To achieve a high standard of architectural design in the built environment which is based on the compatibility of new urban development with the existing pattern of urban development.
- 2.8.2.3**      To develop an active and attractive network of urban spaces by ensuring mutually supportive relationships between those open spaces and the built forms which enclose them.
- 2.8.2.4**      To improve the character of the urban streets by means of a comprehensively designed street environment that provides increased amenities for its users.

- 2.8.2.5** To maximize the year round use, enjoyment and convenience of streets and urban open spaces for pedestrians and cyclists by minimizing the adverse microclimate effects of new development, and by improving the microclimate of existing streets and urban open spaces.
- 2.8.2.6** To achieve barrier-free access to public and publicly-accessible places for all residents by considering the full range of human abilities and impairments in the design of the built environment.
- 2.8.2.7** To enhance the enjoyment of the built environment by promoting art in publicly accessible places.
- 2.8.2.8** To achieve maximum user comfort through the design of exterior spaces, furniture, stairs, openings, walls, lighting and surfaces which support human activities and accommodate the range of human abilities.
- 2.8.2.9** To consistently apply human scale design principles in urban design, such that buildings, spaces, and facilities accommodate various human dimensions, mobility and strength.
- 2.8.2.10** To create a physical environment which permits humans to perceive and comprehend the relative size and location of buildings and their parts, and the spaces between buildings, in order to enhance opportunities to appreciate the built environment.
- 2.8.2.11** To achieve a varied pattern of built form which supports and enhances the urban experience through architectural design which addresses both aesthetic and functional requirements.
- 2.8.2.12** To achieve a complementary relationship between new buildings and existing buildings, while accommodating a gradual evolution of architectural styles, as well as accommodating innovative built forms.
- 2.8.2.13** To enhance the unique character of a district, neighbourhood, grouping of buildings or prominent building, based on an analysis of their identifiable architectural characteristics.
- 2.8.2.14** To maximize the richness and visual delight of the existing building architecture, specifically within the Central Business District, through attention to massing, proportion, facade articulation, architectural detail, materials, and their successful integration.

- 2.8.2.15** To achieve an integration of art and landscaped outdoor spaces with their associated built form through a co-ordinated effort from the earliest stages of the design process.
- 2.8.2.16** To identify and encourage the maintenance and enhancement of "gateway" entrances, both from a vehicular and pedestrian point of view, into the Urban Area.
- 2.8.2.17** To participate with the Region in the preparation of Development Guidelines for Healthy Communities.

## **2.8.3 STRATEGIC POLICIES**

### **DESIGN GUIDELINES**

- 2.8.3.1** The Town shall encourage the preparation of urban design and site planning guidelines and transit-supportive design criteria which shall be applied to all development proposals within the Existing Urban and Urban Expansion Areas, and Hamlet Areas; and all development proposals shall have regard to the Urban Design Objectives of this Plan as outlined in Section 2.8.2. In Secondary Plan Areas, design guidelines will be an integral component of the Secondary Plan.
- 2.8.3.2** An Urban Design Concept of a proposed development shall be undertaken by the proponent of a development project when that development is proposed within the Central Business District or is defined as medium or high density development such as those envisioned for the Secondary Mixed Use Node Areas. The Urban Design Concept shall establish the contextual relationship of the proposed development to adjacent buildings, streets and areas.
- 2.8.3.3** The following urban design factors shall be used to determine the acceptability of development proposals:
  - a) The extent to which the proposal attains the pertinent Urban Design objectives and policies of this Plan; and,
  - b) The extent to which the proposal fits within any Council-approved Urban Design guidelines which are applicable to a development site, its local area, and/or its neighbourhood or district.

- 2.8.3.4** The design of furniture, stairs, walls, benches, and access ways in exterior spaces which accommodate the range of dimensions and requirements of the human body in a comfortable manner shall be encouraged.
- 2.8.3.5** Ease of human understanding of buildings and spaces shall be promoted through design measures such as:
- a) the placement of continuous horizontal projections from the building facade within the first few storeys adjacent to street level;
  - b) the visible exterior expression of building components such as floors, columns, and windows and the avoidance of continuous reflective curtain walls; and,
  - c) the use of plant materials to enclose streets and other open spaces so that scale may be more easily understood.
- 2.8.3.6** The development of urban design guidelines by the proponent shall ensure that proposed high density residential, mixed use or commercial centres:
- a) is compatible in architectural form with abutting neighbourhoods;
  - b) forms a cohesive and unified cluster of buildings which are architecturally compatible with each other;
  - c) provides links with the pedestrian, cycle and vehicular routes on their perimeter by such means as the extension of existing pathways and local streets into or through the site; and,
  - d) maintains and enhances remaining elements of valued historic development patterns in the layout of new development.
- 2.8.3.7** The design of extensive areas of redevelopment where little remains within the existing development pattern which is valued, or where an alteration is desired to meet other planning objectives will be encouraged in order to achieve the following:
- a) provides buildings and open spaces which support a range of uses and densities within a legible district;
  - b) defines the perimeter of such a district by a distinct edge which may be formed by arterial streets, the Greenway System, Linear Commercial areas or other linear elements;

- c) contains activity centres or nodes which are designed to serve the area with a mix of uses within convenient distance for employees and/or residents, and which may be identified by one or more landmarks;
- d) provides links to adjacent areas by means of collector streets which provide collection and distribution of vehicles, pedestrians, goods and services to enclaves within the district; and,
- e) maintains and enhances remaining portions of valued historic development patterns in the layout of new development.

**2.8.3.8** New development located within an existing established district or neighbourhood will be designed as an integral part of the area's existing larger pattern of built form and open spaces, reinforcing and complementing viable existing patterns by complementing the existing range of building mass, height, proportion, enclosed volume and position relative to street and site.

**2.8.3.9** A transition between high and low profile buildings will be encouraged through the application of such urban design measures as incremental changes in height, substantial space separation of a planting buffer, or through the use of an existing topographical break or waterway.

**2.8.3.10** The preservation of the existing pattern of setbacks in the existing urban area shall be supported so that new buildings do not substantially alter the street relationship.

**2.8.3.11** New developments within the Central Business District will be required to support the creation of continuous building facades along streets frequented by pedestrians. These building facades may be interrupted at strategic locations with pocket parks, plazas or other open spaces which provide a supportive function to the street activity.

**2.8.3.12** The street facades of publicly accessible buildings shall be designed to encourage and facilitate public accessibility through extensive use of building and store front entrances and display windows.

**2.8.3.13** Except in the industrial designations building functions which do not directly serve the public, such as loading bays, and blank walls, should not be placed directly along the street.

- 2.8.3.14** Such functions as community facilities, retail shops and similar uses on the ground floor should be located at grade and approximately level with the adjacent sidewalk.
- 2.8.3.15** The provision of signage which clearly indicates street address and/or building, business or tenant name, and which integrates with, rather than dominates the facade design, shall be encouraged.
- 2.8.3.16** A degree of protection from rain, snow and wind will be provided for pedestrians within districts and areas frequented by pedestrians, through the use of design measures such as awnings, canopies, colonnades, or recessed ground floor facades along the pedestrian routes.
- 2.8.3.17** The provision of landscaped roof terraces for increased building amenity, particularly when located at lower floor levels to increase street animation, will be encouraged.
- 2.8.3.18** Building design in which facades are articulated to express such design elements as floor and ceiling levels, window heights, structural column spacing, and/or internal divisions, all of which can define scale and provide interest within the larger visual composition as seen from streets and open spaces, will be encouraged.

## **GATEWAYS**

- 2.8.3.19** The strategic treatment of landscaping features, signage, the configuration of streets and massing of new development to enhance gateways into the Urban Area, and to maximize desired views, and focus activities in public gathering spaces, and to enhance the overall experience of natural features and landforms shall be supported.
- 2.8.3.20** Where appropriate, the reduction of road surfaces through narrowing or complete closure to provide view termination, to provide shared or dedicated space for pedestrians and cyclists at prominent gateways, landscaping and parking adjacent to community facilities shall be supported.
- 2.8.3.21** Street fixtures such as traffic lights, traffic signs, lighting fixtures, fire hydrants, parking meters and cycle parking facilities shall be designed and placed within a consistent and integrated system of form, pattern, shape, colour and texture to avoid clutter and to facilitate readability.

- 2.8.3.22** The provision of boulevard and median strips on roads at strategic gateway areas, and along routes of four lanes or more shall be supported, for both urban design and safety reasons.

## **ROADS DESIGN**

- 2.8.3.23** The provision of pedestrian islands mid-way across the road to accommodate pedestrians who may be unable to cross within the timing of the lights and at intersections where pedestrian crosswalks require the crossing of more than four lanes of moving traffic, shall be encouraged.
- 2.8.3.24** The use of traffic calming techniques to provide a safer environment for pedestrian activities and to maintain vehicles within designated speeds and patterns of movement will be supported.
- 2.8.3.25** The following design guidelines shall be promoted during the design of local, collector and arterial roads:
- a) the buffering of noise sensitive properties, where appropriate, by such means as placement of walls, fences and/or vegetation planting within a space separation along the right-of-way;
  - b) the placement of street trees at frequent intervals within a substantial landscaped boulevard which separates the travelled roadway from the pedestrian sidewalk, and within any median;
  - c) the provision of boulevard space to separate sidewalks from the curb in preference to the provision of medians where both are not possible due to the limited widths of certain street rights-of-way;
  - d) the provision of median strips with substantial shrub and tree planting to divide lanes of opposing traffic where the road is four lanes or more in width;
  - e) the provision of suitable illumination by locating lighting fixtures appropriate to the needs of vehicles, cycles and pedestrians at sufficient intervals; and,
  - f) the provision of adequate weather protection, seating, visibility and illumination at transit stops along the road right-of-way, throughout the full range of daily and seasonal conditions.

**2.8.3.26** The following design guidelines shall be promoted during the design of Local Roads:

- a) the separation of vehicles and pedestrians along the right-of-way, and the allocation of priority space to pedestrians;
- b) the maintenance of a minimum clear width of walkway for pedestrians along the right-of-way by establishing requirements applicable to the context of particular districts or neighbourhoods;
- c) the utilization of "traffic calming" mechanisms where appropriate to maintain pedestrian priority, play opportunities, open space and plant growth along the right-of-way;
- d) the expression of the function of the local street network through the distinctive design treatment of surfaces, lighting, vegetation and street furniture in key areas, which is compatible with the architectural character of the district;
- e) the provision of areas for snow storage in proximity to the local street to facilitate maintenance of a clear and unobstructed surface; and,
- f) the provision of vehicle loading, service and deliveries from local streets to individual properties with minimal disruption to the design of buildings and pedestrian paths.

## **PARKING**

- 2.8.3.27** The partial screening of surface parking lots through the use of low fences, walls, and landscape elements, and through the location of lots away from street view while still permitting views for orientation and safety, although consideration should also be given to the design of off-street parking spaces for goods and courier vehicles, shall be supported.
- 2.8.3.28** A reduction in the scale of large surface parking lots shall be encouraged through their sub-division into smaller areas by means such as landscaping, fencing and walls.
- 2.8.3.29** The design of streetscaping elements to support on-street parking along commercial frontages shall be encouraged, in order to increase animation, reduce vehicle speeds, and to serve as a protective buffer between pedestrians and moving vehicles.
- 2.8.3.30** On arterial, collector and local roads, parking structures shall be designed so that the street frontage will accommodate street oriented activities such as shops, offices or residential dwellings.

## **MICROCLIMATE**

- 2.8.3.31** The avoidance of undesirable wind conditions which may be associated with medium and high density development shall be promoted through the use of building design and subdivision design which reduces or mitigates undesirable wind impacts on streets, open spaces and other pedestrian activity areas.
- 2.8.3.32** Wind testing of medium and high density development proposals, specifically within the CBD area, to evaluate the wind impact of these proposals, and to determine the appropriate design measures to reduce or mitigate any undesirable wind conditions, will be required.
- 2.8.3.33** The provision of various types of shelter at intervals in areas of intense activity, such as commercial shopping streets, neighbourhood cores, major intersections, and along major cycle and pedestrian routes, shall be encouraged.
- 2.8.3.34** The provision of sheltered entranceways for pedestrians and cyclists at major entrances to public buildings, transit stations, recreational facilities, and large commercial complexes shall be encouraged.

- 2.8.3.35** The provision of weather-protected paths at grade between public sidewalks and major developments shall be encouraged.
- 2.8.3.36** Pedestrian paths and crosswalks shall be designed to ensure all are clearly visible through winter snow or slush (through the use of colour or distinctive design patterns on surfaces).
- 2.8.3.37** Adequate drainage of all pedestrian and cycle routes, sidewalks and crosswalks and adjacent roadways shall be promoted to prevent an accumulation of rain or slush, and to prevent splashing of pedestrians and cyclists by vehicles.
- 2.8.3.38** Design of buildings and landscaping which mitigates the adverse affects of precipitation shall be encouraged.

## **VIEWS**

- 2.8.3.39** The preservation of important views from strategically located viewpoints, and the preservation of significant sequences of views of particularly important landmarks and features shall be encouraged to the extent possible.
- 2.8.3.40** "Landmark" views of unique features, particularly the Central Business District streetscape and the Niagara Escarpment, shall be enhanced to the extent possible.

## **BARRIER FREE ACCESS**

- 2.8.3.41** Continuous barrier-free access to public buildings and facilities, along pedestrian routes, and between transportation connection nodes, using barrier-free features such as level surfaces, ramps with a maximum one-in-twelve (1:12) slope, elevators automatic doors, curbs, railings, and rest areas, all of which should be navigable by persons using walking aids or wheelchairs, or pushing cycles, shall be promoted.
- 2.8.3.42** In both existing and proposed developments, barrier-free access routes shall be encouraged to locate along the mainstream of pedestrian routes such as sidewalks, main entrances to buildings and interior corridors, to preclude the perception of segregation.

**2.8.3.43** The travelled portion of pedestrian routes shall be kept free from obstructions such as street furniture, sandwich boards, and fixtures, or projections of furniture, fixtures, and buildings.

**2.8.3.44** Barrier-free features shall be well-integrated within the functional and aesthetic design composition.

## **PUBLIC ART**

**2.8.3.45** The creation of public art in a broad range of media, themes and formats will be encouraged, with particular emphasis on works which:

- a) stimulate play, creativity and imagination by engaging the observer physically or intellectually, (e.g., fountains, sculptures that can be manipulated, sat on or crawled into, thematic references to myth, history or science);
- b) foster civic identity by reflecting and/or interpreting the local history, traditions, culture and values of citizens;
- c) promote social interaction through the location of adjacent amenities for stopping, sitting and leaning, thus providing a "conversation piece" and a setting for conversation;
- d) provide opportunities for solitude and contemplation; and,
- e) provide readable clues about changing microclimate conditions (e.g. sundials, kinetic artworks which respond to wind and rain, and artworks designed to accommodate snow and ice).

**2.8.3.46** The placement of a broad range of artworks in publicly accessible and visible locations such as parks, streets, plazas, and on buildings shall be promoted.

**2.8.3.47** The integration of the art component in the early stages of the project planning process, in consultation with the community, shall be supported.

**2.8.3.48** The consideration of public art as an integral part of the design and cost of new public and publicly accessible structures (e.g., buildings, open spaces, plazas, bridges, noise barriers, and utility installations) which will be visible from public urban spaces shall be considered.

- 2.8.3.49** A provision for art of 1 percent of the cost of proposed major development shall be encouraged.

## **LANDSCAPE DESIGN**

- 2.8.3.50** The Town shall ensure that as many trees and other vegetation as possible are retained on sites subject to development by requiring the submission of a tree inventory and saving plan for all applications, with priority being given to trees and other vegetation most suited to adoption to post-construction conditions, through the following criteria:

- a) by ensuring that as much existing naturalized space on a site subject to development is retained as possible, and where retained is permitted to regenerate according to the processes of natural succession of the native plant community, with minimal intervention;
- b) where retention of significant treed areas, individual trees or naturalized areas has been determined by the Town not to be feasible, in accordance with its policies and guidelines, the loss of such features shall be offset by requiring their replacement with an appropriate quantity and quality of vegetation on the site or elsewhere in the Town;
- c) by establishing specific landscaping requirements in site plans for private development and for public projects which ensure the provision of trees and other vegetation in appropriate numbers, sizes, shape, texture and colour to achieve objectives such as to:
  - i) maintain and enhance the character of existing neighbourhoods and settlement areas and other areas of the Town;
  - ii) allow the creation of a unique, human scale character for new neighbourhoods;
  - iii) create a human scale within areas of higher density development such as the Central Business District and Secondary Nodes or within large open spaces;
  - iv) provide features such as the definition of public open spaces, accent or screening of adjacent building forms, framing of views or focal points, reinforcing of location, direction of

pedestrian movement and demarcation of areas with different functions; and,

- v) provide the maximum protection feasible to trees and other vegetation from snow removal operations such as ploughing and de-icing.
- d) by establishing specific landscaping requirements in site plans for private development and for public projects which ensure the provision of trees and other vegetation which:
- i) maintain a predominance of native plant species;
  - ii) are tolerant of disease, drought and pollutants;
  - iii) suitable for the site with respect to soil and drainage conditions, similarity to other plants, relative shade tolerance and overall hardiness;
  - iv) provide seasonal variation in form, colour and texture;
  - v) generally requires low maintenance and features and materials which enhance ecological stability;
  - vi) reflect the following aesthetic criteria: suitable mature dimensions, branching habits, shade pattern, colour and texture of foliage and bark;
  - vii) reflect the following functional criteria: density of shade, density of visual screening in all seasons, sound attenuation qualities, and ability to buffer wind, control snow deposition and stabilize slopes; and,
  - viii) limit mown turf grass lawn to areas of high pedestrian traffic, active recreation and landscape ornament in order to maximize areas inhabited by diverse, low maintenance meadow plant communities.

**2.8.3.51** The Town shall encourage landscape design that supports the maintenance of naturalized space, replacement of lost vegetation, use of native species, and enhancement of ecological stability.

## **2.9      SAFE COMMUNITY DESIGN**

The purpose of providing Safe Community Design policies within the Official Plan is to ensure that, through the process of comprehensive planning, local government can preserve, protect and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare of the residents.

### **2.9.1      GOAL**

To achieve, through the timely review of development applications, safe community design that heightens the level of public safety and awareness.

### **2.9.2      OBJECTIVES**

- 2.9.2.1**      To achieve a level of use and occupancy of public and publicly accessible spaces that will deter crimes against persons or property, or permit timely intervention should such crimes be initiated.
- 2.9.2.2**      To encourage the design of urban open spaces and streetscapes which eliminate potentially hazardous conditions or objects.
- 2.9.2.3**      To ensure sufficient surveillance, visibility and lighting levels in public and publicly accessible spaces.
- 2.9.2.4**      To discourage the intrusion of offenders into publicly accessible spaces by channelling traffic through the design of physical barriers (visually permeable fences, walls, changes in elevation), or by creating psychological barriers which symbolize community ownership and indicate ongoing monitoring of the space.
- 2.9.2.5**      To ensure the ability to hear and be heard in public and publicly accessible spaces in case of emergency or distress.
- 2.9.2.6**      To remove the environmental support for crimes by designing the relationships between buildings and outdoor spaces in a manner which does not facilitate concealment, entrapment or victimization.

### **2.9.3 STRATEGIC POLICIES**

- 2.9.3.1** Landscape design and materials that achieve a balance of function, aesthetics and safety in urban open spaces and streetscapes, such as special surface treatments, paving and asphalt which discourage, among other things, graffiti, will be encouraged.
- 2.9.3.2** Design that ensures continuous occupancy of public spaces throughout the daily, weekly and seasonal cycles by encouraging the proximity of spaces, activities and institutions which provide public presence at various times, such as community rooms and retail shops adjacent to apartment lobbies, will be encouraged.
- 2.9.3.3** The sharing of facilities such as parking, outdoor and indoor walkway systems, elevators and lobbies, to increase use and public presence in these areas, will be encouraged.
- 2.9.3.4** Design that promotes the placement of public and publicly accessible spaces such as parking facilities, outdoor and indoor walkway systems, elevators and lobbies, in remote or isolated locations, shall be discouraged.
- 2.9.3.5** The provision of a range of essential community facilities, such as grocery stores, day care centres and recreational services, within each neighbourhood to foster security, familiarity and a sense of community ownership of common areas among local residents, shall be encouraged.
- 2.9.3.6** All development applications in the Urban Area will be reviewed in order to promote a sense of community ownership for public and publicly accessible spaces, including open spaces and parking areas, by encouraging design which maximizes use, control and surveillance by the occupants of adjacent buildings, as well as frequency of use by the public.
- 2.9.3.7** All publicly accessible spaces are to be located near public roads, transit stops or other active spaces to facilitate public surveillance.
- 2.9.3.8** Landscape elements are to be carefully selected and sited in order to maintain views of lobbies, windows, parking facilities and pathways, or any other views necessary for surveillance and safety.
- 2.9.3.9** The siting of long passages or outdoor walks which cannot be monitored will be discouraged. Where such paths are unavoidable, measures will be introduced to increase their safety.

- 2.9.3.10** The provision of views into, out of and through publicly accessible interior spaces shall be encouraged. Views between floors, such as is achieved through transparent stairwells or open atria, are also desirable. Corridors should be broad and open and as free as possible from abrupt angles, jogs and recesses. Lobbies should be free of niches or alcoves which could facilitate concealment or entrapment.
- 2.9.3.11** Design which promotes the use of transparent materials such as glass, glass block and transparent plastics for walls and doors of such spaces as hallways, lobbies, laundry facilities, elevators and stairways to facilitate surveillance of publicly-accessible indoor and outdoor spaces, will be encouraged.
- 2.9.3.12** Adequate lighting levels in non-isolated areas where visibility is poor or potential offenders may be concealed, such as recesses in buildings, pedestrian and cycle routes, parking areas, grounds of publicly-accessible buildings, and building lobbies will be provided.
- 2.9.3.13** The design of public and publicly-accessible spaces which permits the users to be within the range of hearing of people in the building, or in nearby buildings or outdoor spaces, to permit timely perception and intervention in case of emergency or distress, shall be supported.
- 2.9.3.14** Design which provides for a secure environment and encourages the use of building materials which permit sound to be easily transmitted from one space to another, and between parts of a space, where this characteristic is required to ensure public safety and security, will be promoted.
- 2.9.3.15** Design which promotes a sufficient number of clearly identified exits from public and publicly-accessible spaces in order to preclude entrapment or the perception of entrapment, will be encouraged.
- 2.9.3.16** Both public and private signage will be designed and installed in a manner which enhances both the safety and security aspects of the relative space.
- 2.9.3.17** Parks, school yards and the placement of future portable classrooms will be designed and planned in order to ensure maximum visibility from the adjacent streets and neighbourhood.
- 2.9.3.18** Pedestrian and Bicycle Systems Master Plans shall avoid visual impermeable barriers such as pedestrian tunnels and underpasses, and sharp "blind" corners in the landscape which do not permit full and complete surveillance.

- 2.9.3.19** Stormwater management ponds shall not be located on or immediately adjacent to school sites in order to ensure student safety.
- 2.9.3.20** Vehicular and pedestrian traffic patterns shall be designed to maximize natural surveillance of arrivals and departures.
- 2.9.3.21** The provision for the adequate distribution of public telephones where warranted by safety concerns shall be supported.
- 2.9.3.22** The safe location of automated bank teller machines shall be encouraged.

## **2.10      HERITAGE**

Through its heritage resource management strategy, the Town of Milton, in concert with individual property owners, hopes to achieve an awareness of its history among its residents and visitors, and through the conservation of heritage resources to provide a sense of place and community. The heritage resource management strategy is envisaged as a partnership between the Town, public agencies, private property owners and members of the community. Together, a heritage resource management strategy can be achieved that protects individual property rights while at the same time achieves a broader public interest in providing an understanding of the Town's history in a physical tangible way that only in-situ heritage resources can provide.

### **2.10.1      GOAL**

To provide for:

- a) the conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- b) the integration of the conservation of heritage resources into the Town's general planning approach; and,
- c) the promotion of an understanding and appreciation of the heritage resources of the Town to both residents and visitors.

### **2.10.2      OBJECTIVES**

- 2.10.2.1** To continue the identification, management and protection of heritage resources and other heritage matters which affect the Town.
- 2.10.2.2** To continue to develop a comprehensive inventory of the Town's heritage resources.
- 2.10.2.3** To continue to recognize individual heritage buildings, structures, sites, natural features and landscapes by designating them as heritage properties under Part IV of the Ontario Heritage Act.

- 2.10.2.4** To recognize groups of buildings or areas of the Town as heritage areas by designating them as Heritage Conservation Districts under Part V of the Ontario Heritage Act.
- 2.10.2.5** To promote the development of private and public financial resources for the preservation and rehabilitation of heritage resources.
- 2.10.2.6** To promote the conservation of archaeological resources on lands destined for development or site alteration by requiring their identification, documentation and removal, if necessary.

### **2.10.3 STRATEGIC POLICIES**

#### **LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE (HERITAGE MILTON - LACAC)**

- 2.10.3.1** The Town shall continue to maintain a citizens heritage advisory committee known as the Local Architectural Conservation Advisory Committee (LACAC) pursuant to the Ontario Heritage Act, to advise and assist Town Council on all heritage matters which affect the Town. In particular, LACAC shall:
  - a) advise Council with respect to the designation of individual heritage properties or specific areas under the Ontario Heritage Act;
  - b) comment on all applications for development approval and for demolition permits affecting heritage resources;
  - c) assist Council on matters relating to the conservation of buildings and heritage conservation districts, as well as the promotion of heritage conservation; and,
  - d) advise property owners with respect to appropriate conservation/maintenance practices, and to the extent practical, assist in facilitating heritage conservation work.

#### **HERITAGE RESOURCE INVENTORY**

- 2.10.3.2** The Town of Milton shall encourage LACAC, in consultation with other interested groups or individuals and public agencies, to the Town of Milton develop and maintain a list and/or inventory of resources of heritage interest

which, as best as possible, shall describe each heritage resource in terms which include, but shall not necessarily be limited to, the following:

- a) a description of the resource and its features or characteristics of heritage value or interest;
- b) the location of the resource;
- c) the ownership of the resource (private, public);
- d) the condition or physical status of the resource;
- e) what the resource is representative of;
- f) the significance of the resource (local, regional, provincial, national); and,
- g) options for conservation strategies including commemoration, designation, heritage conservation.

**2.10.3.3** If a resource is not on the Town's list and/or inventory of heritage resources, it does not necessarily mean that the property and/or resource is not of heritage interest.

**2.10.3.4** During the processing of development applications, resources of potential heritage interest will be identified, evaluated and added to the Town's list and/or inventory as appropriate.

**2.10.3.5** The following criteria shall be used in determining the historic or architectural value or interest of heritage resources included or proposed to be included in the inventory:

- (a) Historic Value or Interest

A property shall be considered to have historic value or interest if the property has been designated by the Ministry of Citizenship, Culture, and Recreation to be of archaeological or historical significance pursuant to Part IV of the Ontario Heritage Act (RSO 1980, c337) or, in the opinion of council, satisfies at least two of the following criteria:

- (i) it dates from an early period in the development of the Town's communities;

- (ii) it is a good, representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer or sculptor and is well preserved;
- (iii) it is associated with a person who is recognized as having made a significant contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;
- (iv) it is directly associated with an historical event which is recognized as having local, regional, provincial, national or international importance;
- (v) it is an example and illustration of the Town's social, cultural, political, economic or technological development history;
- (vi) it is an example of outstanding interior design; and,
- (vii) it is an example of a rare or otherwise important feature of good urban design or streetscaping.

(b) Architectural Value or Interest

A property shall be considered to have architectural value or interest if, in the opinion of Council, it provides an open space required for the visual appreciation of a building or district of architectural value or interest or satisfies at least two of the following criteria or one of these criteria plus one of the criteria listed in subsection 2.10.3.5 a) of this Plan:

- (i) it is a representative example of a method of construction now rarely used;
- (ii) it is a representative example of its architectural style or period of building;
- (iii) it is a representative example of architectural design;
- (iv) it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part; and,

- (v) it is generally recognized as an important town landmark.

## **DESIGNATION OF INDIVIDUAL PROPERTIES**

- 2.10.3.6** The Town of Milton, in concert with LACAC and individual property owners, will seek to recognize significant heritage resources through appropriate forms of commemoration (i.e. plaques, signage), through the provision of information (i.e. pamphlets, publications, walking tours, etc. as resources permit) and through designation under Parts IV or V of the Ontario Heritage Act.
- 2.10.3.7** Council may designate selected buildings listed in the Town of Milton heritage inventory pursuant to Part IV of the Ontario Heritage Act to afford protection from alteration is likely to affect the reason for designation.
- 2.10.3.8** In determining candidates for designation, Council shall consider the following criteria:
- a) The building or property is associated with the life of a person important in the history of the Town, the Province or the Nation; or
  - b) The building or property is the location of, or is associated in a significant way, with an historic event; or
  - c) The building embodies the distinctive visible characteristics of an architectural style, period or method of construction, or the work of an important building designer or architect; or
  - d) The building is an integral part of a distinctive area of the community or is considered to be a landmark of special value which contributes to the distinctive quality or identity of the Town.
- 2.10.3.9** The Town shall maintain a list of properties designated under Part IV of the Ontario Heritage Act including the designating by-laws and reasons for designation.

## **DESIGNATION OF HERITAGE CONSERVATION DISTRICTS**

- 2.10.3.10** In the designation of Heritage Conservation Districts regard shall be had to, but, not be limited to, the following criteria:

- a) A significant number of the buildings or structures reflect an aspect of local history by nature of location and historical significance of setting;
- b) A significant number of the buildings and structures are of a style of architecture or a method of construction significant historically or architecturally at a local, regional, provincial, national or international level;
- c) The district contains other important physical, archaeological, environmental, cultural, or aesthetic characteristics that in themselves do not constitute sufficient grounds for designation of a district, but which lend support in evaluating the criteria for designation; or,
- d) The district is an area of special association that is distinctive within the Town and, as a result, contributes to the character of the entire community.

**2.10.3.11** The Town shall consider designation of Heritage Conservation Districts in consultation with LACAC and prior to the designation of such areas shall:

- a) identify its intent to define and investigate an area;
- b) carry out a detailed study of the area which examines the special aspects of the area which contribute to its special character and includes a survey to locate and categorize all buildings and structures and sites of historic and architectural interest; and,
- c) prepare and adopt a Heritage Conservation District Plan which will encourage conservation through controls and incentives and establish criteria for controlling demolition and regulating design through the establishment of the distinctive features which warrant the creation of the District.

**2.10.3.12** Where the Town, having satisfied the provisions of subsection 2.10.3.5, deems it appropriate to designate a Heritage Conservation District, a by-law shall be passed under the Ontario Heritage Act which shall identify the extent of the area, contain procedures to control the alteration and demolition of existing buildings, as well as the construction of new buildings, based on the criteria in the Heritage Conservation District Plan, and outline appeal processes.

- 2.10.3.13** The Town may identify designated heritages features and areas by establishing plaques on or adjacent to such features or areas.
- 2.10.3.14** The Town may present plaques and certificates to building owners and persons representing contributions to the restoration and conservation of the Town's heritage resources by means of a biannual conservation awards program.
- 2.10.3.15** The Town shall encourage the Region of Halton to prepare an Archaeological Master Plan to inventory, classify and map important archaeological resources in Halton and to provide direction with respect to their assessment and preservation.

### **PROTECTION OF HERITAGE RESOURCES**

- 2.10.3.16** The Town shall protect heritage resources designated under Parts IV and V of the Ontario Heritage Act by:
- a) requiring that any person who proposes to demolish or alter a designated heritage property submit plans to the Town for approval under the Ontario Heritage Act; and,
  - b) requiring that, prior to the Town's approval of any alteration, partial demolition, removal or change in use, the applicant prepare a heritage impact statement, where deemed necessary by the Town, that shall demonstrate to the satisfaction of the Town, in consultation with LACAC, that the proposal will not adversely impact the heritage significance of the property or a Heritage Conservation District in which it is located.
- 2.10.3.17** Notwithstanding the provisions of subsection 2.10.3.16, the Town shall not restrict:
- a) the rights of the owner to make alterations to any building or structure designated under the Ontario Heritage Act, provided that such alterations do not affect the reasons for the designation and provided that such alterations are in keeping with the policies of this Plan and meet the requirements of the Zoning By-law and all other applicable regulations; and,

- b) the use to which designated buildings and structures are put provided that such use conforms with the policies of this Plan and the regulations of the Zoning By-law.

**2.10.3.18** Where a demolition permit is granted for a property designated under the Ontario Heritage Act or listed in the Town's list of heritage resources, the recording of the property prior to demolition, to a standard acceptable to LACAC shall be a condition of the demolition permit.

**2.10.3.19** Consideration shall be given to the effects of public works and development, particularly any extensions or changes to the existing road system, including expansion of existing pavement widths, or the establishment of new roads, on heritage resources and measures required to mitigate such effects, prior to approval of such works and development. Evaluation of the effect of such works or development will include consideration of the "no change" option, as well as significant modifications to the project.

**2.10.3.20** All new development permitted by this Plan which involves, or is located in or near, heritage resources shall be required to:

- a) study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
  - i) new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
  - ii) new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- c) express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

## **SIGNAGE**

- 2.10.3.21** Signs on designated buildings and on buildings in Heritage Conservation Districts and Heritage Conservation District Study Areas shall be subject to the approval of Council. The Town will encourage signs which are compatible with a heritage building and/or District and which conform with the Town's signage guidelines for heritage buildings and areas. These guidelines will address illumination, colour, materials, typography and design.

## **SPECIAL RESOURCES**

- 2.10.3.22** Council shall encourage the retention of pioneer cemeteries in their original location.
- 2.10.3.23** Council shall discourage the closure and relocation of small cemeteries.
- 2.10.3.24** Council shall encourage the preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development; however, the Town shall also take into consideration the relative importance of competing resources. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease or to ensure public health and safety.

## **ARCHAEOLOGICAL RESOURCES**

- 2.10.3.25** Where there is information available that indicates that an archaeological potential exists on a site, the Town shall, prior to any development, require an archaeological assessment to:
- a) assess whether there are any archaeological resources and describe the cultural affiliation where feasible;
  - b) assess the significance of the archaeological resource; and,
  - c) if development is proposed, assess the impact of the proposed development and recommend methods to be used to rescue such resources, or the application of mitigative measures to avoid or lessen any negative impact on the resource or reserve if for open space.

- 2.10.3.26** The Town shall not permit any development or site grading prior to the approval of the archaeological assessment by the appropriate approval authority. In accordance with the policies of subsection 2.10.3.25, where the potential for impacts to archaeological resources exists, a licenced archaeological consultant shall undertake an archaeological assessment at the proponent's expense and, if necessary, the removal and documentation of the site. Assessment and mitigation will be reported upon to the Ministry of Citizenship, Culture and Recreation and a recommendation for clearance of archaeological resource concerns will be provided when such work has been completed to the satisfaction of the Ministry of Citizenship, Culture and Recreation.

### **FUNDING AND ADVOCACY**

- 2.10.3.27** The Town may assist in efforts to obtain funding for the conservation and restoration of buildings, for archaeological surveys and for the implementation of Heritage Conservation District programs with the assistance of the Ministry of Citizenship, Culture and Recreation and other appropriate authorities.
- 2.10.3.28** The Town may provide loans and/or grants to property owners or groups undertaking restoration or rehabilitation of designated or significant heritage properties. Other forms of financial assistance will be investigated, developed and utilized wherever appropriate.
- 2.10.3.29** The Town will encourage public awareness and the provision of information concerning heritage issues.
- 2.10.3.30** The Town will encourage the consultation and involvement of local residents in heritage planning matters.

### **CHARACTER AREA PLANS**

- 2.10.3.31** The Town in consultation with LACAC may recognize and designate as "Character Areas" existing developed areas which are in accordance with the policies of subsection 5.4.3.11 and 5.4.3.12 of this Plan.
- 2.10.3.32** The Town may also designate areas of the Town to be developed as "character areas" provided that the Secondary Plan clearly expresses a theme for development which is readily identifiable.

- 2.10.3.33** The Town in consultation with LACAC shall require that Character Area Plans be developed for specific areas in accordance with subsection 5.4.3.12 of this Plan.
- 2.10.3.34** In the absence of a Character Area Plan, the Town shall ensure to the degree possible that:
- a) all new development is compatible with and sympathetic in design to existing building forms including heights, setbacks, scale, architectural features, and complies with the relevant provisions of Section 2.8, Urban Design, of this Plan; and,
  - b) disruption to the natural environment, topography or vegetation will be minimized.
- 2.10.3.35** The Town may require agreements as conditions of approval to secure the Character Area features deemed appropriate, in accordance with the policies of subsections 5.4.3.11 and 5.4.3.12, of this Plan.
- 2.10.3.36** The Town in consultation with LACAC shall encourage landowners to protect, maintain and enhance existing development in areas designated as "Character Areas" and where appropriate and feasible, to apply for designation of their properties under the Ontario Heritage Act.

## **2.11 COMMUNITY IMPROVEMENT**

The Community Improvement Goal, Objectives and Strategic Policies are to provide a framework for a strategic and co-ordinated approach to the planning and implementation of improvements to municipal services and facilities, while making the best and most efficient use of all available resources.

### **2.11.1 GOAL**

To achieve a functional, attractive and well maintained living and working environment for residents and businesses within the Town by promoting the:

- a) ongoing maintenance of established areas;
- b) rehabilitation, redevelopment and/or conservation of areas characterized by deficient buildings, land use conflicts, economic instability or deficient capacity or service life of hard and soft services;
- c) encouragement of private sector participation in community improvement; and,
- d) economic growth and development of the downtown commercial area.

### **2.11.2 OBJECTIVES**

- 2.11.2.1** To encourage the renovation, rehabilitation and, where appropriate, residential intensification of obsolete buildings and inefficient land uses.
- 2.11.2.2** To reduce the conflict between land uses within the community.
- 2.11.2.3** To eliminate deficiencies in municipal services and utilities where it is physically and economically feasible.
- 2.11.2.4** To encourage the rehabilitation, adaptive reuse and maintenance of historical or architecturally significant buildings.
- 2.11.2.5** To encourage greater use of public transit within the community.

- 2.11.2.6** To provide information to property owners on various public initiatives which are designed to provide assistance in the improvement of the area or structures.
- 2.11.2.7** To improve the traffic circulation within the community.
- 2.11.2.8** To encourage offstreet parking, upgrade and provide municipal parking facilities where feasible.
- 2.11.2.9** To provide a level of open space and recreational facilities which serve the needs of the community.
- 2.11.2.10** To encourage streetscape improvements within co-ordinated standards, particularly within the commercial and industrial areas.
- 2.11.2.11** To mitigate adverse environmental impacts.
- 2.11.2.12** To promote the development and revitalization of the Central Business District (CBD) and improve its identity as a major business and commercial centre for the Town.
- 2.11.2.13** To encourage revitalization and conversion of older employment and industrial areas and, where appropriate, encourage the relocation of existing businesses whose operations are in conflict with adjacent land uses to sites within new industrial parks or employment areas.

## **2.11.3 STRATEGIC POLICIES**

### **AREA SELECTION CRITERIA**

- 2.11.3.1** Community Improvement Areas have been and will be identified based on their conformity with one or more of the following criteria:
  - a) where a substantial portion of the building stock is in need of rehabilitation, maintenance or redevelopment;
  - b) where improvements are required to the municipal water system, sanitary and/or storm sewer system roads, sidewalks, street lighting facilities or Hydro facilities;
  - c) where deficiencies exist in community services such as libraries, community centres and recreational services;

- d) where deficiencies exist in parks and open space;
- e) where problems exist related to access, traffic circulation, parking or loading facilities;
- f) where land use conflicts exist;
- g) in areas experiencing changes in density and land use;
- h) in areas requiring streetscape improvements to improve the appearance, attractiveness and function;
- i) in areas experiencing substantial changes due to the economic instability of existing uses;
- j) where unused or underutilized lands and/or buildings exist that could be developed, renovated or converted to another use.

### **COMMUNITY IMPROVEMENT AREA**

**2.11.3.2** As outlined on Schedule "D" of this Plan, "The Old Milton Neighbourhood Community Improvement Area" is the historic core of Milton and therefore, logically, has a number of standard deficiencies in its older buildings, roadways, parking and landscaped areas, parkland and related facilities and hard services.

**2.11.3.3** The boundaries of the Community Improvement Area have been established by utilizing natural and artificial features such as roads, property lines and rail lines. Where a boundary is shown along a road, it shall be interpreted that the whole of the road allowance shall be included within the area.

### **COMMUNITY IMPROVEMENT METHODS**

**2.11.3.4** The Town may consider various methods to implement Community Improvement over time. These can include:

- a) Designating community improvement project areas by-law and directing the preparation of community improvement plans for the project areas in accordance with the provisions of The Planning Act;

- b) In determining the annual Capital Budget, making reference to any information regarding community improvement areas in order to plan and prioritize expenditures;
- c) Giving highest priority to street improvements in community improvement areas as well as to the upgrading of any enhancement of parkland and related community facilities;
- d) Phasing - Community improvements shall be prioritized according to:
  - i) the financial capacity of the Municipality to fund community improvement projects;
  - ii) the availability of senior government programs to subsidize community improvement efforts; and,
  - iii) the timing of related capital expenditures from various municipal departments to ensure community improvements are co-ordinated as much as possible with departmental priorities.
- e) Continuing to utilize all appropriate senior level government programs for the funding of improvements to municipal facilities, lands and services;
- f) Encouraging the rehabilitation of private property by providing residents with information on government subsidies and program.
- g) Continuing the enforcement of the maintenance and standards by-law with respect to residential, commercial and industrial building stock and lands;
- h) Continuing to support and encourage Business Improvement Areas (BIA) in their efforts to maintain strong and viable business areas;
- i) Continuing to co-operate and work with community service clubs for social/recreation facilities;
- j) Continuing to support LACAC and heritage conservation through the Ontario Heritage Act;
- k) Where appropriate, encouraging and supporting infill development;

- l) Acquiring buildings and lands, where feasible, to carry out community improvement objectives; and,
- m) Considering approaches to zoning in community improvement areas which best meet community improvement objectives.

## **2.12      FINANCE**

Land use development and intensification both have a direct impact on the Town's tax base. Therefore, the evaluation and impact assessment of all new development as it relates to the municipal tax base and operating and capital budget must be completed in a timely and cost-effective manner.

### **2.12.1      GOAL**

To evaluate and respond to the impact of new land use development on the Town's current and capital budgets.

### **2.12.2      OBJECTIVES**

**2.12.2.1**      To establish and implement phasing policies as they relate to new development including the design and construction of municipal services.

**2.12.2.2**      To encourage growth in industrial and commercial assessment in order to maintain a balanced non-residential to residential assessment.

**2.12.2.3**      To require the preparation of Financial Impact Studies to assess the effect that major land use development proposals and secondary planning studies may have on the municipal tax base.

**2.12.2.4**      To control the rate of growth in order to ensure a balance between the demand for development and the associated capital facilities and other municipally-funded activities.

**2.12.2.5**      To ensure that the capital costs of municipal facilities required by new development are generally borne by new development.

**2.12.2.6**      To locate development in a manner that minimizes the costs of providing services.

**2.12.2.7**      To provide quality services to all residents of Milton and to encourage an equal and consistent distribution of services within the Town.

### **2.12.3 STRATEGIC POLICIES**

**2.12.3.1** Phasing and Finance Implementation within the Existing Urban and Urban Expansion Areas shall be in accordance with the policies of Section 5.2 of this Plan. \*D2(vi)

**2.12.3.2** A Financial Impact Study will be required for all major development proposals, excluding proposals to establish new pits and quarries, and for all major secondary planning studies that entail at least one of the following:

- a) a proposal to redesignate lands through an Official Plan Amendment;
- b) the land area of any development proposal being greater than 40 hectares;
- c) the amount of retail floor space is greater than 9,300 square metres;
- d) the number of dwelling units is greater than 350; or
- e) as determined necessary by Town Council.

**2.12.3.3** The Town of Milton will endeavour to ensure that adequate financial guarantees have been provided by private development to absorb its share of the cost of the provision of orderly and timely municipal facilities and services infrastructure in accordance with the phasing Secondary Plans and Financial Impact Studies programs established through this Plan.

**2.12.3.4** The Town of Milton will encourage the Region of Halton, in conjunction with other Area Municipalities and the Province of Ontario, as well as the Federal government, to explore all options as to the funding and co-ordination for the orderly and timely provision of infrastructure.

### **3.0 URBAN LAND USE POLICIES**

#### **3.1 INTRODUCTION**

##### **3.1.1 GENERAL**

##### **PURPOSE**

- 3.1.1.1** Urban Land Use Policies establish directions for lands in the Urban Area "Perspectives" Area as shown on Figure C, Concept Plan, in Part A of this Plan and in the area designated "Urban Area" on Schedule "A", Land Use Plan, to the Official Plan. General land use designations and policies for the Urban Area are established in the following section and on Schedule "B", Urban Area Land Use Plan and Schedule "C", Central Business District Land Use Plan.

##### **PLANNING DISTRICTS**

- 3.1.1.2** Detailed land use designations and policies for Planning Districts or Neighbourhoods, or specific portions of Planning Districts or Neighbourhoods as identified on Schedule "D", Urban Area Planning Districts, Character Area, and Community Improvement Area and Schedule "D2" Urban Area Districts and Neighbourhoods will be established in Secondary Plans which will be incorporated into Part C of this Plan as required in accordance with the policies of this Plan.

##### **NIAGARA ESCARPMENT**

- 3.1.1.3** On Urban Lands abutting the Niagara Escarpment Plan Area, the visual impact of the proposed development in relation to the Niagara Escarpment shall be minimized to the satisfaction of the Town and the Niagara Escarpment Commission.

##### **3.1.2 PHASING**

Section 5.2.3, Phasing and Finance Policies, of this Plan establishes detailed policies with respect to the phasing of development in the Urban Area which,

in turn, establishes the available servicing capacity and the availability of municipal services such as parks, schools, stormwater storage, etc., in accordance with the policies of Section 2.0, Community Goals, Objectives and Strategic Policies, of this Plan. In particular, no development will be permitted outside the boundary of the Existing Urban Area as identified on Schedule "B", until an appropriate servicing system is completed in accordance with the policies of Section 2.6 and the relevant Secondary Plans have been completed and approved. The only exceptions are expansions or modifications of existing uses, or the replacement of such uses with related uses.

- 3.1.2.1** Notwithstanding the policies of Section 3.1.2 - Phasing to the contrary, the development of the Community Park located within the Sherwood Survey Secondary Plan Area (Phase 2) on the south side of Derry Road, west of Hwy 25 and consisting of lands legally described as Part of Lots 9 and 10, Concession 2 (Trafalgar) may be permitted in advance of the completion and approval of the Sherwood Survey Secondary Plan.

## **3.2                    RESIDENTIAL AREA \*D1(iii), D4**

### **3.2.1                GENERAL \*D1(iii), D4**

#### **PURPOSE**

- 3.2.1.1**            The Residential Area designation on Schedule "B" is designed for lands within the Urban Area where the predominant use of land is, or is intended to be, a mix of low and medium density residential development.

#### **RESIDENTIAL INTENSIFICATION IN EXISTING URBAN AREA**

- 3.2.1.2**            Infill residential development within areas designated "Residential Area" in the Existing Urban Area on Schedule "B", shall generally be compatible to the established land use pattern in terms of unit type, lot area and building size and design, while recognizing flood susceptibility in the urban core.

- 3.2.1.3**            Where conformity is not feasible or practical due to small lot size, lot configuration, inability to physically accommodate a public road or other similar factor, other forms of housing may be considered provided that:

- a)            the scale of the project is compatible with surrounding area in respect of height;
- b)            densities are compatible to the surrounding areas; and
- c)            the Community-wide policies of Section 2.0 of this Plan are met.

#### **RESIDENTIAL MIX IN URBAN EXPANSION AREA**

- 3.2.1.4**            In accordance with the provisions of Section 2.7, Housing, and the policies of this Plan, residential development within areas designated "Residential Area" in the Urban Expansion Area on Schedule "B" shall:

- a)            encourage an intermixing of unit types and low and medium density uses;

- b) encourage a general distribution of street-oriented Medium Density I residential uses in small blocks of 15 to 30 units throughout the individual planning districts;
- c) encourage a higher distribution of Medium Density I and II development adjacent to transit corridors;
- d) generally encourage medium density development that is street oriented and discourage development on private streets or lanes; and,
- e) be in accordance with the policies of subsections 5.7.3.7 through to 5.7.3.10 inclusive of this Plan when involving urban severances.

### **3.2.2 PERMITTED USES \*D1(iii), D4**

The Residential Area designation on Schedule "B" means that the uses shall be primarily low to medium density residential dwellings. Additional uses that are necessary to create a residential neighbourhood environment are also contemplated. The following uses are permitted:

- a) Low rise residential uses categorized as Low Density Residential such as detached dwellings with or without accessory apartments, duplex and semi-detached dwellings, townhousing and quattroplexes, at a maximum of 20 units per net hectare;
- b) Medium Density residential uses categorized as Medium Density Residential I such as street townhousing, stacked townhousing, triplexes, quattroplexes, and row housing at a maximum density of 35 units per net hectare in accordance with the policies of subsection 3.2.3.1;
- c) Medium Density attached residential uses categorized as Medium Density Residential II such as stacked townhouses and apartments at a maximum density of 70 units per net hectare in accordance with the policies of subsection 3.2.3.2;
- d) Special needs housing, including Group Homes Type 1 and Group Homes Type 2, but not Correctional Group Homes, in accordance with the policies of subsection 3.2.3.3;

- d) Rooming, boarding and lodging houses and bed and breakfast establishments in accordance with the policies of subsection 3.2.3.4;
- e) One accessory apartment in a detached dwelling unit in accordance with the policies of subsection 3.2.3.9;
- f) Garden suites in accordance with the policies of subsection 3.2.3.5;
- g) Local Institutional Uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas, including elementary schools, libraries, place of worship, day care facilities and community centres, in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7;
- h) Local Commercial Uses including limited convenience commercial, service stations and office uses which provide for the immediate needs of residents of adjacent neighbourhoods in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7;
- i) Home Occupation uses in accordance with the policies of subsection 3.2.3.8; and,
- j) Parks, and other public spaces such as Urban Squares and Village Squares in accordance with the regulations of the Zoning By-law.

### **3.2.3 RESIDENTIAL AREA POLICIES \*D1(iii), D4**

#### **MEDIUM DENSITY RESIDENTIAL I**

**3.2.3.1** Applications for development of residential uses in the Medium Density Residential I category at a density of 35 units per net hectare or less, or proposed sites for such uses in Secondary Plans, shall be evaluated based on conformity with all of the following criteria:

- a) Site:
  - i) The area of the site allows for integration of the proposed medium density development with adjacent low density development; and,
  - ii) The area of the site provides for adequate buffering for any adjacent low density residential uses (particularly in an infill

situation), appropriate on-site recreation amenities and adequate parking facilities.

b) Location:

- i) The site is generally located so that the development is well integrated with adjacent low density development and a gradation in density between uses is generally achieved; and,
- ii) The site is in general proximity to a park, natural area, local institutional or local commercial facility.

c) Height:

The height of the main buildings does not exceed three storeys.

d) Services:

Adequate piped municipal water and wastewater services and storm drainage facilities can be provided.

e) Development Plan

Submission of a development plan for sites in the Existing Urban and Urban Expansion Areas as shown on Schedule "B", Urban Area Land Use Plan, will be required.

## **MEDIUM DENSITY RESIDENTIAL II**

### **3.2.3.2**

Applications for development of residential uses in the Medium Density Residential II category at a density of 70 units per net hectare or less, or proposed sites for such uses in Secondary Plans, shall be evaluated based on conformity with the following criteria:

a) Site:

- i) The area of the site allows for integration of the proposed medium density development with adjacent medium and low density development;
- ii) The area of the site provides for adequate buffering for any adjacent low density residential uses or there is, or will be,

medium density residential development to provide a transition between the proposed development and adjacent low density uses; and,

- iii) The area of the site is sufficient to provide appropriate on-site recreation amenities and adequate parking facilities.

b) Location:

- i) The site is generally located so that the development is well integrated with adjacent medium density I and low density development and a gradation in densities between uses is generally achieved; and,
- ii) The site is in proximity to a park, natural area, public transit use, local institutional or local commercial facilities.

c) Height:

- i) The height of the buildings does not exceed four storeys; and,
- ii) The height or bulk of the proposal will not unduly overshadow adjacent low and medium residential uses. Shadow studies may be required from the applicant to satisfy this criteria.

d) Services:

On-site or local park, institutional and commercial facilities provide or can be expanded to provide an adequate level of service for the development.

e) Existing Urban Area:

New Medium Density Residential II development in the Residential Area designation in the Existing Urban Area on Schedule "B" will require an Official Plan and/or Zoning By-law amendment, and submission of a detailed development plan, and any further studies deemed necessary by the Town, demonstrating the relationship between the proposed development and the existing development in the surrounding area to allow the Town to evaluate the compatibility of the proposed use with existing development.

## **SPECIAL NEEDS HOUSING**

**3.2.3.3** The Town recognizes the need for special housing forms and will continue its efforts to improve access to special needs housing, in accordance with the following criteria:

- a) Group Homes Type 1 and Group Homes Type 2, with the exception of Correctional Group Homes, shall be permitted in any designation on Schedules "A" and "B" to this Plan, where a single-detached dwelling is permitted provided that such facilities shall comply with the relevant zoning requirements, including a minimum separation distance of 500 metres. Residential Care Facilities with more than 8 persons shall be permitted only within an Institutional Designation.

### **ROOMING, BOARDING AND LODGING HOUSES AND BED AND BREAKFAST ESTABLISHMENTS**

**3.2.3.4** Rooming, Boarding and Lodging Houses and Bed and Breakfast Establishments shall be permitted in the Residential Area designation subject to a licensing procedure established by the Town, the standards of the Property Standards By-law and a Zoning By-law amendment on the condition that all the following criteria can be met:

- a) the use shall be located in a detached residential building where adequate municipal services are available;
- b) the site is easily accessible to public transit;
- c) the site has an appropriate private outdoor amenity area;
- d) all the requirements of the Zoning By-law, including the provision of adequate parking, of the Ontario Building Code, of the Property Standards By-law and other relevant municipal and provincial regulations can be satisfied; and,
- e) the site has both frontage on and access to a regional or arterial road.

### **GARDEN SUITES**

**3.2.3.5** Council may, by by-law passed pursuant to the Planning Act, permit a small self-contained garden suite on the same lot as an existing single detached dwelling anywhere in the Residential Area designation provided that it is:

- a) located on a sufficiently large lot to ensure appropriate siting and buffering of the garden suite;
- b) adequate piped municipal wastewater and water services and storm drainage can be provided;
- c) permitted on a temporary basis through a site specific temporary use by-law;
- d) subject to site plan approval or provided there are relevant provisions in an approved Secondary Plan;
- e) subject to the provision of adequate parking; and,
- f) subject to an agreement between the applicant and the Town which addresses installation/removal and maintenance during the period of occupancy.

## **LOCAL INSTITUTIONAL USES AND LOCAL COMMERCIAL USES**

### **3.2.3.6**

Proposals for the development of local institutional and local commercial uses (excluding schools) shall conform to the following general criteria:

- a) whether the proposed uses will contribute in a positive way to providing a sense of community by promoting interaction among residents, by increasing the personal security of residents, and by supplying everyday needs;
- b) whether the proposed uses will provide or contribute to the "sense of place" at the neighbourhood or sub-neighbourhood level by the establishment of a focal point for community activity;
- c) whether the proposed use includes the provision of pedestrian or other non-automobile linkages to the uses;
- d) ensuring that the proposed use would not generate an unacceptable level of vehicular traffic onto local streets; and,
- e) whether the service to be provided by the proposed use is needed at the proposed location in the Residential Area designation and that the service cannot be or is not being provided in other areas which are designated for such uses.

**3.2.3.7**

Once a proposal for the development of local institutional or local commercial uses (excluding schools) has been reviewed against the general criteria outlined in subsection 3.2.3.6, an evaluation shall be undertaken based on conformity to all the following siting criteria:

a) Site:

the site is either large enough to act as a focal point for the surrounding residential area, and is small enough so that it can easily be integrated into the residential area;

the area of the site is sufficient to provide for adequate buffering for any adjacent residential uses and for parking facilities and adequate drop-off facilities; and,

sites for local institutional facilities provide an adequate outdoor play area for the children using the facility.

b) Location:

The site is:

- i) adjacent to, or with direct access to a regional, arterial or collector road where safe pedestrian access is available;
- ii) generally in a location within the neighbourhood that is easily accessible to the neighbourhood or neighbourhoods the use is designed to serve; and,
- iii) adjacent to or clustered with other similar neighbourhood support uses in a traditional urban form.

c) Local Commercial Size:

Local commercial uses shall consist of one or more commercial uses and the maximum total size of such uses in a neighbourhood shall not exceed 930 square metres.

- d) Notwithstanding the policies of Section 3.2.3.7.c), the maximum permitted total commercial floor space for Local Commercial Uses within the Local Commercial Area designation in Milton Heights generally located at the intersection of the new Tremaine Road and 3<sup>rd</sup>

Side Road as shown on Schedule C.8.D in the Sherwood Survey Secondary Plan shall be 2,787 square metres. The specific location of the commercial uses will be determined through the Milton Heights Tertiary Plan process.

- e) Notwithstanding the policies of Section 3.2.3.7.c), the maximum permitted total commercial floor space for Local Commercial Uses within the Local Commercial Area designations in the Bristol Survey Secondary Plan as shown on Schedule C.6.D. shall be 2,325 square metres and the maximum permitted total floor space for Local Commercial Uses within the Local Commercial Area located at Maple Avenue and Thompson Road shall be 2,750 square metres.”
- f) Notwithstanding the policies of Section 3.2.3.7.c), the maximum permitted total commercial floor space for Local Commercial Uses within the Local Commercial Area designations in the Sherwood Survey Secondary Plan as shown on Schedule C.8.D, and those proposed in the Boyne District Secondary Plan area shall be 2,325 square metres.

In addition, notwithstanding the permitted uses in Section 3.2.2.i). and the policies of Section 3.2.3.7.c), the maximum permitted total commercial floor space for Local Commercial Uses within the Local Commercial Area in the northwest quadrant of Derry Road and the north/south collector in the Sherwood Survey shall be 2,975 square metres and may include a food store of up to 1,580 square metres.

The maximum permitted total commercial floor space for Local Commercial Uses within the Local Commercial Area in the southwest quadrant of Derry Road and the north/south collector in the Sherwood Survey shall be 4,645 square metres and may include a food store of up to 2,787 square metres. This LCA may be located on lands of up to 5 acres.

- g) Notwithstanding the policies in Section 3.2.3.7.c), the maximum permitted total commercial floor space for Local Commercial Uses within the Local Commercial Area located at the southeast corner of Derry Road and Holly Avenue shall be 2,740 square metres.

## **HOME OCCUPATIONS**

- 3.2.3.8** Home occupations shall be permitted in the Residential Area designation subject to the standards of the Zoning By-law and provided that:

- a) the use is secondary to the use of the dwelling unit for residential purposes and does not involve any significant changes to the external character of the dwelling unit or property;
- b) outside display or storage areas are not permitted;
- c) the use does not generate adverse affects such as excessive traffic, noise, parking problems or electrical interference which are incompatible with a residential area; and
- d) the use is non-retail in nature.

### **ACCESSORY APARTMENTS IN DETACHED DWELLINGS**

#### **3.2.3.9**

Accessory apartments in detached dwellings, where permitted in the Residential Area designation, shall be subject to registration by the Town and may only be permitted provided that all of the following criteria can be met:

- a) the use shall be located in a detached residential building where adequate municipal piped water and wastewater services are available;
- b) the site is accessible to public transit;
- c) there will be no significant changes to the external character of the dwelling unit or property; and,
- d) all of the requirements of the Zoning By-law, including the provision of adequate parking, of the Ontario Building Code, of the Property Standards By-law and other relevant municipal and provincial regulations can be satisfied.

### **3.3 RESIDENTIAL/OFFICE AREA \*DI(iv)**

#### **3.3.1 GENERAL \*DI(iv)**

##### **PURPOSE**

- 3.3.1.1** The Residential/Office Area designation on Schedule "B" is intended for lands within the Urban Area where higher density development is to be encouraged, including lands at gateways to the community and adjacent to major open space, commercial nodes and major institutional uses. The permitted uses will be primarily attached multiple residential, but may also include office and accessory local commercial uses which are located in the residential or office buildings, particularly adjacent to gateways and major institutional uses.

#### **3.3.2 PERMITTED USES \*DI(iv)**

The Residential/Office Area designation on Schedule "B" means that the main permitted uses shall be at a minimum density of 70 units per net hectare and a maximum density of 100 units per net hectare applicable to the residential use. The following additional uses may also be permitted:

- a) Office uses in accordance with the policies of subsection 3.3.3.6;
- b) Medium Density I and II residential uses in accordance with the policies of subsections 3.2.3.1 and 3.2.3.2 and a minimum density of 20 units per net hectare;
- c) Special Needs Housing including Group Homes Type 1 and Group Homes Type 2, but not Correctional Group Homes, in accordance with the policies of Subsection 3.2.3.3;
- d) Local Institutional Uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas, including elementary schools, libraries, churches, day care facilities and community centres, or institutional uses which are related to adjacent major institutional uses, in accordance with the policies of subsection 3.2.3.6;
- e) Local Commercial Uses including limited convenience commercial uses and office uses which provide for the immediate needs of

residents of adjacent neighbourhoods or adjacent major institutional uses, in accordance with the policies of subsection 3.2.3.6;

- f) Home Occupation uses in accordance with the policies of subsection 3.2.3.8; and,
- g) Parks and other public spaces such as Urban and Village Squares in accordance with the regulations of the Zoning By-law.

### **3.3.3 RESIDENTIAL/OFFICE POLICIES \*DI(iv)**

**3.3.3.1** All development in areas designated "Residential/Office Area" shall have a street layout which reflects a modified grid pattern. Land division, allocation of land uses, the design of buildings, structures and landscaping, as well as services and utilities should all reinforce the creation of a focal point which is oriented to the major roads on which the buildings and structures front.

**3.3.3.2** To the extent possible, development in the areas designated "Residential/Office Area" shall give consideration, where applicable, that views of the Escarpment from adjacent low profile uses are not obstructed.

**3.3.3.3** Development within areas designated "Residential/Office Area" on Schedule "B" shall be permitted subject to:

- a) the submission of a master development plan, and further studies as required by the Town which demonstrates to the satisfaction of the Town that the proposed development can be integrated with existing and proposed uses of adjacent lands, including lands outside the Residential/Office Area designation;
- b) conformity with the Community-wide policies of Section 2.0 including the Urban Design objectives and policies of Section 2.8 of this Plan; and,
- c) the availability of adequate water and wastewater treatment capacity to accommodate the proposed use.

**3.3.3.4** No new development shall be permitted within areas designated "Residential/Office Area" within the Urban Expansion Area on Schedule "B" until a Secondary Plan has been approved for the appropriate Planning District or portion of the Planning District in conformity with the policies of this Plan.

The only exceptions being expansions or modifications of existing uses, or the replacement of such uses with related uses.

## **HIGH DENSITY RESIDENTIAL USES**

**3.3.3.5** Applications for development of high density residential uses in a Residential/Office Area, or proposed sites for such uses in Secondary Plans shall be evaluated based on conformity with all the following criteria:

a) **Site:**

The area of the site is sufficient to provide on-site recreation amenities, adequate parking facilities and landscape.

b) **Mixed Use Development:**

The residential uses may form part of a mixed use building or be located in a purpose designed building.

c) **Height:**

i) the height of the buildings does not exceed seven storeys except in accordance with the policies of subsection 5.5.3.8 of this Plan; and,

i) the height or bulk of the proposal will not unduly overshadow any adjacent low and medium residential uses. Shadow studies may be required from the applicant to satisfy this criteria.

d) **Services:**

On-site recreation amenities and adequate parking facilities can be provided.

## **OFFICE USES**

**3.3.3.6** Applications for development of office uses, or proposed sites for such uses in Secondary Plans shall be evaluated based on conformity with all of the following criteria:

a) **Density:**

Maximum floor space index of 2.0.

b) Location:

The site is generally located so that the development has direct access to a regional, arterial or collector road and shall be oriented to the road from which it obtains its major access.

c) Mixed Use Development:

The office uses may form part of a mixed use building, or be located in a purpose designed building.

d) Height:

The height of the buildings do not exceed seven storeys.

### **3.4 RESIDENTIAL/EMPLOYMENT AREA \*DI(v)**

#### **3.4.1 GENERAL \*DI(v)**

##### **PURPOSE**

- 3.4.1.1** The Residential/Employment Area designation on Schedule "B" applies to lands where a mix of uses is appropriate because of specific locational considerations. The intent of the designation being the development of an area with a fully integrated range of uses including residential, institutional and employment uses.

#### **3.4.2 PERMITTED USES \*DI(v)**

The Residential/Employment Area designation on Schedule "B" means that the main permitted uses shall be a range of residential uses including medium and high density residential development at a minimum of 20 units per net hectare and a maximum density of 100 units per net hectare. In addition, during the preparation of Secondary Plans for lands in this designation, consideration will be given to the integration into these areas of a range of employment uses including office, light industrial and institutional uses. The following additional uses may also be permitted:

- a) Special needs housing in accordance with the policies of subsection 3.2.3.3;
- b) Rooming, Boarding and Lodging Houses and Bed and Breakfast Establishments in accordance with the policies of subsection 3.2.3.4;
- c) Local Institutional Uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas, including elementary and secondary schools, libraries, churches, day care facilities and community centres, in accordance with the policies of subsection 3.2.3.6;
- d) Local Commercial Uses including limited convenience commercial, service stations, and office uses which provide for the immediate needs of residents of adjacent neighbourhoods in accordance with the policies of subsection 3.2.3.6;

- e) High Density Residential Uses in accordance with the policies of subsection 3.3.3.5.
- f) Home Occupation uses in accordance with the policies of subsection 3.2.3.8; and,
- g) Parks and other public spaces such as public squares in accordance with the regulations of the Zoning By-law.

### **3.4.3 RESIDENTIAL/EMPLOYMENT AREA POLICIES \*DI(v)**

**3.4.3.1** No new development shall be permitted within areas designated "Residential/Employment Area" within the Urban Expansion Area on Schedule "B" until a Secondary Plan has been approved for the appropriate Planning District or portion of the Planning District in conformity with the policies of this Plan. The only exceptions being expansions or modifications of existing uses, or the replacement of such uses with related uses.

**3.4.3.2** The Secondary Plan for lands designated "Residential/Employment Area" shall include a master development plan which addresses the detailed allocation of land uses, street layout, as well as services and utilities. Design guidelines will also be prepared as part of the Secondary Plan process which implements the Community-wide policies of Section 2.0 of this Plan.

### **3.5            CENTRAL BUSINESS DISTRICT \*A6**

#### **3.5.1        GENERAL \*A6**

##### **PURPOSE**

**3.5.1.1**        The "Central Business District" designation on Schedule "B" recognizes the existing Central Business District and provides for its expansion, as well as opportunities for redevelopment. It is intended that the Central Business District (CBD) will continue to be a multi-functional centre which acts as the primary focus of commercial and other services which serve a Town-wide function, as well as a major residential community, all the while recognizing flood susceptibility in the urban core. A Special Policy Area planning process is ongoing and that any policies which emerge as a result of the study, will be incorporated by amendment into the Central Business District Secondary Plan.

Unplanned commercial development on the periphery of the expanded Central Business District shall be restricted to protect the planned function of the Central Business District.

**3.5.1.2**        The CBD is composed of a number of different sub-areas which each require a special approach. These sub-areas are identified on Schedule "C" and the policies for each sub-area are outlined in subsections 3.5.3.27 through to 3.5.3.49 inclusive of this Plan.

**3.5.1.3**        The CBD will include three major concentrations or nodes of commercial, office, institutional, recreational, cultural and residential uses: the existing commercial core (Core Commercial Sub-Area on Schedule "C"); Milton Mall and potential areas for expansion (Commercial Node Area on Schedule "C"); and, a major new area of mixed use development adjacent to the GO Train station (Mixed Use Sub-Area Schedule "C"). These areas will be visually connected along Main Street through appropriate landscaping, signage, building design and other design features, and physically connected by road, transit, pedestrian and bicycle linkages. \*A6

**3.5.1.4**        Land use along Main Street will be a mix of uses which are supportive of the major facilities located in the three key development nodes. Other areas in the CBD located away from the Main Street corridor will include residential and open space uses which are designated as "Character Areas" on Schedule "D".

**3.5.1.5**        Development and redevelopment initiatives will have regard and be consistent with the Schedule "C.7.A.CBD" Streets and Blocks, Schedule "C.7.B.CBD",

Open Space and Trail Linkages, Schedule "C.7.C.CBD" Height Limits, Schedule "C.7.D.CBD" Special Heritage Areas contained in Part C Secondary Plans and the relevant policies described in the following Section 3.5.2.

## **3.5.2 PERMITTED USES \*A6**

**3.5.2.1** The Central Business District designation on Schedule "B" means that the principal permitted uses shall be the full range of commercial uses including retail, office, and service commercial uses and community facilities, including a diversified mixture of basic shopping facilities, specialty retail, business and professional offices, personal services uses, special needs housing, and religious, recreational, entertainment and cultural facilities, unless otherwise specified in the Sub-Area classifications.

- a) Any development within the Central Business District that is within the Regional Storm flood plain, as shown on Schedule C of the Official Plan, requires the review and approval of the Halton Region Conservation Authority. A\*6
- b) Subject to the exceptions noted below, the zoning by-law shall limit the maximum floor space of individual retail uses to approximately 2,750 square metres. This limit shall not apply to:
  - i) the Commercial Node Sub-Area, including the Milton Mall and its redevelopment, intensification and/or expansion, in accordance with the provisions of Section 3.5.3.32;
  - ii) the future development of an additional department store (which includes a similar mass general merchandiser) in the Central Business District, which is not represented in Milton as of the date of approval of this Official Plan Amendment. Such development shall only be permitted pursuant to a site-specific re-zoning process which, among other relevant planning requirements, demonstrates by means of market/planning studies that there is a market need and justification for the proposal and that the impact of the department store located within the Milton Mall would not prejudice the planned function of the Milton Mall; and,
  - iii) the development, re-development, intensification and/or expansion of retail uses on the lands at the southwest corner of

Main Street and Thompson Road, identified as Blocks A and C on Schedule C.7.A.CBD, in accordance with the provisions of Section 3.5.3.42.

- c) In addition, the full range of medium and high density and related uses permitted in Section 3.2 of this Plan shall be permitted in each Sub-Area subject to suitable site conditions and further requirements in the Sub-Area classification.
- d) The zoning by-law shall also require that retail uses of greater than 2,750 square metres are primarily oriented to sidewalks and pedestrian walkways (private or public) and are not in an enclosed mall.
- e) Existing industrial sites shall also be permitted until such time that the use is discontinued

**3.5.2.2** That principal public facilities such as the Library and Municipal Offices are important institutions that distinguish central business districts from other commercial areas. Any expansions of these facilities should continue to be accommodated within the CBD.

### **3.5.3 CENTRAL BUSINESS DISTRICT POLICIES**

#### **PERMITTED BUILDINGS**

**3.5.3.1** Permitted buildings may include mixed use buildings which incorporate both residential and non-residential uses as well as single purpose buildings for any permitted uses. In mixed use buildings retail commercial uses that allow for a "store-front" presence should be encouraged to locate on the ground floor.

#### **CENTRAL BUSINESS DISTRICT ENHANCEMENT**

**3.5.3.2** The Town will continue to work with the Business Improvement Area, individual business owners, building/property owners, residents, public agencies and other interested groups to strengthen the Central Business District, all in accordance with the policies of Section 2.4, including:

- a) active promotion of the area as a shopping area for the community and surrounding municipalities;

- b) active promotion of the area as a location for major retail and office facilities as well as such attractions as hotel, convention, cultural and entertainment uses;
- c) preparation of a regular program for the restoration, maintenance and improvement of municipal services such as water, wastewater stormwater management, transportation, landscaping, sidewalks, lighting, street furniture and parking facilities;
- d) development of a program of building facade improvement; and,
- e) development of enhanced vehicular, bicycle and pedestrian access to the CBD and enhanced connections between the key nodes within the CBD: the Core Commercial Area, Commercial Node Area and Mixed Use Area designated on Schedule "C".

## **STREETS \*A6**

**3.5.3.3** Schedule "C.7.A.CBD" describes a pattern for public streets and corridors. Streets mean public roadways that may be constructed during development of a site to a standard approved by the Town of Milton and suitable for municipal assumption. Corridors are designed to provide improved circulation for pedestrian, bicycle, transit or vehicular movements, as well as provide opportunities for view corridors through mid-block locations. Public or private streets, parking areas and retail courtyards could all be located within corridors, subject to having regard for the CBD Urban Design Guidelines. \*A6

**3.5.3.4** New streets shall be developed in accordance with Section 2.6.3 (Transportation System) of this Plan. In addition, the following policies will apply to the development of new streets in the CBD:

- a) prior to any major redevelopment in the vicinity of Nipissing Road and Thompson Road, a transportation management plan will be prepared that will examine the phasing and construction of the proposed re-alignment of Nipissing Road and appropriate intersection design at Thompson Road;
- b) a new road link crossing the CPR corridor, in the form of a grade separated road, is viewed as an important connection that will improve the access and circulation of traffic between the more intensely planned developments north and south of the corridor in the Mixed Use Sub-Area. The potential roadway requirements for the crossing

will be determined and if a grade separated crossing is physically and financially feasible the appropriate land will be dedicated to accommodate the potential crossing; and,

- c) Schedule "C.7.A.CBD" illustrates the approximate location of future streets and corridors. The precise location of these facilities will be determined during the site design phase in consultation with the Town of Milton. In refining the location of roads consideration shall be given to the nature of existing development and the development adjacent to the site with special consideration being given to the traffic impacts of the Urban Expansion Area to the east. \*A6

**3.5.3.5** When planning future street works, servicing or streetscape improvements, consideration will be given to reducing the four lane Main Street section between Prince Street and Charles Street to a two lane section similar to Main Street between Martin Street and James Street, to permit wider sidewalks and facilitate "on street" parallel parking.

**3.5.3.6** To mitigate the physical size of the Main Street corridor east of Ontario Street, minimum acceptable lane widths should be imposed as the design standard in any new redevelopment or development of the adjacent lands. The Town shall have regard for any relevant CBD Urban Design Guidelines for detailed streetscape design direction. \*A6

**3.5.3.7** Notwithstanding the road width identified in Table 2A of this plan, a 30 metre road width, east of the CPR corridor, will be protected for Main Street between Ontario and Thompson Road to allow for anticipated left turning lanes and streetscape improvements. \*A6

**3.5.3.8** In conjunction with replacement, repair, maintenance or redevelopment initiatives, it will be the policy of this Plan to seek to reduce lane widths to minimum standards to mitigate the visual and physical barrier of the streets and street intersections.

## **DEVELOPMENT BLOCKS**

**3.5.3.9** Schedule "C.7.A.CBD" identifies Development Blocks where there is strong potential for development or redevelopment. Any major development within these designated Blocks shall proceed by way of a master development plan which will describe:

- a) plans illustrating the ultimate build out of the site and, where appropriate, development phases;
- b) a transportation management plan in accordance with subsections 2.6.3.12 (Travel Demand Management) and 3.5.3.20 (Parking) illustrating a strategy to reduce parking facilities and intensify development as public transit services become available;
- c) details of the development illustrating how it will have regard for the CBD Urban Design Guidelines;
- d) details of how the proposed development will assist in implementing trails or open space improvements described on Schedule "C.7.B.CBD";
- e) the layout and design of the new streets and intersections;
- f) detailed streetscape design including street furniture, paving materials, lighting and landscaping consistent with Section 2.8.3 (Strategic Policies) and having regard for the CBD Urban Design Guidelines; and,
- g) the manner of land subdivision and supporting rationale.

#### **OPEN SPACE, LINKAGES AND NODES (Gateways and Focal Points) \*A6**

- 3.5.3.10** Schedule "C.7.B.CBD" identifies a system of open spaces, linkages and nodes. Nodes classified Gateway or Focal Points. Development on lands designated as Gateway will have regard for the importance of these intersections as major entry points into the Town and shall be consistent with subsections 2.8.3.19 to 2.8.3.22 (Gateways) of this Plan. \*A6
- 3.5.3.11** Development within areas designated as Focal Points shall have regard for their importance as points of interest and gathering spots, opportunities for public art, restaurants, café and retail as well as future transit stops. Detail design guidance for areas designated as Gateway or Focal Points should have regard for the CBD Urban Design Guidelines. \*A6
- 3.5.3.12** Schedule "C.7.B.CBD" identifies a network of major and minor Open Space Linkages throughout the Central Business District. The linkages identified in this Schedule will be developed in conjunction as adjacent development and

redevelopment occurs. Applications for development will, where required, incorporate the trail linkage into the site design. \*A6

- 3.5.3.13** Major linkages refer to "off street" trails facilitating both bicycle and pedestrian traffic, and typically will be wider in dimension than minor linkages. Minor linkages occur within existing streets or constrained areas and are identified by street signage and pavement markings. The design of both major and minor linkages shall have regard for the CBD Urban Design Guidelines. \*A6
- 3.5.3.14** The major open space linkages adjacent to the CPR corridor will eventually serve as a major east-west connection through the centre of the town, providing access to points of community interest via a system of minor trail connections. This linkage will also serve to protect the CPR corridor from noise and vibration sensitive developments. \*A6
- 3.5.3.15** A corridor width of 5 to 20 metres will be achieved on both sides of the CPR right-of-way. \*A6
- 3.5.3.16** The Town will monitor and anticipate the need for pedestrian crossings at the intersection of the former CNR crossing and the existing CPR corridor north of the Mill Pond.
- 3.5.3.17** Where deemed feasible by the Town and the Halton Region Conservation Authority, development applications adjacent the Sixteen Mile Creek will incorporate pedestrian access along the creek edge. In doing so, opportunities for seating and view points should also be encouraged as described in the CBD Urban Design Guidelines. \*A6

#### **HEIGHT LIMITS \*A6**

- 3.5.3.18** Schedule "C.7.C.CBD" illustrates the maximum height of buildings within the CBD. Minor changes of the designated height areas will be permitted without amendment to this Plan where it can be shown that the project meets the overall objectives of the Plan having regard for the CBD Urban Design Guidelines. \*A6
- 3.5.3.19** In no case will the building height exceed seven storeys except in accordance with subsection 5.5.3.8 (Height and Density Bonus Provisions) of this Plan. Where this secondary plan refers to a minimum building height limit of two storeys, one storey buildings of equivalent height, will be deemed to conform

to policies of the plan provided the proposal has regard for the CBD Urban Design Guidelines. \*A6

- 3.5.3.20** One storey buildings may be permitted on the Milton Mall site at Main and Ontario Streets provided that they are not situated closer than 120 metres to Main Street and comply with the other requirements of the Urban Design Guidelines. \*A6

#### **ENVIRONMENTAL \*A6**

- 3.5.3.21** Development or redevelopment applications that contemplate open space or streetscape improvements will be accompanied by plans that are consistent with the provisions of subsection 2.8.3.50 of this Plan (Landscape Design) and have regard, in accordance with subsection 3.5.1.3 for relevant CBD Urban Design Guidelines. \*A6

- 3.5.3.22** Milton is largely defined by the rich quality of its natural environment. Its open spaces, mature tree canopy and streetscapes have important environmental and urban design value. Tree canopy cover across the developed portions of the Milton CBD, not including parks, is approximately 14%. New development should seek to achieve a canopy cover of a minimum of 15 % within 5 years of the issuance of the building permit for the project. \*A6

#### **URBAN DESIGN \*A6**

- 3.5.3.23** All development within the Central Business District shall have regard for the general design objectives contained in Section 2.8 of this Plan and the Urban Design Guidelines appended to this Plan. \*A6

- 3.5.3.24** The Town will institute a municipal program to encourage the provision of public art based on 1% of the value of any building permits within the CBD. \*A6

#### **PARKING \*A6**

- 3.5.3.25** The Town supports the development of common parking areas in the CBD and shall work to provide such facilities through the following:
- a) the Town shall work in conjunction with the Business Improvement Area and local businesses to establish a program for the acquisition and development of additional off-street parking facilities utilizing

funding from such sources as cash-in-lieu of parking payments and provincial grant programs;

- b) a major objective of this program shall be the consolidation and reorganization of the parking area south of Main Street, facilitated by the realignment of Mary Street between Charles and Hugh streets as illustrated in Schedule C.7.A.CBD. This will allow for more efficient use and design of lands for parking in the area;
- c) where common parking facilities have been provided in a particular Development Block, properties which have contributed to the provision of such facilities may change their use, or be redeveloped or expanded in a limited manner without providing for additional parking facilities, provided that it can be demonstrated that no significant shortage of parking will result;
- d) where a major development or redevelopment project is proposed in any area, a detailed study by a qualified traffic engineer of the implications of the redevelopment for parking in the CBD will be submitted by the proponent. The study will identify parking problems created by the redevelopment, and outline alternative solutions to the problems;
- e) minimum and maximum parking standards will be employed to ensure that only that amount of parking necessary to meet weekly peak periods of traffic is required. Lands not required for parking should be landscaped and reserved for future development;
- f) on street parking should be re-introduced on Main Street between Charles Street and Prince Street as part of an initiative outlined in 3.5.3.5 of this plan to restore Main Street to a cross section similar to that which exists between Martin Street and James Street;
- g) on street parking should be encouraged on all new local streets developed within the CBD as a means of providing additional parking but also to help animate street activity; and,
- h) all proposed developments should illustrate through their site plans how parking areas will be developed having regard for the CBD Urban Design Guidelines. \*A6

## **HERITAGE \*A6**

### **3.5.3.26**

The most substantial portions of Milton's heritage resources are contained within the CBD. Development should be consistent with the policies of Section 2.10. In addition to the policies contained in Section 2.10, the following should also apply to lands within the CBD;

- a) That the Town of Milton 's Site Plan Control By-law be amended to apply to single family dwellings within areas designated as Character Areas. Special attention to alterations or improvements will given to buildings designated as a "Cluster of Significant Architectural Merit" on Schedule C.7.D.CBD;
- b) Schedule "C.7.D.CBD" identifies areas within the CBD that are distinguished by cohesive heritage character and architectural quality. Notwithstanding any other provision of this plan, any changes to the existing lot pattern or building forms in these areas will require a detailed urban design and architectural review that will illustrate how the objectives of this Plan and the CBD Urban Design Guidelines will be achieved;
- c) the CBD Urban Design Guidelines will encourage maintenance of the best existing heritage buildings and provide design direction for compatible infilling and redevelopment of vacant lands and other areas where appropriate in the CBD's historic core;
- d) the existing residential use along the Bronte Road and Ontario Street edges of the historic residential areas will be retained to maintain the definition and character of the area. Intensification along these fringe edges should have regard for the CBD Urban Design Guidelines for residential development;
- e) the small scale character of the historic residential areas of the CBD will be retained by limiting the size of redevelopments to two lots, both within and on the fringe of the areas described in d);
- f) the Town of Milton shall promote and reinforce community recognition of the sense of place created by the Character Area by expanding the new street signage being implemented for Downtown Milton to encompass the CBD's historic residential areas;

- g) develop a municipal funding program, such as a Community Heritage Trust Fund, to offer low interest loans for restoration work on buildings designated under the Part IV of the Ontario Heritage Act;
- h) develop funding programs, such as municipal matching grant programs and interest free or low interest loans, to promote restoration of the facades, interior renovations and renovate-to-rent conversions of Milton's historic commercial properties;
- i) actively promote availability of preservation funding to inform and educate the public as to the economic and cultural benefits of such undertakings through such organizations as LACAC, DBIA and Milton Historical Society; and
- j) the Waldie Blacksmith Shop building located at 16 James Street is located within the Low Density Residential Sub-Area. The use of the Waldie Blacksmith Shop building shall be deemed to conform to the policies of subsection 3.2.2 (Permitted Uses) and subject to subsections 3.2.3.6 and 3.2.3.7 (Local Institutional Uses and Local Commercial Uses) for the purposes of a living museum and limited retail ancillary to this use. \*A6

## **DEVELOPMENT APPLICATIONS \*A6**

**3.5.3.27** Applications for new developments and extensions of existing uses in the Central Business District shall be evaluated based on the special policies for each sub-area of the CBD outlined in Section 3.5 of this Plan. In addition, submission of a development plan shall be required for all new developments and major redevelopment within areas delineated as Development Blocks on Schedule "C.7.A.CBD" or requiring an amendment to the Zoning By-law addressing the items described in subsection 3.5.3.9. \*A6

## **CORE COMMERCIAL SUB-AREA**

**3.5.3.28** The Core Commercial Sub-Area contains the existing major concentrations of retail service commercial and institutional office uses in the Town, apart from the Milton Mall. New development and redevelopment in this area should reinforce its character as a pedestrian shopping area in a traditional setting and should generally be based on conformity with the following criteria:

- a) pedestrian traffic generating activities, particularly retail commercial uses located at grade level, with office and/or residential uses in second storey locations;
- b) provision of parking in accordance with the policies of subsection 3.5.3.25 with on-site parking generally restricted to the rear yard;
- c) notwithstanding the policies of subsection 3.5.2.1, auto-oriented uses such as car dealerships and auto body shops, shall be prohibited in this area and encouraged to locate in other parts of the Town such as in the Business Park Area designation; and,
- d) minimum height of two storeys and maximum height in accordance with Schedule C.7.C.CBD.

## **SECONDARY COMMERCIAL SUB-AREA \*A6**

**3.5.3.29** Notwithstanding the policies of subsection 3.5.2.1, uses permitted within the Secondary Commercial Sub-Areas on Schedule "C" include a full range of service commercial, office and institutional uses which are supportive of the Core Commercial, Commercial Node and Mixed Use Sub-Areas including:

- a) restaurants;
- b) home furnishing and renovation service uses;
- c) personal service uses;
- d) financial service uses; and,
- e) existing retail uses.

**3.5.3.30** Residential uses shall also be permitted in the Secondary Commercial Sub-Areas. Such uses may form part of mixed use projects or may take the form of small scale Medium Density I and II projects and shall be designed in conformity with the following criteria:

- a) pedestrian traffic generating activities, particularly commercial uses, located at grade level, with office and residential uses in second storey locations in mixed use projects;

- b) provision of parking in accordance with the policies of subsection 3.5.3.25 with on-site parking generally restricted to the rear yard;
- c) rear or side yards which abut residential development shall be designed to include fencing and landscaping and other mechanisms to mitigate noise, light and visual impacts;
- d) minimum height of two storeys and maximum height in accordance with Schedule C.7.C.CBD; and,
- e) buildings shall be designed to be oriented to Main Street.

**3.5.3.31** Notwithstanding the policies of subsections 3.5.3.28 and 3.5.3.29, development in the Secondary Commercial Sub-Area between Bronte Street and Brown Street shall take place within existing buildings or new buildings designed to be compatible with surrounding development.

#### **COMMERCIAL NODE SUB-AREA**

**3.5.3.32** Redevelopment and/or expansion of the Milton Mall and the development of related uses on sites within the Commercial Node Sub-Area shall be encouraged, provided that new development will result in:

- a) stronger pedestrian connections between the development and adjacent public streets by orienting additions to the Mall towards the intersection of Main and Ontario streets and incorporating building facade designs having regard for the CBD Urban Design Guidelines;
- b) significantly enhanced landscaping;
- c) adequate parking and access are provided as indicated in a detailed traffic study prepared by a qualified traffic engineer and approved by the Town;
- d) increased street orientation and external exposure;
- e) pedestrian scaled architectural design; and,
- f) a minimum height of two storeys and maximum height in accordance with Schedule C.7.C.CBD. \*A6

## **COMMERCIAL OFFICE SUB-AREA**

**3.5.3.33** A full range of commercial/office uses shall be permitted within the Commercial Office Sub-Area except for a banquet hall, commercial club, convenience retail store, place of entertainment, place of amusement, retail builder's supply yard and a taxi stand. All development within the Commercial Office Sub-Area will be developed in accordance the policies associated with Schedule "C.7.A.CBD" Streets and Development Blocks, Schedule "C.7.B.CBD" Open Spaces, Linkages and Nodes and Schedule "C.7.C.CBD" Height Limits and the following criteria:

- a) pedestrian generating activities located at grade level;
- b) provision of parking in accordance with the policies of subsection 3.5.3.25 with on-site parking generally restricted to the rear yard;
- c) the provisions of 3.5.3.9 (Development Blocks);
- d) Rear or side yards which abut residential development shall be designed to include fencing and landscaping and other mechanisms to mitigate noise, light and visual impacts;
- e) minimum height of two storeys and maximum height in accordance with Schedule C.7.C.CBD; and,
- f) buildings shall be designed to be street-oriented.

## **LOW DENSITY RESIDENTIAL SUB-AREA**

**3.5.3.34** The permitted uses within the CBD Low Density Residential Sub-Area shall be single-detached, semi-detached and duplex dwellings. Development shall conform to the policies for Character Areas in subsections 2.10.3.31 through 2.10.3.36 (Character Area Plans inclusive and subsections 5.4.3.11 and 5.4.3.12 (Character Areas), and the residential policies of this Plan.

## **RESIDENTIAL OFFICE CONVERSION SUB-AREA**

**3.5.3.35** The CBD Residential/Office Conversion Sub-Area represents a residential area where some existing residential buildings have been converted to a mixed use or office or institutional use. Low-density residential uses shall continue to be permitted. However, in addition, the conversion of existing residences to

office or institutional uses may only be permitted subject to the results of the Character Area study. All development shall be governed by the policies for Character Areas detailed in subsections 2.10.3.31 through 2.10.3.36 (Character Area Plans) and subsections 5.4.3.11 and 5.4.3.12 (Character Areas) of this Plan where applicable.

### **RESIDENTIAL OFFICE SUB-AREA**

- 3.5.3.36** Development in the CBD Residential/Office Sub-Area shall be subject to the policies of Section 3.3 (Residential Office Area) and the policies associated with Schedule "C.7.A.CBD" Streets and Development Blocks, Schedule "C.7.B.CBD" Open Spaces, Linkages and Nodes and Schedule "C.7.C.CBD" Height Limits.

### **RESIDENTIAL OFFICE SUB-AREA - BLOCKS O and Q**

- 3.5.3.37** High Density Residential development to maximum density of 125 units per hectare will be encouraged to develop on Blocks O and Q as described on Schedule C.7.A.CBD. No development on these blocks shall proceed until a strategy to address the long term parking requirements of GO transit can be developed to the satisfaction of the Town of Milton and GO Transit. The development of these sites shall be undertaken in accordance with subsection 3.3.3.5 (High Density Residential).

### **MIXED USE SUB AREA \*A6**

- 3.5.3.38** The CBD Mixed Use Sub-Area will be developed in accordance the policies associated with Schedule "C.7.A.CBD" Streets and Development Blocks, Schedule "C.7.B.CBD" Open Spaces, Linkages and Nodes and Schedule "C.7.C.CBD" Height Limits.
- 3.5.3.39** The Mixed Use Sub-Area has the potential to become a major concentration of retail, service, commercial, institutional office, and medium and high density residential uses. \*A6
- 3.5.3.40** Where development within the Mixed Use Sub-Area proposes new public roads, a plan of subdivision will be required that will describe the precise alignment of roads, new lot configurations and other matters as required under the Planning Act.

**3.5.3.41**

The GO Transit commuter station is an important factor supporting transit based development in the Mixed Use Sub-Area, the CBD and the Town in general. The GO Transit station is viewed as a likely location for a central transit hub providing intermodal services between commuter train and bus services, local transit services, automobiles, pedestrians and cyclists. This plan recognizes that the existing GO Transit parking lot will likely be developed over time for more intensive land uses. To this end, the following policies shall apply:

- a) lands directly adjacent the GO Transit station, north and south of the CPR Corridor will be designated for high density residential;
- b) in developing new streets within the Mixed Use Sub-Area, GO Transit will be consulted to ensure the adequacy of streets to accommodate bus drop off, "kiss and ride" and other functional requirements of the transit station; and \*A6
- c) provision will be made for a potential connection crossing the CPR corridor as shown on schedule C.7.A.CBD, if physically and financially feasible, in accordance with subsection 3.5.3.4 b).

### **MIXED USE SUB AREA- BLOCKS A and C \*A6**

**3.5.3.42**

Mixed Use Sub-Area Blocks A and C as designated on Schedule C.7.A.CBD will permit the full range of commercial uses including retail uses of all types provided the development does not take the form of an enclosed shopping centre. Permitted uses include hotel, conference, convention and banquet facilities, office uses; institutional uses; cultural and entertainment uses and service commercial uses. An automobile service station and/or car dealership is also permitted as accessory to or part of a mixed use development. In addition, high density residential development will be permitted on areas that are environmentally suitable.

Blocks A and C provide an area of land in excess of 10 hectares of vacant land, the development of which will, among other matters, assist in strengthening and diversifying Milton's CBD, particularly by accommodating new retail activities for which these lands have sufficient land resources, flexibility, accessibility, and other attributes required by the prospective businesses, including large facilities only in accordance with the following:

- a) development of individual stores having a floor space larger than 2,750 square metres shall be permitted on Blocks A and C, save and

except for the 2.0 hectares provided for pursuant to section 3.5.3.42 b) and subject to the following controls which are to be set out in the zoning by-law:

- i) up to three individual stores may be larger than approximately 2,750 square metres; and,
  - ii) none of those individual stores may be larger than approximately 11,150 square metres; and,
  - iii) the cumulative floor space of such individual stores which are larger than approximately 2,750 square metres may not exceed approximately 16,720 square metres; and,
  - iv) no such store larger than approximately 6,500 square metres may front onto Main Street.
- b) Part of the areas of Blocks A and C, consisting of one or two sites comprising a total of not less than 2.0 hectares, will be identified and zoned for the development of future high density residential use. Such areas shall be permitted to be used for the required commercial parking and landscaping related to the permitted uses within Blocks A and C until such residential development occurs, and shall also be permitted to be used for driveways/future streets. It is anticipated that the site (s) zoned for such future residential uses may be relocated anywhere within Blocks A and C, and the zoning by-law may be changed in this respect by way of a minor variance provided the resulting site (s) are not less than 2.0 hectares in size and are environmentally suitable for the residential use.

### **MIXED USE SUB AREA- BLOCKS G and H**

**3.5.3.43** Mixed Use Sub Area Blocks G and H as designated on Schedule C.7.A.CBD will permit the full range of retail commercial uses including hotel, conference, convention and banquet facilities uses; office uses; institutional uses; cultural and entertainment uses; service commercial uses and residential development in accordance with the following:

- a) residential development shall only be permitted on second storeys or above as part of mixed use developments; and,
- b) commercial uses will be restricted to those with individual retail floor areas that do not exceed 2,750 square metres. \*A6

### **MIXED USE SUB AREA - BLOCKS B and F \*A6**

- 3.5.3.44** Medium Density development at a density of up to 70 units per hectare shall be permitted in Blocks B and F of Schedule "C.7.A.CBD". The development of these sites shall be undertaken in accordance with subsections 3.2.3.1 (Medium Density Residential 1), 3.2.3.2 (Medium Density Residential 2) \*A6
- 3.5.3.45** Commercial retail uses will be encouraged to develop in these areas providing they are integrated into residential development and are oriented to face on to public streets.
- 3.5.3.46** Details of development, including pedestrian open space and streetscape elements, shall have regard for relevant CBD Urban Design Guidelines. A general target of 25% of the gross site area should be allocated for these purposes. \*A6

### **MIXED USE SUB AREA - BLOCK D \*A6**

- 3.5.3.47** High Density Residential development to maximum density of 125 units per hectare will be encouraged to develop on Block D as described on Schedule "C.7.A.CBD". No development on this block shall proceed until a strategy to address the long term parking requirements of GO transit can be developed to the satisfaction of the Town of Milton and GO Transit. The development of residential uses shall be undertaken in accordance with subsection 3.3.3.5 (High Density Residential). \*A6
- 3.5.3.48** Commercial retail uses will be encouraged to develop in these areas providing they are integrated into residential development and are oriented to face on to public streets.
- 3.5.3.49** An open space and streetscape design, having regard for the CBD Urban Design Guidelines, will be prepared to guide the development of a high quality pedestrian environment. A general target of 25% of the gross site area should be allocated for these purposes. \*A6

### **MIXED USE SUB AREA - BLOCK E \*A6**

- 3.5.3.50** The principal use of Block E on Schedule "C.7.A.CBD" will be a community park and shall be subject to the policies of Section 3.11 of this Plan. The development of Block E for park purposes shall occur in conjunction with a

financial and land use planning rationalization of the GO Transit parking facilities. Limited retail, office and residential development may be permitted on the site subject to the policies of the Mixed Use Sub Area having regard for the CBD Urban design Guidelines. In no case will non-park uses exceed 25% of the block area. \*A6

### **INSTITUTIONAL SUB-AREA**

- 3.5.3.51** The Town Hall is identified as an Institutional Sub-Area and shall be subject to the policies of Section 3.10 of this Plan.

### **MUNICIPAL SERVICING**

- 3.5.3.52** All development within the CBD shall be evaluated on its ability to be serviced by the regional water and wastewater sewer systems. Retail development east of the CPR corridor will be considered premature until final approval of Milton's Urban Expansion Area Boundary.

### **3.6            SECONDARY MIXED USE NODE \*DI(vi)**

#### **3.6.1            GENERAL   \*DI(vi)**

##### **PURPOSE**

- 3.6.1.1**            The Secondary Mixed Use Node on Schedule "B" identifies secondary commercial nodes which provide a range of commercial uses to serve the surrounding residential areas, including a major food store, as well as a location for office and institutional and a full range of residential uses including low, medium and high densities.

#### **3.6.2            PERMITTED USES   \*DI(vi)**

- 3.6.2.1**            The Secondary Mixed Use Node designation on Schedule "B" means that the main permitted use shall be a group of commercial uses the total size of which ranges from 9,300 to 13,935 square metres, including a food store, grocery store and supermarket. In addition, office, institutional and a full range of high density residential uses which are integrated with the commercial uses will also be permitted. Park uses will also be permitted.
- 3.6.2.2**            No new development shall be permitted within areas designated "Secondary Mixed Use Node" within the Urban Expansion Area on Schedule "B" until a Secondary Plan has been approved for the appropriate Planning District or portion of the Planning District in conformity with the policies of this Plan. The only exceptions are expansions or modifications of existing uses, or the replacement of such uses with related uses.

#### **3.6.3            SECONDARY MIXED USE NODE POLICIES   \*DI(vi)**

- 3.6.3.1**            Development within areas designated "Secondary Mixed Use Node" within the Existing Urban Area on Schedule "B", shall be permitted subject to:
- a)            the submission of a development plan which demonstrates to the satisfaction of the Town that the proposed development can be integrated with existing and proposed uses of adjacent lands, including lands outside the Secondary Mixed Use Node designation;
  - b)            the proposed development complies with the Community-wide policies of Section 2.0 of this Plan;

- c) where the proposed total commercial floor space exceeds 9,300 square metres submission of a market impact study which shall incorporate actual sales data where possible, and that demonstrates that the proposed commercial use will not have a deleterious impact on the planned function of the Central Business District will be required; and
- d) the provision of any other study that the Town may require.

**3.6.3.2** Secondary Mixed Use Nodes within the Urban Expansion Area will form focal points for the surrounding residential neighbourhoods and will generally include between 65 and 80 hectares of land in the centre of a Secondary Plan Area Planning District.

**3.6.3.3** Secondary Mixed Use Nodes within the Urban Expansion Area will generally include between 9300 and 13,935 square metres of commercial uses. Secondary Mixed Use Nodes may also include employment uses, a full range of residential development, and Civic, recreational, cultural, entertainment and institutional uses, including secondary schools.

**3.6.3.4** Secondary Mixed Use Nodes within the Urban Expansion Area will require special design standards to ensure their integration with surrounding development, while still fulfilling their role. In particular, such areas shall:

- a) be oriented to public streets and have a strong street presence;
- b) incorporate landmarks such as church spires, fountains or public art;
- c) give consideration in design and development to the creation of an environment which is comfortable for the pedestrian and transit supportive.

**3.6.3.5** Notwithstanding the policies of subsections 3.6.3.1 through to 3.6.3.4 inclusive of this Plan, Secondary Mixed Use Nodes shall be developed in accordance with the policies of subsections 2.2.3.9 and 2.2.3.10 of this Plan.

**3.6.3.6** Notwithstanding the policies of Section 3.6 of this Plan, recognizing that the Secondary Mixed Use Node located at Highway 25 and Derry Road is already in large measure constructed and that those lands which are vacant have existing zoning or a reasonable opportunity for future development, this particular node shall be developed in accordance with the following:

- a) the total commercial floor space allowed within this particular node shall be 16,725 sq. m. and shall be in accordance with the existing or

future zoning and with the approval of (a) site plan(s) in accordance with Section 41 of the Planning Act;

- b) unless the total commercial floor space exceeds 16,725 sq. m., the submission of an overall development plan or Secondary Plan and market impact study shall not be required for this particular node; and,
- c) the integration of this particular node with surrounding development shall be considered in the context of the existing development.

**3.6.3.7** Notwithstanding the policies of Sections 3.6.2.1, 3.6.3.2 c) and 3.6.3.3 the Secondary Mixed Use Nodes located at Third Line (Thompson Road) and Louis St. Laurent (Mid Block Arterial) and at First Line (Bronte Road) and Louis St. Laurent shall be subject to the following exceptions:

- a) a total commercial floor space within each Node of up to 14,864 square metres shall be permitted; and,
- b) unless the total commercial floor space exceeds 14,864 square metres, the submission of a market impact study shall not be required.

### **3.7            EMPLOYMENT AREA    \*DI(vii)**

#### **3.7.1            GENERAL    \*DI(vii)**

##### **PURPOSE**

**3.7.1.1**            The Employment Area designation on Schedule 'B' applies to areas where the full range of business park and office uses will be permitted, as well as commercial uses, in accordance with the policies of Section 3.7.2.1 of this Plan.

**3.7.1.2**            No new development shall be permitted within areas designated "Employment Area" within the Urban Expansion Area on Schedule "B" until a Secondary Plan has been approved for the appropriate Planning District or portion of the Planning District in conformity with the policies of this Plan. The only exceptions are expansions or modifications of existing uses, or the replacement of such uses with related uses.

#### **3.7.2            PERMITTED USES    \*DI(vii)**

**3.7.2.1**            The Employment Area designation on Schedule 'B' means that the main permitted uses shall be Business Park Area uses including light industrial and office uses, and the uses permitted in accordance with subsection 3.8.2.2 of this Plan.

**3.7.2.2**            In addition to the permitted uses identified in subsection 3.7.2.1, the following commercial uses shall also be permitted but only in the identified locations except as provided in Section 3.7.2.2 c):

- a)            within the Employment Area designation on lands located on the west side of Hwy. #25 south of Hwy. #401 to the CN rail line, south of Steeles Avenue between Martin and Ontario Streets, and north of Steeles Avenue between Lawson Road and James Snow Parkway, highway commercial development in accordance with the policies of subsections 3.7.3.2, 3.7.3.3 and 3.7.3.4 of this Plan;
- b)            within the Employment Area designation on the lands south of Highway 401 bounded by Steeles Avenue, Thompson Road, Maple Avenue, and James Snow Parkway regional and sub-regional commercial development may be permitted in accordance with the

specific site policies for Specific Policy Area 21 as provided in Section 4.11;

- c) within the Employment Area designation at the north-west corner of James Snow Parkway and Highway 401 may be used for the development of regional and sub-regional uses and may include; a department store, food store and retail commercial stores of more than 2,750 square metres, subject to a market impact analysis and peer review findings at the time of a Zoning By-law amendment application for these lands.

Outdoor storage of goods and products for sales and display shall be permitted in conjunction with permitted retail uses subject to an overall design plan incorporating landscaping, screening and shielding of such areas, particularly from abutting roads and Highway 401; and,

- d) Within the Employment Area designation on the lands located at the northeast corner of Highway 401 and Steeles Avenue (former Halton Works Yard), regional and sub-regional commercial development may be permitted in accordance with the specific site policies for Specific Policy Area 22 as provided in Section 4.11.

### **3.7.3 EMPLOYMENT AREA POLICIES \*D1(vii)**

#### **3.7.3.1** Development within areas designated " Employment Area" within the Existing Urban Area on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions of the Milton 401 Industrial Park Secondary Plan in Part C of this Plan, where applicable;
- b) the submission of a development plan for lands outside the Milton 401 Industrial Park Secondary Plan area which demonstrates to the satisfaction of the Town that the proposed development can be integrated with existing and proposed uses of adjacent lands, including lands outside the Employment Area designation;
- c) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan;
- d) applicants can demonstrate that there is adequate water and wastewater treatment capacity to accommodate the proposed use;

- e) no outdoor storage;
- f) a high quality of landscaped site development, particularly adjacent to Provincial Freeways, Highways , Major Arterial, Minor Arterial or Multi-Purpose Arterial roads; and
- g) the provision of any other study that the Town may require.

## **HIGHWAY COMMERCIAL DEVELOPMENT**

**3.7.3.2** Highway commercial uses are uses as defined within the zoning by-law which generally serve the travelling public such as service stations, vehicle wash facilities, restaurants, hotels, motels, vehicle repair facilities, and truck stops.

**3.7.3.3** New highway commercial development shall only be permitted in locations identified in subsection 3.7.2.2. Applications for approval of new developments in the Employment Area designation or major extensions of existing uses will require submission of a development plan which demonstrates that the proposed development can be physically integrated with adjacent existing and proposed uses, including lands outside the Employment Area designation.

**3.7.3.4** Evaluation of an application for new highway commercial development will also be based on conformity with the following criteria:

- a) The design of the development reflects the prominent location of such uses at gateways to the Town including extensive landscaping and restricted signage;
- b) Common parking and access facilities are proposed to be shared with abutting commercial uses where feasible; and,
- c) Where highway commercial uses are proposed to be located adjacent to residential areas, restrictions are proposed on garbage and outdoor storage, and significant buffering from the residential use will be required.

## **REGIONAL OR SUB-REGIONAL COMMERCIAL DEVELOPMENT**

**3.7.3.5** Regional or sub-regional commercial development, excluding enclosed shopping malls, shall only be permitted after a detailed evaluation of the proposed development based on:

- a) submission of a development plan which clearly demonstrates that the proposed development can be physically integrated with adjacent existing and proposed uses, including lands outside the Employment Area designation;
- b) submission of a market impact study (where the proposed total commercial floor space exceeds 10,000 square metres) which shall incorporate actual sales data where possible, that demonstrates that the proposed regional or sub-regional commercial development will not have a deleterious impact on the planned function of the Central Business District;
- c) submission of a traffic impact study which demonstrates that the traffic generated by the proposed commercial development can be accommodated; and,
- d) submission of any other studies required by the Town.

**3.7.3.6** Evaluation of an application for development of regional or sub-regional commercial development will also be based on conformity with the following criteria:

- a) The design of the development reflects the prominent location of such uses at gateways to the Town, including extensive landscaping and integrated signage;
- b) Common parking and access facilities will be shared with abutting commercial uses where feasible; and,
- c) The applicant demonstrates that the proposed use cannot be located in the Central Business District in a manner compatible with the type and distribution of retail shops within the CBD area except where uses are expressly permitted.

### **3.8 BUSINESS PARK AREA \*DI(viii)**

#### **3.8.1 GENERAL \*DI(viii)**

##### **PURPOSE**

**3.8.1.1** The Business Park Area designation on Schedule "B" is an employment designation which applies to areas where the full range of light industrial and office uses will be permitted, subject to a high standard of design.

**3.8.1.2** No new development shall be permitted within areas designated "Business Park Area" within the Urban Expansion Area on Schedule "B" until a Secondary Plan has been approved for the appropriate Planning District or portion of the Planning District in conformity with the policies of this Plan. The only exceptions being expansions or modifications of existing uses, or the replacement of such uses with related uses.

#### **3.8.2 PERMITTED USES \*DI(viii)**

**3.8.2.1** The Business Park Area designation on Schedule "B" means that the main permitted uses shall be light industrial and office uses.

**3.8.2.2** In addition to the main permitted uses within the Business Park Area designation, the following uses shall also be permitted:

- a) Service commercial uses, office, wholesale and retail functions directly related to industry;
- b) Hotel, conference, convention and banquet facility uses;
- c) Research and development uses excluding uses which produce biomedical waste;
- d) Institutional uses;
- e) Restaurants;
- f) Theatre/entertainment uses;
- g) Auto sales and service;

- h) Commercial recreation uses; and,
- i) Park uses.

**3.8.2.3** Within the Business Park Area designation, the following uses shall specifically not be permitted:

- a) Truck terminals;
- b) Fuel depots;
- c) Cement batching and asphalt plants; and,
- d) Waste management or composting facilities.

### **3.8.3 BUSINESS PARK AREA POLICIES *\*DI(viii)***

**3.8.3.1** Development within areas designated "Business Park Area" within the Existing Urban Area on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions of the Milton 401 Industrial Park Secondary Plan as outlined within Part C of this Plan where applicable;
- b) the submission of a development plan for lands outside the Milton 401 Industrial Park Secondary Plan area which demonstrates that the proposed development can be physically integrated with existing and proposed uses of adjacent lands, including lands outside the Business Park Area designation;
- c) no outdoor storage being allowed;
- d) a high quality of landscaped site development particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial or Multi-Purpose Arterial roads;
- e) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and,
- f) applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

## **AM RADIO TRANSMISSION FACILITIES**

- 3.8.3.2** Where new Business Park or Industrial development is proposed within a 4 kilometre radius of the AM Radio transmission facilities located in Milton near the corner of Trafalgar Road and Highway #401, consideration shall be given by the Town, in consultation with the Canadian Broadcasting Company, to limiting the height of the proposed building(s) to 18 metres or less and to limiting the extent of steel used in the construction of the building(s), to prevent interference of the radio transmission.

### **3.9            INDUSTRIAL AREA    *\*DI(ix)***

#### **3.9.1            GENERAL    *\*DI(ix)***

##### **PURPOSE**

**3.9.1.1**            The Industrial Area designation on Schedule "B" is an employment designation which applies to areas where the full range of light and general industrial uses will be permitted.

**3.9.1.2**            No new development shall be permitted within areas designated "Industrial Area" within the Urban Expansion Area on Schedule "B" until a Secondary Plan has been approved for the appropriate Planning District or portion of the Planning District in conformity with the policies of this Plan. The only exceptions are expansions or modifications of existing uses, or the replacement of such uses with related uses.

#### **3.9.2            PERMITTED USES    *\*DI(ix)***

**3.9.2.1**            The Industrial Area designation on Schedule "B" means that the main permitted uses shall be light and general industrial uses including recycling industries in accordance with the policies of subsections 2.6.3.46 through to 2.6.3.53 inclusive, of this Plan. In addition, accessory service, wholesale, retail and office uses directly related to the industrial use shall be permitted as well as park uses.

**3.9.2.2**            Notwithstanding the policies of subsection 3.9.2.1, office use and research and development and technology uses, excluding uses which produce biomedical waste, shall be permitted in a one to two storey Multi-Unit Building within the designated Industrial Area. A Multi-Unit Building shall not include an Office Building.

**3.9.2.3**            Notwithstanding the policies of subsection 3.9.2.1, the Town shall not permit industrial uses which are considered to represent a significant health or safety hazard to the residents of Milton or to the natural environment. Where there is concern with the potential impact of a proposed industrial use, the proponent shall prepare an evaluation report, and shall be required to implement any necessary mitigative measures.

### **3.9.3 INDUSTRIAL AREA POLICIES \*DI(ix)**

#### **3.9.3.1** Development within areas designated "Industrial Area" within the Existing Urban Area on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions of the Milton 401 Industrial Park Secondary Plan as outlined within Part C of this Plan, where applicable;
- b) the submission of a development plan for lands outside the Milton 401 Industrial Park Secondary Plan area which demonstrates that the proposed development can be physically integrated with existing and proposed uses of adjacent lands, including lands outside the Industrial Area designation;
- c) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and,
- d) applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

### **AM RADIO TRANSMISSION FACILITIES**

#### **3.9.3.2** Where new Business Park or Industrial development is proposed within a 4 kilometre radius of the AM Radio transmission facilities located in Milton near the corner of Trafalgar Road and Highway #401, consideration shall be given by the Town, in consultation with the Canadian Broadcasting Company, to limiting the height of the proposed building(s) to 18 metres or less and to limiting the extent of steel used in the construction of the building(s), to prevent interference of the radio transmission.

### **3.10      INSTITUTIONAL AREA \*DI(x)**

#### **3.10.1      GENERAL \*DI(x)**

##### **PURPOSE**

- 3.10.1.1**      The Institutional Area designation on Schedule "B" is an employment designation which is intended to recognize major public and quasi-public uses which may also be major employment centres for the Town.

#### **3.10.2      PERMITTED USES \*DI(x)**

- 3.10.2.1**      The Institutional Area designation on Schedule "B" means that the main permitted uses shall be public, quasi-public and private non-profit uses of a Town-wide, regional or Provincial significance, including hospitals, major educational uses such as secondary schools, large religious facilities, supportive housing, Residential Care Facilities and Correctional Group Homes; and other major community uses on sites which generally exceed 1 hectare.

- 3.10.2.2**      In addition to the policies of subsection 3.10.2.1, accessory service uses, retail uses and office functions shall be permitted.

- 3.10.2.3**      Residential uses including supportive housing may also be permitted in conformity with the policies of subsection 3.10.3.2.

#### **3.10.3      INSTITUTIONAL AREA POLICIES \*DI(x)**

- 3.10.3.1**      Development within areas designated "Institutional Area" on Schedule "B", or within an approved Secondary Plan, shall be permitted subject to:

- a)      the submission of a development plan which demonstrates to the satisfaction of the Town that the proposed development can be integrated with existing and proposed uses of adjacent lands, including lands outside the Institutional Area designation;
- b)      the proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and,
- c)      applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

## **RESIDENTIAL USES**

**3.10.3.2** Residential uses may be permitted in conjunction with Institutional uses, where Institutional sites are located adjacent to lands in the Residential Area designation. Such applications will require:

- a) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan;
- b) submission of a traffic study where traffic from the proposed development will be required to use local streets for egress/ingress which demonstrates to the satisfaction of the Town that the streets can accommodate the additional traffic in a safe manner; and,
- c) submission of a development plan and any additional studies required by the Town.

## **NEW INSTITUTIONAL USES**

**3.10.3.3** Applications for amendments to the Official Plan or Zoning By-law to add new institutional designations or zones will be evaluated based on submission of:

- a) a development plan;
- b) a report by a qualified traffic engineer where deemed applicable which outlines the potential impacts of traffic on surrounding areas, particularly residential areas, and indicates how any negative impacts can be resolved;
- c) any incompatibilities with surrounding uses, particularly residential uses, can be mitigated in an appropriate manner through provision of buffering, engineering solutions or other similar approaches, except that where the use has satisfied the provisions of the Environmental Assessment Act it will be deemed to be compatible with surrounding uses;
- d) the scale of the buildings is compatible with the character of the surrounding area; and

- e) a location on a regional or arterial road.

### **3.11      COMMUNITY PARK AREA    \*DI(xi)**

#### **3.11.1      GENERAL    \*DI(xi)**

##### **PURPOSE**

- 3.11.1.1**      The Community Park Area designation on Schedule "B" recognizes existing or proposed public parks that are primarily intended to serve all residents of the Urban Area, as well as the Town as a whole and which may include, in addition to facilities found in other types of parks, significant natural or physical features such as the Mill Pond, or unique attractions such as the Milton Fairgrounds, formal gardens, display greenhouses, animal farms, public use museums, or other specialized functions such as cemeteries.

#### **3.11.2      PERMITTED USES    \*DI(xi)**

- 3.11.2.1**      The Community Park Area designation on Schedule "B" means that the main permitted use shall be a full range of active and passive recreation uses ranging from uses such as nature viewing and garden plots to public cultural/entertainment areas and major sports facilities such as arenas and sports fields.

- 3.11.2.2**      Limited small scale accessory retail uses may also be permitted within the Community Park Area designation, with the exception of areas in or adjacent to natural features or environmentally sensitive areas.

#### **3.11.3      COMMUNITY PARK AREA POLICIES    \*DI(xi)**

##### **MILL POND**

- 3.11.3.1**      The Mill Pond Park represents a key focal point for development in the Existing Urban Area on Schedule "B". The Town has significantly improved this facility and will continue to maintain and enhance it.

##### **POTENTIAL COMMUNITY PARK AREAS**

- 3.11.3.2**      One potential Community Park Area has been identified in the Urban Expansion Area on Schedule "B". The conceptual designation of this park and the Milton Fairgrounds within the Existing Urban Area will be refined

during the preparation of the relevant Secondary Plans and a detailed analysis will establish the function and facilities which will be developed for each park. During the preparation of the relevant Secondary Plan(s), the locating of schools adjacent to the Community Park Area will be encouraged.

## **MILTON FAIRGROUNDS**

- 3.11.3.3** The existing and related uses of the Milton Fairgrounds including auction sales and the storage, exhibiting and sales of trailers will continue for the foreseeable future. However, prior to any significant change in use, the proponent shall submit a development plan and a detailed analysis will be required in order to determine the most appropriate form of alternative development for this key site. Such an analysis will include an assessment of the impacts of a change in use and may include traffic impact study and social impact analysis. The key concern will be to ensure a use which best meets the needs of the community as a whole.
- 3.11.3.4** The Milton Fairgrounds have been identified as a Specific Policy Area as shown on Schedule "B", in accordance with the policies of Section 4.11 of this Plan.

**3.12 GREENLANDS A AREA****3.12.1 GENERAL****PURPOSE**

- 3.12.1.1** The Greenlands A Area designation as shown on Schedule "B" recognizes those areas within the Urban Area where preservation of the natural area and features is essential, in accordance with the policies of Section 4.8 of this Plan.

**3.12.2 PERMITTED USES**

The permitted uses in the Greenlands A Area designation within the Urban Area shall be in conformity with the policies of Section 4.8 of this Plan.

**3.12.3 GREENLANDS A AREA POLICIES**

- 3.12.3.1** The Greenlands A Area is subject to the policies of Section 4.8 of this Plan, to all other relevant policies of this Plan and to the policies of the Conservation Authority and the appropriate Ministries.

### **3.13 ENVIRONMENTAL LINKAGE AREA \*DI(xiii)**

#### **3.13.1 GENERAL \*DI(xiii)**

##### **PURPOSE**

- 3.13.1.1** The policies of Section 3.13 of this Plan shall be applicable to all the lands in the Environmental Linkage Area designation in the Urban Area, regardless of whether they are located in the Existing Urban Area or the Urban Expansion Area as shown conceptually on Schedule "B". The Environmental Linkage Area designation on Schedule "B" is designed to protect lands which have the potential to form significant linkages in the Town's Urban Area Linked Open Space system, noting that rehabilitation and/or enhancement of the identified area will be necessary. The specific location and extent of the Environmental Linkage Areas will be determined during the preparation of the corresponding site specific policies in the respective Secondary Plan(s).

##### **CRITERIA FOR DESIGNATION**

- 3.13.1.2** The Environmental Linkage Area includes:

- a) wooded areas;
- b) areas which have the potential to link lands in the Greenlands A Area designation with major roads, the Existing Urban Area or other major natural or open space areas; and,
- c) the North Hydro Corridor.

#### **3.13.2 PERMITTED USES \*DI(xiii)**

The Environmental Linkage Area designation on Schedule "B" means that the permitted uses shall be:

- a) non-intensive recreation uses such as nature viewing and trails which have a minimal impact on the natural environmental features and ecological functions of the area;
- b) forest, wildlife and fisheries management;

- c) archaeological activities;
- d) transportation (including parking) and utility facilities;
- e) watershed management and flood and erosion control projects carried out or supervised by a public authority;
- f) existing legally established uses; and,
- g) existing agricultural operations in the Urban Expansion Area, until such time as development occurs in accordance with the policies of this Plan

### **3.13.3 ENVIRONMENTAL LINKAGE AREA POLICIES \*DI(xiii)**

#### **DEVELOPMENT**

**3.13.3.1** The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within the Environmental Linkage Area, except for buildings, structures or works or alterations for the permitted uses.

**3.13.3.2** Buildings, structures or works for the permitted uses or applications for an Official Plan amendment to permit any other development (including applications in areas where a Secondary Plan is under preparation) shall only be considered for approval by Council, in consultation with the Conservation Authority and the Ministry of Natural Resources, provided that:

- a) such buildings, structures or works shall not locate in significant natural areas and are designed in a manner which:
  - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
  - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
  - iii) will result in no detrimental changes to the natural quality and hydrogeological characteristics of any watercourses;

- iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions; and,
- v) will result in the maintenance and/or functions enhancement of existing terrestrial ecosystem functions.

### 3.13.3.3

The Town, in consultation with the Halton Region Conservation Authority and the appropriate Ministry, as a basis for the evaluation of the works outlined in subsection 3.13.3.2 will require submission of:

- a) appropriate engineering studies conducted to the satisfaction of the Town, the Conservation Authority and the Ministry of Natural Resources and paid for by the applicant which address:
  - i) the potential impact of the proposed works on the lands and features in the Environmental Linkage Area, particularly the natural quality and hydrogeological characteristics of any watercourses; and,
  - ii) the proposed methods by which these impacts may be mitigated in a manner consistent with accepted engineering techniques and resource management practices, although it is preferred that non-engineered approaches to resource management be used.
- b) an environmental assessment prepared to the satisfaction of the Town, in consultation with the Conservation Authority and the Ministry of Natural Resources, which provides an inventory and analysis of all natural features and ecological functions of the site, including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas and areas which are essential for maintaining natural fluvial processes. As part of the EIA process, the identification in the field of the exact boundary of all ESA's shall be required, as well as the recommended mitigation measures which shall address, at a minimum, the requirements of subsection 4.8.3.2 b) of this Plan, and be established on a site specific basis resulting from the preparation of the EIA; and,
- c) a detailed site plan, and landscaping and grading plans, which demonstrate:
  - i) how natural ecological systems and processes will be maintained; and,

- ii) how disruption to existing landforms and landscape features will be minimized.

**3.13.3.4** Further to and in accordance with the policies of subsections 3.13.3.1, 3.13.3.2 and 3.13.3.3 of this Plan, there will be no public obligation either to permit such works or purchase any land within the Environmental Linkage Area if it is determined that the proposed buildings, structures or works cannot be designed in a manner which minimizes impacts on the natural environment in an appropriate manner.

### **ZONING**

**3.13.3.5** The boundaries of the Environmental Linkage Area designations are delineated in a conceptual manner on Schedule "B", Urban Area Land Use Plan, of this Plan. The extent and surveyed location of the boundaries shall be delineated in the relevant Secondary Plans or portions of Secondary Plans in Part C of this Plan and in the implementing Zoning By-law, in accordance with detailed mapping including sub-watershed mapping prepared as part of the development of Secondary Plans for lands in the Urban Expansion Area on Schedule "B". Where such lands are located in the Existing Urban Area, the extent and surveyed location of the boundaries will be delineated in the implementing Zoning By-law based on detailed mapping submitted by applicants for development approvals.

**3.13.3.6** Lands in the Environmental Linkage Area will be zoned Open Space Conservation (OSC) in the implementing Zoning By-law. Expansion of existing buildings and structures may be permitted in accordance with the provisions of the Zoning By-law.

**3.13.3.7** The Zoning By-law shall incorporate general setbacks for buildings, structures, parking areas and other similar facilities from the Environmental Linkage Area in relation to sensitivity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications and as part of any Secondary Plan process, and a greater setback may be required to reflect specific circumstances.

### **OWNERSHIP**

**3.13.3.8** Where any land designated as Environmental Linkage Area within the Urban Area is held under private ownership, this Plan shall not be construed as

implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the Greenlands System through the development approval process as permitted by legislation.

## **PARKLAND DEDICATION**

- 3.13.3.9** Where new development is proposed on a site, part of which is designated Environmental Linkage Area, such lands may not be acceptable as part of the dedication for park purposes as required by the Planning Act.

### **3.14 REGULATORY FLOOD PLAIN**

#### **3.14.1 GENERAL**

##### **PURPOSE**

- 3.14.1.1** The Regulatory Flood Plain boundary within the Existing Urban Area, as outlined on Schedule "B" delineates those lands which are subject to flooding during a Regional Storm event. Provincial policy requires that the One Zone Flood Plain Concept apply to regulatory flood plains in Ontario. However, the area within the Regulatory (Regional Storm) Flood Plain in the Existing Urban Area of Milton is already extensively developed and, as such, the Halton Region Conservation Authority has agreed to have some flexibility with respect to new development and minor additions to existing development. This is done to ensure the socio-economic viability of the area. The Town of Milton, in conjunction with the Halton Region Conservation Authority, will attempt to have the Existing Urban Area of Milton designated as a Special Policy Area by the Ministry of Municipal Affairs.

##### **THE ONE ZONE CONCEPT**

- 3.14.1.2** The One Zone Concept is the Provincial planning approach whereby the entire flood plain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted. The flood plain in the Town of Milton will be regulated using the One Zone Concept, with the exception of the Existing Urban Area.

##### **SPECIAL POLICY AREA**

- 3.14.1.3** The Special Policy Area designation is a Provincial designation for an area within a community that has historically existed in the flood plain and where strict adherence to certain Province-wide policies concerning new development would result in social and economic hardships for the community. As a result, site specific policies, regarding development and redevelopment in the existing urban area within the Regulatory Flood Plain, will be formulated by the Town, the Halton Region Conservation Authority, and the Ministries of Natural Resources and Municipal Affairs and Housing. These policies will then be applied within the defined limits of the Special Policy Area.

### **3.14.2 PERMITTED USES**

**3.14.2.1** Any new development or minor additions within the Regulatory Flood Plain will require a permit from the Halton Region Conservation Authority pursuant to Ontario Regulation 150/90. Until such time that the Existing Urban Area within the Regulatory Flood Plain is designated as a Special Policy Area, the Halton Region Conservation Authority will rely on the following interim policy:

- a) New residential construction must be dry flood proofed to the Regional Storm elevation including egress and access.
- b) New commercial construction must be dry flood proofed to the 100 Year Storm elevation including parking and access, and wet flood proofed to the Regional Storm elevation.
- c) Interior modifications to existing buildings are not required to be circulated to the Halton Region Conservation Authority under Ontario Regulation 150/90 provided the modifications do not propose to change the use of the building, i.e., conversion of commercial space to residential.
- d) Additions or enlargements of existing buildings are considered to be new construction and should be circulated to the Halton Region Conservation Authority under Ontario Regulation 150/90.
- e) Watershed management and flood and erosion control projects carried out or supervised by the Halton Region Conservation Authority.

### **PROHIBITED USES**

**3.14.2.2** Notwithstanding the provisions of Subsection 3.14.1.2 the following new uses shall be prohibited in the Regulatory Flood Plain:

- a) The manufacture, storage, disposal and/or consumption of hazardous substances which would pose an unacceptable threat to public safety if they were to escape their normal containment/use as a result of flooding or failure of floodproofing measures;
- b) Institutional uses such as hospitals, schools or nursing homes which would pose a significant threat to the safety of the inhabitants (e.g., the sick, elderly, the disabled and the young) if involved in an emergency

evacuation situation as a result of flooding or failure of floodproofing measures;

- c) Services such as those provided by fire, police and ambulance stations and electrical substations which would be impaired during a flood emergency as a result of flooding or failure of floodproofing measures; and,
- d) New residential, commercial or industrial uses unless designed for floodproofing in accordance with the policies of the Halton Region Conservation Authority and the Province.
- e) The introduction of fill into the Regulatory Flood Plain.

### **3.14.3 REGULATORY FLOOD PLAIN POLICIES**

#### **EXISTING USES**

- 3.14.3.1** Where such uses as described in subsection 3.14.2.2 already exist in the Regulatory Flood Plain, a higher level of flood protection and/or additional floodproofing above the regulatory flood level will be required for any renovation, redevelopment or replacement of existing structures, approved by the Town of Milton and the Halton Region Conservation Authority in accordance with the policies of the Halton Region Conservation Authority and the Province.

#### **RE-ESTABLISHMENT OF HYDRAULIC CAPACITY**

- 3.14.3.2** Wherever possible, the Town of Milton, in consultation with the Halton Region Conservation Authority, shall attempt, when sites are redeveloped, to incorporate measures which do not adversely affect the hydraulic capacity of the watercourse.

## **4.0 RURAL SYSTEM AND GREENLANDS SYSTEM LAND USE POLICIES** \*D3, A5

### **4.1 INTRODUCTION** \*D3, A5

#### **4.1.1 GENERAL**

##### **PURPOSE**

- 4.1.1.1** The Rural System and Greenlands System Land Use Policies establish directions for lands in the Rural, Agricultural, Hamlet, Parkway Belt West Plan, Mineral Resource Extraction, Greenlands A, Greenlands B, Escarpment Protection, Escarpment Rural, Escarpment Natural and Environmentally Sensitive Areas on Schedule "A" of this Plan. These include all of the lands outside the Urban Area General Land Use designations and policies for the Rural System and Greenlands System are established in Section 4.1.1. \*DI(xiv)

##### **SECONDARY PLANS**

- 4.1.1.2** Detailed land use designations and policy directives for each of the Hamlet Areas, and Rural Districts where deemed appropriate by Council, identified on Schedule D2, Rural Districts, will be established in Secondary Plans, which will be incorporated into Part C of this Plan as required in accordance with the policies of this Plan.

##### **RURAL ESTATE RESIDENTIAL DEVELOPMENT**

- 4.1.1.3** The creation of new lots by rural estate residential development or infilling shall be prohibited in the Rural System and Greenlands System, except in the Hamlet Area designation, in accordance with the provisions of the relevant Secondary Plan in Part C of this Plan.

##### **ACCESSORY APARTMENTS IN HOUSES**

- 4.1.1.4** Where permitted in accordance with the policies of this Plan, an accessory apartment in a detached dwelling unit within the Rural System shall be subject to the following policies:
- a) the use shall be located in a detached residential building where adequate private water and wastewater services are available;

- b) there will be no significant changes to the external character of the dwelling unit or property;
- c) all of the requirements of the Zoning By-law and, where applicable, the Niagara Escarpment Plan, including the provision of adequate parking, of the Ontario Building Code, of the Property Standards By-law and other relevant municipal and provincial regulations can be satisfied; and,
- d) the property is not in the Escarpment Natural Area, Escarpment Protection Area or Escarpment Rural Area designations.

Within the Greenlands A Area designation, an accessory apartment which requires an addition to an existing home will not be allowed, except where specifically exempted based on consultation between the Town and the appropriate Conservation Authority and the Ministry of Natural Resources.

## **GROUP HOMES**

- 4.1.1.5** Group Homes Type 1 and Type 2, excluding Correctional Group Homes, shall be permitted in any designation on Schedule "A" to this Plan except within the Greenlands A and B Areas, in accordance with the provisions of subsection 3.2.3.3, Special Needs Housing, of this Plan.

## **HOME OCCUPATIONS, HOME AND COTTAGE INDUSTRIES**

- 4.1.1.6** Home Occupations, Home Industries and Cottage Industries shall be permitted in the Rural and Hamlet Area Land Use designations subject to the standards of the Zoning By-law and provided that:
- a) the use is secondary to the primary use of the property for residential or agricultural purposes and does not involve any significant changes to the external character of the main dwelling unit or property;
  - b) outside display or storage areas are not permitted;
  - c) the use does not generate adverse affects such as excessive traffic, noise, parking problems or electrical interference which are incompatible with a residential area;

- d) any free-standing building is located in accordance with the standards of the Zoning By-law and sign by-law; and,
- e) any home industry located on a commercial farm does not exceed a gross floor area of 100 sq. m.

## **MAJOR TOURIST FACILITIES**

**4.1.1.7** Since it is difficult to predetermine the suitability of major land intensive tourist facilities in the Rural System, major tourist facilities may only be permitted by amendment to this Plan and the Regional Plan (1995), a zoning by-law amendment, an amendment to the Niagara Escarpment Plan, where applicable, and site plan approval.

**4.1.1.8** In accordance with the policies of subsection 4.1.1.7, the Town will consider applications for approval of an Official Plan amendment for tourist facilities proposals subject to:

- a) the type and scale of the proposed development is justified based on demand for the use;
- b) the impact on adjacent agricultural operations is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the Town and the Region of Halton; and,
- c) appropriate engineering studies conducted to the satisfaction of the Town, the Conservation Authority and the appropriate Ministries and paid for by the applicant which address:
  - i) the potential impact of the proposed works on the lands and features in the Rural Area and any adjacent environmental features, particularly the natural quality and quantity of ground and surface water resources; and,
  - ii) the proposed methods by which these impacts may be mitigated in a manner consistent with accepted engineering techniques and resource management practices.
- d) an environmental impact assessment prepared to the satisfaction of the Town, in consultation with the Region, the relevant Conservation Authority and the appropriate Ministries, which provides an inventory

and analysis of all natural features and ecological functions of the site, including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and groundwater discharge areas which are essential for maintaining natural fluvial processes; and,

- e) a detailed site plan, and landscaping and grading plans, which demonstrate:
  - i) how natural ecological systems and processes will be maintained;
  - ii) how disruption to existing landforms and landscape features will be minimized; and,
  - iii) how landscaping and berms will be provided where necessary to secure an open-space character of the area.
- f) the satisfaction of the requirements of all the relevant policies of this Plan including subsection 4.3.3.1 as it relates to recreation uses;
- g) the submission of a detailed design review including a development plan which will address the integration of the proposed new development with the existing landscape;
- h) a traffic analysis which will demonstrate that adequate access can be provided to the proposed facility;
- i) a servicing analysis including a hydrogeological study and an assessment of the feasibility of communal services to the satisfaction of the Town, the Region and the appropriate Ministries, in accordance with the Region of Halton's Rural Servicing Guidelines which demonstrates that the proposed development can be adequately provided with water and wastewater services;
- j) a market analysis which demonstrates the need for the proposed development at the proposed location and alternatives considered and addresses the phasing of the development; and,
- k) a financial analysis of infrastructure and public service costs report and acceptance of the costs by Council;
- l) any other studies deemed necessary by the Town;

- m) the purpose and objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan; and,
- n) provided that there is adequate separation distance from the proposed facilities to licensed pits and quarries, as determined by the Town, the Region and the appropriate Ministries.

## **GARDEN SUITES**

- 4.1.1.9** Garden suites, including those considered to be second dwellings, may be permitted outside of the Niagara Escarpment Plan Area in the Rural System Land Use designations in accordance with the relevant policies of subsection 3.2.3.5, Garden Suites, of this Plan, and provision of adequate private water supply and waste disposal facilities. Only temporary mobile or portable dwelling unit(s) accessory to an agricultural operation are permitted in Escarpment Protection and Escarpment Rural Areas subject to Development Criteria 2.10 of the Niagara Escarpment Plan.

## **BED AND BREAKFAST ESTABLISHMENTS**

- 4.1.1.10** Bed and Breakfast Establishments may be permitted in the Rural System Land Use designations in accordance with the policies of subsection 3.2.3.4 of this Plan and subject to the standards of the Property Standards By-law and the Zoning By-law, in accordance with the appropriate Ministries and subject to the development criteria of Section 2.2 of the Niagara Escarpment Plan including the following:
- a) signs identifying Bed and Breakfast and Farm Vacation Homes shall be limited to one and be located only on the property which is the subject of the use;
  - b) signs shall have a maximum size of 0.4 square metres;
  - c) one parking space shall be provided per guest room; and,
  - d) where meals are provided, no food or drink shall be offered or kept for sale to anyone who is not a guest of the Bed and Breakfast or Farm Vacation Home.

## **RURAL LOT CREATION**

### **4.1.1.11**

Where permitted in the specific land use categories of the Rural System of this Plan, or through the policies of the Niagara Escarpment Plan where applicable, application for one severance may be permitted in the case of a full-time farmer of retirement age who is retiring from active working life. In this regard, the farmer may retain a residential lot with the existing farm dwelling and continue to live therein and convey the remaining lands. Alternatively, the farmer can retain a residential lot to build a retirement dwelling for himself and convey the farm, including the existing farm dwelling. A farmer can qualify under this policy provided:

- a) The farmer has never been granted a severance creating a new building lot in Halton before;
- b) The subject property is not the severed or remnant lot of a severance that created a new building lot after January 1, 1974;
- c) The farmer is a "bona fide" farmer who has farmed in Ontario for at least 20 years, who operates, resides on and owns a viable farm operation and whose principal activity is the operation of a commercial farm.
- d) The farmer has owned and resided on and actually farmed the subject property for the last ten years prior to the date of application.
- e) The location of the lot meets the criteria in the Provincial documents Minimum Distance Separation Formula I and Minimum Distance Separation Formula II.

Within the area of the Niagara Escarpment Plan new lots shall only be permitted if they comply with the applicable New Lot Policies and Development Criteria of the Niagara Escarpment Plan.

## **LEGAL OR TECHNICAL REASONS**

### **4.1.1.12**

In accordance with the policies of subsections 5.7.3.7 through to 5.7.3.12 inclusive of this Plan, a severance for utility, infrastructure, legal or technical reasons, that will not create an additional building lot, will be permitted.

## **FARM SEVERANCES**

- 4.1.1.13** In accordance with the policies of subsections 5.7.3.7 through to 5.7.3.12 inclusive of this Plan, a severance where the lot to be severed is consolidated with another farm may be permitted, provided that the result of the severance is to recreate original lots along original township lot lines and to create 40 ha (100 acre) lots along half-lot lines where the original township lot is 80 ha (200 acres).

## **ACCESSORY FARM DWELLING**

- 4.1.1.14** One second dwelling of a temporary/or permanent structure for the accommodation of (a) retiring farmer or person(s) employed by the owner on a full time basis in the activity of farming shall be permitted through a Site Plan Agreement provided that:
- a) No severance of a lot for the second dwelling is proposed and the dwelling is situated on the lot so that it is in a cluster with the existing dwelling or in a location where a future severance is not feasible or practical;
  - b) The applicant is a bona fide farmer and the farm can support all person(s) employed as well as the farmer;
  - c) The applicant submits a Site Plan showing the details of the proposed development related to the nature and duration of the labour requirements of the farm. Such a Site Plan will form the basis of a Site Plan Agreement with the Municipality that is registered on title prior to the issuance of a building permit;
  - d) The applicant documents, in good faith, to the satisfaction of Council of the need for the help house, that the farm is a viable farm operation and that it will be utilized productively and actively for agricultural purposes.
  - e) The onus of proof with respect to the above lies with the applicant and may take the form of information such as a detailed account of labour requirements related to the size and nature of the operation, available and required residential accommodation of the farm, history of past labour assistance, etc.;

- f) Within the area of the Niagara Escarpment Plan a second dwelling for farm purposes shall not be permitted in the Escarpment Natural Area. Within the Escarpment Rural and Escarpment Protection Area a second dwelling shall be considered only if it is a mobile or portable dwelling unit(s) and is accessory to an agricultural operation subject to Development Criteria 2.10 of the Niagara Escarpment Plan (Accessory dwellings for retiring farmers are not permitted in the area of the Niagara Escarpment Plan.); and
- g) In evaluating a submitted Site Plan for a seasonal and/or permanent help house, due regard shall be given to the following factors:
  - i) The physical suitability of the proposed location (i.e. slopes, soil stability, susceptibility to flooding, etc.);
  - ii) The suitability of access to the proposed location; and
  - iii) The suitability of the site to accommodate a potable water supply and septic system in accordance with the requirements of the Region of Halton.

#### **MINIMUM DISTANCE SEPARATION (MDS) FORMULA I & II**

**4.1.1.15** All new uses and lots within the Rural, Agricultural, Niagara Escarpment Plan and Parkway Belt Corridor Areas shall have regard to the Minimum Distance Separation (MDS) Formula I and II, specifically the following criteria:

- a) All new farm structures and buildings shall comply with the Minimum Distance Separation Formula and
- b) All new non-farm uses and structures shall comply with the Minimum Distance Separation Formula or a distance separation of 305 metres, whichever is greater.

#### **PERMANENT URBAN SEPARATOR**

**4.1.1.16** The main objective of the permanent urban separator shown on Schedules "A" and "B" is to prevent the extension of the Urban Expansion Area to the south-east, allowing for permanent farmlands between the ultimate Urban Areas of Milton, Mississauga and Oakville. To this end, applications to include these lands within the Urban Area shall not be considered regardless of the policies of subsection 5.3.3.9 of this Plan. *\*DI(xv)*

**SPECIAL STUDY AREA - LANDS BOUNDED BY THE CN RAILWAY TRACKS, MAIN STREET WEST AND TREMAINE ROAD WITHIN THE NIAGARA ESCARPMENT PLAN AREA**

**4.1.1.17** The Special Study Area as shown on Schedule "A" applies to lands within the Niagara Escarpment Area. For the Special Study Area within the Niagara Escarpment Plan Area:

- a) The permitted uses are those permitted by the Escarpment Protection and Escarpment Rural Area in accordance with the policies of Section 4.2 of this Plan. Future permitted uses will depend on the results of the specific Special Study Area study and Cabinet's decision with respect to any Niagara Escarpment Plan amendments within the study area.
- b) The lands bounded by the CN railway tracks, Main Street West and Tremaine Road in the Town of Milton are part of the Niagara Escarpment Plan Area. A Special Study Area study will be carried out to address the most appropriate land uses for this area. An amendment to the Niagara Escarpment Plan is required to consider redesignation or removal of the lands from the Niagara Escarpment Plan.

## **4.2 NIAGARA ESCARPMENT PLAN AREA**

### **4.2.1 GENERAL**

The Niagara Escarpment Plan Area on Figure C, Concept Plan, in Part A of this Plan contains four land use designations - the Escarpment Protection Area, Escarpment Rural Area, Escarpment Natural Area and Mineral Resource Extraction Area designations which are subject to the policies of this Plan, and to the appropriate detailed development criteria of the Niagara Escarpment Plan.

### **4.2.2 PERMITTED USES**

The permitted uses within the land use designations of the Niagara Escarpment Plan Area as shown on Schedule "A" will be in accordance with Section 4.2 of this Plan, to the other policies of this Plan and to the appropriate detailed development criteria of the Niagara Escarpment Plan.

### **4.2.3 NIAGARA ESCARPMENT PLAN AREA POLICIES**

#### **ESCARPMENT NATURAL AREA**

**4.2.3.1** The Escarpment Natural Area designation may permit the uses in subsection 4.2.3.3 subject to the other policies of this Plan and the appropriate detailed development criteria of the Niagara Escarpment Plan, and Conservation Authority regulations.

#### **CRITERIA FOR DESIGNATION**

**4.2.3.2** The Escarpment Natural Area designation includes lands that meet one or more of the following criteria:

- a) Escarpment slopes and related landforms associated with the underlying bedrock which are in a relatively natural state.
- b) Where forest lands abut the Escarpment, the designation includes the forested lands 300 metres back from the brow of the Escarpment slope.

- c) The most significant Areas of Natural and Scientific Interest (Life Science).
- d) The most significant stream valleys and wetlands associated with the Escarpment.

## **PERMITTED USES**

**4.2.3.3** The Escarpment Natural Area designation on Schedule "A" means that the following uses may be permitted subject to the policies of Section 4.2 and the Niagara Escarpment Plan:

- a) Existing agricultural operations;
- b) Existing, legally established uses;
- c) Single detached dwellings on existing lots;
- d) Non-intensive recreation uses such as nature viewing and pedestrian trail activities only on publicly owned lands or on the Bruce Trail;
- e) Forest, wildlife and fisheries management;
- f) Archaeological activities;
- g) Essential transportation and utility facilities;
- h) Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them;
- i) Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- j) Uses permitted in Park and Open Space Master or Management Plans which are not in conflict with the Niagara Escarpment Plan;
- k) Home occupations and cottage industries;
- l) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority;

- m) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users;
- n) Bed and breakfast establishments with 3 or less guest bedrooms; and,
- o) Farm vacation homes with 3 or less guest bedrooms.

### **ESCARPMENT PROTECTION AREA**

**4.2.3.4** The Escarpment Protection Area designation may permit the uses in subsection 4.2.3.6 subject to the other policies of this Plan, and the appropriate detailed development criteria of the Niagara Escarpment Plan.

### **CRITERIA FOR DESIGNATION**

**4.2.3.5** The Escarpment Protection Area designation includes lands that meet one or more of the following criteria:

- a) Escarpment slopes and related landforms where existing land uses have significantly altered the natural environment (e.g. agricultural lands or residential development).
- b) Areas in close proximity to Escarpment slopes which visually are part of the landscape unit.
- c) Regionally Significant Areas of Natural and Scientific Interest (Life Science).

### **PERMITTED USES**

**4.2.3.6** The Escarpment Protection Area designation on Schedule "A" means that the following uses may be permitted subject to the policies of Section 4.2 and the Niagara Escarpment Plan:

- a) Agricultural operations;
- b) Existing, legally established uses;

- c) Single-detached dwellings on existing lots;
- d) Mobile or portable dwelling Unit(s) accessory to an agricultural operation;
- e) In non-agricultural areas non-intensive recreation uses such as nature viewing and pedestrian trail activities only on publicly owned lands or on the Bruce Trail (golf courses are not permitted);
- f) In non-agricultural areas non-intensive recreation uses, such as picnic sites, day use sites, unserviced camp sites and trail uses, subject to the policies of subsection 4.3.3.1 (golf courses are not permitted);
- g) Forest, wildlife and fisheries management;
- h) Archaeological activities;
- i) Transportation and utility facilities;
- j) Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them;
- k) A commercial use that is associated with and located on a commercial farm, which commercial use has a retail component with a gross floor area no greater than 250 square metres and the majority of the commodities for sale measured by monetary value, were produced or manufactured on the farm, subject to Development Criteria 2.10(3) of the Niagara Escarpment Plan;
- l) Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- m) Small scale institutional uses;
- n) Cemeteries with no major structures;
- o) Uses permitted in Park and Open Space Master or Management Plans which are not in conflict with the Niagara Escarpment Plan;
- p) Home occupations and cottage industries;

- q) Home industries with a gross floor area not exceeding 100 square metres and located on a commercial farm;
- r) Veterinary clinics serving the agricultural community;
- s) Animal kennels in conjunction with a single detached dwelling;
- t) Watershed management and flood and erosion control projects carried out or supervised by a public authority;
- u) Only site specific wayside pits provided for in the Escarpment Protection Area of the Niagara Escarpment Plan;
- v) Small-scale recycling depots for paper, glass and cans, etc., serving the local community and located outside the prime agricultural areas;
- w) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users;
- x) Bed and breakfast establishments with 3 or less guest bedrooms; and,
- y) Farm vacation homes with 3 or less guest bedrooms.

## **ESCARPMENT RURAL AREA**

### **4.2.3.7**

The Escarpment Rural Area designation may permit the uses in subsection 4.2.3.9 subject to the other policies of this Plan, and the appropriate detailed development criteria of the Niagara Escarpment Plan in accordance with the following objectives:

- a) To maintain scenic values of lands in the vicinity of the Escarpment.
- b) To maintain the open landscape character by encouraging the conservation of the traditional cultural landscape and cultural heritage features.
- c) To encourage agriculture and forestry and to provide for compatible rural land uses.

- d) To provide a buffer for the more ecologically sensitive areas of the Escarpment.
- e) To provide for the designation of new Mineral Resource Extraction Areas which can be accommodated by an amendment to the Niagara Escarpment Plan.

### **CRITERIA FOR DESIGNATION**

**4.2.3.8** This designation includes lands that meet one or more of the following criteria:

- a) Minor Escarpment slopes and landforms; and,
- b) Lands in the vicinity of the Escarpment necessary to provide an open landscape, and/or of ecological importance to the environment of the Escarpment.

### **PERMITTED USES**

**4.2.3.9** The Escarpment Rural Area designation on Schedule "A" means that the following uses may be permitted subject to the policies of Section 4.2 and the Niagara Escarpment Plan:

- a) Agricultural operations;
- b) Existing, legally established uses;
- c) Single dwellings on existing lots;
- d) Mobile or portable dwelling unit(s) accessory to an agricultural operation;
- e) In non-agricultural areas, recreational uses such as campgrounds, golf courses, country clubs and trail uses provided that any detrimental impact of these uses on the Escarpment scenic qualities and natural environment is kept of a minimum;
- f) Forest, wildlife and fisheries management;
- g) Archaeological activities;

- h) Transportation and utility facilities; however, only linear facilities may be permitted in prime agricultural areas;
- i) Accessory buildings, structures and facilities (e.g. a garage or farm pond), and site modifications required to accommodate them;
- j) A secondary commercial use that is associated with and located on a commercial farm, which commercial use has a retail component with a gross floor area no greater than 250 square metres and the commodities for sale are grown on site;
- k) Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- l) In non-agricultural areas, small scale institutional uses;
- m) Uses permitted in Park and Open Space Master or Management Plans which are not in conflict with the Niagara Escarpment Plan;
- n) Home Industries in accordance with the policies of subsection 4.1.1.6 of this Plan;
- o) Home occupations and cottage industries in accordance with the policies of subsection 4.1.1.6 of this Plan;
- p) Veterinary clinics serving the agricultural community;
- q) Watershed management and flood and erosion control projects carried out or supervised by a public agency;
- r) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users;
- s) New licensed pits or quarries producing less than 20,000 tonnes (22,000 tons) annually subject to Part 2.11 of the Niagara Escarpment Plan;
- t) New licensed pits or quarries producing more than 20,000 tonnes (22,000 tons) annually subject to Part 1.9 (requiring an amendment to

the Niagara Escarpment Plan) and Part 2.11 and other applicable criteria of the Niagara Escarpment Plan;

- u) Wayside pits or wayside quarries for public road construction purposes only subject to the Aggregate Resources Act, the Ministry of Transportation Wayside Pits and Quarries Criteria and Part 2.11 of the Niagara Escarpment Plan, provided they comply with MOEE requirements;
- v) Cemeteries with no major structures;
- w) Small scale recycling depots for paper, glass and cans etc., servicing the local community and located outside the prime agricultural areas;
- x) Bed and Breakfast Homes with 3 or less guest bedrooms; and
- y) Farm Vacation Homes with 3 or less guest bedrooms.

**4.2.3.10** Notwithstanding any other provisions of Section 4.2.3, a "non-intensive" recreation use on lands above the Escarpment brow shall only be permitted subject to the following conditions:

- a) all natural features are preserved to the maximum possible degree;
- b) buildings and structures, if any, are minor in scale, of limited height and low mass appearance, and are located in a manner that will secure an open space character for the area;
- c) there are minimal parking areas;
- d) landscaping and berms are provided where necessary to secure an open-space character for the area;
- e) the impact on adjacent agricultural operations is kept to a minimum through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the Town and the Region of Halton;
- f) if the use involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the Town and the Region, that the water resource in the general area will not be adversely affected; and,

- g) other studies deemed necessary by the Town.

### **4.3            RURAL AREA \*D3, A5**

#### **4.3.1            GENERAL \*D3, A5**

##### **PURPOSE**

##### **4.3.1.1            The purpose of the Rural Area designation is:**

- a)        To protect, maintain and enhance environmental features;
- b)        To recognize and protect agriculture as a primary activity and land use in the Rural Area;
- c)        To maintain the open-space character, topography and landscape of the Rural Area;
- d)        To recognize existing development, while limiting new development in a manner sensitive to the ecological balance and the farming community; and,
- e)        To provide for the designation of new Mineral Resource Extraction Areas which can be accommodated in accordance with the policies of this Plan and by amendment to this Plan and the Regional Plan (1995).

##### **4.3.1.2            Within the Rural Area designation, the proponent of any non-farm land use that is permitted by specific policies of this Plan but has a potential impact on adjacent agricultural operations will be required to carry out an Agricultural Impact Assessment (AIA), based on guidelines adopted by Regional Council.**

#### **4.3.2            PERMITTED USES \*D3, A5**

The Rural Area designation on Schedule "A" means that the following uses may be permitted subject to the policies of Section 4.3.3, to the other relevant policies of this Plan, and the applicable Zoning By-laws:

- a)        Agricultural operations;
- b)        Existing, legally established uses;
- c)        Single detached dwellings on existing lots, on lots created by consent for a retiring farmer in accordance with the policies of subsection

4.1.1.11 and Section 5.7.3 of this Plan, or on lots created by consent in accordance with the policies of subsections 4.1.1.13 of this Plan and an accessory apartment to a detached dwelling in accordance with the policies of subsection 4.1.1.4 of this Plan;

- d) Dwelling(s) accessory to an agricultural operation in accordance with the policies of subsection 4.1.1.14 of this Plan;
- e) Recreation uses subject to the policies of subsection 4.3.3.1;
- f) Forest, wildlife and fisheries management;
- g) Archaeological activities;
- h) Transportation and utility facilities;
- i) Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them;
- j) A commercial use that is associated with and located on a commercial farm, which commercial use has a retail component with a gross floor area no greater than 250 square metres and the commodities for sale are grown on site;
- k) Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- l) Small scale public uses located outside of the prime agricultural areas;
- m) Cemeteries with no major structures;
- n) Home occupations and cottage industries in accordance with the policies of subsection 4.1.1.6 of this Plan;
- o) Home industries with a gross floor area not exceeding 100 square metres and which are located on a commercial farm in accordance with the policies of subsection 4.1.1.6 of this Plan;
- p) Veterinary clinics servicing the agricultural community;
- q) Animal kennels in conjunction with a single detached dwelling;

- r) Watershed management and flood and erosion control projects carried out or supervised by a public authority;
- s) wayside pits or quarries for public road construction purposes only, excluding portable asphalt plants, without amendment to this Plan, and Zoning By-laws, provided that they comply with the requirements of the Ministry of Environment and Energy and are in accordance with the policies of subsections 4.7.3.13 and 4.7.3.14 of this Plan.
- t) Small-scale recycling depots for paper, glass and cans, etc. serving the local community and located outside the prime agricultural areas;
- u) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced overnight rest areas and access points for Bruce Trail users;
- v) Bed and breakfast establishments with 3 or less guest bedrooms;
- w) Farm vacation homes with 3 or less guest bedrooms;
- x) Garden suites in accordance with the policies of subsection 3.2.3.5 of this Plan; and,
- y) Special Needs Housing including Group Homes Type 1 and Group Homes Type 2, but not Correctional Group Homes, in accordance with the policies of subsection 3.2.3.3.

### **4.3.3. RURAL AREA POLICIES \*D3, A5**

#### **RECREATION USES**

**4.3.3.1** Notwithstanding any other provisions of Section 4.3, a recreation use within the Rural Area designation shall only be permitted subject to the following conditions:

- a) a market analysis which demonstrates the need for the proposed development and addresses the phasing of the development;

- b) minimal modification to existing natural, topographic and landscape features will occur and all natural features are preserved to the maximum possible degree;
- c) buildings and structures are minor in scale and are located in a manner that will secure an open space character for the area;
- d) landscaping and berms are provided where necessary to secure an open-space character for the area;
- e) the impact on adjacent agricultural operations is assessed and kept to a minimum through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the Town and the Region of Halton;
- f) if the use involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the Town, the Region of Halton, and the appropriate Ministries, that the water resource in the general area will not be adversely affected;
- g) appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, the Conservation Authority and the appropriate Ministries which address:
  - i) the potential impact of the proposed works on the lands and features in the Rural Area and any adjacent environmental features, particularly the natural quality and quantity of ground and surface water resources;
  - ii) the proposed methods by which these impacts may be mitigated in a manner consistent with accepted engineering techniques and resource management practices.
- h) an environmental impact assessment prepared to the satisfaction of the Region of Halton, the Town, the relevant Conservation Authority and the appropriate Ministries, which provides an inventory and analysis of all natural features and ecological functions of the site, including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and groundwater discharge areas which are essential for maintaining natural fluvial processes;

- i) a detailed site plan, and landscaping and grading plans, which demonstrate:
  - i) how natural ecological systems and processes will be maintained; and,
  - ii) how disruption to existing landforms and landscape features will be minimized; and,
- j) appropriate consideration to the satisfaction of the Town, the Region and the appropriate Ministries is given with respect to the potential incompatibility between the proposed recreation use(s) and mineral resource extraction areas as shown on Schedule "A" of this Plan.

#### **4.3.3.2**

Subject to the provisions of subsection 4.3.3.1, a golf course use shall only be permitted within the Rural Area designation and shall only be considered for approval by the Town and the Region of Halton, in consultation with the appropriate Conservation Authority, the Niagara Escarpment Commission, where applicable, and the Ministry of Natural Resources, provided that such buildings, structures and/or landform alteration or other works shall not locate in significant natural areas and are designed in a manner which:

- a) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
- b) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
- c) will result in minimal changes to the natural quality and quantity of ground and surface water resources;
- d) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
- e) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions;
- f) addresses traffic and servicing issues; and
- g) any social impact on the rural way of life as determined through a site specific social impact study.

- h) the minimum distance separation (MDS) formula I and II, in accordance with the policies of subsection 4.1.1.15 of this Plan, can be satisfied.

#### **4.4            AGRICULTURAL AREA**

##### **4.4.1        GENERAL**

##### **PURPOSE**

**4.4.1.1**        The purpose of the Agricultural Area designation is:

- a)        To recognize agriculture as the primary activity and land use;
- b)        To preserve prime agricultural soil;
- c)        To maintain as much as possible lands for existing and future farm use;
- d)        To protect farms from incompatible activities and land uses which would limit agricultural productivity or efficiency;
- e)        To reduce the fragmentation of lands suitable for agriculture and provide for their consolidation;
- f)        To provide for the rental of farming lands for agricultural purposes;
- g)        To promote a diverse, innovative and economically strong agricultural industry in Milton;
- h)        To promote agriculture-related tourism and direct sales of farm produce and accessory products to visitors;
- i)        To preserve the farm community as an important part of the Town's rural fabric;
- j)        To promote environmentally sensitive and sustainable farm practice;
- k)        To retain or increase tree cover for harvest, soil erosion protection and buffering from adjoining non-farm land;
- l)        To preserve the open-space character, topography and landscape of the Agricultural Area;
- m)        To ensure that lands can sustain agricultural activity without environmental degradation;

- n) To promote agricultural uses in a manner sensitive to the ecological balance and the farming community; and,
- o) To prohibit the dumping of non-agricultural soils, fill, concrete or other such materials anywhere within the Agricultural Area.

#### **4.4.2 PERMITTED USES**

The Agricultural Area designation on Schedule "A" means that the predominant use of land is for agricultural purposes. The following additional compatible uses may be permitted subject to the policies of Section 4.4 of this Plan and the applicable Zoning By-laws:

- a) Existing legally established uses;
- b) Single detached dwellings on existing lots, on a lot created by consent for a retiring farmer in accordance with the policies of subsection 4.1.1.11 and Section 5.7.3 of this Plan, or on lots created by consent in accordance with the policies of subsection 4.1.1.13 of this Plan and an accessory apartment to a detached dwelling in accordance with the policies of subsection 4.1.1.4 of this Plan;
- c) Dwelling(s) accessory to an agricultural operation in accordance with the policies of subsection 4.1.1.14 of this Plan;
- d) Non-intensive recreation uses such as nature viewing and pedestrian trail activities only if the lands are publicly owned or are part of the Bruce Trail;
- e) Forest, wildlife and fisheries management;
- f) Archaeological activities;
- g) Transportation and utility facilities;
- h) Accessory buildings, structures and facilities to an agricultural operation (e.g. a garage or farm pond) and site modifications required to accommodate them;
- i) A commercial use that is associated with and located on a commercial farm, which commercial use has a retail component with a gross floor

area no greater than 250 square metres and the commodities for sale are grown on site;

- j) Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- k) Home occupations and cottage industries in accordance with the policies of subsection 4.1.1.6 of this Plan;
- l) Home industries with a gross floor area not exceeding 100 square metres and located on a commercial farm;
- m) Veterinary clinics serving the agricultural community;
- n) Watershed management and flood and erosion control projects carried out or supervised by a public authority;
- o) Wayside pits or quarries for public road construction purposes only without amendment to this Plan or the Zoning-By-law, provided that they comply with the requirements of the Ministry of Environment and Energy;
- p) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users;
- q) Bed and breakfast establishments with 3 or less guest bedrooms in accordance with the policies of subsection 4.1.1.10 of this Plan;
- r) Farm vacation homes with 3 or less guest bedrooms as defined in Section 5.10.6 of this Plan;
- s) Garden suites in accordance with the policies of subsection 3.2.3.5 of this Plan;
- t) A sanitary land fill operation to be controlled and operated by the Region of Halton between Highway 25 and First Line, south of Britannia Road, located on Lot 3 and Part of Lot 4, Concession II, former Township of Trafalgar and designated "Halton Waste Management Site" on Schedule "A" to this Plan subject to the policies of Section 4.11;

- u) Mineral Extraction as an interim use on prime agricultural land subject to the policies of subsection 4.7.3.15 and other relevant policies of this Plan; and,
- v) Special Needs Housing including Group Homes Type 1 and Group Homes Type 2, but not Correctional Group Homes, in accordance with the policies of subsection 3.2.3.3.

#### **4.4.3 AGRICULTURAL AREA POLICIES**

**4.4.3.1** Subject to the policies of this Plan, the Town of Milton shall recognize and protect lands within the Rural and Agricultural Areas, as shown on Schedule "A" of this Plan, as an important natural resource to the economic viability of agriculture and to this end:

- a) Direct non-farm uses to Urban Areas and Hamlets.
- b) Promote the maintenance or establishment of woodlots and treescaping on farms.
- c) Encourage farmers to adopt farm practices that will sustain the long term productivity of the land and minimize adverse impact to the natural environment.

**4.4.3.2** Subject to the policies of this Plan, the Town of Milton shall recognize, encourage and protect agriculture as an important industry in Milton and as the primary long-term activity and land use throughout the Rural and Agricultural Areas, as shown on Schedule "A" of this Plan, and to this end:

- a) Support and develop plans and programs that promote agriculture.
- b) Monitor, investigate and periodically report on its conditions, problems, trends and means to maintain its competitiveness.
- c) Apply the criteria in the Provincial documents - Minimum Distance Separation Formula I and Minimum Distance Separation Formula II to protect farming from incompatible non-farm uses.
- d) Require the proponent of any non-farm use that is permitted by specific policies of this Plan but has a potential impact on adjacent

agricultural operations to carry out an Agricultural Impact Assessment (AIA), based on guidelines adopted by Region of Halton Council.

- e) Support programs to reduce trespassing on agricultural operations and discourage the location of public trails near agricultural operations.

**4.4.3.3** Subject to the policies of this Plan, the Town of Milton shall recognize, encourage and support secondary industries essential to Halton's agricultural industry and as a major contributor to its economic base and to this end:

- a) Promote the location of major secondary agricultural processing, manufacturing, wholesaling and retailing operations within the Milton Urban Area; and,
- b) Promote the location of farm support operations within the Milton Urban Area.

**4.4.3.4** Subject to the policies of this Plan, the Town of Milton shall recognize, encourage, protect and support Halton's farmers and agricultural operations and to this end:

- a) Consult with and support Halton's farm organizations.
- b) Encourage the Region's maintenance of a broad-based Agricultural Advisory Committee to advise Regional Council on agriculture-related matters.
- c) Promote diverse and innovative farming that caters to local and regional specialty markets.
- d) Encourage the introduction of programs that will encourage visitors to experience and understand agricultural operations in the town of Milton.

## **4.5        HAMLET AREAS**

### **4.5.1        GENERAL**

#### **PURPOSE**

**4.5.1.1**        The purpose of the Hamlet Area designation on Schedule "A" is:

- a)        to provide limited opportunities for rural, non-farm residences in identifiable communities;
- b)        to accommodate rural, non-farm uses; and,
- c)        to allow for "limited" tourism and commercial activity in balance with the needs of the community.

#### **HAMLETS**

**4.5.1.2**        Hamlets are compact rural communities which shall accommodate the majority of future residential growth in the Rural Area and small scale industrial, commercial and institutional uses serving both the Hamlets and the surrounding farming and rural communities.

### **4.5.2.        PERMITTED USES**

#### **HAMLET AREA DESIGNATION**

**4.5.2.1**        The Hamlet Area designation on Schedule "A" means that the permitted uses shall be low density residential uses and small scale industrial, commercial and institutional uses as specified in the policies for the Hamlet Area designation in subsections 4.5.3.3, Hamlet Residential, 4.5.3.4 through to 4.5.3.6 inclusive, Hamlet Commercial, 4.5.3.7, Hamlet Institutional, and 4.5.3.8 through to 4.5.3.10 inclusive, Hamlet Industrial, of this Plan.

**4.5.2.2**        Notwithstanding the policies of Section 4.5 of this Plan, any non residential use within the Hamlet Areas cannot exceed a gross floor area of 500 sq. m. and will require a hydrogeological study if deemed necessary by the Region of Halton.

### **4.5.3 HAMLET AREA POLICIES**

**4.5.3.1** Development including new residential development shall be permitted in conformity with the relevant approved Hamlet Secondary Plan in Part C of this Official Plan, other relevant policies of this Plan, relevant policies of the Regional Plan (1995) and the relevant zoning bylaw, and, if the Hamlet is located within the Niagara Escarpment Plan Area, in conformity with the development and growth objectives for minor urban centres in the Niagara Escarpment Plan, and where Escarpment Natural Area exists within the Hamlet in conformity with the policies of that designation and the Development Criteria in the Niagara Escarpment Plan. Expansion to Hamlet Areas shall only be permitted in accordance with the policies of subsection 5.3.3.10 of this Plan.

**4.5.3.2** Development within areas designated Hamlet Area shall only be permitted subject to:

- a) submission of a detailed site analysis and development plan, which demonstrates to the satisfaction of the Town the appropriateness of the site for development and that the development can be integrated with existing and proposed uses in the Hamlet, particularly those on adjacent lands;
- b) submission of a plan of subdivision application and all the background studies required by the Town including a hydrogeological study for any residential proposal with five or more lots satisfactory to the Town and the Region of Halton;
- c) submission of a hydrogeological study for any residential proposal with less than five lots or non-residential uses, if deemed necessary by the Town or the Region, satisfactory to the Town and the Region; and,
- d) approval of all private wastewater and water facilities by the Region of Halton.

### **HAMLET RESIDENTIAL AREA**

**4.5.3.3** The permitted uses in the Hamlet Residential Area designation shall be single detached dwellings and existing semi-detached and duplex dwellings subject to the zoning by-law of the Town. In addition, home occupation and cottage industry uses and special needs housing are permitted in conformity with the

relevant policies of subsection 3.2.3.3, Special Needs Housing and subsection 3.2.3.8, Home Occupations and Cottage Industries.

## **HAMLET COMMERCIAL AREA**

### **4.5.3.4**

The permitted uses in the Hamlet Commercial Area designation shall range from essential convenience uses, including accessory residential uses, to retail and service uses adequate to provide convenience goods shopping for residents of the Hamlet and surrounding rural areas. Such uses will primarily provide service to local residents but will not exclude developments exhibiting architectural merit, developments which re-use existing buildings, nor those of historical significance which may also cater to the tourist industry such as bed and breakfast establishments, in accordance with the policies of subsections 4.1.1.10 and 4.5.3.6. A service station is also a permitted use. However, notwithstanding the aforementioned, specifically within the Hamlet of Moffat, the permitted uses in the Hamlet Commercial Area designation shall be limited to the following uses:

- a) Residential uses in accordance with subsection 4.5.3.3 of this Plan;
- b) blacksmith/horse carriage repair shop;
- c) pottery fabrication and sales shop;
- d) jams and preserves production and sales shop;
- e) antique display and sales shop;
- f) art gallery/framing/gift shop;
- g) furniture shop;
- h) photography/studio;
- i) saddlery;
- j) flower shop;
- k) bed'n breakfast;
- l) home businesses.

**4.5.3.5** Within any Hamlet Commercial Area designation, a non-residential use shall not exceed a gross floor area of 500 square metres; and will require a hydrogeological study if deemed necessary by the Region of Halton.

**4.5.3.6** Commercial facilities proposed within a Hamlet Commercial Area designation will only be approved subject to the following conditions being met to the satisfaction of the Town of Milton:

- a) provision of adequate off-street parking with no parking allowed on the roadway or the shoulder of the roadway except within identified areas;
- b) provision of suitable buffers between such sites and adjoining uses where deemed appropriate;
- c) provision of limited access points so designed as to minimize traffic hazards;
- d) conversion of existing buildings on the site; or,
- e) demonstration of a massing and conceptual design in keeping with surrounding existing uses or otherwise of an essentially rural or historic character.

#### **HAMLET INSTITUTIONAL AREA**

**4.5.3.7** Institutional uses which serve the Hamlet and surrounding rural area shall be permitted in any designation in the Hamlet Area in conformity with the policies of Section 4.5.3.

#### **HAMLET INDUSTRIAL AREA**

**4.5.3.8** The Hamlet Industrial Area designation is intended to recognize existing industries. Additions to or expansion of such existing industrial uses are permitted provided that adverse effects on the environment and surrounding uses are eliminated or mitigated to a level acceptable to the Town of Milton.

**4.5.3.9** New industrial uses in the Hamlets shall be prohibited unless they directly serve the surrounding agricultural operations.

- 4.5.3.10** Within the Hamlet Industrial Area designation, a non-residential use shall not exceed a gross floor area of 500 square metres and will require a hydrogeological study if deemed necessary by the Region of Halton.

### **SERVICING**

- 4.5.3.11** All new development in the Hamlet Area designation shall proceed on the basis of private, individual water supplies and private, individual wastewater facilities. New communal water supplies or wastewater systems or expansions of the existing communal water supply in Campbellville can be approved only in conformity with the provisions of the Regional Plan (1995); and, as such, all necessary Regional approvals for these facilities, including those approvals required by the Health Unit, must be obtained in order for development to proceed;
- 4.5.3.12** The Town shall require the undertaking of site-specific hydrogeological studies in accordance with Provincial legislation, the policies of the Regional Plan (1995) and the Conservation Authority, and the provisions of this Plan.

## **4.6      PARKWAY BELT WEST PLAN AREA    \*DI(xvi)**

### **4.6.1      GENERAL    \*DI(xvi)**

#### **PURPOSE**

#### **4.6.1.1      The purpose of the Parkway Belt West Plan Area designation is:**

- a)      To direct into one corridor as many as possible of the major transportation, communication and utility facilities and ancillary uses that link urban areas to each other and connect them to areas beyond;
- b)      To provide land reserves to accommodate future linear facilities whose nature, demand, or land needs cannot be set out specifically at the date of approval of the Plan;
- c)      To provide physical, identifiable boundaries to adjacent urban areas by including such linear facilities as major transportation, communication and utility facilities;
- d)      To separate Milton from adjacent urban areas by providing a break in the pattern of continuous urban land use;
- e)      To locate major transportation, communication and utility rights-of-way so that they do not cut through the Urban Area.

### **4.6.2      PERMITTED USES    \*DI(xvi)**

In accordance with the Parkway Belt West Plan, the Parkway Belt West Plan Area designation on Schedule "A" means that the following uses may be permitted:

- a)      Agricultural operations;
- b)      Existing, legally established uses;
- c)      Single detached dwelling on existing lots and an accessory apartment to a detached dwelling in accordance with the policies of subsection 4.1.1.4 of this Plan;
- d)      Dwelling(s) accessory to an agricultural operation;

- e) Recreational Uses including golf courses as permitted in the Regional Official Plan (1995) without an amendment to the Town of Milton Official Plan;
- f) Forest, wildlife and fisheries management;
- g) Archaeological activities;
- h) Linear transportation, communication and utility facilities, including necessary accessory facilities and installations such as interchanges, transformer stations, and treatment plants that are part of the linear distribution or collection networks;
- i) Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them;
- j) Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- k) Home occupations and cottage industries;
- l) Home industries with a gross floor area not exceeding 100 square metres and located on a commercial farm;
- m) Veterinary clinics;
- n) Animal kennels in conjunction with a single detached dwelling provided such a use is located no closer than 153 metres to any existing residence;
- o) Watershed management and flood and erosion control projects carried out or supervised by a public authority;
- p) Wayside pits or wayside quarries for public road construction purposes only subject to the Aggregate Resources Act, the Ministry of Transportation Wayside Pits and Quarries Criteria and only on sites previously disturbed by extractive operations;
- q) small-scale recycling and reuse depots for paper, glass and cans, etc. serving the local community; and,

- r) garden suites in accordance with subsection 3.2.3.5 of this Plan.

#### **4.6.3 PARKWAY BELT WEST PLAN AREA POLICIES** \*DI(xvi)

- 4.6.3.1** All areas covered by the Parkway Belt West Plan Area designation are subject to the provisions of the Parkway Belt West Plan.

## **4.7 MINERAL RESOURCE EXTRACTION AREA**

### **4.7.1 GENERAL**

#### **PURPOSE**

**4.7.1.1** The purpose of the Mineral Resource Extraction Area designation is:

- a) To protect legally existing pits and quarries, being those that are licensed under the Aggregate Resources Act, from incompatible land uses;
- b) To minimize the impact of mineral resource extraction operations on the Greenlands System, the Escarpment Natural, Escarpment Protection and Escarpment Rural Areas;
- c) To provide policies and criteria for new licence applications for pits and quarries;
- d) To ensure the progressive rehabilitation of pits and quarries to appropriate after use in accordance with the rehabilitation plan within the time frame of the license, which is compatible with the permitted uses of this designation, the surrounding environment and existing uses; and,
- e) To encourage, where possible, the rehabilitated after-uses of pits and quarries to be integrated into the Niagara Escarpment Parks and Open Space System or the Greenlands A or B Area designations or for agricultural use.

#### **CRITERIA FOR DESIGNATION**

**4.7.1.2** The Mineral Resource Extraction Area designation includes areas covered by a valid licence issued pursuant to the Aggregate Resources Act as shown on Schedule "A".

## **ZONING BY-LAWS**

**4.7.1.3** The Town shall adopt zoning bylaws to permit the operations of legally existing pits and quarries in accordance with the Aggregate Resources Act, to protect them from new land uses incompatible with such operations.

**4.7.1.4** The Town shall adopt bylaws regulating the operation of pits and quarries, as permitted by The Municipal Act and the Aggregate Resources Act, to minimize adverse impact on surrounding land uses.

## **4.7.2 PERMITTED USES**

**4.7.2.1** The Mineral Resource Extraction Area designation permits the uses in subsection 4.7.2.2 subject to the policies of this Plan, the Niagara Escarpment Plan, the applicable Zoning By-laws, conditions of the licence, and by-laws adopted by the Town in accordance with the provisions of the Municipal Act and the Aggregate Resources Act to minimize adverse impact on surrounding land uses.

**4.7.2.2** The Mineral Resource Extraction Area designation on Schedule "A" means that the following uses may be permitted subject to the policies of Section 4.0 of this Plan:

- a) Agricultural operations;
- b) Existing, legally established uses;
- c) Mineral aggregate extraction operations licensed pursuant to and in compliance with the Aggregate Resources Act and recycling of aggregate wastes (including used concrete and used asphalt), excluding the operation of an asphalt or concrete batching plant;
- d) Forest, fisheries and wildlife management;
- e) Archaeological activities;
- f) Recreational uses (such as trail activities and golf courses on lands above the escarpment) which are oriented towards lands rather than the building of major structures, in accordance with the policies of 4.3.3.1 of this Plan;
- g) Essential transportation and utility facilities;

- h) Watershed management and flood and erosion control projects carried out or supervised by a public agency;
- i) Accessory buildings and facilities normally associated with the mineral extraction operation, such as small scale offices serving the subject site or crushing and washing facilities, but excluding asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses;
- j) Incidental uses and site modifications required to accommodate them, provided that the impact of such uses on the natural environment are minimal;
- k) Uses permitted in Park and Open Space Master or Management Plans which are not in conflict with the Niagara Escarpment Plan; and,
- l) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced overnight rest areas and access points for Bruce Trail users.

### **4.7.3 MINERAL RESOURCE EXTRACTION AREA POLICIES**

#### **COMPATIBLE USES**

- 4.7.3.1** Only uses which are compatible with mineral resource extraction uses will be permitted in proximity to this use. Residential development shall not be permitted within 500 metres of lands designated Mineral Resource Extraction Area as shown on Schedule "A" of this Plan.

#### **AFTER USES**

- 4.7.3.2** Except for progressive rehabilitation including forestry, wildlife and fisheries management uses, any change in land use within a Mineral Resource Extraction Area designation, other than the permitted uses identified in subsection 4.7.2.2 of this Plan, shall require an amendment to this Plan, the Regional Plan (1995) and, where applicable, the Niagara Escarpment Plan.
- 4.7.3.3** Notwithstanding the policies of subsection 4.7.3.2 of this Plan, specifically within the Niagara Escarpment Plan Area, all after uses within a Mineral

Resource Extraction Area except for progressive rehabilitation including forestry, wildlife and fisheries management uses, and those uses permitted in subsection 4.7.2.2 of this Plan, shall only require an amendment to the Niagara Escarpment Plan and shall be subject to a redesignation of the Mineral Resource Extraction Area designation to the applicable designation in the Niagara Escarpment Plan as determined through the application of the applicable criteria for designation.

- 4.7.3.4** After uses within a Mineral Resource Extraction Area designation shall be in conformity with the purpose and permitted uses of the applicable redesignation as determined through subsections 4.7.3.2 and 4.7.3.3.
- 4.7.3.5** Where rehabilitation within a Mineral Resource Extraction Area designation is being undertaken by reforestation, the rehabilitation shall aim to re-establish an ecologically compatible ecosystem similar in condition to the natural ecosystems in the region.
- 4.7.3.6** Within a Mineral Resource Extraction Area designation the site shall be rehabilitated in accordance with site plans approved under the Aggregate Resources Act and be compatible with and have minimal impact upon the surrounding natural and visual environment and existing uses.
- 4.7.3.7** Within a Mineral Resource Extraction Area designation where the rehabilitation is being undertaken to agriculture, substantially the same acreage and average soil capability for agriculture shall be restored.
- 4.7.3.8** All after uses within a Mineral Resource Extraction Area designation in the Niagara Escarpment Plan Area shall be subject to the Development Criteria of the Niagara Escarpment Plan.

## **NEW MINERAL RESOURCE EXTRACTION AREAS**

- 4.7.3.9** Any new Mineral Resource Extraction Area shall require an amendment to this Plan, as well as to the Regional Plan (1995) or where applicable, only the Niagara Escarpment Plan. Any new applications shall be evaluated based on:
  - a) availability of mineral aggregates to meet future forecast local, regional and provincial demands at reasonable costs;
  - b) economic benefits to Halton;
  - c) impact on, and proposed measures to minimize such impact:

- i) the natural environment including, where applicable, an environmental impact assessment;
  - ii) quality and quantity of surface and ground waters;
  - iii) adjacent land uses;
  - iv) any heritage resources or significant geologic formations;
  - v) transportation; and,
  - vi) the surrounding farming and rural communities;
- d) proposed rehabilitation plan and compatibility of the proposed after-use with the strategic directions and policies of this Plan; and,
- e) Within the Niagara Escarpment Plan Area, the only designation in which new Mineral Resource Extraction Areas may be permitted is the Escarpment Rural Area. Operations extracting more than 20,000 tonnes annually require an amendment to the Niagara Escarpment Plan to effect the change from Escarpment Rural Area to Mineral Resource Extraction Area and must comply with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the applicable development criteria of the Niagara Escarpment Plan.

## **PROTECTION OF MINERAL RESOURCES**

**4.7.3.10** It is the objective of the Town to identify and protect as much of its mineral aggregate resources as is realistically possible in the context of the other land use planning objectives of this Plan, including the policies of the Niagara Escarpment Plan, and to protect them from land uses which are incompatible with possible future extraction in recognition of the continuing local, regional and provincial demand forecast for mineral aggregate.

**4.7.3.11** In areas adjacent to or in known deposits of minerals aggregates, as identified through mapping prepared by the Ministry of Natural Resources, as shown in Appendix A1 of this Plan, development which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or

- b) the proposed land uses or development serves a greater long term public interest; and,
- c) issues of public health, public safety and environmental impacts are addressed; and,
- d) within the Niagara Escarpment Plan Area, where extraction would not be in accordance with the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan. \*D5

**4.7.3.12** Consents and lot creation proposed in Mineral Resource Extraction Areas or area of potential resource as identified through mapping prepared by the Ministry of Natural Resources, as shown in Appendix A1 of this Plan shall be in accordance with the policies of subsection 5.7.3.9 of this Plan. \*D5

## **WAYSIDE PITS OR QUARRIES**

**4.7.3.13** Wayside pits or quarries and portable asphalt plants for public road construction purposes only, and portable asphalt plants may be established within any land use designation contained in this Plan, except in the Escarpment Natural Area, Escarpment Protection Area, and those portions of Greenlands A and B within the Niagara Escarpment Plan Area, without requiring an amendment to this Plan and the Zoning By-law subject to the public authority which is seeking to open or establish a wayside pit or quarry, on behalf of itself or its agent, informing the Town and the Regional Municipality of Halton of its intentions, and where applicable, obtaining a Niagara Escarpment Development Permit. Within the Urban Area, portable asphalt plants shall only be permitted within the Industrial designation as shown on Schedule "B" of this Plan provided that a 1000 metre separation distance is assured between the portable asphalt plant and the nearest existing and/or committed sensitive land use (i.e. residential). Portable asphalt plants are permitted within the Agricultural and Rural designation as shown on Schedule "A", provided that a separation distance of 1000 metres is assured between the portable asphalt plant and the nearest existing and/or committed sensitive land use (i.e. residential).

**4.7.3.14** Notwithstanding the policies of subsection 4.7.3.13 of this Plan, wayside pits or quarries will not be permitted within Escarpment Natural and Escarpment Protection Areas, Greenlands A or B Areas in the Niagara Escarpment Plan Area, Environmentally Sensitive Areas, significant woodlots or wetlands or any other environmentally significant area.

## **MINERAL EXTRACTION ON PRIME AGRICULTURAL LAND**

- 4.7.3.15** Notwithstanding the policies of subsection 4.7.3.9 of this Plan, in the Agricultural Area land use designation as shown on Schedule "A" of this Plan, mineral extraction may be permitted as an interim use, subject to an amendment to the Regional Plan, (1995), provided that agricultural rehabilitation of the site will be carried out to the satisfaction of the Ministry of Natural Resources ensuring that the same areas and average soil quality for agriculture are restored. Complete agricultural rehabilitation is not required only if it is demonstrated that:
- a) there is substantial quantity of mineral aggregate below the water table, warranting extraction; or
  - b) the depth of planning extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and,
  - c) other alternatives have been considered by the applicant and found unsuitable; and,
  - d) agricultural rehabilitation in remaining areas will be maximized.

## **ENVIRONMENTAL ISSUES**

- 4.7.3.16** The Town shall support the Regional requirement that all extraction and accessory operations be conducted in a manner which minimizes environmental pollution in accordance with Provincial, Regional and Town standards and requirements.
- 4.7.3.17** The Town shall support the Regional requirement that surface and ground water resources be protected from the adverse impacts of extraction, through appropriate studies and in accordance with Provincial requirements and policies of the Region and the Conservation Authorities.
- 4.7.3.18** The Town shall encourage the licensee to carry out an Environmental Impact Assessment for new extractive operations within or near an Environmentally Sensitive Area (ESA). The purpose of such an assessment is to consider mitigative measures to protect the function of the ESA or its remaining portions and to provide base information to assist in the rehabilitation of the extracted area.

## **4.8 GREENLANDS A AREA \*D3, D4, A5**

### **4.8.1 GENERAL \*D3, D4, A5**

#### **PURPOSE**

#### **4.8.1.1** The purpose of the Greenlands A Area designation is:

- a) To define hazard lands for the protection of life and property;
- b) To protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of the Rural System and Greenlands System in Milton;
- c) To maintain the water quality and natural flow regulation of rivers, streams and wetlands within the Rural, Escarpment and Hamlet Areas of Milton;
- d) To provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) To contribute to a continuous natural open space system to provide a visual separation of communities and to provide continuous corridors between ecosystems;
- f) To protect significant scenic and heritage resources;
- g) To achieve no loss of function or area of Provincially Significant Wetlands; and,
- h) To maintain or enhance fish and wildlife habitats.

#### **CRITERIA FOR DESIGNATION**

#### **4.8.1.2** The Greenlands A Area designation includes only land and water areas that meet one or more of the following criteria:

- a) Areas included in the Regulatory Flood Plains, as determined and mapped by the appropriate Conservation Authority, and refined from time to time, as shown on Schedule "B" of this Plan;

- b) Provincially Significant Wetland, as determined by the Ministry of Natural Resources and refined from time to time; and,
- c) Significant valley lands or significant portions of the habitat of endangered and threatened species, as determined by the Town, the Region, the appropriate Conservation Authority and the Ministry of Natural Resources, as refined from time to time.

## **SETBACKS**

**4.8.1.3** Although not considered to be part of the Greenlands A Area designation, a general setback of a minimum of 7.5 metres from the stable top of channel bank of a watercourse or 15 metres from a stable top of valley bank of a watercourse, whichever is greater, shall be required for all development unless a Subwatershed Study or an Environmental Impact Assessment Study recommends more appropriate setbacks based on the natural features and functions for which the area was identified.

## **4.8.2 PERMITTED USES \*D3, D4, A5**

The Greenlands A Area designation on Schedule "A" and Schedule "B" means that the following uses may be permitted subject to the policies of this Plan:

- a) existing agricultural operations;
- b) non-intensive recreation uses such as nature viewing and pedestrian trail activities only on publicly owned lands or on the Bruce Trail;
- c) forest, wildlife and fisheries management;
- d) archaeological activities;
- e) essential transportation and utility facilities;
- f) uses permitted in Park or Open Space Master or Management Plans which are not in conflict with the Niagara Escarpment Plan if the subject land is located within the Niagara Escarpment Plan area; and,
- g) essential watershed management and flood and erosion control projects carried out or supervised by a public authority.

### **4.8.3 GREENLANDS A AREA POLICIES \*D3, D4, A5**

#### **DEVELOPMENT**

**4.8.3.1** The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within the Greenlands A Area, or within 120 metres of a Provincially Significant Wetland except for existing agricultural operations, or sites licensed under the Aggregate Resources Act, or where specifically exempted based on consultation between the Area Municipality, the appropriate Conservation Authority and the Ministry of Natural Resources and the Niagara Escarpment Commission, within the Niagara Escarpment Plan as per the policies of Section 4.5 of this Plan. As such, it is also not the intention of this Plan to preclude access to or use of Provincially Significant Wetlands or the Greenlands A Area for the purposes of operating, maintaining, upgrading and/or expanding the existing or future facilities of TransCanada Pipelines Limited provided that all of the requirements of the National Energy Board Act are adhered to.

**4.8.3.2** Buildings, structures or works or alterations thereto subject to subsection 4.8.3.1 for the permitted uses or applications for an Official Plan amendment or rezoning application to permit any other development (including applications in areas where a Secondary Plan is under preparation) shall only be considered for approval by the Town, in consultation with the Region of Halton, the appropriate Conservation Authority and, where applicable, the Niagara Escarpment Commission, provided that the applicant has submitted the studies required in accordance with the policies of subsection 4.8.3.3 of this Plan, and that:

- a) any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and,
- b) such buildings, structures and works will not locate in significant natural areas and are designed in a manner which:
  - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
  - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;

- iii) will result in no changes to the natural quality and quantity of ground and surface water resources;
  - iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions; and,
  - v) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions;
- c) the required setbacks established in accordance with the policies of subsection 4.8.1.3 of this Plan can be met; and,
  - d) within the Niagara Escarpment Plan Area where Development Control exists, a development permit has been issued by the Niagara Escarpment Commission.

#### **4.8.3.3**

The Town, in consultation with the Region of Halton, the appropriate Conservation Authority and, where applicable, the Niagara Escarpment Commission, as a basis for the evaluation of buildings, structures or works subject to subsection 4.8.3.1 and 4.8.3.2 of this Plan will require submission of:

- a) appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, the appropriate Conservation Authorities, and, where applicable, the Niagara Escarpment Commission, which address:
  - i) the existing environmental and/or physical hazards which affect the site;
  - ii) the potential impact of such hazards;
  - iii) the potential impact of the proposed works on the lands and features in the Greenlands A Area, particularly the natural quality and quantity of ground and surface water resources; and,
  - iv) consistent with accepted engineering techniques and resource the proposed methods by which these impacts may be mitigated in a manner management practices.

- b) an environmental impact assessment (EIA) prepared to the satisfaction of the Town and the Region of Halton and, where applicable, the Niagara Escarpment Commission, in consultation with the appropriate Conservation Authority, which provides an inventory and analysis of all natural features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of the EIA process, the identification in the field of the exact boundary of all ESA's shall be required. As well, the recommended mitigation measures shall address, at a minimum, the requirements of subsection 4.8.3.2 b), and be established on a site specific basis resulting from the preparation of the EIA; and,
- c) a detailed site plan, and landscaping and grading plans prepared to the satisfaction of the town and, where applicable, the Niagara Escarpment Commission, which demonstrate:
  - i) how natural ecological systems and processes will be maintained; and,
  - ii) how disruption to existing landform and landscape features will be minimized.

## **ZONING**

**4.8.3.4** The boundaries of the Greenlands A Area are delineated in a conceptual manner on Schedule "A", Land Use Plan, and Schedule "B", Urban Area Land Use Plan, and on any relevant Secondary Plan Schedules in Part C of this Plan. The extent and exact location of the boundaries shall be delineated in the implementing Zoning By-law in accordance with detailed flood plain mapping provided by the appropriate Conservation Authority and Provincial agencies, and will not require an amendment to this Plan. Within the Niagara Escarpment Plan Area where zoning does not apply, the detailed location of the boundaries of the Greenlands A Area will be determined by the Niagara Escarpment Commission in consultation with the Town, the appropriate Conservation Authority, and other Provincial agencies, as appropriate.

**4.8.3.5** Lands in the Greenlands A Area will be zoned Open Space Conservation (OSC) in the implementing Zoning By-law except within the Area of the Niagara Escarpment Plan, where zoning does not apply. Within the Niagara Escarpment Plan Area, the lands will be recognized as Escarpment Natural

Area. New buildings, expansion of existing non-conforming buildings and structures and land filling shall be prohibited except where specifically exempted by the Town and the Region of Halton, in consultation with the appropriate Conservation Authority, and subject to a rezoning. Within the Niagara Escarpment Plan Area, such uses require approval by the Niagara Escarpment Commission, in consultation with the Town, the Region of Halton, and the appropriate Conservation Authority unless the development is specifically exempted by Ontario Regulation 828/90 (as amended).

- 4.8.3.6** The Zoning By-law shall incorporate general setbacks for buildings, structures, parking areas and other similar facilities from the Greenlands A Area in relation to the extent and severity of the existing or potential hazard and/or the sensitivity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications and as part of any Secondary Plan process or during the processing of individual development or subdivisions by the Town and the Region of Halton, in consultation with the appropriate Conservation Authority, and as established in the Zoning By-law, to provide the appropriate setback required to protect the area from the impacts of construction and development. A greater setback may be required to reflect specific circumstances; however, special consideration shall be given to agriculture-related buildings, including residential dwellings, to maintain the long term viability of existing agricultural operations, without compromising the safety of such buildings. Within the Niagara Escarpment Plan Area where zoning does not apply, it is the intent of the Town that where the general setbacks for buildings, structures, parking areas, and other similar facilities from the Greenlands A Area are more restrictive than the Development Criteria of the Niagara Escarpment Plan, that the setbacks of the Zoning By-law be applied by the implementing authorities.

## **OWNERSHIP**

- 4.8.3.7** Where any land designated as Greenlands A Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the Greenlands System through the development approval process as permitted by legislation. Existing agricultural operations within the Greenlands System will be recognized and can continue.

## **PARKLAND DEDICATION**

- 4.8.3.8** Where new development is proposed on a site, part of which is designated Greenlands A Area, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act unless special arrangements are made with the Town.

## **4.9 GREENLANDS B AREA \*D3, A5**

### **4.9.1 GENERAL \*D3, A5**

#### **PURPOSE**

##### **4.9.1.1** The purpose of the Greenlands B Area designation is:

- a) To protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Milton;
- b) To maintain the water quality and natural flow regulation of rivers, streams and wetland within Milton;
- c) To provide, where appropriate, some opportunities for outdoor recreation;
- d) To contribute to a continuous natural open space system to provide a visual separation of communities and to provide continuous corridors between ecosystems;
- e) To protect significant scenic and heritage resources; and,
- f) To maintain or enhance fish and wildlife habitats.

#### **CRITERIA FOR DESIGNATION**

##### **4.9.1.2** The Greenlands B Area designation includes land or water areas that meet one or more of the following criteria:

- a) Environmentally Sensitive Areas;
- b) Public Open Space and Buffer Area as identified in The Parkway Belt West Plan;
- c) Regionally Significant Wetland, as refined from time to time;
- d) Provincially and Regionally Significant Areas of Natural and Scientific Interest (both Life Science and Earth Science);
- e) Carolinian Canada sites;

- f) Halton Agreement Forests;
- g) Significant Woodlands;
- h) Significant Wildlife Habitat; and,
- i) Fish Habitat.

## **SETBACKS**

- 4.9.1.3** Although not considered to be part of the Greenlands B Area designation, a general setback of a minimum of 7.5 metres from the stable channel bank of minor watercourses and a minimum of 15 metres from the stable top of bank of major watercourses shall be required for all development unless a Subwatershed Study or an Environmental Impact Assessment Study recommends more appropriate setbacks based on the natural features for which the area was identified.

## **4.9.2 PERMITTED USES \*D3, A5**

The Greenlands B Area designation on Schedule "A" means that the following uses may be permitted subject to the policies of this Section:

- a) Existing agricultural operations;
- b) Existing, legally established uses;
- c) A single detached dwelling on an existing lot and, except within the Niagara Escarpment Plan Area, an accessory apartment in a detached dwelling in accordance with the policies of subsection 4.1.1.4 of this Plan;
- d) Recreation uses subject to the policies of subsections 4.2.3.10 and 4.3.3.1 of this Plan;
- e) Forest, wildlife and fisheries management;
- f) Archaeological activities;
- g) Transportation and utility facilities;

- h) Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them, provided the impact on the natural environment is minimal;
- i) Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal;
- j) Small scale public uses located outside of the prime agricultural lands;
- k) Uses permitted in Park and Open Space Master or Management Plans which are not in conflict with the Niagara Escarpment Plan; if the subject land is located within the NEP area;
- l) Home occupations and cottage industries;
- m) Watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- n) Uses permitted in this Plan and the relevant zoning by-laws, if the Greenlands B Area abuts the Urban Area designation or is located within the approved boundaries of a Hamlet Area.

### **4.9.3 GREENLANDS B AREA POLICIES \*D3, A5**

#### **DEVELOPMENT**

**4.9.3.1** The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within the Greenlands B Area, except for buildings, structures or works or alterations for the permitted uses. Where Greenlands B Areas are designated within or partially within Urban or Hamlet Areas, development shall be directed away from the Greenlands B Areas. The Town in consultation with the Region of Halton and the appropriate Conservation Authority, and the Niagara Escarpment Commission, where applicable, may transfer development potential inside Greenland B Areas to areas outside, but still within the relevant Urban or Hamlet Area.

**4.9.3.2** Buildings, structures or works or alterations thereto subject to subsection 4.9.3.1 for the permitted uses or applications for an Official Plan amendment or rezoning application to permit any other development (including

applications in areas where a Secondary Plan is under preparation) within the Greenlands B Area shall only be considered for approval by Council, in consultation with the Region of Halton, the appropriate Conservation Authority, the Ministry of Natural Resources and, where applicable, the Niagara Escarpment Commission, provided that:

- a) such buildings, structures or works, excluding existing farm buildings, structures, or works, are designed and located in a manner which:
  - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
  - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
  - iii) will result in no changes to the natural quality and quantity of ground and surface water resources;
  - iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions; and,
  - v) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions;
- b) the required setbacks established in accordance with the policies of subsection 4.9.1.3 of this Plan can be met; and,
- c) within the Niagara Escarpment Plan Area where Development Control exists, a development permit has been issued by the Niagara Escarpment Commission.

#### **4.9.3.3**

The Town, in consultation with the Region of Halton, the appropriate Conservation Authority, the Ministry of Natural Resources and, where applicable, the Niagara Escarpment Commission, as a basis for the evaluation of buildings structures or works within the Greenlands B Area, subject to subsections 4.9.3.1 and 4.9.3.2 of this Plan, will require submission of:

- a) appropriate engineering studies conducted to the satisfaction of the Town, the Region of Halton, the Conservation Authority, and the Ministry of Natural Resources and, where applicable, the Niagara Escarpment Commission, and paid for by the applicant which address:

- i) the potential impact of the proposed works on the lands and features in the Greenlands B Area, particularly the natural quality and quantity of ground and surface water resources; and
  - ii) the proposed methods by which these impacts may be mitigated in a manner consistent with accepted engineering techniques and resource management practices.
- b) an environmental impact assessment prepared to the satisfaction of the Town, the Region of Halton and, where applicable the Niagara Escarpment Commission, in consultation with the appropriate Conservation Authority and the Ministry of Natural Resources, which provides an inventory and analysis of all natural features and ecological functions of the site, including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes and appropriate setbacks based on the natural features for which the area was identified. As part of the EIA process, the identification in the field of the exact boundary of all ESA's shall be required, as well as the recommended mitigation measures shall address, at a minimum, the requirements of subsection 4.8.3.2 b), and be established on a site specific basis resulting from the preparation of the EIA; and,
- c) a detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town and where applicable, the Niagara Escarpment Commission, which demonstrate:
  - i) how natural ecological systems and processes will be maintained; and,
  - ii) how disruption to existing landforms and landscape feature will be minimized.

**4.9.3.4** There will be no public obligation either to permit the buildings, structures or works subject to subsections 4.9.3.1 and 4.9.3.2 or to purchase land within the Greenlands B Area if it is determined that the proposed buildings, structures or works cannot be designed in a manner which minimizes impacts on the natural environment in an appropriate manner.

## ZONING

- 4.9.3.5** The boundaries of the Greenlands B Area designation are delineated in a conceptual manner on Schedule "A", Land Use Plan and Schedule "B", Urban Area Land Use Plan of this Plan and on any relevant secondary plan maps in Part C of this Plan. The extent and exact location of the boundaries shall be delineated in the implementing Zoning By-law, in accordance with detailed mapping provided by the Region of Halton, the appropriate Conservation Authority or other agencies without amendment to this Plan. Within the Niagara Escarpment Plan Area where zoning does not apply, the detailed location of the boundaries of the Greenlands B Area will be determined by the Niagara Escarpment Commission in consultation with the Town, the appropriate Conservation Authority, and other Provincial agencies, as appropriate.
- 4.9.3.6** Lands in the Greenlands B Area will be zoned Open Space Conservation (OSC) in the implementing Zoning By-law except within the Area of the Niagara Escarpment Plan, where zoning does not apply. New buildings, expansion of existing buildings and structures and land filling shall be prohibited except with the permission of the Town in consultation with the appropriate Conservation Authority, and subject to a rezoning. Within the Niagara Escarpment Plan Area, such uses require approval by the Niagara Escarpment Commission, in consultation with the Town, the Region of Halton, and the appropriate Conservation Authority unless the development is specifically exempted by Ontario Regulation 828/90 (as amended).
- 4.9.3.7** The Zoning By-law shall incorporate general setbacks for buildings, structures, parking areas and other similar facilities from the Greenlands B Area in relation to sensitivity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications and as part of any Secondary Plan process or during the processing of individual development or subdivisions by the Town and the Region of Halton, in consultation with the appropriate Conservation Authority, and as established in the Zoning By-law, to provide the appropriate setback required to protect the area from the impacts of construction and development. A greater setback may be required to reflect specific circumstances; however, special consideration shall be given to agriculture-related buildings, including residential dwellings to maintain, the long term viability of existing agricultural operations, without compromising the safety of such buildings. Within the Niagara Escarpment Plan Area where zoning does not apply, it is the intent of the Town that where the general setbacks for buildings, structures, parking areas, and other similar facilities from the Greenlands B Area are more restrictive than the Development Criteria of the Niagara Escarpment Plan, that the setbacks of the Zoning By-law be applied by the implementing authorities.

## **OWNERSHIP**

- 4.9.3.8** Where any land designated as Greenlands B Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration is given to the acquisition of the critical parts of the Greenlands System through the development approval process as permitted by legislation. Existing agricultural operations within the Greenlands System will be recognized and can continue.

## **PARKLAND DEDICATION**

- 4.9.3.9** Where new development is proposed on a site, part of which is designated Greenlands B Area, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act unless special arrangements are made with the Town.

#### **4.10 ENVIRONMENTALLY SENSITIVE AREA \*D3, A5**

##### **4.10.1 GENERAL \*D3, A5**

##### **PURPOSE**

**4.10.1.1** The purpose of the Environmentally Sensitive Areas which is an overlay to which specific policies apply, in addition to the policies of the underlying land use designation on Schedule "A", is:

- a) To preserve and enhance natural biotic diversity;
- b) To preserve the ecological integrity, including interconnections, within and between natural ecosystems;
- c) To preserve native species communities that are rare, threatened or endangered based on regional, Provincial or national scales of assessment;
- d) To preserve examples of landscape that display significant earth science features and their associated processes;
- e) To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface landforms, soils, flora and fauna, and their associated processes;
- f) To preserve and enhance the quality and quantity of ground and surface water;
- g) To preserve and enhance air quality;
- h) To provide opportunities for scientific study, education and appropriate recreation; and,
- i) To preserve the aesthetic character of natural features.

##### **CRITERIA FOR DESIGNATION**

**4.10.1.2** The Environmentally Sensitive Area (ESA) overlay includes land and water areas containing natural features or ecological functions of such significance as to warrant their protection in the best long term interests of the people and

environment of the Town of Milton and the Region of Halton. These areas meet one or more of the following criteria:

- a) Areas that exhibit relatively high native plant and/or animal species richness in the context of Halton Region;
- b) Areas that are determined to serve a significant ecological function between adjacent natural systems;
- c) Areas that contain a relatively high number of native plant communities in the context of Halton Region;
- d) Areas that contain large (in the context of Halton Region) relatively undisturbed expanses of natural, native plant communities;
- e) Areas that contain remnant native plant communities that are rare within Halton Region or that are not represented in other Environmentally Sensitive Areas;
- f) Areas that contain plant and/or animal species that are rare provincially or nationally;
- g) Areas that contain representative earth science and/or processes typical of those which were instrumental in forming Halton's landscape;
- h) Areas that are determined to contribute significantly to local and/or regional groundwater recharge;
- i) Areas that are determined to be significant groundwater discharge areas;
- j) Areas that contribute significantly to groundwater quality; and,
- k) Areas that contribute to maintaining surface water quality.

## **SETBACKS**

### **4.10.1.3**

Although not considered to be part of the Environmentally Sensitive Area, a general setback of a minimum 7.5m from the stable channel bank of minor watercourses and a minimum 15m from the stable top of bank of major watercourses shall be required for all development unless a Subwatershed Study or an Environmental Impact Assessment Study recommends more

appropriate setbacks based on the natural features and functions for which the area was identified.

#### **4.10.2 PERMITTED USES \*D3, A5**

The Environmentally Sensitive Area overlay on Schedule "A" means that the permitted uses shall be those in the underlying land use designations on Schedule "A" subject to the policies in Section 4.10 of this Plan.

#### **4.10.3 ENVIRONMENTALLY SENSITIVE AREA POLICIES \*D3, A5**

##### **DEVELOPMENT**

**4.10.3.1** Within or adjacent to an Environmentally Sensitive Area, excepting lands with those permitted uses allowed by this Plan and the zoning by-law including where the proposed development is an individual consent, more particularly those uses allowed within the Hamlet Areas as shown on any relevant Secondary Plan map in Part C of this Plan, the Town and the Region of Halton, in consultation with the Conservation Authority and where applicable, the Niagara Escarpment Commission, as a basis for the evaluation of such works as described in subsection 4.10.3.2, will require the submission of:

- a) appropriate engineering studies conducted to the satisfaction of the Town, the Conservation Authority, the Ministry of Natural Resources and, where applicable the Niagara Equipment Commission, and paid for by the applicant which address:
  - i) the potential impact of the proposed works on the lands and features in the Environmentally Sensitive Area, particularly the natural quality and quantity of ground and surface water resources; and,
  - ii) the proposed methods by which these impacts may be mitigated in a manner consistent with accepted engineering techniques and resource management practices.
- b) an environmental impact assessment prepared to the satisfaction of the Town and the Region of Halton, in consultation with the Conservation Authority and, where applicable, the Niagara Escarpment Commission, which provides an inventory and analysis of all natural

features and ecological functions of the site, including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, and appropriate setbacks based on the natural features and functions for which the area was identified. As part of the EIA process, the identification in the field of the exact boundary of all ESA's shall be required. As well, the recommended mitigation measures shall address, at a minimum, the requirements of subsection 4.8.3.2 b), and be established on a site specific basis resulting from the preparation of the EIA; and,

- c) a detailed site plan, and landscaping and grading plans to the satisfaction of the Town and, where applicable, the Niagara Escarpment Commission, which demonstrate:
  - i) how natural ecological systems and processes will be maintained; and,
  - ii) how disruption to existing landforms and landscape features will be minimized.

#### **4.10.3.2**

A proposal for any development, including public works (excluding farm buildings, structures or works), that has the potential to alter the physical and/or biological features of an Environmentally Sensitive Area or applications for an Official Plan amendment to permit any other development (including applications in areas where a Secondary Plan is under preparation) within or adjacent to an Environmentally Sensitive Area unless the proposed development is an individual consent or a use conforming to this Plan and permitted by the Zoning By-law, or farm buildings, structures or works. Where an Environmental Impact Assessment has demonstrated that the features and functions for which the ESA was identified will be maintained, development will be designed and located in such a manner which will:

- a) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
- b) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
- c) will result in no changes to the natural quality and quantity of ground and surface water resources; and,

- d) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
- e) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,
- f) the required setbacks established in accordance with the policies of subsection 4.10.3.1 of this Plan can be met.

**4.10.3.3** There will be no public obligation either to permit the works subject to subsections 4.10.3.1 and 4.10.3.2 of this Plan or to purchase any land within an Environmentally Sensitive Area if it is determined by the Town and the Region in consultation with the appropriate Conservation Authority and the land owner that the proposed buildings, structures or works cannot be designed in a manner which minimizes impacts on the natural environment in an appropriate manner.

## **ZONING**

**4.10.3.4** The boundaries of the Environmentally Sensitive Area overlay are delineated in a conceptual manner on Schedule "A", Land Use Plan of this Plan and on any relevant Secondary Plan maps in Part C of this Plan. The extent and surveyed location of the boundaries shall be delineated in the implementing Zoning By-law, in accordance with detailed mapping provided by the Region of Halton or other agencies. Within the Niagara Escarpment Plan Area where zoning does not apply, the detailed location of the boundaries of the Greenlands B Area will be determined by the Niagara Escarpment Commission in consultation with the Town, the appropriate Conservation Authority, and other Provincial agencies, as appropriate.

**4.10.3.5** Lands in the Environmentally Sensitive Area may be zoned Open Space Conservation (OSC) in the implementing Zoning By-law except within the Area of the Niagara Escarpment Plan, where zoning does not apply. New buildings, expansion of existing buildings and structures and land filling that will alter the physical and/or biological features of such areas will be prohibited unless:

- a) it can be proven that the area is outside or adjacent to the boundaries of the ESA to the satisfaction of the Town in consultation with the Region and the appropriate Conservation Authority; and,

- b) the proposed development is an individual consent or a use permitted by this Plan and the Zoning By-law.

For lands within the Niagara Escarpment Plan Area where zoning does not apply, the policies of the underlying Niagara Escarpment Plan designation apply and a Development Permit is required from the Niagara Escarpment Commission unless the development is specifically exempted by Ontario Regulation 828/90 (as amended).

- 4.10.3.6** The Zoning By-law shall incorporate general setbacks for buildings, structures, parking areas and other similar facilities from the Environmentally Sensitive Area in relation to sensitivity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications and as part of any Secondary Plan process, and a greater setback may be required to reflect specific circumstances. Within the Niagara Escarpment Plan Area, it is the intent of the Town that where the general setbacks for buildings, structures, parking areas, and other similar facilities from the Environmental Sensitive Areas are more restrictive than the Development Criteria of the Niagara Escarpment Plan that the setbacks of the Zoning By-law be applied by the implementing authorities.

## **OWNERSHIP**

- 4.10.3.7** Where any land shown as Environmentally Sensitive Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency.

## **PARKLAND DEDICATION**

- 4.10.3.8** Where new development is proposed on a site, part of which is shown as Environmentally Sensitive Area, such lands may not be acceptable as part of the dedication for park purposes as required by the Planning Act.

#### **4.11      SPECIFIC POLICY AREA**

##### **4.11.1      GENERAL**

##### **PURPOSE**

- 4.11.1.1**      The Specific Policy Area overlay designation on Schedule "I" applies to those areas which require additional policies beyond those articulated in other Sections of this Plan.

##### **4.11.2      PERMITTED USES**

Notwithstanding the policies of this Plan, permitted uses for the Specific Policy Areas shall be determined by the policies of Section 4.11.3 of this Plan.

##### **4.11.3      SPECIFIC POLICY AREA POLICIES**

##### **SPECIFIC POLICY AREA NO. 1**

- 4.11.3.1**      The area identified as Specific Policy Area No. 1, on Schedule "I" of this Plan, being Part of Lots 29 and 30, Concession IV, former Township of Nassagaweya, shall be used for the operation of the Ontario Railway Historical Association.

##### **SPECIFIC POLICY AREA NO. 2**

- 4.11.3.2**      The area identified as Specific Policy Area No. 2 on Schedule "I" of this Plan, being the W1/2 of Clergy Reserve Lot 27, Concession II, and Part E1/2 of Lot 26, Concession I, former Township of Nassagaweya, shall be used for the filming and production of motion pictures.

##### **SPECIFIC POLICY AREA NO. 3**

- 4.11.3.3**      The area identified as Specific Policy Area No. 3 on Schedule "I" of this Plan, being Part of Lot 7, north of Highway 401, Lots 8 and 9, Concession III, formerly Township of Nassagaweya, shall be used for a horse racetrack and accessory uses including temporary accommodation for jockeys, trainers, stable hands and caretakers in trailers and mobile homes. However, such

facilities will not be allowed to expand to the point where the amenities of adjacent land uses are affected. As well, Specific Policy Area No. 3 shall be used for a range of highway commercial uses which serve the travelling public such as licenced motor vehicle service stations, overnight accommodation such as hotel or motel and recreational vehicle and tent camping and restaurants and related entertainment uses, and certain other retail uses of a specific nature which relate to the horse racetrack or the travelling public.

In addition to the foregoing uses, the lands legally described as Part of Lots 8 and 9, Concession 3 (Nassagaweya), known municipally as 9430 Guelph Line may also be used for an 18 hole golf course and associated ancillary uses such as a driving range, practice tee and related club house.

#### **SPECIFIC POLICY AREA NO. 4**

- 4.11.3.4** In accordance with the policies of subsection 3.11.3.3 of this Plan, the area identified as Specific Policy Area No. 4 on Schedule "I1" of this Plan, being Part Lot 13, Concession I, in the Town of Milton, shall be used for the Milton Fairgrounds.

#### **SPECIFIC POLICY AREA NO. 5**

- 4.11.3.5** The area identified as Specific Policy Area No. 5, being Part Lots 7 and 8, Concession VIII, former Township of Trafalgar on Schedule "I" of this Plan, shall be used for a seasonal special event commercial/recreation attraction. The seasonal special event attraction may include live entertainment, theatre, sale of crafts, souvenirs, theme related events, attractions and services, food and beverage sales, parking areas, access drives and walkways, washroom facilities, storage facilities, accessory buildings or structures to be open to the public on weekends and holidays during the months of July, August and September, and a year round administrative office for general administration, ticket sales and management of the seasonal special event attraction.

The Seasonal Special Event Attraction shall be restricted to lands not used for the cultivation of crops with the exception that approximately 2 ha (5 acres) of cultivated lands contiguous to such uncultivated lands may also be used for the Seasonal Special Event Attraction. The remaining lands used for the cultivation of crops may also be used for access drives and walkways not exceeding approximately 1.21 ha (3 acres) and temporary unpaved parking areas.

In the event the Seasonal Special Event Attraction use is discontinued, the lands now used for the cultivation of crops prior to the establishment of the festival will be restored and rehabilitated for farm use.

The foregoing policies are to be implemented by a site specific zoning by-law amendment and a site plan agreement.

## **SPECIFIC POLICY AREA NO. 6**

### **4.11.3.6**

The area identified as Specific Policy Area No. 6 on Schedule "I" of this Plan, being Part Lots 2, 3, 4 and 5, Concessions I and II, in the Town of Milton, shall be used as The Halton Waste Management Site. The Specific Policy Area, as defined in Schedule "A-1", covers the lands generally within 400 metres of the Sanitary Landfill Site boundaries. In order to ensure the safety of the Landfill Site and the Specific Policy Area, the following provision shall apply to any proposed land use within the Specific Policy Area:

Council will require proponents to consult with the Ministry of Environment and Energy to ensure that the provisions contained in the Ministry's Policy Guideline D-4 (formerly 07-07), dated April 15, 1986, comprised of guidelines for land uses near the Sanitary Landfill Site are fully satisfied. In this regard, the proponent must demonstrate that a complete assessment and evaluation has been carried out to the satisfaction of the Ministry of Environment and Energy, Region of Halton and Town of Milton with respect to how a proposed land use will adversely affect and/or be adversely affected by the presence of the Landfill Site. The proponent must also implement any preventative, mitigative, and/or remedial measures to the satisfaction of the Ministry of the Environment and Energy, Region of Halton and Town of Milton. Specific factors which must be considered in the assessment include, but are not limited to the following:

- i) Engineering design of the Landfill site;
- ii) Stability of the water table levels in the area;
- iii) Landfill generated gases;
- iv) Quality and quantity of ground and surface water;
- v) Leachate seepage;
- vi) Air emissions;

- vii) Odour, litter and dust; and,
- viii) Traffic and noise.

#### **SPECIFIC POLICY AREA NO. 7**

- 4.11.3.7** The area identified as Specific Policy Area No. 7 on Schedule "I1" of this Plan, being those lands within the Regulatory Flood Plain boundaries in the Central Business District, shall be subject to the relevant policies of the Halton Region Conservation Authority as identified in Section 3.14 of this Plan.

#### **SPECIFIC POLICY AREA NO. 8**

- 4.11.3.8** The area identified as Specific Policy Area No. 8 on Schedule "I1" of this Plan, being Part of W 1/2 Lot 5, Concession III, former Township of Esquesing, shall be used for industrial purposes. Prior to the issuance of building permits for development of any portion of these lands, the Town will require the development proponents to enter into agreements regarding the provision of an open space buffer strip not greater than 15 metres in depth along the south side of the Campbellville Road (No. 5 Side Road) on the understanding that the area of such buffer strip shall be excluded from the calculation of acreages subject to development charges.

#### **SPECIFIC POLICY AREA NO. 10**

- 4.11.3.10** The area identified as Specific Policy Area No. 10 on Schedule "I1" of this Plan, being those lands within a 4 Kilometre radius of the AM Radio transmission facilities located in Milton near the corner of Trafalgar Road and Highway #401, shall be developed in accordance with the policies of subsections 3.8.3.2 and 3.9.3.2 of this Plan.

#### **SPECIFIC POLICY AREA NO. 12**

- 4.11.3.12** The area identified as Specific Policy Area No. 12 on Schedule "I1" of this Plan, being those lands located within the Highway 401 Industrial Park known

as " Milton Business Park " shall permit development on municipal water supply and private wastewater treatment systems until such time as full water and wastewater servicing is available for connection in accordance with Part C, Section C.2.1.10 of this Plan and Part III, Section B6c19 of the Regional Plan (1995).

### **SPECIFIC POLICY AREA NO. 13**

- 4.11.3.13** The lands which constitute Specific Policy Area No. 13 are identified on Schedule "I" and applicable Schedule to this Plan. Within Specific Policy Area No. 13 a Niagara Escarpment Plan Amendment application has been proposed to delete the majority of the lands in Specific Policy Area No. 13 from the Niagara Escarpment Plan or re-designate the lands to Urban Area. A Regional Official Plan Amendment has also been proposed to designate the lands within the Halton Urban Area. These applications are currently before the Joint Board.

If a final decision is made to re-designate the Specific Policy Area No. 13 lands or a part thereof under the Niagara Escarpment Plan Area and if there is a final decision granting a Regional Official Plan Amendment designating those lands or a part thereof as "Urban", those lands or part thereof shall be included in the Milton Urban Expansion Area and shall be subject to the policy in Section C.8, Sherwood Survey, without further amendment to this Plan.

### **SPECIFIC POLICY AREA NO. 14**

- 4.11.3.14** The area identified as Special Policy Area No. 14 on Schedule I of this Plan, being Part of Lot 7, Concession 3 Nassagaweya, (south of 401, west of 401 interchange at Guelph Line and north of Reid Side road) shall be used for a warehouse facility with associated retail showroom and ancillary office uses not to exceed a lot coverage of more than 4.25%.

### **SPECIFIC POLICY AREA NO. 15**

- 4.11.3.15** The area identified as Specific Policy Area No. 15 on Schedule "I" of this Plan, being the lands north of No. 15 Sideroad, west of Town Line Road, and also known as 5657 No. 15 Side Road, shall be used as a short term stay, special residential care facility for Chronically and/or Terminally Ill Children and shall be subject to the following conditions:

- d) Accommodation for not more than 12 children needing care:
- e) Accommodation for the parents or guardians and family of the children needing care;
- f) The length of stay of the children, parents or guardians and family shall be short term only;
- g) Other uses accessory to the "Special Residential Care Facility" shall be permitted;
- h) The use shall be located within the existing dwelling and although minor additions and alterations are permitted, they must not alter the appearance of the building from that of a detached dwelling.

The use shall be implemented by a site specific amendment to the Zoning By-law and by a Site Plan Agreement.

#### **SPECIFIC POLICY AREA NO. 16**

- 4.11.3.16** The area identified as Specific Policy Area No. 16 on Schedule I1 of this Plan, being Part of Lot 12, Concession 3 N.S. (near portion of lands known as E.C. Drury Campus) shall have a maximum density of 32 units per net hectare and 15 units per gross hectare.

#### **SPECIFIC POLICY AREA NO. 17**

- 4.11.3.17** Notwithstanding subsection C.6.5.12 and subsection 3.2.3.7 of this Official Plan, the area identified as Specific Policy Area No. 17 on Schedule I1 of this Plan, being Block 204 on Registered Plan 20M-788, being those lands located on the south side of Derry Road east of Trudeau Drive, may be used for a retail commercial plaza having a maximum gross floor area of 1,550 square metres.

#### **SPECIFIC POLICY AREA NO. 18**

- 4.11.3.18** The lands designated Mineral Resource Extraction Area within Part of Lots 12, 13, and 14, 'Concession 7 (Nassagaweya), Town of Milton, are the areas

defined as the area to be extracted by a valid licence issued pursuant to the *Aggregate Resources Act*.

Notwithstanding the policies of Section 4.2.3.9 (Escarpment Rural Area) and Section 4.3.2 (Rural Area) of this Plan, lands forming the buffer and setback for the Mineral Resource Extraction Area associated with Amendment # 16 to this Plan may be included within the licence area approved under the *Aggregate Resources Act*, and may be used for berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation and facilities and servicing for, and related to, the water management and monitoring system for the quarry extensions. Extraction shall not be permitted in this area.

#### **SPECIFIC POLICY AREA NO. 19**

- 4.11.3.19** The land area identified as Specific Policy Area No. 19 on Schedule I of this Plan, being part of Lots 4 and 5, Concession 8 (Trafalgar), being those lands located on the east side of Trafalgar Road south of Britannia Road, shall be used for a golf course, club house and related facilities.

#### **SPECIFIC POLICY AREA NO. 20**

- 4.11.3.20** Notwithstanding the policies of the Agricultural Area and Greenlands A Area land use designations and the Permanent Urban Separator delineation to the contrary, the area identified as Specific Policy Area No. 20 on Schedule I of this Plan, being Part of Lots 7 and 8, Concession VII, former Township of Trafalgar, (6378 Trafalgar Road) may be used for a golf course, practice range, clubhouse and accessory uses.

#### **SPECIFIC POLICY AREA NO. 21**

- 4.11.3.21** The area identified as Specific Policy Area 21 on Schedule I1 of this Plan applies to the lands south of Highway 401 bounded by Steeles Avenue, Thompson Road, Maple Avenue and James Snow Parkway. The area consists of two development blocks. The north block is bound by Steeles Avenue to the northwest, Highway 401 to the north and Thompson Road to the west and Maple Avenue to the south. The south block is bound by Maple Avenue to the south, and the north block and Highway 401 to the north.

The permitted uses on these lands shall consist of large scale, non-shopping centre uses which may include a collection of free-standing buildings with sub-regional drawing power which generally require large parcels of lands and exposure to traffic. Commercial development may consist of individual uses or groups of uses, including retail stores and a home improvement store in accordance with the policies of Sections 3.7.3.5 and 3.7.3.6 of this Plan.

The north block and the south block may each have a food store with up to 3,251 square metres of floor area.

## **SPECIFIC POLICY AREA NO. 22**

- 4.11.3.22** The area identified as Specific Policy Area 22 on Schedule I1 of this Plan applies to the lands located northeast of Highway 401 and Steeles Avenue (former Halton Works Yard).

The permitted uses on these lands shall consist of large scale, non-shopping centre uses which may include a collection of free-standing buildings with sub-regional or regional drawing power which generally require large parcels of lands and exposure to traffic. Commercial development may consist of individual uses or groups of uses, including retail stores of more than 2,750 square metres, but not a food store or a department store, subject to a market impact analysis and peer review findings at the time of a Zoning By-law amendment application for these lands. The development of these lands shall be in accordance with the policies of Sections 3.7.3.5 and 3.7.3.6 of this Plan.

Outdoor storage of goods and products for sales and display shall be permitted in conjunction with permitted retail uses subject to an overall design plan incorporating landscaping, screening and shielding of such areas, particularly from abutting roads and Highway 401.



## **SPECIFIC POLICY AREA NO. 23**

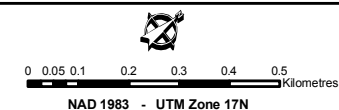
- 4.11.3.23** The area identified as Specific Policy Area 23 on Schedule I1 of this Plan may be developed for a range of employment uses, primarily business, professional, financial and medical offices, as well as specific supporting local commercial uses, in a mixed use development format. The local commercial uses that may be permitted are those that are complementary to, and serve the

# TOWN OF MILTON OFFICIAL PLAN

## Schedule A1

### HALTON WASTE MANAGEMENT SITE & SPECIFIC POLICY AREA

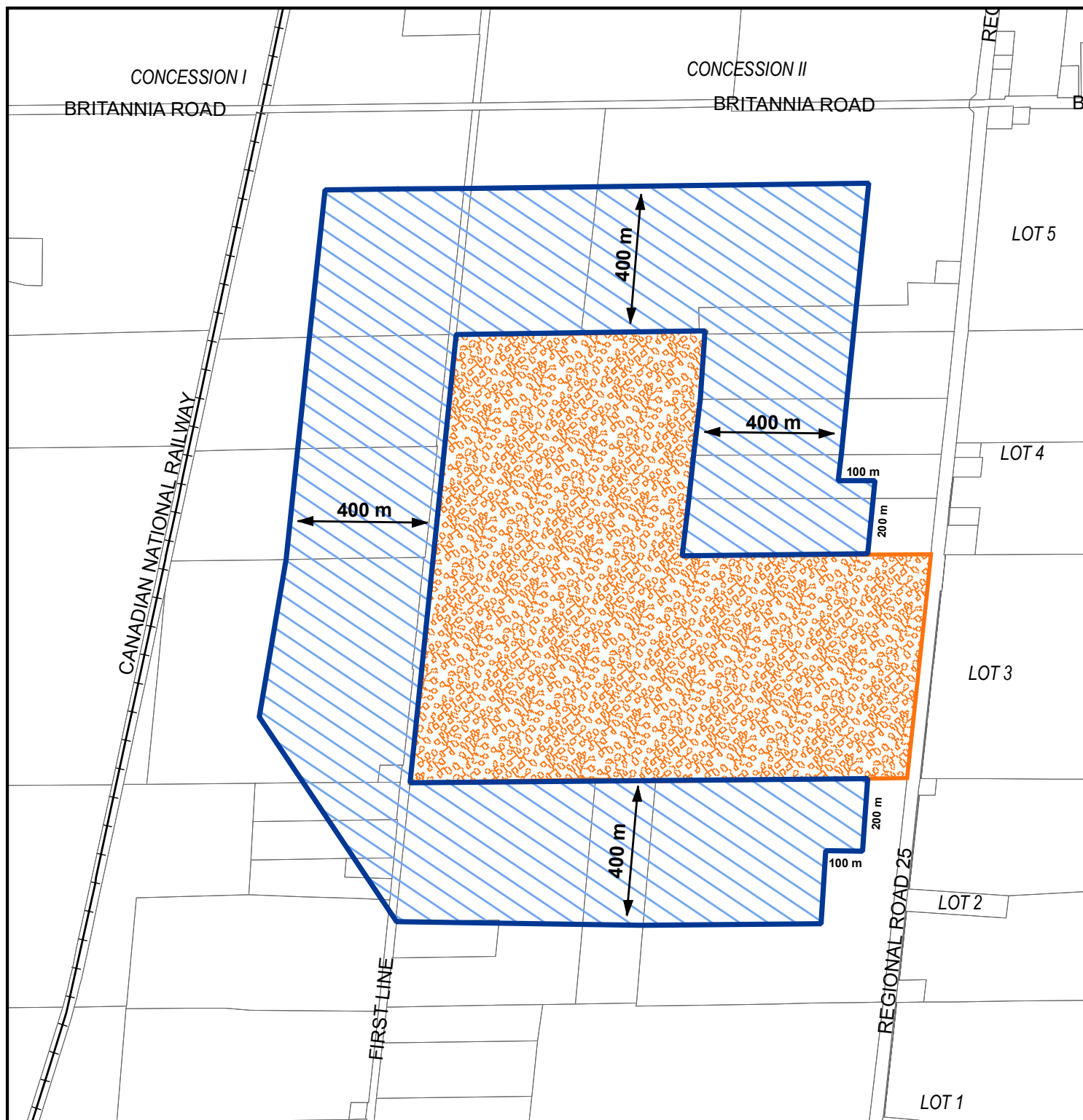
-  SANITARY LANDFILL SITE
-  SPECIFIC POLICY AREA



This Schedule Forms Part Of The  
Official Plan And Should Be Read  
Together With The Text.

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**Consolidated August 2008**



employment area and uses, as well as the Milton Hospital and residential neighbourhoods immediately adjacent to the lands.

## **5.0 IMPLEMENTATION**

### **5.1 INTRODUCTION**

The implementation section establishes policies with respect to the phasing and financing of development, general implementation mechanisms such as secondary plans, zoning, site and parks acquisition, land division and interpretation, and more specific mechanisms such as the requirement for financial agreements between the Town and landowners in order to secure, amongst other matters, the phasing and financing policies and objectives as set out below.

### **5.2 PHASING AND FINANCE** \*DI(xvii)

#### **5.2.1 GENERAL** \*DI(xvii)

##### **PURPOSE**

- 5.2.1.1** The purpose of establishing development phasing and finance criteria for the Existing Urban and Urban Expansion Areas in the Official Plan is to ensure that timely residential and industrial/commercial development coincides with and supports the underlying infrastructure development including the building of roads, schools, parks, and the introduction of increased transit service and facilities, an increase in public servicing levels such as fire and police and the timely development of water and wastewater servicing infrastructure. A fundamental purpose of establishing phasing and financing criteria and objectives is to ensure that the impacts on existing taxpayers of the cost of new development within the Urban Expansion Area are minimized.
- 5.2.1.2** Within the Urban Area, development phasing strategies will give priority to development of employment lands, infilling and completion of existing neighbourhoods, in accordance with Part III, Section B2e6, of the Regional Plan (1995).
- 5.2.1.3** The phasing program is based on the following criteria: transportation infrastructure; community based infrastructure; servicing infrastructure; planning considerations; environmental objectives, and financial objectives. In particular, the phasing policies established by this Plan will support a rate and phasing of growth that is consistent with those relevant objectives of the Regional Plan (1995).

## **5.2.2. PHASING AND FINANCE OBJECTIVES \*DI(xvii)**

**5.2.2.1** From an overall perspective, it is the objective of the phasing and finance policies of this Plan, within the Existing Urban and Urban Expansion Areas:

- a) to give priority to development of employment lands, infilling and completion of existing neighbourhoods and communities;
- b) to control the progression from one phase to another within the Urban Expansion Area based on substantial occupancy of the earlier phase, and the availability of infrastructure and community facilities; and the fulfilment of the requirement for a financial agreement between the Town and the landowners securing funds, or the provision of services or both such that the impacts on existing taxpayers of the cost of new development are minimized.
- c) to maintain viable agricultural areas for as long as possible; and
- d) to maintain an acceptable balance between residential and non-residential assessment to minimize tax impacts.

**5.2.2.2** More specific objectives which have been taken into account when the phasing program was considered for those Planning Districts and related neighbourhoods as identified on Schedule "D" to be released for the preparation of Secondary Plans, are:

- a) Support for the C.B.D. - Districts which, by their location, are most supportive of the expansion of the C.B.D. and the reinforcement of the C.B.D. as the Town's primary commercial focus;
- b) Efficiency of Transit Service - Districts which promote increased transit usage at the lowest incremental operating and capital costs;
- c) Community Identity and Character - Districts which, by their location, maintain and enhance the town's existing Identity and Character;
- d) Piped Services - Districts which most economically can be provided with those storm drainage, sanitary sewer and water facilities which ultimately will be required to serve their respective sub-watersheds;
- e) Roadways - Districts which can be most readily and economically provided with roadway facilities and which do not require upgrading of arterial roads systems;

- f) Community-based Facilities - Districts which, by their location, can be most readily and economically provided with Community-based Facilities;
- g) Housing - Districts which best support the provision of a housing supply consistent with the Town's Municipal Housing Statement and Official Plan policies in terms of employment opportunities and housing mix; and,
- h) Finance - Districts which most likely enhance the Town's ability to finance the required services to all residents with minimized impacts on existing taxpayers.

## **5.2.3 PHASING AND FINANCE POLICIES \*DI(xvii)**

- 5.2.3.1** In the Existing Urban and Urban Expansion Areas, approvals for all new development will be on the basis of connection to (a) municipal water and wastewater system(s), unless otherwise exempt by other policies of the Regional Plan (1995) or future Urban Servicing Guidelines adopted by the Region of Halton.
- 5.2.3.2** In the Existing Urban Area, including the C.B.D. area, it is the intent of this Plan to encourage programs for allocating servicing capacities on the basis of the status of development approvals and the Town's phasing strategies.
- 5.2.3.3** It is the intent of the Plan to encourage a balance of development between industrial/commercial/residential uses, as determined by the Town's monitoring processes established in accordance with the provisions of subsections 5.3.2.2 and 5.3.2.3 of this Plan.
- 5.2.3.4** Within the Urban Expansion Area, a Secondary Plan will be required for each Planning District in accordance with the provisions of Section 5.4.3 of this Plan.
- 5.2.3.5** Secondary Plans will incorporate those community and urban design features identified as part of this Plan and neighbourhood tertiary plans prepared in accordance with subsections 5.3.3.7 and 5.3.3.8, which address both the design criteria and phasing criteria identified as part of this Plan.
- 5.2.3.6** As a component of the required Phase 2 Secondary Plan, policies regarding sub-phasing within Phase 2 and criteria for commencing development of

Phase 3 shall be approved and included within the Town of Milton Official Plan as an amendment.

- 5.2.3.7**      The Town of Milton will set a priority for residential growth, first east/south-east and then west, to extend outwards from the existing urban core, centred around Main Street, in support of the CBD as a whole and the historic downtown in particular.
- 5.2.3.8**      Prior to commencement of development in Phase 1B and the first sub-phase of Phase 2, 3400 actual dwelling units within Phase 1A must have building permits issued.
- 5.2.3.9**      Within the Existing Urban and Urban Expansion Areas, Secondary Plans will be prepared with regard to the maximization of the permissible density allowed by the Plan and the Town of Milton's Consolidated Zoning By-law, taking into account other relevant policies of the Plan.
- 5.2.3.10**     The approval of Secondary Plans and release of neighbourhoods for development will be considered in terms of the Area School Boards ability to reserve school sites.
- 5.2.3.11**     Prior to commencement of development in the Phase 2 – Employment area, a minimum of 75 percent of the land area of the Phase 1 – Employment area located within the Urban Area of the Town of Milton shall be within registered plans of subdivision.
- 5.2.3.12**     Lands within Phase BP2 will be subject to the preparation of a Secondary Plan which will, in addition to the provisions of Section 5.3.3, examine and satisfy to the Town and Region, the phasing, location, financing and construction of the James Snow Parkway.
- 5.2.3.13**     The Town of Milton in conjunction with the Region will monitor the rate and characteristics of development to determine whether phasing adjustments are required for financial or economic reasons.
- 5.2.3.14**     The development of lands south of Derry Road within the Urban Expansion Area will be subject to the financing and timely construction of the proposed east-west arterial road.
- 5.2.3.15**     In order to implement the policy of this Official Plan that the cost of new development shall have minimal impact on existing taxpayers, and not withstanding anything to the contrary in this Plan, no development shall

proceed and no Secondary Plan or phase within a Secondary Plan will be brought forward unless:

- a) the Town has in full force and effect a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation identifying and imposing the charges applicable to the lands in a Secondary Plan area;
- b) landowners within a Secondary Plan area or within a phase of a Secondary Plan area have entered into an agreement or agreements amongst themselves and satisfactory to Council to address the distribution and timing of payment of all costs of development to implement a Financial Impact Study which, among other matters, will include the provision of community and infrastructure facilities such as parks, roads, road improvements, external services and storm water management facilities; and
- c) landowners within a Secondary Plan area or within a phase of a Secondary Plan have entered into an agreement or agreements with the Town for the provision of funds or provision of services, or both, to address the distribution and timing of payment of all costs of development, particularly the provisions of those matters set out in Section 5.2.3.15 b) above, which implement a Financial Impact Study, all in accordance with the intent of this Plan to minimize the impact of the cost of new development on the existing taxpayers of the Town.

#### **5.2.3.16**

Development in the Urban Expansion Area shall set a priority for growth, first east/south-east, and then west, to extend outwards from the existing urban core around Main Street, in support of the CBD as a whole, and more specifically the historic downtown. Development within the Existing Urban and Urban Expansion Areas shall be phased in accordance with the policies of Section 5.3 of this Plan and in accordance with the following criteria:

- a) The adequacy of, and proximity to, existing and planned municipal servicing facilities, municipal water supplies and trunk distribution and servicing systems, to service the proposed development;
- b) The need for, and timing of, local or Regional capital works projects to accommodate the proposed development;
- c) The need for, and timing of, any required approvals for public services;

- d) The proximity of the proposed development to existing and future community infrastructure;
- e) The provision of community-related land uses such as schools, parks and commercial facilities to accommodate community needs in accordance with the policies of the Ministry of Education and Training;
- f) The logical and sequential extension of urban development to avoid scattered or disjointed development patterns;
- g) The requirements of, or participation in, existing or required local and/or Regional servicing and financial agreements under the Planning Act or Development Charges Act; and,
- h) The phasing of development is in accordance with section 5.2.3.15.

### **5.3 OFFICIAL PLAN MANAGEMENT**

#### **5.3.1 GENERAL**

##### **PURPOSE**

- 5.3.1.1** To ensure that the goals and policies of the Official Plan are successfully achieved, effective implementation mechanisms are required.

##### **BASIS FOR IMPLEMENTATION**

- 5.3.1.2** The policies established by this Plan shall be implemented by means of the powers conferred upon the Town of Milton by the Planning Act, the Municipal Act and other applicable statutes. In particular, this Plan will be implemented by the Zoning By-law, subdivision control, legislation pursuant to the Municipal Act, consents, and the provision of municipal services and public works. In addition, the policies which apply to the Niagara Escarpment Plan Area, that is those lands designated Escarpment Natural, Escarpment Protection, Escarpment Rural, and lands within the Niagara Escarpment Plan Area designated Mineral Resource Extraction Area and Greenlands A or B Areas, shall be implemented through the development permit system established pursuant to the Niagara Escarpment Planning and Development Act.

#### **5.3.2 OFFICIAL PLAN MANAGEMENT OBJECTIVES**

- 5.3.2.1** To maintain an Official Plan which reflects the Town's current approach to development in the context of social, economic and environmental considerations through a process including monitoring, review and amendment.

#### **5.3.3 OFFICIAL PLAN MANAGEMENT POLICIES**

##### **MONITORING**

- 5.3.3.1** The Town shall monitor on a regular basis at a Town-wide, area, planning district and neighbourhood scale, as appropriate, selected indicators which will assist in evaluating and identifying policies of the Official Plan which may require further research, modification and/or amendment. The Town

shall also establish a program for tracking trends, events and decisions of significance to the Town and the Official Plan which occur in areas outside the Town.

**5.3.3.2** The Town shall establish a Geographic Information System which is designed, developed and maintained to provide information to permit effective monitoring of land use decisions, as well as meeting other needs of the municipality and the public.

**5.3.3.3** The Town shall establish and monitor a housing and business related information base for use by the Town, the public and the development industry. Subject to staff resources, and in conjunction with the Region, this information base may include:

- a) an inventory of potential residential development sites, showing number of units, type of units, servicing status and other relevant information;
- b) recent housing construction trends;
- c) profile of existing housing stock;
- d) accommodation costs in the Town; and,
- e) examples of innovative new forms of housing which are being built in the Town.

**5.3.3.4** A report outlining the results of the monitoring program will be prepared on a regular basis and submitted to Council. Copies of this report will be made available to community residents on request at the Town Hall.

## **REVIEW**

**5.3.3.5** The Town will prepare regular reports on the results of the monitoring process established in accordance with subsections 5.3.3.1 through to 5.3.3.3 inclusive of this Plan. The reports will include a determination regarding the implications of the results of the monitoring process with respect to the Official Plan and the need for revisions.

**5.3.3.6** Regardless of the results of the monitoring process established in accordance with subsections 5.3.3.1 through to 5.3.3.3 inclusive of this Plan, the Town

shall hold a public meeting a minimum of once every five years to review the Official Plan and receive public input with respect to the need for revision.

## **AMENDMENT**

**5.3.3.7** Where the Town's monitoring and review processes identify the need for modifications to the Official Plan, the Town may undertake additional studies in order to support such a change and to prepare the appropriate amendments in accordance with the provisions of the Planning Act.

**5.3.3.8** The Town may also amend the Plan as a result of applications for development which are submitted to it, or in order to bring the Plan into conformity with Provincial Policy Statements under the Planning Act, changes to provincial plans such as the Niagara Escarpment Plan or changes to the Regional Plan (1995) or other circumstances which require an amendment.

## **EXPANSIONS TO URBAN BOUNDARIES \*D1(xviii), D2(xxi)**

**5.3.3.9** In addition to the requirements of the Regional Plan (1995), expansions or extensions to the Urban Expansion Area boundary shall only be permitted by amendment to this Plan, provided that the following conditions have been met:

- a) the amount of land included within the proposed expansion is needed, and justified;
- b) the area proposed for development is a logical extension of the existing urbanized areas;
- c) sufficient water and wastewater capacity to service the proposed development is available;
- d) a strategy for phasing and financing the proposed infrastructure to service the proposed development is formulated;
- e) the proposed development will make efficient use of the land, infrastructure and community services by having a compact form; and,
- f) prime agricultural land is included only if no reasonable alternative exists.

## **EXPANSION TO HAMLET AREAS**

**5.3.3.10** Expansion of existing Hamlets shall not be permitted except by amendment to this Plan and by an amendment to the Niagara Escarpment Plan for the Hamlet of Campbellville, provided that:

- a) a comprehensive analysis is completed to the satisfaction of the Town of Milton and the Region of Halton demonstrating the need for additional Hamlet Areas, taking into account the available supply of rural lots in the Town of Milton and the overall supply within the Region of Halton;
- b) the Aquifer Management Plan is adopted by Regional Council, showing favourable conditions for additional settlement at the proposed locations;
- c) justification for the new lands is provided in accordance with Provincial Policy Statements;
- d) the scale of the proposed expansion will maintain the character of the existing Hamlet;
- e) a new or revised Hamlet Secondary Plan is approved; and,
- f) any expansion proposed for Campbellville meets the objectives and development and growth objectives of the Minor Urban Centre designation of the Niagara Escarpment Plan.

## **PUBLIC PARTICIPATION**

**5.3.3.11** The Town shall endeavour to maintain an effective public consultation with respect to the Official Plan and other planning matters.

**5.3.3.12** The Town shall make available to the public, at reasonable cost, copies of all Municipal plans, studies, reports and information that is not considered confidential under the Freedom of Information and Privacy Act.

**5.3.3.13** The Town shall ensure, to a degree that is financially feasible, that all information provided to the public is up to date.

**5.3.3.14** Prior to the adoption of the Official Plan, Zoning By-law, Community Improvement Plan or any amendments thereto, the Town shall ensure that

adequate information is available to the public regarding the proposed policies or regulations, and at least one public meeting shall be held at which any persons in attendance shall be afforded the opportunity to make representations with respect to the proposed policies or regulations.

**5.3.3.15** Notice of a public open house or public meeting relating to any planning application or activity requiring such notice shall be provided, at a minimum with additional notice requirements at the discretion of the Town, in the following manner at least 20 days prior to the date of the public open house or public meeting:

(i) Notice of any privately initiated planning application requiring such notice within the rural, agricultural or hamlet areas, including any associated greenlands areas will, at a minimum, be provided on the Town's website and by prepaid first class mail to every owner of land within 300 m of the land subject to the application.

(ii) Notice of any privately initiated planning application requiring such notice within the urban area will be provided through on-site signage along the frontage of the subject lands at all points where a road abuts or intersects with the lands and any other location deemed necessary by the Town, on the Town's website, in any associated sales pavilion and in the local newspaper.

(iii) Notice of any publicly initiated planning application or activity requiring such notice in any area of the Town will be provided on the Town's website and in the local newspaper(s).

**5.3.3.16** The public meeting relating to the adoption or amendment to the Official Plan, Zoning By-law, or Community Improvement Plan will be held by Council or, a standing Committee of Council. The recommendation of the Committee or the final review of the matter by Council, shall be considered by Council at a meeting open to the public, where any person may arrange to appear before Council.

**5.3.3.17** Where any changes are proposed to a proposal or to proposed policies or regulations of the Official Plan, Zoning By-law or Community Improvement Plan after the date of the public meeting, Council shall determine whether or not the extent of the change requires any further notice be given or whether a further public meeting must be held.

- 5.3.3.18** Council may forego Public Notification and Public Meeting(s) in connection with a technical Official Plan or Zoning By-law Amendment if the amendment will not affect the provisions and intent of the Official Plan or Zoning By-law or an amendment previously enacted to either document in any material way and may include the following matters:
- a) consolidations of previous amendments into the parent document without altering any approved policies or maps;
  - b) changing the numbers of sections or the order of sections but not adding or deleting sections;
  - c) correcting grammatical or typographical errors which do not affect the intent or effect of the policies or maps;
  - d) rewording policies or re-illustrating mapping to clarify the intent and purpose of the plan or to make it easier to understand without affecting the intent or purpose of the policy or maps;
  - e) changing reference to legislation where changes to legislation have occurred.
- 5.3.3.19** Prior to the adoption of a Comprehensive Official Plan or Zoning By-law, a Secondary Plan, a Character Area Plan or other similar major planning study, and prior to the approval of any public works project or community facility, community consultation shall be required. For this purpose, a Community Consultation Plan shall be required.
- 5.3.3.20** A Community Consultation Plan shall determine the appropriate method of public involvement through:
- a) open houses;
  - b) public meetings;
  - c) public workshops or focus groups;
  - d) surveys; or
  - e) other similar methods.
- 5.3.3.21** Notwithstanding the policies of subsections 5.3.3.19 and 5.3.3.20, the Town may determine that public consultation is not appropriate and if so, shall set out the reasons for this conclusion in the Community Consultation Plan.
- 5.3.3.22** The Community Consultation Plan should:

- a) provide for effective notice procedures to promote public awareness of the proposal;
- b) include, to the extent known, all stakeholders in a proposal;
- c) provide for balanced representation on all workshops, focus groups or other similar consultations; and
- d) provide for meeting locations that have barrier free access.

### **OTHER LEGISLATION**

- 5.3.3.23** The Town shall review and monitor, on a regular basis, existing and future legislation contained in Provincial statutes which apply to areas of municipal jurisdiction and where appropriate, shall amend existing by-laws and enact new by-laws to further implement the policies of this Plan.

### **OTHER LEVELS OF GOVERNMENT**

- 5.3.3.24** The Plan provides a framework for co-ordinating the activities of a wide range of public agencies including the Federal and Provincial and Regional Governments. The actions of these agencies are also essential for the implementation of the Plan. The Town shall establish and maintain effective mechanisms for the co-ordination of these agencies as they affect the Town, within the framework provided by the Plan.

### **PRIVATE SECTOR**

- 5.3.3.25** The Town shall encourage private groups and individuals to take positive action to help achieve the policies of the Plan.

### **EXISTING USES**

- 5.3.3.26** Notwithstanding the land use designations of this Plan, any land use which legally existed prior to this Plan may continue so long as the use is not abandoned or expanded, in which case the intended land use must conform to the Plan designation.

### **5.3.4 COMPLETE APPLICATION REQUIREMENTS**

**5.3.4.1** The Council of the Town of Milton requires that all privately initiated planning applications, with the exception of those filed under Section 45 of the Planning Act, be considered complete prior to any acceptance of the application for the purpose of processing. The Director of Planning and Development or his/her designate, shall determine whether or not an application is considered complete in accordance with the following requirements, as may be required based on the scale, scope and type of application, and shall notify the applicant in writing within 30 days of receipt of the application of the determination.

**5.3.4.2** Requirements for a complete application:

- a) Formal pre-consultation with the Town shall occur within the six months prior to the submission of an application for development, including the applicant, other affected agencies, including but not limited to, the Region of Halton and the applicable Conservation Authority. Where the application is being made to both the Town and another approval authority, every effort will be made to hold joint pre-consultations.
- b) If required by the Official Plan, approved Secondary Plan, Tertiary Plan, Subwatershed Study, Subwatershed Impact Study or any other such plan or study required by the Official Plan policies affecting the lands.
- c) Mapping, drawings, reports and technical studies relevant to the scale, scope and type of application, shall be required to support any application for development, such information to be determined by the Town in consultation with the applicant, other appropriate agencies. The supporting information may include, but not necessarily be limited to the following:
  - i) Planning policy considerations:
    - An approved Secondary Plan and/or Tertiary Plan
    - An approved Subwatershed Study
    - An approved Subwatershed Impact Study
    - Planning Justification Report
    - Draft Official Plan Amendment
    - Draft Zoning By-law Amendment
    - Market Impact Assessment

- Financial Impact Study
  - Capital Impact Assessment
  - Other studies, as required, to demonstrate Official Plan conformity
- ii) Description of the site and proposal:
- Aerial photograph
  - Survey plan
  - Draft plot or concept plan
  - Draft Plan of Subdivision or Condominium
  - Draft Official Plan Amendment or Zoning By-law Amendment, as applicable
  - Existing Conditions and/or Opportunities and Constraints Mapping
- iii) Environmental and Cultural considerations:
- Tree Inventory, Analysis and Preservation Study
  - Woodlot Inventory/Analysis Assessment
  - Natural Heritage Area Enhancement Plan
  - Demarcation of physical (as staked by the applicable Conservation Authority) and stable top of bank, shown as a surveyed line
  - Demarcation of the limit of wetlands (as staked by the applicable Conservation Authority), natural heritage areas, natural hazards and/or areas regulated by a Conservation Authority
  - Fish Habitat Assessment
  - Environmental Site Screening Questionnaire
  - Phase I Environmental Site Assessment followed by Phase II Environmental Site Assessment/Record of Site Condition
  - Environmental Impact Study/Report/Assessment
  - An approved Subwatershed Study
  - An approved Subwatershed Impact Study
  - Archaeological Assessment
  - Cultural Heritage Assessment and Impact Study
  - Agricultural Impact Assessment
  - Heritage Assessment
- iv) Engineering considerations:
- An approved Subwatershed Study

- An approved Subwatershed Impact Study
- Stormwater Management Report including plans/sediment and erosion controls
- Hydrogeological, Soils and/or Geotechnical Study
- Grading and Drainage Plan
- Functional Servicing Report and/or Plan
- Transportation or Traffic Impact Analysis
- Noise and Vibration Study
- Community Service Plan
- Lighting Assessment
- Hydraulic Analysis for Flood Plain Delineation
- Erosion and Sediment Control Plan

v) Urban Design considerations:

- Approved Urban Design Guidelines
- Streetscape Design Study
- Architectural Control Guidelines
- Shadow Analysis
- Park and Open Space Concept Plan
- Building elevations, in accordance with applicable Urban Design Guidelines
- Pedestrian and Cycling routing plan
- Accessibility Considerations Audit
- Neighbouring Concept Plan

- d) In addition to the requirements as set out in c) i) through v), other supporting information and materials may be required by the Town as identified at the preconsultation if deemed relevant and necessary to the evaluation of the particular application, or may be identified during the processing of the application, after the application has been deemed complete.
- e) All information, reports, studies and/or plans as required by the Town shall be carried out by a qualified professional consultant(s) in accordance with any standards or specifications applicable within the Town or other authority jurisdiction and retained by and at the expense of the proponent. The Town, acting reasonably, may require a peer review of any report, study and/or plan by an appropriate public agency or by a professional consultant retained by the Town at the proponent's expense.

- f) The scale and scope of any required report, study or plan is dependent upon the scale and scope of the proposal and its complexity and the type of planning approval requested and will be determined through the pre-consultation process.
- g) All planning applications shall be filed with a complete application form, a completed pre-consultation agreement, the supporting materials required and the prescribed Town, Region and Conservation Authority fee(s).
- h) All planning applications shall be filed with photographs of all signage and notices as may be required by the Town prior to such filing.
- i) The Director of Planning and Development, or his/her designate, shall only deem an application complete for the purpose of initiating the processing of such application upon proof of compliance with all of the requirements outlined in sub-sections a) through h) above.
- j) Notwithstanding the foregoing, the Director of Planning and Development, or his/her designate, may exempt certain applications from any or all of the above requirements except those outlined in the Planning Act Regulations.

## **5.4 SECONDARY PLANNING PROCESS**

### **5.4.1 GENERAL**

#### **PURPOSE**

- 5.4.1.1** The Secondary Plan Process establishes a more detailed planning framework for a specific planning area in support of the general policy framework provided by the Official Plan.

### **5.4.2 SECONDARY PLANNING PROCESS OBJECTIVES**

To allow for more detailed area-based, issue-based and site-based planning in newly developing areas or other areas where specific issues and concerns are identified by ensuring that provision is made in the Plan for the preparation of Secondary Plans, tertiary plans, development plans, special studies, and character area studies.

### **5.4.3 SECONDARY PLANNING PROCESS POLICIES**

- 5.4.3.1** Secondary Plans are policy plans which address, in more detail than the Official Plan, land use, urban form and design, transportation, servicing, development guidelines for healthy communities and other related issues for a planning district, neighbourhood or group of neighbourhoods or other similar area of the Town.
- 5.4.3.2** Secondary Plans shall be adopted as amendments to the Official Plan for all lands in the Urban Expansion Area designated on Schedule "B" to this Plan. In addition, Secondary Plans may also be adopted by Council for any other areas of the Town deemed appropriate. *\*DI(xix)*
- 5.4.3.3** The Town shall require that Secondary Plans and additional detailed studies be carried out by the Town at the cost of the major landowners in each area. These additional studies and plans may include, but shall not be limited to:
- a) Stormwater Management or Subwatershed Management Plans (Dependent upon the scale of development. Subwatershed studies will be conducted in accordance with the requirements of the Regional Plan (1995) Part IV - A3b5);
  - b) Integrated Transportation Plans;
  - c) Environmental Assessment/Impact Studies;

- d) Servicing Studies;
- e) Urban Designs/Master Plans;
- f) Market Analysis where commercial development in excess of 9,300 square metres of gross floor area is being proposed;
- g) Development Charges Studies;
- h) Development Phasing Studies;
- i) Fiscal Impact Studies;
- j) Parks Concept Plan;
- k) Archaeological Assessments;
- l) Heritage Resource Assessment; and,
- m) Community Facilities/Human Services Impact Analysis.

**5.4.3.4** Secondary Plans shall include, but not be limited to:

- a) A general statement of the intended character of the area along with detailed objectives for the development of the area;
- b) A conceptual plan for the area which establishes the boundaries of the area, and a land use and transportation framework for the lands, together with a description of the concept and desired future for the area;
- c) Policies establishing a strategy for the provision of housing, employment, community facilities, open space, commercial services and other land uses matters including location, form and intensity of development for such uses, desired forms of housing, range of housing densities and unit types and opportunities for modestly priced housing;
- d) Detailed urban design policies and directions;
- e) A detailed transportation plan, including pedestrian and bicycle paths and transit routes in accordance with the policies of Section C.1.2 of this Plan;
- f) Detailed strategy for the protection of the natural environment including the preservation of natural areas, woodlots and vistas and the maintenance or enhancement of water quality, and establishment of an open space system and recreation facilities;
- g) Servicing strategy;

- h) Population capacity and employment targets, the location, types and density of proposed land uses, and the proposed phasing, servicing and financing of development; and,
- i) Other implementation measures including leisure design policies, environmental/servicing design policies and heritage and archaeological requirements.

**5.4.3.5** Where Secondary Planning Areas include significant lands which are already developed, such plans shall also address the following:

- a) identification and assessment of the impacts of the proposed new development or redevelopment on such areas; and,
- b) a comprehensive urban design master plan for the area which addresses the community-wide policies in Section 2.0 of this Plan.

### **TERTIARY PLANS**

**5.4.3.6** Tertiary plans are conceptual development plans which indicate general concepts with respect to specific sites or areas within specified parts of the Town, including parts of Secondary Plan areas. Such plans shall generally indicate development concepts with respect to a major site or group of properties such as the spatial relationship of structures, vertical definition, street orientation, architectural themes, landscaping and street access.

**5.4.3.7** The Town may require, through the policies of the Official Plan or a Secondary Plan, the preparation of a tertiary plan for any site or group of sites to guide subsequent site plan approvals.

### **DEVELOPMENT PLANS**

**5.4.3.8** Where a site specific development application is submitted to the Town in a designation where a development plan is required, such a plan shall be used by the Town as a basis for evaluating the appropriateness of the proposed land use change. The development plan shall include a concept plan for the proposed development which addresses issues such as the proposed uses, the height, location, and spacing of the buildings, the intensity of the proposed use, traffic access, landscaping, lighting, waste disposal and parking. As a basis for the concept, the applicant shall also provide:

- a) data and descriptive material which clearly describes the proposal;
- b) measures planned to mitigate any adverse impacts on surrounding land uses and streets; and,
- c) technical studies such as market, traffic and design which may be required to substantiate information about the site, its surroundings and the proposed development.

### **SPECIAL STUDIES**

**5.4.3.9** The Town may identify through the Official Plan, Secondary Plans, the monitoring process identified in subsections 5.3.3.2, 5.3.3.3 and 5.3.3.4 of this Plan or other circumstances, issues or concerns with respect to a specific area or areas of the Town, or the Town as a whole, which require more detailed investigation.

**5.4.3.10** Where issues or concerns that require more detailed investigation have been identified, the Town may direct that a special study be undertaken. The recommendations of such studies may then be incorporated into the Official Plan by amendment where deemed appropriate.

### **CHARACTER AREAS**

**5.4.3.11** Character Area Plans are policy statements which address the same planning requirements identified in Secondary Plans except in greater detail with respect to the identification and protection of existing natural and heritage resources. In addition, Character Area Plans provide in greater detail the requirements that ensure that infill development or redevelopment respects the existing physical character of an area.

**5.4.3.12** A Character Area Study shall:

- a) quantify the unique characteristics which gives a "Character Area" its "sense of place", characteristics such as:
  - i) architectural styles of buildings and their settings;
  - ii) natural settings and features;
  - iii) the use of native materials and unique craftsmanship;
  - iv) heritage resources;
  - v) high quality public spaces;

- vi) vistas of interesting features;
  - vii) activities carried out on public and private land;
  - viii) street patterns; and,
  - ix) land marks;
- b) review the existing zoning standards to determine whether any modifications are required to better protect the character of the area through the introduction of such features as reduced front yard setbacks, minimum frontages and lot areas which are more reflective of existing development standards in the area all the while identifying opportunities for intensification;
  - c) determine other mechanisms for the maintenance of the unique characteristics of the area; and,
  - d) develop a strategy for implementation by the Town, including detailed Official Plan policies to maintain the unique characteristics of the area.

## **5.5 ZONING BY-LAW**

### **5.5.1 GENERAL**

#### **PURPOSE**

- 5.5.1.1** Following adoption of this Plan, it is intended that the Comprehensive Zoning By-law existing at the date of adoption of the Plan be amended, or repealed and replaced, in order to establish development standards and control growth in the Town in conformity with the policies of this Plan.

### **5.5.2 ZONING BY-LAW OBJECTIVES**

To establish the following where necessary:

- a) land use zones within designated areas which will permit the type of development specified in the Official Plan;
- b) development and performance standards appropriate to each type of use; and,
- c) any other regulations needed to implement the intent of this Plan.

### **5.5.3 ZONING BY-LAW POLICIES**

- 5.5.3.1** The Comprehensive Zoning By-law will generally permit the permitted uses in each designation, when appropriate.

- 5.5.3.2** Until such time as the Comprehensive Zoning By-law can be amended to bring it into conformity with this Plan or repealed to allow a new By-law to be enacted, the present Comprehensive Zoning By-law shall remain in effect. However, any amendments shall be in conformity with this Plan. Within the Niagara Escarpment Plan Area where the zoning by-law is not in effect, development shall be administered through the Development Control system pursuant to the Niagara Escarpment Planning and Development Act and the policies of the Niagara Escarpment Plan.

#### **HOLDING ZONES**

**5.5.3.3** Council may incorporate Holding Provisions in the Zoning By-law pursuant to the provisions of the Planning Act.

**5.5.3.4** A holding zone may be applied under any or all of the following circumstances:

- a) when development or redevelopment is anticipated in accordance with the provisions of this Plan, but where the details of such development have not been determined;
- b) when the level of Regional and Municipal or Community Services (i.e. water, sewer, drainage, electrical and road access) is not adequate to support the ultimate use but such services are to be provided at a later date in accordance with this Plan;
- c) when the Plan provides for phasing of development or redevelopment;
- d) when lands are affected by adverse environmental effects or other constraints on development which can be resolved to the Town's satisfaction; and,
- e) when the development of land requires a development agreement, the Holding Provisions may be used until such time as the appropriate agreement is completed and registered on title.

**5.5.3.5** Lands contained within the Holding Zone category shall be indicated on the Zoning By-law Schedule by the utilization of the letter (H) immediately after the specific zone symbol. The Holding Symbol "(H)" may removed by the passing of an amending by-law by Council. Council shall be guided by the following criteria when considering the removal of a holding symbol:

- a) the lands have been or will be provided with Regional and Town Services which are adequate to service the proposed development of the lands;
- b) all necessary financial and servicing requirements have been met;
- c) all necessary subdivision or development agreements have been entered into and that conditions of those agreements have been or will be met;
- d) the development is consistent with the other provisions of this Plan.

## **TEMPORARY USE BY-LAWS**

**5.5.3.6** Temporary use bylaws shall only be passed if they conform to the Regional Plan (1995). Town Council, before passing a by-law to permit a temporary use, shall be satisfied that those of the following requirements, among others, which are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interests of the general public:

- a) That the proposal fulfils reasonable planning standards;
- b) That the proposed use will be compatible with adjacent uses;
- c) That the size of the parcel of land or building to be used is appropriate for that proposed use; and,
- d) That services such as water, sewage disposal and roads, are sufficient.

**5.5.3.7** Council may pass subsequent by-laws to a temporary use by-law granting extensions of up to three years; however, once the subsequent by-law has lapsed, the use permitted by the by-law must cease and if the use continues it will be viewed as an illegal use in regard to the implementing Zoning By-law.

## **HEIGHT AND DENSITY BONUS PROVISIONS**

**5.5.3.8** Pursuant to provisions of the Planning Act, Council may, in a Zoning By-law, authorize increases in the height and density of medium and high density residential development, otherwise permitted by the by-law, that will be permitted in return for the provision of such facilities, services or other matters are set out in the zoning by-law. The Town's objectives in authorizing such increases in height or density are:

- a) To encourage the provision of underground or in-building parking for attached housing or mixed use development;
- b) To encourage the provision of rental housing;
- c) To encourage the preservation and conservation of buildings or structures of historical, contextual or architectural merit;
- d) To encourage the provision of improved access to public transit;

- e) To encourage the protection of natural features such as woodlots and environmental linkages;
- f) To encourage the provision of parkland above and beyond that required through the provisions of this Plan;
- g) To encourage the provision of unique urban design features above and beyond the requirements of this plan;
- h) to encourage the provision of day care and other public or quasi-public facilities; and,
- i) to encourage the provision of public art.

**5.5.3.9** A site-specific zoning by-law will establish detailed development standards that would apply when a bonus is awarded and the relationship between these standards and the conditions which must be met, if the bonus standards are to apply.

**5.5.3.10** In the granting of a height and density bonus, the Town may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or other matters to be provided.

**5.5.3.11** The maximum residential density and height permitted through the bonus provisions may exceed that which is permitted in the general Official Plan policies. However, no residential development may be granted bonus density in excess of 20 percent beyond the maximum density provided in the parent zoning by-law nor may a bonus in height be granted in excess of 3 storeys.

## **INTERIM CONTROL BY-LAWS**

**5.5.3.12** Council may pass Interim Control By-laws in accordance with the provisions of the Planning Act to control the use of lands and buildings within designated areas of the Town until such time as studies required by Council to assess planning and engineering issues are prepared and approved. The By-law may specify a time period (which shall not exceed one year) prohibiting the use of land, buildings and structures, except for those purposes as set out in the By-law.

**5.5.3.13** In the event that the review or study related to an Interim Control By-law has not been finalized within one year, Council may amend the Interim Control By-law in order to extend the period of time for which it is in effect, provided

the total period of time it is in effect does not exceed two years from the day of passing of the Interim Control By-law.

- 5.5.3.14** If Council has not passed a by-law under the Planning Act subsequent to the completion or review of the study within the period of time specified in the Interim Control By-law, the provisions of any zoning by-law passed under the Act that applied to the subject lands immediately prior to the coming into force of the Interim Control By-law again come into force.

## **5.6 SITE PLAN CONTROL**

### **5.6.1 GENERAL**

#### **PURPOSE**

- 5.6.1.1** Site Plan Control is generally required to ensure the highest standards of design and efficiency of land use.

#### **NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA**

- 5.6.1.2** Development within the Niagara Escarpment Development Control Area, as defined by Ontario Regulation 826/90, as amended, is regulated by the Niagara Escarpment Commission through the issuance of Development Permits. All development requires a Development Permit unless specifically exempted by Ontario Regulation 828/90, as amended. All development shall comply with the Niagara Escarpment Plan and the Town of Milton Plan. No building permit or other permit relating to development shall be issued unless a Niagara Escarpment Development Permit has been issued from the Niagara Escarpment Commission.

### **5.6.2 SITE PLAN CONTROL OBJECTIVES**

To improve the efficiency of land use and servicing and to encourage a more attractive form of development by:

- a) improving the treatment of site plan details to maintain consistent municipal standards in the proposed Site Plan Control Area;
- b) ensuring the safety and efficiency of vehicular and pedestrian access;
- c) minimizing land use incompatibility between new and existing development;
- d) providing functional and attractive on-site facilities such as landscaping and lighting;
- e) controlling the placement and provision of required services such as driveways, parking, loading facilities, garbage collection and site grading and drainage facilities;

- f) providing for integration with the Town's heritage character and unique physical setting; and,
- g) ensuring a high quality of building massing and design.

### **5.6.3 SITE PLAN CONTROL POLICIES**

**5.6.3.1** Pursuant to the provisions of the Planning Act, the Town shall designate by-law all of the land within the Town as a Site Plan Control Area. The following classes of development shall be exempt:

- a) all farm operations including agriculture and farm related buildings or structures that are utilized in farming operations and which, by their nature, do not directly serve the public and/or do not charge public user fees except for Agricultural uses located in an Environmentally Sensitive Area and/or Greenlands A or B Areas. Agricultural related Commercial or Industrial operations, such as farm equipment sales and service, farm supply sales and off-farm agricultural storage, service or supply establishments or similar uses, are not subject to this exemption; and,
- b) licensed aggregate operations that are controlled under the Provincial Aggregate Resources Act. However, the Town of Milton encourages the Ontario Ministry of Natural Resources to circulate the proposed rehabilitation site plan to the Town for its comment.

**5.6.3.2** Where a proposed development is within the designated Site Plan Control Area, the Town may require road widening needed to achieve the road allowance to meet the Town and Regional rights-of-way and sight triangle standards as established in Section 2.0 of this Plan and Part IV, Section E of the Regional Plan (1995) along the frontage of the development as a condition of Site Plan Approval.

**5.6.3.3** In accordance with the Planning Act, site plan approval applicants may be required to enter into a site plan agreement and provide to the satisfaction at no expense to the Town, any or all of the requirements set out in the Planning Act.

## **5.7      LAND DIVISION**

### **5.7.1      GENERAL**

#### **PURPOSE**

- 5.7.1.1**      This section establishes the procedures related to land division for the policies set out in this Plan noting that Land Division is the responsibility of the Region of Halton.

### **5.7.2      LAND DIVISION OBJECTIVES**

- 5.7.2.1**      To implement the policies established by this Plan by a variety of means including the powers related to subdivision control, condominium development and consents in the Planning Act.

### **5.7.3      LAND DIVISION POLICIES**

#### **PLANS OF SUBDIVISION**

- 5.7.3.1**      All lands within the Town are subject to subdivision control and part-lot control. Council may consider passing a By-law under the provisions of the Planning Act deeming old registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access or undesirable location, not to be registered.
- 5.7.3.2**      Only those plans of subdivision will be recommended for approval which:
- a)      conform with the general policies and designations of the Plan;
  - b)      can be provided with adequate services and facilities as set out in the Plan;
  - c)      are not premature or not in the best interests of the community; and,
  - d)      will not limit the Town's ability to finance services for all residents without imposing undue increases in taxation in accordance with the policies of Section 2.12 of this Plan.

**5.7.3.3** In evaluating applications for approval of plans of subdivision, Council shall consider all matters contained in Section 51 of the Planning Act and additional information specified in this Plan.

**5.7.3.4** A plan of subdivision shall generally be required:

- a) where a new road or extension to an existing road is required; or,
- b) where more than five lots are to be developed and/or the owner is retaining sufficient lands for the development of additional lots; or,
- c) where Council deems it necessary in the public interest for the proper development of the lands.

**5.7.3.5** The Town may as a condition of approval pursuant to the Planning Act, require that the owner of lands subject to a plan of subdivision enter into one or more agreements which may be registered against the title of the subject lands.

## **CONDOMINIUMS**

**5.7.3.6** Only those development proposals submitted under the Condominium Act which conform to the general policies and designations of this Plan and which can be provided with adequate services shall be recommended for approval. In evaluating such plans, Council shall require information specified in Sections 2.0, 3.0 and 4.0 of this Plan to evaluate a proposal and may require a development agreement to ensure adequate service levels.

## **CONSENTS**

**5.7.3.7** A consent should only be considered where a plan of subdivision is deemed to be unnecessary and where the application conforms with the policies of this Official Plan and the policies of The Niagara Escarpment Plan where applicable.

**5.7.3.8** Notwithstanding any other provisions of Section 5.7 of this Plan, a consent for technical or legal purposes may be permitted where a separate lot is not being created (such as a boundary adjustment, easement or rights-of-way). The lots which are the subject of such an application must comply with the Zoning By-law or the By-law must be amended or a variance granted as a condition of the consent.

## **CRITERIA APPLICABLE IN ALL DESIGNATIONS**

**5.7.3.9** The following general policies shall be utilized for evaluating consent applications in all designations on Schedules "A" and "B" to this Plan, in addition to other provisions of this Plan which may be applicable to a particular application.

a) Road Access

- i) The lot to be retained and the lot to be severed must have frontage on and have direct access to an open, improved public road which is maintained on a year-round basis and the frontage must conform with zoning by-law requirements or be conditional on an amendment or variance thereto.
- ii) Lots shall not be created which would access onto a road where a traffic hazard would be created due to limited sight lines on curves or grades.
- iii) Lots with direct access from Provincial Highways or Regional Roads will only be permitted where the appropriate authority advises that an entrance permit will be issued.
- iv) Any required road widenings, improvements or extensions to existing rights-of-way may be required as a condition of severance approval.

b) Lot Size

- i) The lot area and frontage of both the lot to be retained and the lot to be severed must be adequate for existing and proposed uses and must allow for the development of a use which is compatible with adjacent uses by providing for sufficient setbacks from neighbouring uses and where required the provision of appropriate buffering. The proposed lots must also comply with the provisions of the Zoning By-law. Where it is not possible to meet the standards of the Zoning By-law, the Council may amend the standards in the By-law or a variance may be granted as a condition of approval, where such action is considered appropriate.

c) Access

The proposed lot(s) will not restrict the development of other parcels of land, particularly the provision of access to allow the development of remnant parcels in the interior of a block of land.

d) Wastewater and Water Services

- i) Consents within the Existing Urban Area as designated on Schedule "A" shall only be considered where the lot can be serviced as a condition of approval, by the municipal wastewater and water systems within the Urban Area boundary.
- ii) Consents outside the Existing Urban Area as designated on Schedule "A" shall only be considered where it has been established by the Region of Halton that the lot size, topography, soils and drainage are suitable to permit proper siting of buildings, to obtain availability of potable water to the site and to permit the installation of an adequate means of wastewater disposal on both the severed and retained parcels where both parcels are to be used for residential purposes.

e) Protection of Agricultural Operations

In order to preserve and protect agricultural operations, wherever they are located in the Town outside the Existing Urban Area boundary, as designated on Schedule "B", a severed lot for other than agricultural purposes shall be located where it will have the minimum impact on surrounding agricultural operations and the location will comply with the Minimum Distance Separation (MDS) Formula I.

f) Park Dedication

Where a consent is approved, as a condition of approval, 5 percent of the lands may be required to be conveyed to the Town for park purposes where the consent is for residential purposes or up to 2 percent for commercial or industrial uses, or a cash payment in lieu of land may be required.

g) Mineral Resource Protection Area \*D5

Applications for consent to create a new lot within or adjacent to lands as identified through mapping prepared by the Ministry of Natural Resources as shown in Appendix A1 of this Plan shall be discouraged in order to protect the aggregate resource for its long term use.

h) Lot Creation in Valleylands

Applications for lot creation where the developable portion of the lot is below the stable top of bank of major or minor valleylands shall be denied.

## **CONDITIONS OF APPROVAL**

### **5.7.3.10**

The Town may require the following as conditions of approval of a consent application for the severed lot or the retained lot where such a condition is appropriate:

- a) payment of taxes;
- b) payment of development charges;
- c) payment of drainage and local improvement charges;
- d) provisions for extension of the municipal wastewater or water systems;
- e) provisions for stormwater management;
- f) road dedications and improvements;
- g) park dedications or payment-in-lieu;
- h) construction and maintenance of fences.
- i) approval of a Zoning By-law amendment; and,
- j) approval of a site plan in accordance with the provisions of the Planning Act.

## **RURAL, AGRICULTURAL AND ESCARPMENT AREAS**

**5.7.3.11**

Where an application for consent is received for lands outside the Urban Area or Hamlet Areas, as designated on Schedule "A", Land Use Plan, and the Schedules to the Hamlet Secondary Plans in Part C of this Plan, such consents shall only be permitted where they conform with the policies of Section 5.7 of this Plan and they are:

- a) to recreate original lots along original township lot lines and to create 40 hectare lots along half-lot lines where the original township lot is 80 hectares and are of a size appropriate for the type of agricultural use(s) common in the area, and are sufficiently large to maintain flexibility for future changes in type or size of agricultural operation; or,
- b) by a farmer for retirement purposes provided that all the following conditions are met:
  - i) the farmer has never been granted a severance creating a new building lot in Halton before;
  - ii) the subject property is not the severed or remnant lot of a severance that created a new building lot after January 1, 1974;
  - iii) the farmer is a "bona fide" farmer who has farmed in Ontario for at least 20 years, who operates, resides on and owns a viable farm operation and whose principal activity is the operation of a commercial farm;
  - iv) the farmer has owned and resided on and actually farmed the subject property for the last 10 years; and,
  - v) the location of the lot meets the criteria in the Provincial documents - Minimum Distance Separation Formula I and Minimum Distance Formula II; or,
- c) notwithstanding the policies outlined in subsection 5.7.3.11 (a) or (b) of this Plan, within the area of the Niagara Escarpment Plan, new lots which recreate the original township lot or for a retiring farmer, shall only be permitted if they comply with the applicable New Lots Policy and Development Criteria of the Niagara Escarpment Plan.

**GREENLANDS AREA A OR B OR ENVIRONMENTAL LINKAGE AREA**

- 5.7.3.12** When an application for consent is received for lands designated Greenlands A or B Area or Environmental Linkage Area on Schedules "A" and "B" where uncertainly exists as to the boundary in accordance with the policies of subsection 2.2.3.8 of this Plan, in addition to the policies of subsection 5.7.3.9, the requirements of the Conservation Authority, the Region and, where applicable, the Niagara Escarpment Commission must be satisfied.

## **5.8 COMMITTEE OF ADJUSTMENT**

### **5.8.1 GENERAL**

#### **PURPOSE**

- 5.8.1.1** A Committee of Adjustment is established in order to ensure that any proposed development within the Town maintains the general character and intent of the Official Plan.

### **5.8.2 COMMITTEE OF ADJUSTMENT OBJECTIVES**

To ensure that the proposed development and specific uses of land that involve variances to by-laws conform to the general intent and purpose of this Plan and the Zoning By-law.

### **5.8.3 COMMITTEE OF ADJUSTMENT POLICIES**

- 5.8.3.1** In accordance to the provisions of the Planning Act, Council may appoint a Committee of Adjustment which may authorize variances from the Zoning By-law and Interim Control By-law regulations and the extension or enlargement of legal non-conforming uses. In addition to the provisions of the Planning Act, the Committee of Adjustment, in determining whether a variance is desirable, shall take into account the following:

- a) site constraints and/or restrictions to meeting the requirements of the zoning by-law have been identified;
- b) whether or not alternative designs for a building which would be in conformity with the by-law are clearly not feasible or appropriate for the site;
- c) specific regard for the heritage resources which may be affected by the application; and,
- d) an undesirable precedent would not result from the approval of the variance.

## **LEGAL NON-CONFORMING USES**

- 5.8.3.2** A land use which is lawfully in existence prior to the passage of the implementing Zoning By-law as proven to the Town's satisfaction by the proponent, and which continues to be utilized for such purpose may continue as a legal non-conforming use or may be deemed to conform to the intent of the Plan for the purpose of the By-law.
- 5.8.3.3** The policies of the Niagara Escarpment Plan Area shall provide guidance for the treatment of existing uses in the Escarpment Natural, Escarpment Protection, Escarpment Rural and Mineral Resource Extraction Area.

## **EXTENSION OR ENLARGEMENT OF NON-CONFORMING USES**

- 5.8.3.4** In accordance with the provisions of the Planning Act, Council may amend a by-law passed under Section 34 to permit the extension or enlargement of any land, building or structure prohibited by the Zoning By-law provided the following requirements are met. The Committee of Adjustment will be similarly guided in considering applications under Section 44 of The Planning Act:
- a) It is not possible to relocate such a use to a place where it will conform to the By-law;
  - b) The proposed extension or enlargement will not unduly aggravate the situation already created by the existence of the use and should, if possible, be designed to alleviate adverse effects of the use such as outside storage;
  - c) The abutting uses will be afforded reasonable protection by the provision of appropriate buffering and setbacks;
  - d) The proposed extension or enlargement should be in appropriate proportion to the size of the non-conforming use;
  - e) Adequate provision will be made for safe access and adequate off-street parking and loading facilities; and,
  - f) All services, including private sewage disposal and water supply systems, shall be or can be made adequate.

- 5.8.3.5** The Town shall not be obligated to grant permission to extend or enlarge a non-conforming use under any circumstances.

**BUILDINGS DAMAGED OR DESTROYED BY FIRE OR NATURAL DISASTER**

- 5.8.3.6** Notwithstanding the policies of subsection 5.8.3.4, nothing will prevent the rebuilding or repair of any building or structure that is damaged or destroyed by fire or a natural disaster subsequent to the adoption of this Plan, provided that the dimensions of the original building or structure are not increased, the use of the building or structure is not altered, or the building or structure is not located in a Greenlands A Area designation. However, where the area of the lot is sufficient the new buildings and structures will be located in conformity with the requirements of the Zoning By-law. Further, nothing in this section shall prevent the strengthening to a safe condition of such a building or structure, provided such alteration or repair does not increase the height, size of volume or change the use.
- 5.8.3.7** Any building which has been ordered demolished by the Chief Building Official may be rebuilt provided all municipal regulations are complied with.

## **5.9            PROPERTY MAINTENANCE AND ACQUISITION**

### **5.9.1            GENERAL**

#### **PURPOSE**

- 5.9.1.1**            A program of property maintenance and land acquisition is necessary in order to establish and maintain minimum standards of maintenance and service.

### **5.9.2            PROPERTY MAINTENANCE AND ACQUISITION OBJECTIVES**

To develop and administer a comprehensive policy and program for land acquisition and property maintenance within the Town.

### **5.9.3            PROPERTY MAINTENANCE AND ACQUISITION POLICIES**

- 5.9.3.1**            The Town shall continue to enforce its property maintenance and occupancy standards by-law pursuant to the provisions of the Planning Act.

- 5.9.3.2**            A Property Standards Officer shall be appointed, as provided for in the Planning Act, to administer and enforce the property maintenance and occupancy standards by-law.

- 5.9.3.3**            A Property Standards Committee shall be appointed, as provided for in the Planning Act, to hear appeals against the order of the Property Standards Officer.

- 5.9.3.4**            Zoning and Building By-laws will be enforced to encourage the maintenance and improvement of property.

- 5.9.3.5**            Municipally owned properties and structures, including such services as roads, sidewalks and street lights, will be maintained to a reasonable standard and in good repair over the planning period.

#### **DEMOLITION CONTROL**

- 5.9.3.6**            The Town may enact a by-law creating an area or areas of demolition control as authorized by the provisions of the Planning Act in areas where there is a

concern with the preservation of the character of the area and the impact of the premature demolition of buildings.

## **LAND ACQUISITION**

**5.9.3.7** Land shall be acquired for park purposes through the use of a variety of mechanisms in accordance with the provisions of this Plan, including:

- a) parkland dedications as a condition of development approval in accordance with the provisions of the Planning Act;
- b) funds allocated in the Town's operating or capital budget from general revenue or development charge capital contributions;
- c) funds received for park purposes in lieu of required land dedications;
- d) lands bequeathed or donated to the Town for park purposes;
- e) leases and agreements to use certain lands for park purposes;
- f) environmental linkage areas; and
- g) lands or funds received as a result of bonusing pursuant to the policies of subsection 5.5.3.8 of this Plan.

**5.9.3.8** The Town may require as a condition of development or redevelopment, the conveyance of land to the municipality for park purposes in accordance with the following standards:

- a) Residential Uses:

Five percent of the proposed land or one hectare for every 300 dwelling units for a medium or high density residential development or redevelopment whichever is greater;

- b) Commercial, Industrial or Other Employment Uses:

Two percent of the proposed land.

**5.9.3.9** The Town may require, in lieu of conveyance of land for park purposes, the payment of cash in lieu of parkland equal to the value of any land required to be conveyed in accordance with the provisions of the Planning Act.

**5.9.3.10** Where a development or redevelopment proposal includes lands which are used for the following uses, such lands shall not be acceptable as part of the parkland dedication and shall be conveyed to the Town or other public agency:

- i) lands subject to flooding;
- ii) lands used for stormwater management functions;
- iii) steep valley slopes;
- iv) ravine lands below the top-of-bank; and,
- v) lands in setbacks from the top-of-bank required by the Town and the appropriate Conservation Authority.

**5.9.3.11** Where appropriate, land within the Town, including critical parts of the Greenlands System, may be acquired by the Town and held for the purpose of implementing this Plan. In addition, there is a land acquisition program for the implementation of the Niagara Escarpment Plan, which may lead to the acquisition of lands along the Escarpment by such bodies as the Ontario Heritage Foundation.

## **PUBLIC WORKS**

**5.9.3.12** All public works shall be carried out in accordance with the policies of the Plan.

## **5.10      INTERPRETATION**

### **5.10.1      GENERAL**

The Plan is a statement of policy. It is intended as a guide to Council; however, some flexibility in interpretation may be permitted, provided the general intent is maintained.

### **5.10.2      BOUNDARIES**

**5.10.2.1**      Locations, boundaries, or limits described in the text or indicated on Schedules "A", "A1", "B", "C", "D", "D1", "D2", "E", "F", "G", "G1", "H", "I", "I1", "C.2.A", "C.2.B", "C.3.A", "C.4.A", "C.5.A", "C.6.A", "C.6.B", "C.6.C", "C.6.D", "C.6.E", "C.7.A.CBD", "C.7.B.CBD", "C.7.C.CBD", "C.7.D.CBD" are intended to be approximate only, except where they are bounded by roads, railway lines, or other clearly defined physical features. Where the general intent of the plan is maintained, minor boundary adjustments will not necessitate an amendment to the plan.

**5.10.2.2**      The outer boundary of any designation location within the Niagara Escarpment Plan Area on Schedule "A", that is the boundary which does not abut another Escarpment designation on Schedule "A", is fixed and inflexible and can be changed only by an amendment to the Niagara Escarpment Plan. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, lot lines, rivers and topographic features.

**5.10.2.3**      The internal boundaries between the designations within the Niagara Escarpment Plan Area on Schedule "A" however, are less definitive except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries, are not intended to be site specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the implementing authority through the application of the designation criteria utilizing the most detailed or up-to-date information available, and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.

### **5.10.3 STATED MEASUREMENTS AND QUANTITIES**

All number and quantities in the text shall be interpreted as approximate only. Minor variations from any numbers or quantities will be permitted providing the intent of the Plan is preserved.

### **5.10.4 LEGISLATION**

Where this Plan makes reference to a Provincial Act or an Ontario Regulation, to the Minimum Distance Separation Formulae or a Provincial Policy Statement, such reference shall include any subsequent amendments or replacements.

### **5.10.5 ACCESSORY USES**

Whenever a use is permitted in a land use designation, it is intended that uses, building or structures normally incidental, and accessory to that use are also permitted, unless the Plan states otherwise.

### **5.10.6 DEFINITIONS**

The following definitions of key terms used in the Plan act as a guide to their interpretation:

**ACCESSORY APARTMENT** means self-contained apartment created through converting part of or adding on to an existing home or constructed as part of a new home.

**ACCESSORY BUILDING OR STRUCTURE** means a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot.

**ACCESSORY SERVICE USES** means service uses for employees including cafeterias and day care facilities which are contained within the same building.

**ADJACENT TO WOODLOTS** means any lands which are within 50 metres of the outer boundary of the subject lands, in accordance with the policies of Section 5.10.2 of this Plan.

**ADULT ENTERTAINMENT USE** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations. An Adult Entertainment Use also includes an Adult Video Store, an Adult Specialty Shop and a principal use Body Rub Parlour.

For the purposes of the definition of Adult Entertainment Use, the following definitions also apply:

"goods" includes books, magazines, pictures, slides, film, phonograph records, pre-recorded magnetic tape and any other viewing or listening matter, clothing and accessories;

"services" includes activities, facilities, performances, exhibitions, viewings and encounters but does not include the exhibition of film approved under the Theatres Act;

"services designed to appeal to erotic or sexual appetites or inclinations" includes,

- a) services of which a principal feature or characteristic is the nudity or partial nudity of any person;
- b) services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or "nu" any other word or picture, symbol or representation having like meaning or implication as used in any advertisement.

**ADULT VIDEO STORE** Means an establishment where pre-recorded video tape, video discs, films and/or slides made or designed to appeal to erotic or sexual appetites or depicting sexual acts are offered for rent or sale. An Adult Video Store shall not include facilities for the screening or viewing of such products.

**ADULT SPECIALTY STORE** means a retail establishment specializing in the sale of goods and materials made or designed to appeal to erotic or sexual appetites.

**AFFORDABLE HOUSING** means housing with market price or rent that is affordable to households of low and moderate income, which are households within the lowest 60 per cent of the income distribution for the Housing Region, as determined by the Ontario Ministry of Housing. Affordable in this context means annual housing costs (i.e. gross rent or mortgage principal and interest payment amortized over 25 years and assuming a 25 per cent down

payment, and taxes) do not exceed 30 per cent of gross annual household income.

**AGRICULTURE or AGRICULTURAL INDUSTRY or AGRICULTURAL OPERATION or FARMING** means an activity consisting of agri-forestry (including tree plantations for Christmas tree operations), animal husbandry (including the training of horses, drivers or riders), horticulture, beekeeping, dairying, field crops, fruit farming, fur farming, market gardening, pasturage, poultry keeping, mushroom farming or any other farming activity and may include growing, raising, small scale packing and storing of produce on the premises and other similar activities customarily carried out in the field of general agriculture.

**ANIMAL HUSBANDRY** means the raising, keeping or breeding of livestock including horses, but shall not include those operations where the training of horses, drivers or riders is the major component of the operation.

**ANIMAL KENNEL** means a building, structure or premises used for the raising or boarding of dogs, cats, or other household pets.

**ARCHAEOLOGICAL POTENTIAL** of an individual development property is based on determining the land's association with a wide range of geographic and cultural-historical features which would have directly influenced previous use and settlement by past inhabitants, and thus provide an indication of the likelihood of archaeological resources being present. The presence or absence of these features within and around a particular parcel of land therefore provides the basis for the determination of the need for an archaeological assessment prior to development impacts.

**ARCHAEOLOGICAL RESOURCES** means the remains of any building, structure, activity, place or cultural feature or object which, because of the passage of time, is on or below the surface of the land or water, and is of significance to the understanding of the history of a people or place.

**ASSISTED HOUSING** means housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.

**BED AND BREAKFAST ESTABLISHMENTS** means sleeping accommodation for the travelling or vacationing public within a single dwelling which is owned by and is the principal residence of the proprietor, to a maximum of three guest rooms, and may include the provision of breakfast

and other meals and services, facilities or amenities for the exclusive use of the occupants.

**BEST MANAGEMENT PRACTICES** means optimal techniques and methods for stormwater management identified through a formal decision/evaluation process.

**BODY RUB PARLOUR** Includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

**BODY RUB** Includes the kneading, manipulating, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

**BONA FIDE FARMER** means a person who owns and whose principal occupation is the operation of a commercial farm or farms in Halton.

**BUILT** means that a building permit has been issued for a specific lot.

**CHARACTER** means the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include the physical and natural attributes of an area.

**COACH HOUSE** means a small, accessory building, either attached by an enclosed walkway or breezeway or physically separate from the principal dwelling unit with which it is associated, which shall be used for vehicle storage for the principal dwelling unit, as well as for a self-contained dwelling unit or for activities accessory to those permitted in the principal dwelling unit.

**COMMERCIAL FARM** means a farm which is deemed to be a viable farm operation and which normally produces sufficient income to support a farm family as determined by the Halton Agricultural Advisory Committee (HAAC).

**COMMUNAL SERVICES/SYSTEMS** means water supply and wastewater treatment works approved under The Ontario Water Resources Act or The

Environmental Protection Act for the common use of more than five units of full-time or seasonal residential or industrial/commercial occupancy.

**COMMUNITY FACILITIES** means schools, individual parks, a system of parks, open space and leisure facilities such as community centres, leisure centres and other education, recreation and park facilities.

**COMPATIBLE** means development or redevelopment or uses which may not necessarily be the same as or similar to the existing or desired development, but which blends, conforms or is harmonious with the ecological, physical, visual or cultural environment and which enhances an established community and co-exists with existing development without unacceptable adverse impact on the surrounding area.

**COMPLETION** means entirely built, approved by the appropriate authorities and occupied.

**CONSERVATION AUTHORITY** means the Halton Region Conservation Authority or the Grand River Conservation Authority.

**CORRECTIONAL GROUP HOME** means a single detached dwelling occupied by not less than 3 and not more than 10 residents, exclusive of staff or receiving family, who live as a single housekeeping unit, supervised on a daily basis, for persons who have been placed on probation, released on parole or admitted for correctional purposes, and which is licensed, approved, supervised or funded by the Province.

**COTTAGE INDUSTRY** means an activity conducted as an accessory use within a single detached dwelling by one or more of its residents. A cottage industry may include activities such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects in conformity with the relevant provisions of this Plan.

**CULTURAL HERITAGE FEATURES** means those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

**CULTURAL LANDSCAPE** means the product of man's activities over time in modifying the landscape for his own purpose, and is an aggregation of man-made features such as a village, farmland, waterways, transportation corridors, and other artifacts.

**CULTURAL USE** means a theatre, a commercial school, a gallery or similar use that assists in the promotion of a cultural community, but does not include an Adult Entertainment Use.

**CUMULATIVE IMPACT** means the effect on the physical, natural, visual and cultural heritage features of the environment resulting from the incremental activities of development over a period of time and over an area. All past, present and possible future activities are to be considered in assessing cumulative impact.

**DEVELOPMENT** means the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as the creation of new lots, site grading and the placing or dumping of fill.

**DEVELOPMENT CAPACITY** means capacity of a site to support use without substantial negative impact on environmental features such as water quality, natural vegetation, soil, wildlife population and visual attractiveness.

**DEVELOPMENT PLAN** means a plan developed in conformity with the provisions of subsection 5.4.3.8 of this Plan.

**EASEMENT** means a negotiated interest in the land of another which allows the easement holder specified uses or rights without actual ownership of the land.

**ECOSYSTEM FUNCTION** means the complex of a community and its environment which has evolved over a period of time to act as a unique ecological unit in nature.

**ENTERTAINMENT USE** means a theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller rink, dance or music hall or curling rink; but does not include an Adult Entertainment Use.

**ENVIRONMENT** means the complex of physical, chemical and biotic factors (as climate, soil and living things) that act upon an organism or an ecological community and ultimately determine its form and survival.

**ENVIRONMENTALLY SUSTAINABLE** means the result of development activities that maintains and/or enhances the natural environment to meet the needs of the present without compromising the needs of future generations.

**EQUIVALENT POPULATION** means a figure expressing the capacities of water and wastewater services, in terms of residential population with a commensurate proportion of non-residential development.

**ESSENTIAL** means that which is deemed necessary to the public interest after all alternatives have been considered.

**EXISTING USE** means the use of any land, building or structure legally existing or approved under a Parkway Belt land use regulation on the day of adoption of this Plan by Town Council or, in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan. An existing use, building or structure may expand or be replaced in the same location and of the same use provided that it can be demonstrated that the objectives of the applicable designation are met.

**FARMING** (see **AGRICULTURE**).

**FARM VACATION HOMES** means sleeping accommodation for the travelling or vacationing public within a single dwelling which is owned by and is the principal farm residence to a maximum of three guest rooms and may include participation in farm activities and the provision of meals and offer services, facilities or amenities for the exclusive use of the occupants.

**FILL LINE** means a line delineating that area of a watershed which is subject to the Fill, Construction and Alteration to Waterway Regulations of the appropriate Conservation Authority.

**FISHERIES MANAGEMENT** means the management of fish habitat and fish population for the purpose of sustaining and improving the quality and quantity of fish.

**FLOOD FRINGE** means the outer portion of the flood plain between the floodway and the limit of regulatory flood. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway.

**FLOOD PLAIN** means the area, usually lowlands, adjoining the channel of a river, stream, or watercourse which has been or may be covered by flood water during a regional flood or a one-in-one-hundred-years flood, whichever is greater.

**FLOODWAY** means the channel of a watercourse and that inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property.

**FLOOR SPACE INDEX (FSI)** means the ratio of the gross floor area of a building or structure to lot area.

**FOOD STORE** means a building or part of a building which is used primarily for the retail sale of food as well as personal and household items. A food store may include a convenience or specialty food store which generally contains less than 3,250 square metres of floor space. A food store which contains 3,250 or more square metres of floor space may be referred to as a grocery store or supermarket and may also provide a wider range of retail goods and services.

**FOREST** means woodlands as defined by the Woodlands Improvement Act, covering a ground area of 10 hectares or more.

**FOREST MANAGEMENT** or **FORESTRY** means the wise use and management of forests for the production of wood and wood products, to provide outdoor recreation, to maintain, restore, or enhance environmental conditions for wildlife, and for the protection and production of water supplies.

**GARDEN SUITE** means a detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

**GENERAL INDUSTRY** means the full range of industrial uses including outdoor storage.

**GROSS RESIDENTIAL AREA** means an area consisting of one or more surveyed and registered lots, blocks or parcels, the principal or proposed use of which are dwellings, together with abutting local and collector roads, local institutional uses and open space areas.

**GROUP HOME TYPE 1** means a single detached dwelling occupied by not less than 6 and not more than 8 residents within the Urban or Hamlet Areas, and not more than 10 residents in the Agricultural and Rural Areas, exclusive of staff or receiving family, who live as a single housekeeping unit requiring

specialized or group care, supervised on a daily basis, and which is licensed, approved, supervised or funded by the Province as:

- Home for Special Care, Homes for Special Care Act
- Approved Home, Mental Hospitals Act
- Children's Residence, Child and Family Services Act
- Approved Home or Facility, Developmental Services Act
- Charitable Home for the Aged, Charitable Institutions Act
- Home for the Aged, Homes for the Aged and Rest Homes Act"

**GROUP HOME TYPE 2** means a single detached dwelling occupied by not less than 3 and not more than 8 residents within the Urban or Hamlet Areas and not more than 10 residents in the Agricultural and Rural Areas, exclusive of staff or receiving family, who live as a single housekeeping unit requiring specialized or group care, supervised on a daily basis, and which is licensed, approved, supervised or funded by the Province under any general or specialized Act and which shall be maintained and operated primarily for:

- Persons who require temporary care and transient or homeless persons
- Persons requiring treatment and rehabilitation for addiction to drugs or alcohol.

**HAZARD LANDS** means lands which because of their physical characteristics in combination with their location, pose a risk for the occupants to loss of life, property damage, and social disruption, if developed.

**HEALTH PROFESSIONAL REGULATED** means a person registered under the Regulated Health Professions Act, S.O. 1991, C.18, or as a drugless practitioner under the Drugless Practitioners Act, R.S.O. 1990, C.D. 18 including: Audiologists, Chiropodists, Chiropractors, Dental Hygienists, Dental Technologists, Denturists, Dentists, Dieticians, Massage Therapists, Medical Laboratory Technologists, Medical Radiation Therapists, Midwives, Naturopaths, Nurses, Occupational Therapists, Opticians, Optometrists, Pharmacists, Physicians, Physiotherapists, Podiatrists, Psychologists, Respiratory Therapists, Speech Language Pathologists. A "Body Rub Parlour may also be permitted as an accessory use to a "Regulated Health Professional" office provided such accessory use does not exceed a maximum of 30% of the total gross floor area of the "Regulated Health Professional" office, and provided that the business access shall only be from an entrance in common with the principal "Regulated Health Professional" office.

**HERITAGE FEATURE** means a feature of the landscape which, by itself, or together with its associated environment, is unique or representative of past human activities or events. Such a feature may include a site or area of archaeological or historical value and it may include a building or structure of architectural and/or historical importance.

**HOME INDUSTRY** means a small scale use providing a service primarily to the rural farming community and which is accessory to a single detached dwelling or agricultural operation. A home industry may be conducted in whole or in part in an accessory building and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop, or blacksmith's shop, etc., but does not include an auto repair or paint shop.

**HOME OCCUPATION** means an activity which provides a service as an accessory use within a single detached building performed by one or more of its residents. Such activities may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, or hairdresser.

**HUMAN SERVICES** means services relating to health, education, culture, recreation, public safety and social services.

**HYBRID ROAD** means a local public road where one side of the road functions principally as a rear yard generally in conjunction with a garage, whereas the other side of the road is a front yard condition that could also include a garage.

**INCIDENTAL USE** means a use (e.g. swimming pool) normally accessory to but not an essential part of an existing use.

**INFRASTRUCTURE** means the collection of public capital facilities including highways, transit terminals and rolling stock, municipal water and wastewater systems, solid waste management facilities, storm water systems, schools, hospitals, libraries, community and recreation centres, and any other public projects involving substantial capital investment. It includes not only the provision of new facilities but also the maintenance and rehabilitation of existing ones.

**INSTITUTIONAL USE** means use of land for some public or social purpose but not for commercial purposes, and may include governmental, religious, educational, charitable, philanthropic, hospital or other similar or non-commercial use to serve the immediate community.

**LANDS ADJACENT TO WETLANDS** means those lands within 120m of an individual wetland area and all lands connecting individual wetland areas within a wetland complex except where it affects those lands which are zoned for a permitted use including those lands within a designated Hamlet Area. A wetland area is a single contiguous wetland composed of one or more wetland types such as marshes, swamps, bogs and fens. A wetland complex contains two or more individual wetland areas along with adjacent lands that are related in a functional manner.

**LIGHT INDUSTRY** means secondary or tertiary industry which does not involve outdoor storage and does not include truck terminals, fuel depots, cement and asphalt batching, waste management, composting.

**LOT** means a parcel or tract of land which is recognized as a separate parcel of land use the provisions of The Planning Act, and includes a lot created by consent for mortgage purposes where the mortgage has not been discharged. Within the Niagara Escarpment Plan, however, the definition of a lot no longer includes a lot created by consent for mortgage purposes where the mortgage has not been discharged.

**MARKET HOUSING** means housing for rental or purchase without government subsidization.

**MEDIUM OR HIGH PROFILE DEVELOPMENT** means development that by its size or character provides a focus to a group of buildings, a focus to a community, is reasonably visible in an area of high exposure and by its nature or impact is worthy of special consideration.

**MINERAL RESOURCES** means those naturally occurring inorganic elements and compounds which form, and are located in, the ground.

**NATURAL ENVIRONMENT** means the air, land and water, or any combination or part thereof.

**NATURAL HERITAGE FEATURES AND AREAS** means features and areas, such as significant wetlands, fish habitats, significant woodlands and significant valleylands, significant portions of the habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

**NET RESIDENTIAL AREA** means an area consisting of one or more surveyed and registered lots, blocks or parcels the principal or proposed use of which is dwellings.

**NIAGARA ESCARPMENT PARK and OPEN SPACE PLANS** means a master or management plan for parks and open space within the Niagara Escarpment Parks and Open Space System which are not in conflict with the Niagara Escarpment Plan.

**100 YEAR STORM** means the storm, and the associated flooding, based on analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**OFFICE USE** means the carrying on of a business in which one or more persons are employed in the management or direction of an agency, business, organization, including the office of a Regulated Health Professional but excludes such uses as retail sale, the manufacture, assembly or storage of goods, or places of assembly or amusement.

**ORIGINAL TOWNSHIP HALF LOT** means half of an original township lot where the township was originally surveyed into 80 ha. lots.

**ORIGINAL TOWNSHIP LOT** , means the township lot as shown on an original plan where an original plan is a plan certified by the Surveyor General as being the original survey. Generally, original township lots are 40 ha.

**PIT** means a site where sand or gravel or other unconsolidated materials are extracted.

**POLICY** means statement which guides the use of the municipality's powers in the pursuit of its goals and objectives.

**PORTABLE ASPHALT PLANT** means a temporary facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt paving material and includes the temporary stockpiling and storage of bulk materials used in the process.

**PRIME AGRICULTURAL SOILS** means those lands of agricultural soils classes 1, 2 and 3 (and combination equivalents thereof), as defined in the Canada Land Inventory of Soil Capability for Agriculture.

**PROVINCIALY SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST** means areas of land and water containing natural landscape features which have been identified by the Ministry of Natural Resources as having values related to protection, natural heritage appreciation, scientific study, or education.

**PROVINCIALY SIGNIFICANT WETLANDS** means Class 1, 3 and 3 wetland defined in An Evaluation System for Wetlands of Ontario South of the Precambrian Shield, Second Edition (1984), as amended from time to time.

**PUBLIC USE** means use by a **PUBLIC BODY**, defined as any Federal, Provincial, County or Municipal agency and includes any commission, board, authority or department, including Ontario Hydro, established by such agency exercising any power or authority under a Statute of Canada or Ontario. For the purposes of this Plan, the Bruce Trail Association shall be treated as if it were a public agency/body with respect to the role of the Association in securing and managing the Bruce Trail Corridor under Part 3 of the Niagara Escarpment Plan.

**QUARRY** means a site where clays, shales, limestone (dolomite) and/or other bedrock materials are extracted.

**REGION** means the Council and administration of the Regional Municipality of Halton.

**REGIONAL OR SUB-REGIONAL COMMERCIAL DEVELOPMENT** means those facilities which attract and meet the shopping demands of the wider regional or sub-regional market and which are generally larger than 10,000 square metres.

**REGIONAL STORM** means the storm (and the rainfall and the runoff that it brings) used as the basis to delineate the regulatory flood plain.

**REGIONALLY SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST** means areas identified by the Ministry of Natural Resources, Conservation Authorities, municipalities and other agencies as having ecological or geological/geomorphological value at the regional level.

**REGIONALLY SIGNIFICANT WETLANDS** means Class 4, 5, 6 and 7 wetland defined in An Evaluation System for Wetlands of Ontario South of the Precambrian Shield, Second Edition (1984), as amended from time to time.

**REGULATORY FLOOD** means the approved standard(s), a regional flood or a one-in-one-hundred-year flood, used in a particular watershed to define the limit of the flood plain for regulatory purposes.

**RESTRICTIVE** means being stringent in permitting uses, as measured by the physical extent to which development is being allowed and/or by the development's impacts on the social, economic and natural environment.

**RESIDENTIAL AREA** means an area consisting of one or more surveyed and registered lots, blocks or parcels, the principal or proposed use of which is dwellings.

**RESIDENTIAL CARE FACILITY** means a home, group care facility or similar facility occupied by more than 8 residents, exclusive of staff or receiving family, who live as a single housekeeping unit requiring specialized or group care, supervised on a daily basis, and which is licensed, approved, supervised or funded by the Province.

**RESIDENTIAL DENSITY (NET)** means the ratio of the number of dwelling units located or proposed to be located on the lot and the area of the lot where the area to be measured includes only those parts of the lot which are classified as a residential use zone.

**RESIDENTIAL DENSITY (GROSS)** means the ratio between the number of dwelling units located or proposed to be located on a lot and the area of the lot where the area to be measured includes all land within the lot proposed to be used for roads or any other purpose such as parks etc.

**ROOMING, BOARDING OR LODGING HOUSES** are dwellings where lodging for four or more persons is provided in return for remuneration or the provision of services or both and where the lodging units do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants.

**SERVICE COMMERCIAL USES** means a commercial operation offering services of a clerical, business, professional and administrative nature such as banking, accounting, investment and financial planning, architects and other consultants and personal service uses such as restaurants and taverns, florists, dry cleaners, tailors, travel agents, fitness centres, personal grooming shops, specialty food stores.

**SETBACK** means the distance between a line established as the stable top of channel bank of a watercourse, or as the stable top of valley bank of a

watercourse, as determined by the appropriate Conservation Authority and the proposed development boundary.

**SIGNIFICANT WOODLOT** means those woodlands determined to be significant through an application of the following criteria: size of woodlands, the occurrence of other identified natural heritage features or areas in the woodland, the occurrence of woodlands that are of a composition, age, size or site quality that is uncommon for the planning area for which the evaluation is being undertaken and the provision of important ecological functions such as linkage, buffering or hydrological flow.

**SINGLE DETACHED DWELLING** means a separate building containing not more than one dwelling unit and may include a chalet, cottage, or mobile home.

**SOLID WASTE** means ashes, garbage, refuse, domestic waste, industrial waste, municipal waste, hazardous waste and such other wastes as are designated in the regulations under The Environmental Protection Act, but does not include agricultural waste, inert fill, inert rock fill, condemned or dead animals or parts thereof, or hauled sewage sludge for disposal on farmland.

**SPECIAL NEEDS HOUSING** means housing that is designed to accommodate individuals with specific needs of certain households and includes Group Homes Type 1 and Group Homes Type 2, with the exception of Correctional Group Homes, and also includes independent permanent living arrangement where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendance services are provided.

**SUSTAINABLE DEVELOPMENT** means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**THEATRE** means any premises or part thereof where motion pictures or live performances are shown or held but does not include an Adult Entertainment Use.

**TOWN** means The Town of Milton.

**TRADITIONAL URBAN FORM** means an overall design which captures the spirit and character of pre-World War II North American village-type development.

**URBAN SERVICES** means municipal water and/or wastewater systems or components thereof which are contained within or extended from Urban Area designations or from municipalities abutting Halton Region.

**UTILITY** means a water supply, storm water or wastewater system, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, telegraph and telephone lines and other cabled services, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include the establishment of a new waste disposal site, any expansion or alteration to an existing waste disposal site from what has been approved under the applicable legislation (including any expansion in area or height of a landfill or any change in the type of waste material being disposed), incineration facilities (including energy from waste facilities) or large-scale packer and/or recycling plants or similar uses.

**VETERINARY CLINIC** means the office of a veterinary surgeon and premises for the treatment of animals.

**WATERSHED MANAGEMENT** means the analysis, protection, development, operation and maintenance of water, water-related features, terrestrial resources and fisheries of a drainage basin.

**WAYSIDE PIT OR QUARRY** means lands from which consolidated or unconsolidated aggregate is temporarily excavated solely for use in a project of a public authority or its agent and that is worked outside the limits of the right-of-way of a highway, but does not include a licensed pit or quarry.

**WETLAND FUNCTIONS** means the biological, physical and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to: groundwater recharge and discharge, flood damage reduction, shoreline stabilization, sediment trapping, nutrient retention and removal, food chain support, habitat for fish and wildlife, and attendant social and economic benefits.

**WETLANDS** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Lands being used for agricultural purposes that are periodically "soaked" or "wet" are not considered to be wetlands in

this definition, whether or not they were considered to be wetlands prior to their conversion to an alternate use.

**WILDLIFE MANAGEMENT** means management of wildlife habitats for the purposes of sustaining the quantity and quality of wildlife.

## **PART C - SECONDARY PLANS/CHARACTER AREA PLANS**

### **C.1      GENERAL**

In accordance with the provisions of Section 5.4.3 of this Plan, Secondary Plans and other area plans such as Character Area Plans may be prepared to allow for more detailed area-based, issue-based and site-based planning in newly developing areas or other areas where specific issues and concerns are identified.

**C.1.2**      The appropriate Secondary Plans shall provide for, among other criteria, in accordance with the policies of Section 5.4 of this Plan:

- a)      policies related to the provision of transit service showing, if possible, location and level of anticipated services;
- b)      transit-supportive corridors with appropriate policies and Zoning By-laws to encourage pedestrian movement and transit usage; and,
- c)      a network of pedestrian and bicycle paths in the Urban Area that serves a transportation function, providing convenient access to activity centres and transit routes.

**C.1.3**      Part C of the Official Plan includes all the secondary plans prepared for specific areas of the Town. These Secondary Plans are:

- Section C.2      Milton 401 Industrial/Business Park
- Section C.3      Hamlet of Campbellville
- Section C.4      Hamlet of Brookville
- Section C.5      Hamlet of Moffat
- Section C.6      Bristol Survey Secondary Plan
- Section C.7      Milton Central Business District

## **C.2            MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN**

### **C.2.1            GENERAL**

#### **C.2.1.1            PURPOSE**

The purpose of the Milton 401 Industrial/Business Park Secondary Plan is to establish a more detailed planning framework for the Milton 401 Industrial/Business Park Planning District in support of the general policy framework provided by the Official Plan.

#### **C.2.1.2            LOCATION**

**C.2.1.2.1**        The Milton 401 Industrial/Business Park Planning District is located partially in the Existing Urban Area and partially in the Town's Urban Expansion Area as shown on Schedule B of the Official Plan and is bounded by:

- a)        North    No. 5 Sideroad;
- b)        East      North Hydro Corridor
- c)        South    Highway 401, Steeles Avenue, Martin Street, and former rail right-of-way; and,
- d)        West      Bronte Street, Sixteen Mile Creek, Peru Road, tributary of Sixteen Mile Creek and Tremaine Road.

## **C.2.2            PLANNING DISTRICT CONCEPT**

### **C.2.2.1            INDUSTRIAL/BUSINESS PARK CHARACTER**

**C.2.2.1.1**        The Secondary Plan is designed to create a comprehensively planned, high quality, industrial/business park with approximately an additional 21,000 employees, as well as a gateway to the Urban Area, which reflects the Milton's unique Escarpment context and the strong sense of community and the environment evident in the Town by:

- a)        providing a transportation system, including road, rail, transit and trail/path facilities, which ensures the maximum degree of physical connection to key market areas, as well with the Existing Milton Urban Area, within the Planning District, and with other surrounding areas of the Town;

- b) ensuring that development fronting on major roads, and the road allowances, achieve high urban design standards to reinforce the Town's image and provide an attractive entrance to the community;
- c) providing the flexibility to accommodate a broad range of potential uses, while at the same time, ensuring that there are appropriate controls on development to ensure that high quality uses locate at key locations such as the 401 interchanges and to minimize potential conflicts between uses, including conflicts which relate to the character of specific areas of the Industrial/Business Park;
- d) creating a linked open space system within the Planning District which is linked to the greenlands system in other areas of the Town;
- e) ensuring that the relationship to the Niagara Escarpment, a key feature which distinguishes Milton, is enhanced and strengthened through the greenlands system and through the maintenance of views to the Escarpment where feasible, recognizing the proposed level of development;
- f) providing for the potential of features and/or community facilities within the Planning District which may serve as landmarks or focal points for the Industrial/Business Park, its employees and also for all Town residents; and,
- g) recognizing, that within the general vision for the Industrial/Business Park, individual areas may develop their own specific character.

## **C.2.2.2 KEY DESIGN ELEMENTS**

**C.2.2.2.1** The following key design elements form the basis of the Secondary Plan as outlined on Schedule "C.2.A", 401 Industrial/Business Structure Plan. They include:

- a) Linked Open Space System

An essential basis for the creation of a strong sense of community and environment, is the development of a linked greenlands system which protects key environmental features and is connected, where feasible, to the open space system in the rest of the Urban Area, as well as to the surrounding rural area. Open space linkages along stream and utility corridors will be supplemented by pedestrian and bicycle links along key roads. In addition,

where parks are proposed, or it is feasible to preserve hedgerows as development proceeds, these features can be integrated into the greenlands system.

b) Escarpment Views

The view of the Niagara Escarpment from the Industrial/Business Park and, in particular, from Highway 401, is fundamental to the image of the community to visitors. It is the most significant landmark on the 401 between Windsor and Toronto. As such, it is critical to the creation of the community's image that it be preserved and enhanced where feasible, recognizing the proposed level of development, through the design of buildings, roads and landscape treatments.

c) Connectivity/Accessibility

The study area includes numerous barriers, both externally and internally, (e.g. the 401 and the railways). Improved external and internal access including roads and pedestrian/bicycle paths, strengthens the area's accessibility and marketability. It also improves integration with the rest of the community, as well as significantly enhancing its gateway function.

d) 401 Landscape Corridor

The view of the Town from the 401 is one of the most significant in forming the community's image both for resident's and visitors. A number of initiatives have already been taken to enhance this image (e.g. fountain at 25 interchange). However, the need for a comprehensive landscape corridor on either side of the 401 should be established by the Secondary Plan. This corridor will also provide a visual linkage between different parts of the Greenlands System and emphasize visual connections to the Escarpment.

e) Enhanced Streetscape Design

Regional Road 25, Steeles Ave., No. 5 Sideroad and James Snow Parkway all represent major access routes into and through the community. In addition, each of these roads has a significant role in the community:

- i) Regional Road 25 is the major gateway into the Urban Area;
- ii) Steeles Ave. represents the key interface between the employment and residential areas;
- iii) No. 5 Sideroad, and the James Snow Parkway link north of the 401, represent an important interface between the urban and

rural areas, and, in the case of No. 5 Sideroad, the Towns of Milton and Halton Hills.

As such, it is important in creating the image of the community, that these streets have an enhanced level of streetscape design.

f) Significant Character Buildings

There are no designated heritage buildings in the study area. However, there are a very limited number of buildings which have an architectural quality that contributes to the character of the area. Consideration should be given to their reuse and/or incorporation into future development where feasible.

g) Landmark Features

There is one existing landmark features in the Park (e.g. fountain at the Highway 401 and Regional Road 25 interchange). In the development of the Park, the Town shall work with the owners to incorporate other features and/or community facilities which may act as focal points for the development and the Town.

h) Gateways

The 401 Interchanges; Regional Road 25 at No. 5 Sideroad, James Snow Parkway and Steeles Ave.; Steeles Ave. at James Snow Parkway and Industrial Dr. and Tremaine Road at both Highway 401 and No. 5 Sideroad are recognized as key points of entry or "gateways" to the Town which will require special design treatment both of the road right-of-way and any development adjacent to the right-of-way.

### **C.2.3 GOAL AND OBJECTIVES**

Further to, and in accordance with, the goals and objectives of Section 2 of this Plan, the following specific goal and objectives are applicable to the Milton 401 Industrial/Business Park Planning District.

#### **C.2.3.1 GOAL**

- C.2.3.1.1** To create a comprehensively planned, high quality industrial/business park, as well as a gateway to the Urban Area, in the Milton 401 Industrial/Business Park which reflects Milton's unique Escarpment context and the strong sense

of community and the environment evident in the Town, as well as assisting the Town in achieving long-term economic success.

## **C.2.3.2 OBJECTIVES**

- C.2.3.2.1** To create an industrial/business park that take advantage of Milton's competitive advantage in the Greater Toronto Area market and its location adjacent to the Highway 401 corridor by establishing a development framework that:
- a) streamlines approvals;
  - b) is flexible in dealing with various types and forms of land uses and building; and,
  - c) promotes a program of urban design that is attractive and financially responsible.
- C.2.3.2.2** To create a functional transportation system, including road, rail, transit and trail/path facilities, which ensures the maximum degree of physical connections to key market areas, as well with the Existing Urban Area, within the Planning District and with other surrounding areas to ensure maximum opportunities for integration with the rest of the community.
- C.2.3.2.3** To ensure through the establishment of urban design guidelines and other measures a high quality and consistent level of urban design for both public and private areas of the Industrial/Business Park, while providing the flexibility to accommodate a broad range of potential uses.
- C.2.3.2.4** To create a linked open space system connected with other areas of the Town, including a trail system, which forms a central feature of the Industrial/Business Park, protects key existing natural features, including woodlots, and which is accessible, wherever feasible, and visible for residents and visitors.
- C.2.3.2.5** To develop a functional servicing and phasing approach which ensures that all services are provided in a cost-effective and timely manner as the area develops.
- C.2.3.2.6** To preserve existing natural and cultural heritage features wherever feasible and provide for the potential of community facilities or the creation of other landmark features which may serve as focal points for the Industrial/Business Park, employees and Town residents.

- C.2.3.2.7** To mitigate impacts on existing clusters of residential development from adjacent non-residential employment uses through design and the establishment of appropriate setbacks and buffering, while recognizing that the primary use of the area is for employment development.
- C.2.3.2.8** To work with the Ministry of Transportation and abutting owners to create a comprehensive landscape corridor on either side of Highway 401.

## **C.2.4      STRATEGIC POLICIES**

Further to and in accordance with the Strategic Policies of Section 2 of this Plan, the following policies are applicable to the Milton 401 Industrial/Business Park Planning District.

### **C.2.4.1      TRANSPORTATION FACILITIES: CLASSIFICATION, FUNCTION AND DESIGN REQUIREMENTS**

#### **PLANNED HIGHWAY 401 INTERCHANGE IN VICINITY OF PERU ROAD**

- C.2.4.1.1** The development of this interchange shall be in accordance with the policies of Section 2.6.3.5 of the Official Plan.

#### **JAMES SNOW PARKWAY**

- C.2.4.1.2** The Town shall work with the Region of Halton and landowners in the 401 Industrial/Business Park to complete the James Snow Parkway through the Park from Highway 401 to Dublin Line/Highway 401, as soon as possible. The Town shall plan the road to ultimately:

- a) include a grade separation at the CN Rail line; however, on an interim basis the Town will work with CN to explore the potential for an at-grade crossing; and,
- b) connect to the potential interchange at Highway 401 in the vicinity of Dublin Line, however, on an interim basis the road will connect via a new collector road to No. 5 Sideroad.

The road shall also be designed as a potential transit corridor including provision for such features as bus shelters/stations, and HOV and transit lanes.

Further, James Snow Parkway, west of Regional Road 25, shall function as a multi-purpose arterial. The Town will evaluate access controls for the James Snow Parkway west of Regional Road 25 based on specific applications and may consider provision for direct access as it relates to the nature of such applications.

#### **C.2.4.2 TRAILS SYSTEM**

**C.2.4.2.1** Schedule "C.2.A", 401 Industrial/Business Park Structure Plan establishes the proposed recreational pedestrian/bicycle trail system for the Secondary Plan area. It also identifies the location of roads which will be designed to accommodate either a bicycle path as part of the roadway or as a separate pathway. Generally, separate pathways will only be required on arterial roads.

#### **C.2.4.3 SIXTEEN MILE CREEK SUB-WATERSHED STUDY AREAS 2 AND 7**

**C.2.4.3.1** The Milton 401 Industrial/Business Park Planning District lies primarily within the Sixteen Mile Creek Subwatershed known as Area 2, with a minor component located in Subwatershed 7, (See Appendix C.6.C to the Official Plan for a map showing Areas 2 and 7). The Sixteen Mile Creek Watershed Plan (1995), prescribes development and resource management principles focused on the protection and preservation of the watershed-based ecosystem. The Watershed Plan recommends that Subwatershed Plans be prepared at the Secondary Plan stage. The Subwatershed Plan for Areas 2 and 7 was completed in January, 2000. It identifies specifics associated with resource management including: servicing approach, management infrastructure type and location, watercourse management approach, habitat to be protected, phasing considerations, and study requirements for implementation.

**C.2.4.3.2** All new development within Subwatershed Areas 2 and 7 shall comply with the recommendations of the Subwatershed Plan. Functional recommendations derived from the subwatershed plan principles, specifically focused on the Milton 401 Industrial/Business Park Secondary Plan Area will also apply. No amendments to the Secondary Plan shall be required to implement the recommendations of the Subwatershed Plan. In particular, where the Subwatershed Plan permits streams to be realigned or otherwise modified, no amendment shall be required to this Plan where such works are undertaken.

**C.2.4.3.3** In addition to the Sub-watershed Plan, the Region of Halton is in the process of completing an Aquifer Management Plan. Due to the strong potential for a

regionally significant aquifer to be located beneath this Industrial/Business Park, the use of Best Management Practices to protect this aquifer will be required for all development within this area.

#### **C.2.4.5 URBAN DESIGN**

##### **URBAN DESIGN STRATEGY AND GUIDELINES**

**C.2.4.5.1** Section 2.8 of this Plan establishes a detailed urban design strategy for the Town which is applicable to the Milton 401 Industrial/Business Park Secondary Plan Area.

Further to, and in accordance with the policies of Section 2.8 of this Plan, all development within the Milton 401 Industrial/Business Park Planning District shall be designed in a manner which reflects the policies of this Secondary Plan, particularly Section 2.3, Goal and Objectives, Section C.2.2, Planning District Concept and Schedule C.2.A, 401 Industrial/Business Park Structure Plan; and has regard for the Urban Design Guidelines for the Planning District:

##### **GENERAL DESIGN PRINCIPLES**

**C.2.4.5.2** Further to, and in accordance with the provisions of subsection 2.4.5.1, development shall also be designed in accordance with the following general design principles:

- a) Creation of a well-connected Industrial/Business Park both visually and physically including transit supportive urban design; and,
- b) Creation of a unique, place specific Industrial/Business Park as a gateway to the Urban Area.

##### **KEY DESIGN DIRECTIONS**

**C.2.4.5.3** In addition to the policies of this Secondary Plan, the following policies and the designations on Schedule "C.2.A", Structure Plan, provide direction with respect to key design features:

## **LINKED OPEN SPACE SYSTEM**

**C.2.4.5.4** The Linked Open Space System is comprised of:

- a) Lands designated "Greenlands Area A", "Greenlands Area B" and "Environmental Linkage Area" on Schedule "C.2.B"

The role of these lands shall be determined in accordance with the policies of Section C.2.5 of this Plan.

- b) Roads designated "Open Space Linkage" on Schedule "C.2.A"

The Open Space Linkage designation identifies road allowances which will include additional landscaping and pedestrian/bicycle paths to provide a linkage within the Open Space System.

- c) Stormwater Management Facilities

Stormwater management facilities shall be permitted in all land use designations on Schedule "C.2.B" in accordance with the policies of Section C.2.5.11 and shall be designed, where possible, to be integrated with the open space and trail system.

## **ESCARPMENT VIEWS**

**C.2.4.5.5** The view of the Niagara Escarpment from the Industrial/Business Park, and in particular from Highway 401, is fundamental to the image of the community. Where feasible, recognizing the proposed level of development, these views will be protected primarily through the design of the road pattern, but also through the design and placement of buildings and structures, as key design principles of the Secondary Plan. The Urban Design Guidelines shall provide direction with respect to the implementation of this direction.

## **CONNECTIVITY/ACCESSIBILITY**

**C.2.4.5.6** The enhancement of connectivity and accessibility to the Industrial/Business Park shall be achieved through the enhancements of the transportation system as designated on Schedule "C.2.A", Structure Plan and, in accordance with the policies of Section 2.4.1, Transportation Facilities.

## **401 LANDSCAPE CORRIDOR**

**C.2.4.5.7** All development abutting Highway 401 or related service roads as designated on Schedule "C.2.A" shall be designed to achieve a landscaped corridor along the highway, although views of primary buildings will be permitted. The Town shall implement this direction through the zoning by-law and site plan approval process, with specific reference to the following:

- a) Buildings shall be designed so that all elevations facing a public street including Highway 401 shall present an attractive facade;
- b) views of primary buildings will be permitted, although trees and landscaping will be used to screen elements such as parking, service and loading areas;
- c) parking which is visible from Highway 401 will be limited and generally will be at least partially screened by berms and landscaping;
- d) service and loading facilities will generally not be permitted in any yard facing Highway 401 and, regardless of location, will be screened from Highway 401; and,
- e) open storage will not be permitted on lands abutting Highway 401 or related service roads except in very limited circumstances where it can be demonstrated to the Town that the open storage can completely be buffered by landscaping, berms or other screening mechanisms.

## **ENHANCED STREETSCAPE DESIGN**

**C.2.4.5.8** Regional Road 25, Steeles Ave., No. 5 Sideroad and James Snow Parkway all represent major access routes into and through the community. In addition, each of these roads has a significant role in the community. These roads shall all be designed with an enhanced and co-ordinated approach to landscaping, street tree plantings, sidewalks, lighting, bike paths and boulevards having regard for the Urban Design Guidelines.

In addition, the Town shall through the zoning by-law and site plan approval process, control development along these roads to ensure both a high quality of site design and use. In particular:

- a) buildings shall be designed to front the road with the highest priority in the defined road hierarchy. Facades and yards abutting lower priority

roads shall be attractive through appropriate architectural treatments and landscaping;

- b) parking will be at least partially screened by berms and landscaping; and,
- c) service, loading and open storage facilities shall not be permitted in the yard abutting these major roads and shall be screened from these roads.

## **SIGNIFICANT CHARACTER BUILDINGS**

**C.2.4.5.9** Prior to the development of a site which includes a significant character building as designated on Schedule "C.2.A", the character building shall be evaluated by the Town in consultation with the owner, to determine its feasibility for preservation. Where preservation of the building is feasible consideration should be given to its reuse. Further, notwithstanding any other policies of this Plan, consideration may be given to the use of the character building on Bronte Street for residential purposes if it will ensure the reuse of the building.

## **LANDMARK FEATURES**

**C.2.4.5.10** The 401 Industrial/Business Park already incorporates a key landmark feature (e.g. stormwater management facility with fountain at 401 and 25). In the development of the Park, the Town shall work with the owners to incorporate other features and/or community facilities which may act as focal points for the development and the Town as a whole including a major park, public buildings, or major landscape features. Such features could include the preservation of one or all of the significant character buildings.

## **GATEWAYS**

**C.2.4.5.11** "Gateways" are recognized as key points of entry to the Urban Area of the Town which require special design treatment of both the road allowance and any development adjacent to the road allowance.

The Primary gateway intersections are located at:

- d) Highway 401 and James Snow Parkway;
- e) Highway 401 and Regional Road 25; and,

- f) Highway 401 and Potential Interchange (Dublin Line vicinity).

Secondary gateway intersections are located at:

- a) Highway 401 and Tremaine Road;
- b) No. 5 Sideroad and Tremaine Road;
- c) No. 5 Sideroad and Regional Road 25;
- d) Steeles Ave. and James Snow Parkway
- e) Steeles Ave. and Martin Street;
- f) Steeles Ave. and the Industrial Dr./Bronte St. area; and,
- g) Regional Road 25 and James Snow Parkway.

## **C.2.5      LAND USE POLICIES**

The applicable land use policies of Sections 3 and 4 of the Official Plan, together with the additional policies in this section, shall apply to the lands in the Milton 401 Industrial/Business Park Planning District, in accordance with the land use designations on Schedule "C.2.B", Milton 401 Industrial/Business Park Land Use Plan.

### **C.2.5.1      EMPLOYMENT AREA**

#### **GENERAL**

- C.2.5.1.1** Further to, and in accordance with, the policies of Section 3.7 of this Plan, all applicants for development on lands designated "Employment Area" on Schedule "C.2.B" shall submit a development plan which has regard for the Urban Design Guidelines as a basis for the evaluation of applications for development including elevations and plans which demonstrate:

- a) a high quality of landscaped site development abutting Highway 401, Regional Road 25, Steeles Ave and James Snow Parkway as applicable; and,
- b) how the development will enhance the role of these areas as gateways to the Urban Area.

#### **HIGHWAY COMMERCIAL DEVELOPMENT**

- C.2.5.1.2** In addition to the provisions of Section 2.5.1.1 with respect to development plans, applications for highway commercial development, including the

redevelopment of existing sites, shall also comply with the provisions of Section 3.7.3.4 of the Official Plan. Further, notwithstanding the provisions of Section 3.7.3.4 c), no outdoor storage shall be permitted, including the storage of garbage.

## **REGIONAL OR SUB-REGIONAL COMMERCIAL DEVELOPMENT**

**C.2.5.1.3** In addition to the provisions of Section 2.5.1.1 with respect to development plans, applications for Regional or Sub-Regional commercial development shall also comply with the provisions of Section 3.7.3.5 and 3.7.3.6 of the Official Plan.

### **C.2.5.2 BUSINESS PARK AREA**

**C.2.5.2.1** Further to, and in accordance with the policies of Section 3.8 of this Plan, on lands designated "Business Park Area" on Schedule "C.2.B", general industrial uses will be permitted north of Highway 401, in addition to the other permitted uses. However, the following uses shall only be permitted subject to a zoning by-law amendment which shall be evaluated based on the submission of a development plan which complies with the provisions of Section 2.5.1.1:

- a) Service uses, office, wholesale and accessory retail functions directly related to industry;
- b) Service Stations;
- c) Restaurants or banquet facilities which do not form part of an office, light industrial, hotel, conference, convention or research and development use;
- d) Theatre/entertainment uses;
- e) Auto sales and service;
- f) Commercial recreation uses; and,
- g) Open storage at the rear of a lot, subject to the policies of Section 2.4.5.7 e) and 2.4.5.8. d) of this Plan.

### **C.2.5.3 INDUSTRIAL AREA**

- C.2.5.3.1** Further to, and in accordance with the policies of Section 3.9 of this Plan, on lands designated "Industrial Area" on Schedule "C.2.B", notwithstanding the provisions of Section 3.9.2.1 which permit the full range of light and general industrial uses, the Zoning By-law may not initially permit the full range of such uses on all sites.
- C.2.5.3.2** Sites where uses may be restricted shall include sites adjacent to lands in the Employment Area designation west of Regional Road 25 and north of Highway 401; and lands which abut the James Snow Parkway and Highway 401.
- C.2.5.3.3** On such sites, as identified in Section 2.5.3.2, the By-law may prohibit specific uses including truck terminals, fuel depots, cement batching and asphalt plants and waste management or composting facilities or similar uses which cannot easily be designed to maintain the high quality development required for such areas. Further, through the By-law or site plan control process, the location and extent of open storage areas may be limited.
- C.2.5.3.4** Applications for industrial uses not permitted by the zoning by-law shall be evaluated based on the submission of a development plan which complies with the provisions of Section 2.5.1.1; and provided that the Town is satisfied that the development can be designed to maintain the high quality required for such areas.
- C.2.5.3.5** Notwithstanding the uses permitted in Section 3.9.2.1 of the Official Plan, an Adult Entertainment Use is only permitted within the Industrial Area north of Highway 401. This would include an Adult Video Store, Adult Specialty Store and a Body Rub Parlour. Any of the uses provided for in Section C.2.5.3.5 are subject to the following criteria:

Any Adult Entertainment Use must provide for the following:

- a) a lot line distance separation from residential, institutional or other sensitive land use of 500 m, and;
- b) a lot line distance separation from any arterial road or Provincial Highway of 100 m, and;
- c) Adult Video Store, Adult Specialty Store or Body Rub Parlour shall not exceed 15% of the gross floor area of any multi unit building, and;

- d) only one Adult Entertainment Use is permitted per lot, and;
- e) any Adult Entertainment Use other than an Adult Video Store, Adult Specialty Store or Body Rub Parlour must be located within a free standing building.

#### **C.2.5.4 INSTITUTIONAL AREA**

Further to, and in accordance with, the policies of Section 3.10 of this Plan, development on lands designated "Institutional Area" on Schedule "C.2.B" shall be subject to the following policies:

##### **PURPOSE**

- C.2.5.4.1** The Institutional Area designation on Schedule "C.2.B" east of Regional Road 25, south of Highway 401 reflects the location of the Maplehurst Correctional Facility, while the designation on the west side of Regional Road 25 reflects the location of the Town's Tourist Information Office and the offices of the Ontario Provincial Police.

##### **PROVINCIAL USES**

- C.2.5.4.2** The Town will continue to work with the Province with respect to the development of Provincial facilities on the sites in the Institutional Area designation. In particular, the Town will seek to enhance the design of such development in keeping with the Urban Design Guidelines and the policies of this plan, recognizing the location of these uses at key gateways to the Urban Area.

##### **ALTERNATIVE USES**

- C.2.5.4.3** Where all or part of a site which has been identified for an institutional use is not required, or where an existing institutional use is proposed to be closed, alternative uses shall be permitted in order of priority as follows:
- a) other Institutional Uses or parks or other open space uses; and,
  - b) Business Park uses in accordance with the policies of this Plan.

### **C.2.5.5 GREENLANDS A AREA**

The Greenlands A Area policies in Sections 3.13 and 4.8 of this Plan shall apply to the lands in the Greenlands A Area designation on Schedule "C.2.B". However, it should be noted that the boundaries of the Greenlands A Area on Schedules "C.2.B" have been designated in a conceptual manner based on the functional recommendations of the Sixteen Mile Creek Sub-Watershed Study Areas 2 and 7. These boundaries apply subject to verification in accordance with the policies of the Halton Region Conservation Authority.

In particular, where the Subwatershed Plan permits streams to be realigned or otherwise modified, no amendment shall be required to this Plan where such works are undertaken.

### **C.2.5.6 GREENLANDS B AREA**

Further to, and in accordance with, the policies of Section 4.9 of this Plan, the following policies apply to the lands designated Greenlands B Area on Schedules "C.2.B".

#### **PURPOSE**

- C.2.5.6.1** The purpose of the Greenlands B Area designation in the Milton 401 Industrial/Business Park Planning District is to protect key woodlot areas.

#### **CRITERIA FOR DESIGNATION**

- C.2.5.6.2** The Greenlands B Area designation includes woodlots which meet one or more of the following criteria:
- a) larger features, in relation to other features in the Planning District;
  - b) linked to nearby features or watercourses; and,
  - c) features which contain wetland areas.

## **PERMITTED USES**

**C.2.5.6.3** The Greenlands B Area designation on Schedule "C.2.A" and "C.2.C" means that only the following uses may be permitted subject to the policies of this Section:

- a) Existing agricultural operations;
- b) Existing, legally established uses;
- c) Recreational trails and similar non-intensive recreation uses;
- d) Forest, wildlife and fisheries management;
- e) Archaeological activities; and
- f) Limited utility facilities approved as part of an environmental assessment.

## **C.2.5.6.4 GREENLANDS B AREA POLICIES**

- a) The Greenlands B Area designation applies to woodlots or woodlots/wetlands identified for preservation in the Planning District.
- b) Prior to development of lands adjacent to any Greenlands B Area, the Town shall require the preparation of an environmental impact assessment which will:
  - i) establish the exact boundaries of the woodlot or woodlot/wetland, including any lands required for buffering;
  - ii) assess the possible impacts from the proposed development including matters such as grading, construction practices, stormwater management setbacks and building placement; and,
  - iii) provide a recommended plan to demonstrate how natural ecological systems and processes will be maintained or enhanced and how disruption to existing landforms and landscape features will be minimized.
- c) The Environmental Impact Assessment shall be completed to the satisfaction of the Town prior to the approval of development adjacent to the Greenlands B Area. Where the Environmental Impact

Assessment recommends that the boundary of the Greenlands B Area can be altered, and the Town approves the recommendation, in consultation with the Conservation Authority, the adjustments can be made without further amendment to this Plan. An adjacent land use designation shall be deemed to apply to any lands removed from the Greenlands B Area designation.

- d) It will be the objective of the Town to have the lands in the Greenlands B Area, where their protection is recommended through an Environmental Impact Assessment, dedicated to the Town. However, where any land designated under the Greenlands B Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that such lands shall be purchased by the Town or other public agency; although the Town shall ensure that consideration is given to acquisition of these features through the development approval process.
- e) Where new development is proposed on a site, part of which is designated as Greenlands B Area, such lands shall only be considered acceptable as part of the dedication for park purposes where it is demonstrated that the Town's active recreational facility requirements are fulfilled.

## **C.2.5.7 ENVIRONMENTAL LINKAGE AREA**

**C.2.5.7.1** Further to, and in accordance with, the policies of Section 3.14, Environmental Linkage Area, of this Plan, the following policies apply to the Environmental Linkage Area designation on Schedules "C.2.B" which consists of the North Hydro Corridor:

- a) It is an objective of this Secondary Plan to develop the lands in the Environmental Linkage Area as a part of the open space system for the Milton 401 Industrial/Business Park Planning District including recreational trails, seating areas, and where permitted by the owner, recreation facilities such as athletic fields.
- b) The permitted uses, in addition to those in Section 3.14.2 of this Plan shall include recreational trails, athletic fields, and vehicle parking lots;

- c) No significant structures shall be permitted in the Environmental Linkage Area;
- d) All uses of the North Hydro Corridor shall be subject to the approval of the owner, in consultation with the Town.

#### **C.2.5.8 RESIDENTIAL AREA**

- C.2.5.8.1** The lands in the Residential Area designation on Schedule "C.2.B" shall develop in accordance with the policies of Section 3.2 of this Plan, as well as the provisions of Section 2.5.9 of this Secondary Plan.

#### **C.2.5.9 RESIDENTIAL SPECIAL POLICY AREA**

- C.2.5.9.1** The Residential Special Policy Area designation is an overlay designation. The lands in the Residential Special Policy Area designation on Schedule "C.2.B" shall be developed in accordance with the underlying land use designation. The Special Policy Area designation identifies two areas where there are existing strips of residential dwellings which are unlikely to be redeveloped in the short term. To recognize this situation the following special policies will apply to the subject lands:

a) **Zoning**

The subject lands shall be zoned to permit the existing use and uses related to the residential use including home occupations. Any new development will require a rezoning and which will be reviewed by the Town in the context of the Secondary Plan policies.

b) **Interim Use**

In addition to the uses permitted by the underlying land use designation on Schedule "C.2.B", the Town may rezone the lands to permit the use of the existing residential dwellings, including additions to such dwellings, for office or other uses which are compatible both with the adjacent residential uses and uses permitted by the underlying land use designation.

c) **Abutting Development**

Where development is proposed on lands abutting residential development in the Residential Special Policy Area designation, the Town shall give

consideration to the provision of landscaping or other buffering on the boundary with the residential use.

#### **C.2.5.10 POTENTIAL INTERCHANGE**

- C.2.5.10.1** The Potential Interchange designation is not intended to delay development in its vicinity. The lands in this designation, or its vicinity on Schedules "C.2.A" and "C.2.B" shall be developed in accordance with the underlying land use designation. The designation identifies an area where this potential facility may be built. It also recognizes that additional study is required in this area before exact road alignments can be determined:

#### **C.2.5.11 STORM WATER MANAGEMENT FACILITY**

- C.2.5.11.1** The Stormwater Management Facility designation on Schedules "C.2.A" and "C.2.B" represents a general location for these facilities. The location and configuration of the Stormwater Management Facilities shall be further refined through the Functional Stormwater Study and when plans of subdivision are prepared. Stormwater Management Facility sites can be relocated without an amendment to this Plan, provided alternative sites have regard for the goal, objectives and policies of this Secondary Plan and the Subwatershed Plans for Areas 2 and 7. Stormwater management facilities shall be permitted in all land use designations on Schedule "C.2.B" and shall be designed, where possible, to be integrated with the open space and trail system.

### **C.2.6 IMPLEMENTATION**

Further to, and in accordance with, the existing Implementation policies of Section 5.0 of this Plan, the following policies are applicable to the Milton 401 Industrial/Business Park Planning District.

#### **C.2.6.1 PHASING AND FINANCE**

Development shall only proceed when the criteria in subsection 5.2.3.15 of this Plan are satisfied and, in accordance with the requirements for the provision of services established in the Functional Stormwater and Servicing Reports. In addition, development in the Milton 401 Industrial/Business Park Planning District shall only proceed when the following criteria are satisfied:

- a) Lands designated Greenlands A Area and Greenlands B Area shall be dedicated to the Town when adjoining lands are developed as a condition of draft plan approval or site plan approval stage;
- b) Stormwater management facilities shall be constructed and dedicated as a condition of draft plan approval or site plan approval, provided that the Town may approve the use of temporary stormwater facilities where it is not possible to construct the permanent facilities, and provided that provision has been made, to the satisfaction of the Town through the payment of financial securities or other safeguards, for the construction of the permanent facilities;
- c) The Town has in full force and effect and not subject to appeal a Development Charges By-law under the Development Charges Act, 1997 or successor legislation, identifying the charges applicable to the lands in the Secondary Plan area; and,
- d) Notwithstanding the foregoing Council may, at its sole discretion, determine that a development proposal can proceed, even if the precise requirements in clauses a) to c) above are not fully met, if it is determined by Council that such a proposal is in accordance with the general purpose and intent of these clauses and this Secondary Plan, and if there are no unacceptable negative impacts on the Town as determined by Council.

## **C.2.6.2 ZONING BY-LAW**

- C.2.6.2.1** This Secondary Plan shall be implemented by an appropriate amendment(s) to the Town's comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section 5.5 of this Plan.

## **C.2.6.3 CONSENTS**

- C.2.6.3.1** Subdivision of land shall generally take place by plan of subdivision in the Milton 401 Industrial/Business Park Planning District. Consents may be permitted in accordance with the provisions of Section 5.7 of this Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan.

**C.2.6.4 ENVIRONMENTAL ASSESSMENT**

**C.2.6.4.1** The water, wastewater and roads projects identified by this Secondary Plan are subject to the provisions of the Municipal Engineers Association Class Environmental Assessment, 1993 or its successors.

The provisions of the Class Environmental Assessment must be met in this Secondary Plan or as outlined in the following:

- a) Water and Wastewater Projects - Halton Urban Structure Plan, Water and Wastewater Master Servicing Plan, 1995 and the Master Plan Review of 1998 and 1999;
- b) North Halton Transportation Study, 1999; and,
- c) "Sixteen Mile Creek, Subwatershed Planning Study, Areas 2 and 7, 2000.

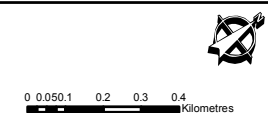
# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.2.A

### MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN

#### STRUCTURE PLAN

- 401 LANDSCAPE CORRIDOR
- COLLECTOR
- ENHANCED STREETSCAPE DESIGN
- EXISTING LOCAL ROADS
- MAJOR ARTERIAL
- MINOR ARTERIAL
- OPEN SPACE LINKAGE
- POTENTIAL TRANSIT ROUTES
- PROVINCIAL FREEWAY
- TRAIL OR ON-STREET BIKE SYSTEM
- POTENTIAL RAILWAY CROSSING
- CHARACTER BUILDING
- PLANNED 401 INTERCHANGE
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- STORMWATER MANAGEMENT FACILITY
- OPEN SPACE SYSTEM
- SECONDARY PLAN BOUNDARY
- WATERWAY
- RAILWAY

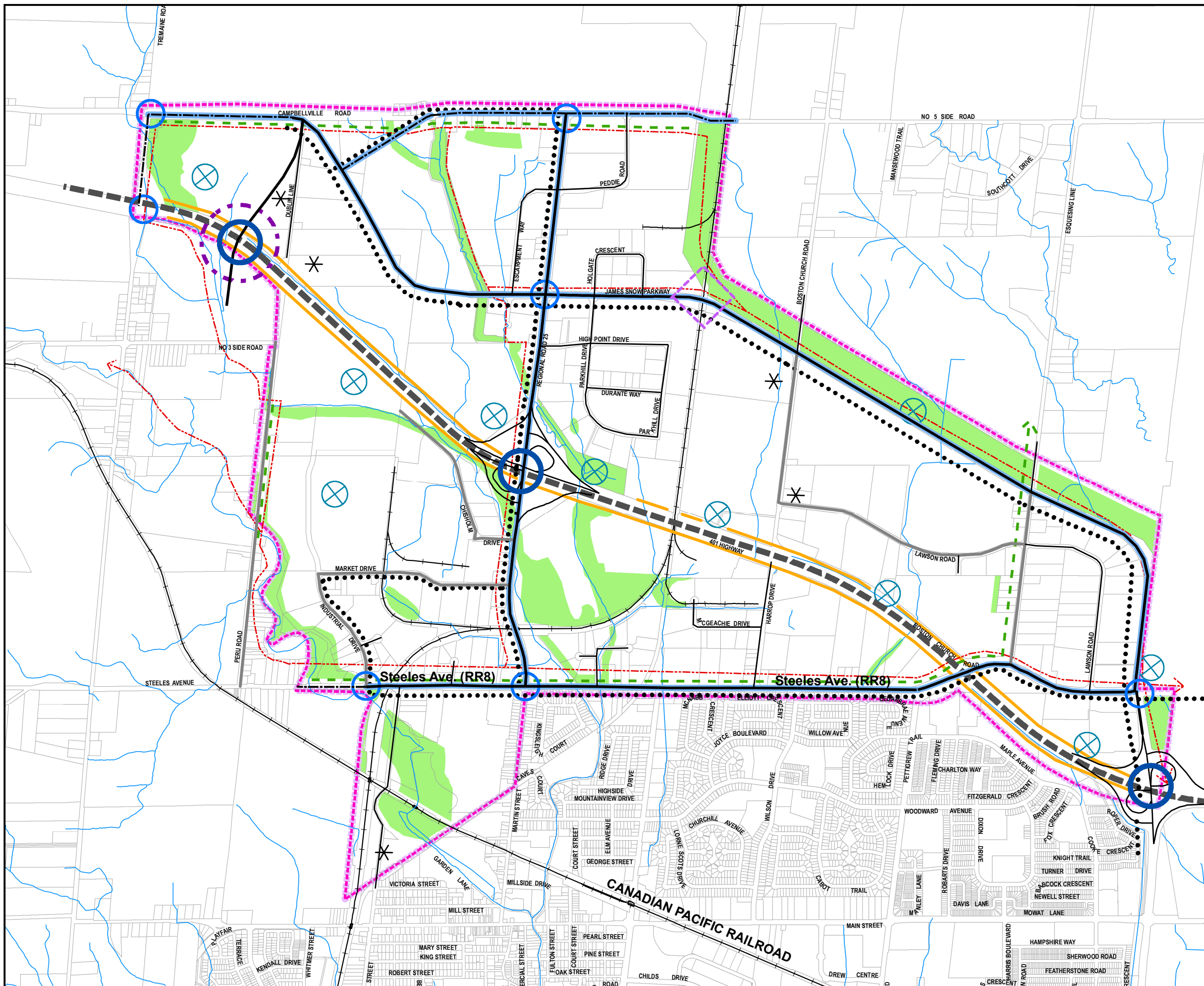


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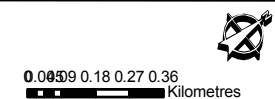
# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.2.B

### MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN

#### LAND USE PLAN

-  SECONDARY PLAN BOUNDARY
-  ENHANCED STREETSCAPE DESIGN
-  EXISTING ROADS
-  PROPOSED ROADS
-  PROVINCIAL FREEWAY
-  RAILWAY
-  REGULATED FLOODPLAIN BOUNDARY
-  BUSINESS PARK AREA
-  EMPLOYMENT AREA
-  ENVIRONMENTAL LINKAGE AREA
-  GREENLANDS A AREA
-  GREENLANDS B AREA
-  INDUSTRIAL AREA
-  INSTITUTIONAL AREA
-  RESIDENTIAL AREA
-  POTENTIAL RAILWAY CROSSING
-  PLANNED 401 INTERCHANGE
-  STORMWATER MANAGEMENT FACILITY
-  RESIDENTIAL SPECIAL POLICY AREA

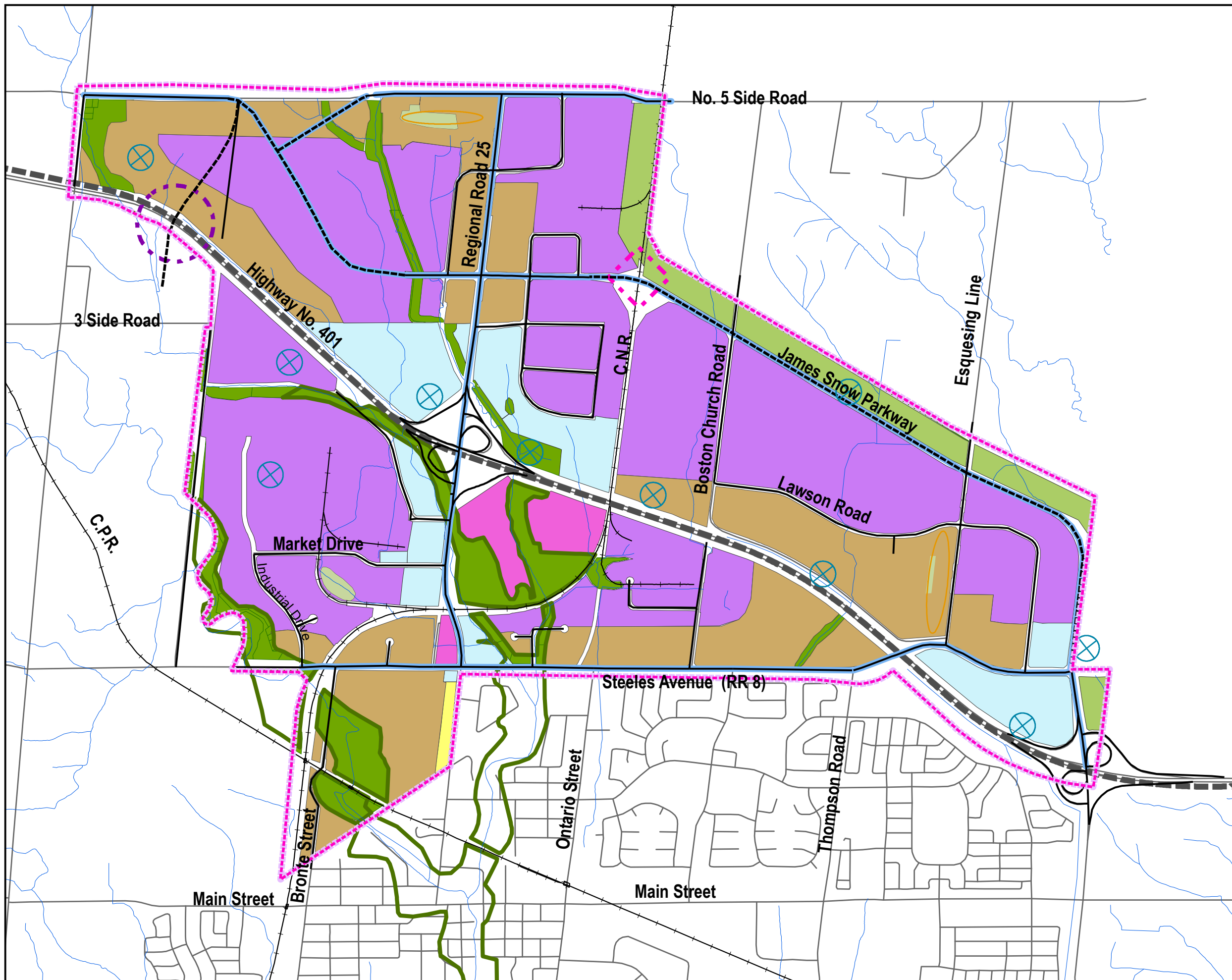


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### **C.3                    HAMLET OF CAMPBELLVILLE SECONDARY PLAN**

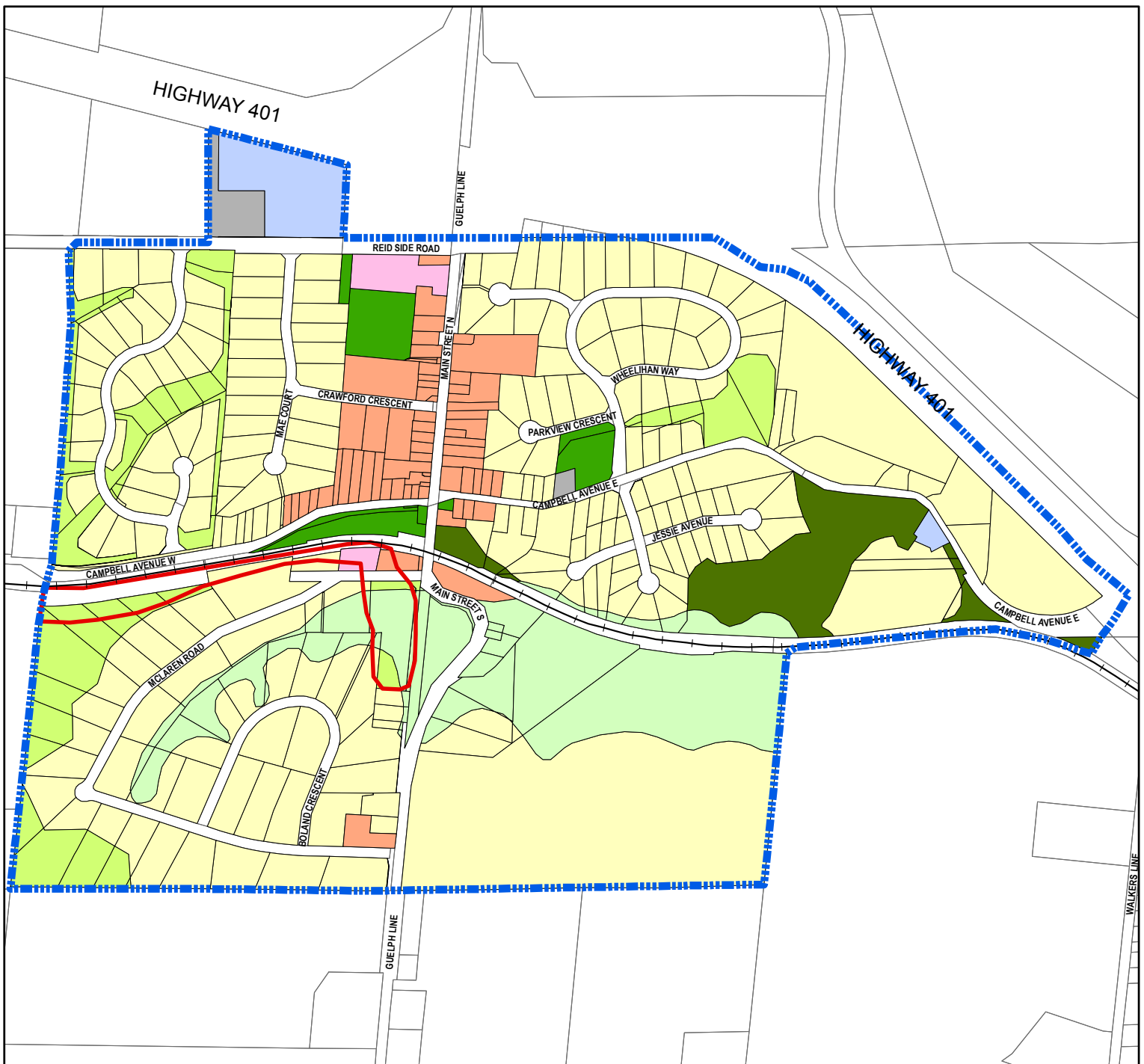
#### **C.3.1                GENERAL OBJECTIVES AND POLICIES**

The boundaries of the Campbellville Hamlet are illustrated on Schedule C.3.A, and can accommodate 1080 persons. No expansions to the Hamlet area are permitted except in accordance with the policies of subsection 5.3.3.10 of this Plan.

- C.3.1.1**        A review of the Secondary Plan policies identified in this Plan for the Hamlet of Campbellville Secondary Plan Area is encouraged and emphasized in order to determine and confirm the appropriateness of the general objectives and policies of Section C.3.1.
- C.3.1.2**        Limited infilling or strip development that is a logical, continuous extension of existing development is permitted in order to complete the growth potential.
- C.3.1.3**        An extensive public open space network will be encouraged, affording access to important locations in the Hamlet and where possible, affording public access to the Escarpment by such means as providing parking areas, walkways or pedestrian trails.
- C.3.1.4**        The minimum net lot size for new development shall be in accordance with the Region of Halton Hydrogeological Study for the Hamlet of Campbellville and a site-specific hydrogeological study which shall be to the satisfaction of the Town and the Region of Halton.
- C.3.1.5**        Prior to approval of development in the south-east quadrant of Campbellville, detailed studies will be required to be carried out by the proponent to evaluate the suitability of the site for development. Such studies will include an inventory and evaluation of the environmental features and constraints, will determine whether development is feasible, and if so, will recommend development densities and design consistent with minimizing adverse environmental impacts, all to the satisfaction of the Town and to the satisfaction of the Region of Halton; suitability for septic tank operation, depth to water table; impact on groundwater; water supply; surface drainage (quality and quantity); topography; overburden thickness and the preservation of existing vegetation.
- C.3.1.6**        In order to preserve the cultural theme of the existing commercial establishments, new facilities of local importance such as convenience stores,

grocery outlets, banks and other personal services, shall be directed to the northern end of the Hamlet Commercial designation and off Main Street. Enterprises of regional significance, such as craft and antique shops, boutiques and cafes shall be encouraged to locate in the vicinity of the Guelph Line/No. 5 Side Road intersection.

- C.3.1.7** It is the policy of the Town of Milton to permit the continuation of established home occupation uses and the introduction of new home occupations provided that there are no adverse impacts on the local community such as excessive noise, poor aesthetics, traffic and parking congestion. It is intended that home occupation uses will contribute to the "heritage oriented" economy that Campbellville currently supports.
- C.3.1.8** In accordance with the policies of this Plan, the Town shall ensure that through the development process the necessary road allowance widths for both Municipal and Regional Roads are secured. Regional Road No. 1 (also known as Guelph Line or Third Line), has a deemed width in Campbellville of 35 m. Regional Road No. 9 (also known as Campbellville Road or No. 5 Side Road), west of Guelph Line, has a deemed width of 30 m.
- C.3.1.9** It is recognized that the Guelph Junction Woods Environmentally Sensitive Area (ESA) extends into the south-west quadrant of Campbellville, adjacent to the railway tracks, as illustrated on Schedule C.3.A, and it is the policy of this Plan to restrict alteration of the physical and/or biological features of this ESA. Any such proposed alteration may require an Environmental Impact Assessment in accordance with the policies of Section 2.5 of this Plan.
- C.3.1.10** Development in Campbellville, where applicable, shall meet the objectives and development and growth objectives of the Niagara Escarpment Plan Minor Urban Centre designation and, where applicable, the Escarpment Natural Area policies.



HAMLET BOUNDARY



RAILWAY



CHURCH OR CEMETARY



ENVIRONMENTALLY SENSITIVE AREA



ESCARPMENT NATURAL AREA



GREENLANDS A



GREENLANDS B



HAMLET COMMERCIAL



HAMLET INDUSTRIAL



HAMLET RESIDENTIAL



INSTITUTIONAL



NEIGHBOURHOOD PARK



GISDATA.PARCELS\_LRO

NOTE:  
The Greenlands A designation does not include complete mapping of the significant portions of the habitat of endangered and threatened species. The Greenlands B does not include complete mapping of all significant woodlands, significant wildlife habitat and fish habitat.

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.3.A

Campbellville Hamlet  
Land Use



NAD 1983 - UTM Zone 17N

0 25 50 100 150 200 250 Metres

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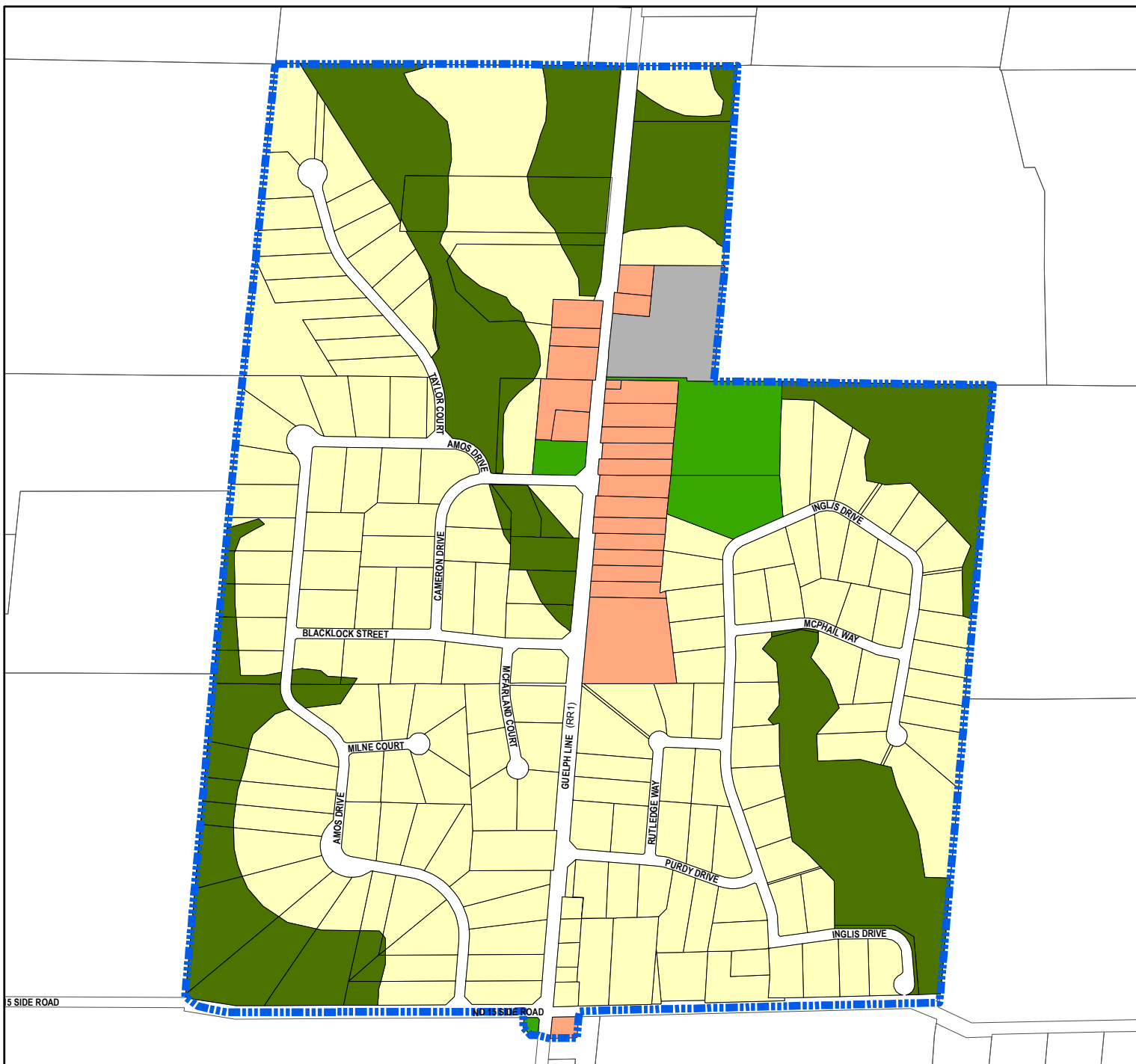
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**C.4                   HAMLET OF BROOKVILLE SECONDARY PLAN****C.4.1               GENERAL OBJECTIVES AND POLICIES**

- C.4.1.1**       The boundaries of the Brookville Hamlet are illustrated on Schedule C.4.A, and can accommodate 650 persons. No expansions to the Hamlet area are permitted except in accordance with the policies of subsection 5.3.3.10 of this Plan.
- C.4.1.2**       The Town of Milton will encourage and emphasize development-in-depth, where development will proceed on large lots and with the consideration of the site's natural features.
- C.4.1.3**       Limited infilling or strip development is permitted in order to complete the growth potential.
- C.4.1.4**       An extensive public open space network will be encouraged, linking all parts of the community to important locations in the Hamlet.
- C.4.1.5**       The minimum net lot size for new development shall be in accordance with the Summary and Conclusions of the Hydrogeological Investigation for the Hamlet of Brookville (1982), specifically 0.5 ha., and may be increased should the site conditions and proposed uses so warrant.
- C.4.1.6**       In accordance with the policies of this Plan, the Town shall ensure that through the development process the necessary road allowance widths for both Municipal and Regional roads are secured. Regional Road No. 1 (also known as Guelph Line or Third Line) and Regional Road No. 15 (also known as No. 15 Side Road) have deemed widths in Brookville of 30 m.





HAMLET BOUNDARY



GREENLANDS A



HAMLET COMMERCIAL



HAMLET RESIDENTIAL



INSTITUTIONAL



NEIGHBOURHOOD PARK



RAILWAY

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.4.A

Brookville Hamlet  
Land Use



NAD 1983 - UTM Zone 17N

0 1530 60 90 120 150 Metres

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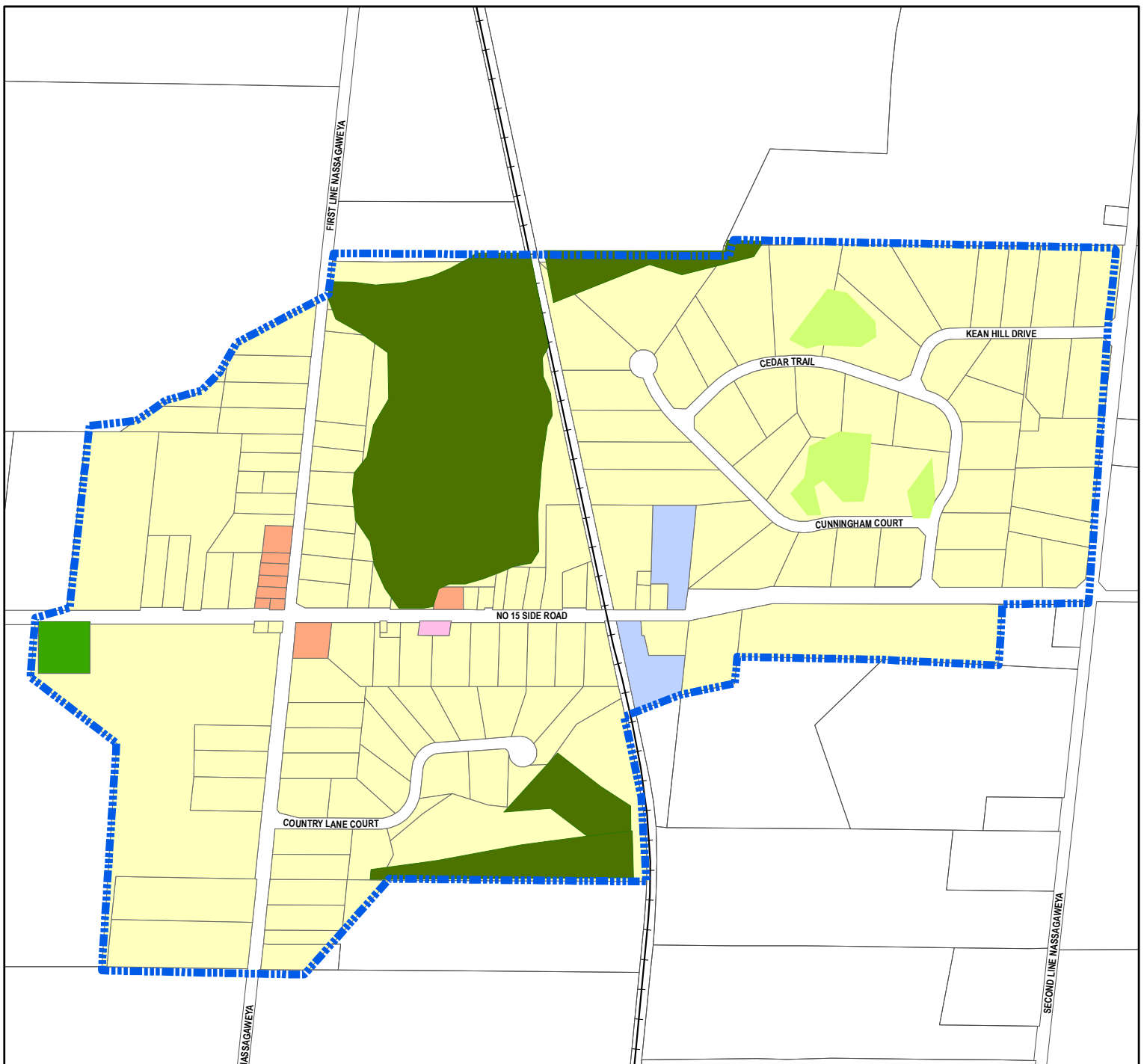
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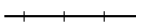
**C.5**                    **HAMLET OF MOFFAT SECONDARY PLAN****C.5.1**                **GENERAL OBJECTIVES AND POLICIES**

- C.5.1.1**            The boundaries of the Moffat Hamlet are illustrated on Schedule C.5.A, and can accommodate 460 persons. No expansions to the Hamlet area are permitted except in accordance with the policies of subsection 5.3.3.10 of this Plan.
- C.5.1.2**            Development will be permitted by infilling or strip development in order to establish a more visible Hamlet identity and to provide essential community services such as parkland and commercial outlets as the community grows.
- C.5.1.3**            Development-in-depth is permitted to complete the growth potential primarily in the north-east portion of the Hamlet.
- C.5.1.4**            The minimum net lot size for new development shall be in accordance with the Summary and Conclusions of the Hydrogeological Investigation for the Hamlet of Moffat (1982), specifically 0.5 ha, and may be increased should the site conditions and proposed uses so warrant.
- C.5.1.5**            In accordance with the policies of this Plan, the Town shall ensure that through the development process the necessary road allowance widths for both Municipal and Regional roads are secured. Regional Road No. 15 (also known as No. 15 Side Road) has a deemed width in Moffat of 25 m.





HAMLET BOUNDARY



RAILWAY



GREENLANDS A AREA



GREENLANDS B AREA



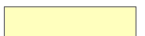
CEMETARY



HAMLET COMMERCIAL



HAMLET INDUSTRIAL



HAMLET RESIDENTIAL



NEIGHBOURHOOD PARK

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.5.A

Moffat Hamlet  
Land Use



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0 25 50 100 150 200 250 Metres

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## **C.6            BRISTOL SURVEY SECONDARY PLAN**

### **C.6.1            GENERAL**

#### **C.6.1.1        PURPOSE**

The purpose of the Bristol Survey Secondary Plan is to establish a more detailed planning framework for the Bristol Survey Planning District in support of the general policy framework provided by the Official Plan.

It is a fundamental policy of this Secondary Plan that the impacts on existing taxpayers of the cost of new development within the Secondary Plan area shall be minimized. In order to ensure the implementation of this policy, the Secondary Plan is based upon the *Town of Milton Financial Plan for the Bristol Survey Secondary Plan and Related Official Plan Amendments* prepared by C.N. Watson and Associates and adopted by Council. No development shall proceed within the Secondary Plan area until the recommendations of the Financial Plan are secured to the satisfaction of Council in accordance with Section C.6.6.1.3 of this Plan.

#### **C.6.1.2        LOCATION**

The Bristol Survey Secondary Plan is located in the Town of Milton's Urban Expansion Area as shown on Schedule B of the Official Plan and is bounded by:

- |    |       |   |
|----|-------|---|
| a) | North | Highway 401;  |
| b) | East  | James Snow Parkway and its preferred extension route which generally follows the mid-concession line between the 4th and 5th Lines; |
| c) | South | Mid-lot line between Derry and Britannia Roads; and,  |
| d) | West  | Regional Road 25, Derry Road and Thompson Road.   |

## **C.6.2            PLANNING DISTRICT CONCEPT**

### **C.6.2.1        COMMUNITY CHARACTER**

The Secondary Plan is designed to create a safe, liveable, attractive and healthy community which has the strong sense of community and the environment evident in Milton today by:

- a) ensuring the maximum degree of physical connection with the Existing Milton Urban Area, and particularly the Central Business District, within the Planning District and with other surrounding areas of the Town;
- b) creating a linked open space system within the Planning District which is linked to the greenlands system in other areas of the Town;
- c) developing community facilities within the Planning District which will serve as focal points not only for area residents, but also for all Town residents;
- d) ensuring that a key feature which distinguishes Milton also relates to this area by maintaining views to the Niagara Escarpment;
- e) ensuring a community which is at a human scale with a pedestrian orientation by creating development and a transportation system which reflects the characteristics of the Existing Urban Area.

#### **C.6.2.2 KEY DESIGN ELEMENTS**

The Milton East/Southeast Master Concept Plan in Appendix C.6.A forms the basis for the Secondary Plan. Key design elements derived from the Master Concept Plan are outlined on Schedule "C.6.A", Community Structure Plan, Schedule "C.6.B", Transportation Plan and Schedule "C.6.C", Open Space and Pedestrian/Bike Path System. They include:

- a) Linked Open Space System

A linked open space system including Greenlands A and Greenlands B Areas, Environmental Linkages, and parkland, as well as a trail system, forms a central feature of the community. The road pattern is designed to give maximum accessibility to this feature both physically and visually (e.g. single sided roads will be required along key features such as 16 Mile Creek). Parks are also used as central "meeting places" for neighbourhoods and sub-neighbourhoods.

- b) Bicycle/Pedestrian Trail System

The open space system provides for the development of an extensive system of recreational trails. In addition, sidewalks will be provided

on all roads and separate bicycle lanes or paths will be incorporated into the right-of-way on collector and arterial roads to ensure a community which provides for maximum opportunities for pedestrian, bicycle and other similar movement.

c) Road System

The road system within the framework of the Transportation Plan shown on Schedule "C.6.B" will be designed predominately with a modified grid pattern to reflect the historical pattern of the original urban area. This ensures:

- i) maximum connections within the planning district and to other areas of the Town;
- ii) maximum potential for the provision of a viable transit service;
- iii) ease of pedestrian/bicycle movement;
- iv) maintenance of views to the Niagara Escarpment; and,
- v) potential for the creation of views of key public facilities and landmark structures.

d) Community Structure

The Planning District includes portions of two secondary mixed use nodes and a major institutional area (District Nodes on Schedule "C.6.A") which provide facilities for the District and the entire Urban of the Town. In addition, the Planning District is comprised of four neighbourhoods, each focused on a neighbourhood centre which includes a range of park and community facilities. The neighbourhoods in turn are comprised of a number of sub-neighbourhoods which are focused on small parks known as "Village Squares".

e) Character Roads

Fourth Line is protected as a character road which will maintain the existing pavement width and rural character, including the hedgerows which border it. Existing character buildings will be maintained wherever possible, while compatible in-fill development, in keeping with the existing character and the Residential Area designation, such as low and medium density residential uses and local institutional and commercial uses, will also be permitted. In addition, a new road abutting the valley of the Sixteen Mile Creek will be designed as a

character road with special care being taken in to ensure that its design maximizes views into the valley, while protecting its natural environmental quality.

f) Gateways

Regional Road 25; James Snow Parkway between Highway 401 and Main Street; and Main Street are recognized as a major "gateways" to the Town which will require special design treatment both of the road right-of-way and the development adjacent to the right-of-way, including the lands to the east of James Snow Parkway located outside of the Bristol Survey Planning District.

### **C.6.3 GOAL AND OBJECTIVES**

Further to, and in accordance with, the goals and objectives of Section 2 of this Plan, the following specific goal and objectives are applicable to the Bristol Survey Planning District.

#### **C.6.3.1 GOAL**

To create a safe, liveable, attractive and healthy community in Bristol Survey which has the strong sense of community and the environment evident in Milton today, and which is designed to be integrated with the Existing Urban Area and its Central Business District.

#### **C.6.3.2 OBJECTIVES**

**C.6.3.2.1** To create strong physical connections with the Existing Urban Area to ensure maximum opportunities for integration of the two areas.

**C.6.3.2.2** To ensure through the establishment of urban design guidelines and other measures a high quality and consistent level of urban design for both public and private areas of the community.

**C.6.3.2.3** To create a linked open space system connected with other areas of the Town, including a trail system, which forms a central feature of the community, protects key existing natural features, including woodlots, and which is easily accessible and visible for residents and visitors.

- C.6.3.2.4** To create a road system with a modified grid pattern to ensure:
- a) maximum connections within the planning district and to other areas of the Town;
  - b) maximum potential for the provision of a viable transit service;
  - c) ease of pedestrian/bicycle movement;
  - d) maintenance of views to the Niagara Escarpment and,
  - e) potential for the creation of views of key public facilities and landmark structures.
- C.6.3.2.5** To create secondary mixed use nodes at key locations which provide community facilities for both the District and the Town as a whole.
- C.6.3.2.6** To develop a residential community with its own special character which maintains the "small town" character of the Existing Urban Area.
- C.6.3.2.7** To develop neighbourhoods that each have a "sense of place" created by the design of the development, including the pedestrian orientation of the streetscape, and the provision of community facilities, particularly parks which are designed as "meeting" points for the immediate area.
- C.6.3.2.8** To ensure that the street and path system is designed to provide for maximum opportunities for pedestrian, bicycle and other similar movement.
- C.6.3.2.9** To protect Fourth Line as a character road by minimizing changes to the existing road design and ensuring that adjacent character development is preserved wherever feasible and that infill development is compatible with, and sympathetic in design to, the natural environment, the rural nature of the existing streetscape, and existing character buildings.
- C.6.3.2.10** To protect and enhance the Main Branch of the Sixteen Mile Creek and adjacent Greenlands, and increase its accessibility to the public by the creation of a character road along its east side.
- C.6.3.2.11** To develop a servicing and phasing plan which ensures that all services, including school sites parks and community facilities, are provided in a cost-effective and timely manner as the area develops.
- C.6.3.2.12** To preserve existing natural and cultural heritage features wherever feasible.
- C.6.3.2.13** To mitigate impacts on residential development from rail and traffic noise through design and the establishment of appropriate setbacks and buffering,

while ensuring that the ultimate amount of backlotting on major roads is minimized.

- C.6.3.2.14** To design James Snow Parkway between Highway 401 and Main Street, Main Street and Regional Road 25, as well as the adjacent development, including the lands to the east of James Snow Parkway located outside of the Bristol Survey Planning District, to reflect their role as "gateways" to the Milton Urban Area.

## **C.6.4      STRATEGIC POLICIES**

Further to and in accordance with the Strategic Policies of Section 2 this Plan, the following policies are applicable to the Bristol Survey Planning District.

### **C.6.4.1      TRANSPORTATION FACILITIES: CLASSIFICATION, FUNCTION AND DESIGN REQUIREMENTS**

#### **CHARACTER ROADS**

- C.6.4.1.1** Further to and in accordance with the transportation facilities identified in Table 2 - Function of Transportation Facilities in Section 2.6.3 of this Plan, Fourth Line and a new road which abuts the east boundary of the valley of the Main Branch of the Sixteen Mile Creek in the Secondary Plan Area will be classified as Character Roads. A Character Road will have the same function and general design guidelines as a local road (See Table 2). In addition, in the case of an existing road such as Fourth Line, the road will be maintained in a manner which retains the existing natural environment and rural nature of the streetscape. In the case of a new road, such as the proposed "river drive" abutting the valley of the Main Branch of the Sixteen Mile Creek, special care will be taken in the design of the road to ensure that it maximizes views into the valley, while protecting its natural environmental quality.

#### **JAMES SNOW PARKWAY**

- C.6.4.1.2** The Town shall work with the Region of Halton and the landowners in the Bristol Survey Planning District to ensure that the James Snow Parkway is constructed, at least within the boundaries at the Planning District, as soon as possible to minimize the impacts on the function of the internal road system for the Planning District.

#### **C.6.4.2 TRAILS SYSTEM**

Schedule "C.6.C", Open Space and Pedestrian/Bicycle Path System establishes the proposed recreational pedestrian/bicycle trail system for the Secondary Plan area. It also identifies the location of roads which will be designed to accommodate either a bicycle path as part of the roadway or as a separate pathway. Generally, separate pathways will only be required on arterial roads.

#### **C.6.4.3 SIXTEEN MILE CREEK SUB-WATERSHED STUDY AREAS 2 AND 7**

The Bristol Survey Planning District lies within the Sixteen Mile Creek Subwatersheds known as Areas 2 and 7 (See Appendix C.6.C for a map showing Areas 2 and 7). The Sixteen Mile Creek Watershed Plan (1995), prescribes development and resource management principles focused on the protection and preservation of the watershed-based ecosystem. The Watershed Plan recommends that a Subwatershed Plan be prepared at the Secondary Plan stage. The Subwatershed Plan identifies specifics associated with resource management including: servicing approach, management infrastructure type and location, watercourse management approach, habitat to be protected, phasing considerations, and study requirements for implementation.

All new development within Subwatershed Areas 2 and 7 shall comply with the recommendations of the Subwatershed Plan. Functional recommendations specifically focused on the Bristol Survey Secondary Plan Area will also apply, subject to verification as part of the completion of the subwatershed planning process. No amendments to the Secondary Plan shall be required to implement the recommendations of the Subwatershed Plan.

#### **C.6.4.4 HOUSING MIX**

The ultimate housing mix targets for the Urban Area as found within Section 2.7.3.4 the Official Plan shall apply to the Bristol Survey Planning District. These targets are 60 per cent single detached and semi-detached, 15 per cent row housing or similar housing forms and 25 per cent apartment or similar housing form mix.

#### **C.6.4.5 URBAN DESIGN**

**C.6.4.5.1** Section 2.8 of this Plan establishes a detailed urban design strategy for the Town which is applicable to the Bristol Survey Secondary Plan Area.

**C.6.4.5.2** Further to, and in accordance with the policies of Section 2.8 of this Plan, all development within the Bristol Survey Planning District shall be designed in a manner which reflects the following urban design objectives and the Urban Design Guidelines in the Bristol Survey Implementation Strategy:

- a) To create new development that has an immediate character in part by retaining, where possible, through site specific assessment, existing vegetation and character buildings;
- b) To create a linked open space system that provides well connected, strategically located, highly visible and thereby safe greenspace corridors throughout the community;
- c) To reinforce and extend the character of the historical portion at the Town of Milton, through compact new development which respects and complements the existing Town scale and character of buildings, public spaces and neighbourhoods;
- d) To provide a framework for the continued development of a diverse and distinct community identity with viable commercial and public use facilities which will serve the growing needs of the local and surrounding community while complementing the existing facilities of the Central Business District;
- e) To provide a high quality streetscape design to accommodate safe pedestrian, bicycle and vehicular links within the Bristol Survey Secondary Plan lands and to the surrounding community;
- f) To extend Main Street as a pedestrian-oriented street and gateway to the Town and the Central Business District, and to create a special gateway along James Snow Parkway between Highway 401 and Main Street, through the siting and design of buildings, provision of coherent and memorable streetscape treatments and incorporation of existing community facilities, providing for the design of future development on the lands immediately to the east of James Snow Parkway located outside of the Bristol Survey Planning District.

- g) To establish Regional Road 25 as a gateway which reflects the unique natural open space character of the community through the provision of streetscape treatments and the siting and design of buildings and structures.

**C.6.4.5.3** Further to, and in accordance with the provisions of subsection C.6.4.5.2, development shall also be designed in accordance with the following general design principles:

- a) Development shall be based on a grid system of roads which facilitates connectivity between sub-neighbourhoods and adjacent neighbourhoods in the Planning District as identified on Schedule "C.6.A" and between the Planning District and the other areas of the community, particularly the Central Business District.
- b) Through the use of single loaded roads and other approaches, the road pattern will be designed to maximize views and accessibility of the watercourses, parks, schools and other natural and community features. The east/west roads shall also be designed to maximize views of the Escarpment. The grid may be modified in response to natural and open space conditions; cul-de-sacs shall be discouraged.
- c) A hierarchy of community facilities will be located at the termination of view corridors, in locations which allow them to serve as focal points for the Planning District as a whole, neighbourhoods and sub-neighbourhoods.
- d) The Urban Design Guidelines will establish five types of streets with respect to design treatment:

- i) Gateway Streets - Arterials/Collectors

Gateway streets will provide a symbolic function to identify the entrance to the Urban Area in a manner which reflects its historic character and natural environmental features; as well as the distinct nature of the Bristol Survey Planning District. Gateway streets will have the highest form of design treatment, including special signage and central medians;

- ii) Character Street

The Character Street designation shown on Schedule "C.6.B" is applicable to Fourth Line in recognition of its unique rural

character which will be maintained, as well as the new "river drive" abutting the east side of the valley of Sixteen Mile Creek. The "river drive" shall be designed in a manner which recognizes this special natural feature.

iii) Primary Streets - Arterials/Collectors/Local Streets

Primary Streets connect neighbourhoods to the major focal points of the Planning District. They also link sub-neighbourhoods, provide access to parks, schools and the trail system. In addition, they define the boundaries of the Planning District and the neighbourhoods.

The Primary Streets, particularly those which connect neighbourhoods to the major focal points or which act as boundaries to the Planning District, will have a higher order of design than the Secondary Streets, through the extended use of tree and feature planting, paving, lighting and signage design.

iv) Secondary Streets - Collector/Local Streets

Secondary Streets do not have a symbolic role, but are designed to support transportation needs while recognizing that streets are used as key neighbourhood socialization spaces. The design requirements of secondary streets are less substantial than for primary streets.

v) Local Hybrid Street/Lanes/Service Roads

Where conditions do not allow direct driveway access from a roadway, local hybrid streets, lanes and service roads may be considered. The design requirements of such facilities will be much more limited than for other streets. At the same time, certain minimum standards will be required.

e) Reverse lotting shall be strongly discouraged and a range of alternatives will be encouraged to ensure a high quality streetscape design which:

- i) accommodates attractive and safe pedestrian, bicycle and vehicular links within the Bristol Survey Secondary Plan lands and to the surrounding community;

- ii) provides appropriate setbacks and buffering for residential buildings with respect to noise and safety;
  - iii) provides for an attractive and safe streetscape for pedestrians, bicyclists and drivers.
- f) A mix of lot sizes, building types and architectural styles will be encouraged on a street-by-street basis to reinforce the character of the existing community. In particular, dwellings shall be designed to reduce the impact of garages.

## **C.6.5      LAND USE POLICIES**

The applicable land use policies of Sections 3 and 4 of the Official Plan together with the additional policies in the this section, shall apply to the lands in the Bristol Survey Planning District in accordance with the land use designations on Schedule "C.6.D", Land Use Plan.

### **C.6.5.1      RESIDENTIAL AREA**

#### **RESIDENTIAL MIX**

**C.6.5.1.1** The residential mix in the Bristol Survey Planning District shall be in accordance with the ultimate housing mix targets for the Urban Area and the policies of Subsection 3.2.1.4 of this Plan. In addition:

- a) High density residential development shall be encouraged to take a variety of forms, the majority of which should be "street oriented";
- b) Street-oriented Medium Density I residential uses shall be encouraged to be interspersed with single and semi-detached dwelling units throughout the Planning District in small blocks of from five to 30 units and particularly in areas adjacent to the Neighbourhood Centre Areas, as well as Village Squares and Greenlands A and B Areas;
- c) Medium Density II uses shall be encouraged to locate adjacent to James Snow Parkway and other arterial roads; and,
- d) All individual residential units shall be encouraged to front on and have access to public roads; however, where development fronts on

arterial roads or on Main Street, vehicular access may be provided from hybrid roads, lanes or service roads.

## **PERMITTED USES**

**C.6.5.1.2** The permitted uses in the Residential Area designation shall be in accordance with the policies of Section 3.2.2 of this Plan with the exception that:

- a) Local Institutional Uses, particularly those operated by public agencies or through a public-private partnership, shall be located in the Neighbourhood Centre Area, Institutional Area or Secondary Mixed Use Node designations, although consideration may be given to alternative locations in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7, particularly for privately owned facilities such as places of worship, private schools and day care facilities;
- b) Local Commercial Uses shall be located in the Neighbourhood Centre Area, Local Commercial Area or Secondary Mixed Use Node designations, although consideration may be given to alternative locations in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7; and,
- c) Coach houses, deemed to be an accessory dwelling, shall be permitted on hybrid roads for dwelling units which do not front on the hybrid road.
- d) Detached dwellings with or without accessory dwellings, duplex and semi-detached dwellings, will be permitted in the Medium Density I residential area at a maximum density of 35 units per net hectare and Section 3.2.3.1 shall not apply.

## **MEDIUM DENSITY RESIDENTIAL I**

**C.6.5.1.3** Where street-oriented medium density residential uses, such as street townhouses, are interspersed with single and semi-detached dwelling units in blocks of five to 30 units, the policies of subsections 3.2.3.1 a), b) i) and e) of this Plan shall not be applicable. However, such development shall be evaluated and will be to the satisfaction of the Town at the draft plan of subdivision stage to ensure appropriate integration with the adjacent low density dwelling units in accordance with the Urban Design Guidelines which form part of the Bristol Survey Planning District Implementation Strategy.

The submission of building elevations may be required to assist in the evaluation of such proposals.

### **C.6.5.2 RESIDENTIAL/OFFICE AREA**

Further to, and in accordance with, the policies of Section 3.3 of this Plan, development on lands designated "Residential/Office Area" which abut Fourth Line shall be designed in conformity with the policies of Subsection C.6.5.11 and shall generally maximize the amount of open space on the site and the setbacks from the Fourth Line. In addition, all development in the Residential/Office Area designation shall be designed to be integrated with adjacent development in the Residential Area designation with respect to building elevations and relationship to the street.

### **C.6.5.3 NEIGHBOURHOOD CENTRE AREA**

#### **PURPOSE**

- C.6.5.3.1** The Neighbourhood Centre Area designation on Schedule "C.6.D" is intended primarily for community uses and facilities which serve the neighbourhood as a whole, including elementary schools, neighbourhood parks, community centres, arenas, and local institutional and commercial uses and to a limited extent, compatible high density residential development. These areas are designed to support the community structure as established in Schedule "C.6.A" by providing focal points for each neighbourhood.

#### **PERMITTED USES**

- C.6.5.3.2** The Neighbourhood Centre Area designation on Schedule "C.6.D" means that the main permitted uses shall be uses which by their activity, scale and design are compatible adjacent with residential uses and which primarily serve the adjacent neighbourhood, including elementary schools, transit stops, postal outlets, parks and open space systems including trails, community recreational and leisure facilities, places of worship, day care facilities and convenience commercial and office uses and other similar local institutional and commercial uses. Public/private partnerships for the provision of community facilities will be encouraged and may incorporate certain limited uses not specifically identified as permitted if required to ensure their viability. The following additional uses may also be permitted:

- a) High density residential development with a minimum density of 70 units per net hectare and a maximum density of 100 units per net hectare in accordance with the policies of subsections 3.3.3.3 and 3.3.3.5 of this Plan;
- b) Special needs housing in accordance with the policies of subsection 3.2.3.3 of this Plan, and supportive housing; and,
- c) Home Occupation uses in accordance with the policies of subsection 3.2.3.8 of this Plan.

### **SITE DESIGN**

**C.6.5.3.3** Development in the Neighbourhood Centre Area designation shall be reviewed by the Town in accordance with the Urban Design Guidelines which form part of the Bristol Survey Planning District Implementation Strategy. In particular, development shall be designed to:

- a) maximize multiple use of lands and facilities;
- b) eliminate barriers between facilities, particularly between parks and schools;
- c) ensure that buildings are oriented to public streets;
- d) maximize public service and safety; and,
- e) design parking, loading and access areas in a manner which will minimize conflicts between pedestrian and vehicular traffic.

### **ALTERNATIVE USES**

**C.6.5.3.4** Where all or part of a site which has been identified for an institutional use is not required, or where an existing institutional use is proposed to be closed, alternative uses shall be permitted as determined by the Town in order of priority as follows:

- a) other Local Institutional Uses or parks or other open space uses;
- b) other permitted uses in the Neighbourhood Centre Area designation; and,

- c) Low Density Residential and Medium Density Residential I and II uses in accordance with the policies of Section 3.2 of this Plan.

#### **C.6.5.4 INSTITUTIONAL AREA**

Further to, and in accordance with, the policies of Section 3.10 of this Plan, development on lands designated "Institutional Area" on Schedule "C.6.D" shall be subject to the following policies:

##### **PURPOSE**

- C.6.5.4.1** The Institutional Area designation on Schedule "C.6.D" is intended primarily for major public and quasi-public uses which serve the Bristol Survey Planning District, although uses which serve a Town-wide function may also be permitted.

##### **PERMITTED USES**

- C.6.5.4.2** The Institutional Area designation on Schedule "C.6.D" means that the main permitted uses shall be public, quasi-public and private non-profit uses which serve the Bristol Survey Planning District, or which have a Town-wide function on sites which generally exceed 1 hectare. In addition, accessory service commercial uses and office functions shall be permitted as well as:

- a) High density residential development with a minimum density of 70 units per net hectare and a maximum density of 100 units per net hectare in accordance with the policies of subsections 3.3.3.3 and 3.3.3.5 of this Plan in conjunction with institutional uses or on separate sites;
- b) Residential Care Facilities, Correctional Group Homes or supportive housing, in conjunction with the institutional uses or on separate sites; and,
- c) Home Occupation uses in accordance with the policies of subsection 3.2.3.8 of this Plan.

##### **SITE DESIGN**

**C.6.5.4.3** Development in the Institutional Area designation shall be reviewed by the Town in accordance with the Urban Design Guidelines which form part of the Bristol Survey Planning District Implementation Strategy. In particular, development shall be designed to:

- a) maximize multiple use of lands and facilities;
- b) eliminate barriers between facilities, particularly between parks and schools;
- c) ensure that buildings are oriented to public streets;
- d) maximize public service and safety; and,
- e) design parking, loading and access areas in a manner which will minimize conflicts between pedestrian and vehicular traffic.

#### **ALTERNATIVE USES**

**C.6.5.4.4** Where all or part of a site which has been identified for an institutional use such as a school or a park is not required, or where an existing institutional use is proposed to be closed, alternative uses shall be permitted in order of priority as follows:

- a) other Institutional Uses or parks or other open space uses;
- b) other permitted uses in the Institutional Area designation; and,
- c) Low Density Residential and Medium Density Residential I and II uses in accordance with the policies of Section 3.2 of this Plan.

#### **C.6.5.5 SECONDARY MIXED USE NODE**

Further to, and in accordance with, the policies of Section 3.6 of this Plan, development on lands designated "Secondary Mixed Use Node" at the intersection of Thompson Road and Louis St. Laurent Avenue on Schedule "C.6.D" shall be designed to recognize that lands to the south of Louis St. Laurent Avenue form a significant part of the Node, although they may not develop initially because of their location in the Boyne South Planning District. In addition, lands in this Secondary Mixed use Node may be used for Medium Density Residential uses in accordance with the policies of Section

3.2, and may be used for Low Density Residential uses where it has been demonstrated to the satisfaction of the Town of Milton that all or part of the Secondary Mixed Use Node is not required for the main permitted uses, particularly commercial, high density residential, secondary school and park uses, and the Low Density Residential uses can be appropriately integrated with the other development in the Node. In addition, this Node may be developed with up to 14,864 square metres of total commercial floor space.

#### **C.6.5.6 GREENLANDS A AREA**

The Greenlands A Area policies in Sections 3.12 and 4.8 of this Plan shall apply to the lands in the Greenlands A Area designation on Schedule "C.6.D". However, it should be noted that the boundaries of the Greenlands A Area on Schedule "C.6.D" have been designated in a conceptual manner based on the functional recommendations of the Sixteen Mile Creek Sub-Watershed Study Areas 2 and 7 for the Bristol Survey Secondary Plan Area. These boundaries apply subject to verification as part of the completion of the subwatershed planning process and in accordance with the policies of the Halton Region Conservation Authority.

#### **C.6.5.7 GREENLANDS B AREA**

Further to, and in accordance with, the policies of Section 4.9 of this Plan, the following policies apply to the lands designated Greenlands B Area on Schedule "C.6.D".

##### **PURPOSE**

- C.6.5.7.1** The purpose of the Greenlands B Area designation in the Bristol Survey Planning District is to protect key woodlot or woodlot/wetland areas.

##### **CRITERIA FOR DESIGNATION**

- C.6.5.7.2** The Greenlands B Area designation includes woodlots and woodlot/wetland areas which meet one or more of the following criteria:
- a) larger features, in relation to other features in the Planning District;
  - b) linked to nearby features or watercourses; and,

- c) features which contain wetland areas.

### **PERMITTED USES**

**C.6.5.7.3** The Greenlands B Area designation on Schedule "C.6.D" means that only the following uses may be permitted subject to the policies of this Section:

- a) Existing agricultural operations;
- b) Existing, legally established uses;
- c) Recreational trails and similar non-intensive recreation uses;
- d) Forest, wildlife and fisheries management;
- e) Archaeological activities; and
- f) Transportation and utility facilities approved as part of an environmental assessment.

### **C.6.5.7.4 GREENLANDS B AREA POLICIES**

- a) The Greenlands B Area designation applies to woodlots or woodlots/wetlands identified for preservation in the Planning District.
- b) Prior to development of lands adjacent to any Greenlands B Area, the Town shall require the preparation of an environmental impact assessment which will:
  - i) establish the exact boundaries of the woodlot or woodlot/wetland, including any lands required for buffering;
  - ii) assess the possible impacts from the proposed development including matters such as grading, construction practices, stormwater management setbacks and building placement; and,
  - iii) provide a recommended plan to demonstrate how natural ecological systems and processes will be maintained and how disruption to existing natural features and functions will be minimized.

- b) The environmental impact assessment shall be completed to the satisfaction of the Town prior to the approval of development adjacent to the Greenlands B Area. Where the Environmental Impact Study recommends that the boundary of the Greenlands B Area can be altered, or the area can be removed, and the Town approves the recommendation, in consultation with the Conservation Authority, the adjustments can be made without further amendment to this Plan. An adjacent land use designation shall be deemed to apply to any lands removed from the Greenlands B Area designation.
- c) It will be the objective of the Town to have the lands in the Greenlands B Area, where their protection is recommended through an environmental impact assessment, dedicated to the Town. However, where any land designated under the Greenlands B Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that such lands shall be purchased by the Town or other public agency; although the Town shall ensure that consideration is given to acquisition of these features through the development approval process.
- d) Where new development is proposed on a site, part of which is designated as Greenlands B Area, such lands shall only be considered acceptable as part of the dedication for park purposes where it is demonstrated that the Town's active recreational facility requirements are fulfilled.

#### **C.6.5.8 VILLAGE SQUARE AREA**

The Village Square designation on Schedule "C.6.D" represents a general location for generally passive open space areas which are intended to serve as focal points for a sub-neighbourhood in accordance with the policies of Section 2.5.3 and Table 1 of this Plan. The location and configuration of the Village Squares shall be further refined when plans of subdivision are prepared and these sites will generally include to lots and other passive recreation features such as gazebos and seating areas. Village Square sites can be relocated provided alternative sites are consistent with the goal, objectives and policies of this Secondary Plan.

### **C.6.5.9 ENVIRONMENTAL LINKAGE AREA**

Further to, and in accordance with, the policies of Section 3.13, Environmental Linkage Area, of this Plan, the following policies apply to the Environmental Linkage Area designation on Schedule "C.6.D" which consists of the Union Gas High Pressure Gas Transmission Line Easement:

- a) It is an objective of this Secondary Plan to develop the lands in the Environmental Linkage Area as a part of the open space system for the Bristol Survey Planning District including recreational trails, seating areas, and where permitted by Union Gas Limited, recreation facilities such as athletic fields, bocce ball courts and tennis courts.
- b) The permitted uses, in addition to those in Section 3.13.2 of this Plan shall include gas pipelines and related facilities, recreational trails, athletic fields, and light weight vehicle parking lots;
- c) No significant structures shall be permitted in the Environmental Linkage Area;
- d) All uses of the Union Gas Easement , including any plan to disturb the ground and plant trees, shall be subject to the approval of Union Gas Limited, in consultation with the Town.

### **C.6.5.10 EMPLOYMENT AREA**

Further to, and in accordance with, the policies of Section 3.7 of this Plan, applicants for development on lands designated "Employment Area" on Schedule "C.6.D" shall submit the following as part of the development plan required in Subsection 3.7.3.1 b) as a basis for the evaluation of applications for development:

- a) elevations and plans which demonstrate a high quality of landscaped site development abutting Highway 401 and James Snow Parkway as applicable; and,
- b) elevations and plans which demonstrate that the interface between the development and adjacent residential development is compatible with respect to site design, and noise studies and lighting plans, if required by the Town, to address issues of noise and light impacts.

Notwithstanding the foregoing the lands in the Employment Area designation adjacent to James Snow Parkway may be developed for residential purposes in accordance with the policies of the Residential Area and Residential/Office Area designations without an amendment to this Plan provided that a significant area abutting the intersection of Main Street and James Snow Parkway is used for high density residential or office uses.

#### **C.6.5.11 CHARACTER AREA**

The Character Area designation on Schedule "C.6.A" is an overlay designation. The lands in the Character Area shall be developed in accordance with the underlying land use designation, having regard for the following policies.

#### **FOURTH LINE CHARACTER AREA**

**C.6.5.11.1** In accordance with Subsection 2.10.3.32 of this Plan, Fourth Line and the lands abutting that road, as designated on Schedule "C.6.D", shall be developed as a "character area". The Fourth Line Character Area shall not require the preparation of a Character Area Plan in accordance with the policies of Section 2.103.34, rather the area shall be developed in a manner which retains the existing natural environment and rural nature of the local streetscape and each site will be subject to site plan approval. In particular:

- a) the existing hedgerows and individual trees which border the road will be preserved and enhanced;
- b) the rural cross-section of the road will be maintained if possible, and the paved portion of the road will not be widened;
- c) the Town will work with the owners of character buildings, including farmsteads and residences fronting on the Fourth Line to ensure that they, and portions of their sites, are preserved and incorporated into future adjacent development;
- d) new development abutting the Fourth Line shall be designed in a manner which is compatible with, and sympathetic in design to, the natural environment and rural nature of the existing streetscape and with existing character buildings and the Residential Area designation,

including low density and medium residential uses and local institutional and commercial uses; and,

- e) disruption to the existing natural environment, topography and vegetation in the Character Area shall be minimized.

## **SIXTEEN MILE CREEK ROAD CHARACTER AREA**

**C.6.5.11.2** In accordance with subsection 2.10.3.32 of this Plan, the proposed new "river drive" which abuts the east side of the valley of Sixteen Mile Creek and lands abutting that road as designated on Schedule "C.6.D" shall be developed as a "character area". The Sixteen Mile Creek Road Character Area shall be developed in a manner which ensures that special care is taken in the road design to ensure that it maximizes views into the valley, while protecting its natural environmental quality. In particular:

- a) development abutting the road shall be designed in a manner which is compatible with, and sympathetic in design to, the natural environment and shall be limited to the east side of the road, except for public buildings and facilities; and,
- b) disruption to the existing natural environment, topography and vegetation in the Character Area shall be minimized.

## **C.6.5.12 LOCAL COMMERCIAL AREA**

The lands in the Local Commercial Area designations as shown on Schedule C.6.D shall be developed in accordance with the policies of Sections 3.2.3.6 and 3.2.3.7 of this Plan and shall not exceed 2,325 square metres of total commercial floor space in size in any specific designation. Notwithstanding this policy, the maximum permitted total floor space for Local Commercial Uses within the Local Commercial Area located at Maple Avenue and Thompson Road shall be 2,750 square metres.

## **C.6.5.13 TRANSPORTATION STUDY AREA**

The Transportation Study Area designation is an overlay designation. The lands in the Transportation Study Area shall be developed in accordance with the underlying land use designation. The Study Area designation identifies

two areas where additional study is required before the exact road alignment can be determined as follows:

- a) This Plan addresses the need and justification component of the Environmental Assessment for Louis St. Laurent Avenue. However, an environmental assessment will be required prior to the construction of Louis St. Laurent Avenue to address specific alignment and mitigation measures. At that time the exact crossing of the Sixteen Mile Creek will have to be addressed, which may affect the present location of the intersection of the Road with Regional Road 25. The southern boundary of the Bristol Survey Planning District will follow the approved alignment of Louis St. Laurent Avenue.
- b) A grade separation will ultimately be required at Thompson Road and the CP Rail line. At the time of the environmental assessment for that grade separation, the possibility of the development of a road connection between Nipissing Drive and the Bristol Survey Planning District should be addressed. To preserve the potential for this connection, a potential road right-of-way should be protected on the east side of Thompson Road south of the railway in this area.

#### **C.6.5.14 STORM WATER MANAGEMENT POND**

The Stormwater Management Pond designation on Schedule "C.6.D" represents a general location for these facilities. The location and configuration of the Stormwater Management Ponds shall be further refined through the Subwatershed Plans for Areas 2 and 7 and when plans of subdivision are prepared. Stormwater Management Pond sites can be relocated without an amendment to this Plan, provided alternative sites are consistent with the goal, objectives and policies of this Secondary Plan and the Subwatershed Plans for Areas 2 and 7. Stormwater management facilities shall be permitted in all land use designations on Schedule "C.6.D" and shall be designed to be integrated with the open space and trail system.

#### **C.6.5.15 BUSINESS PARK AREA**

Further to and in accordance with the policies of Section 3.8 of this Plan, applications for development on lands designated "Business Park Area" within the Existing Urban Area on Schedule "B" or within an approved Secondary Plan shall be permitted subject to:

- a) The provisions of the Milton 401 Industrial Park Secondary Plan as outlined within Part C of this Plan where applicable;
- b) The submission of a development plan for lands outside the Milton 401 Industrial Park Secondary Plan area which demonstrates that the proposed development can be physically integrated with existing and proposed uses of adjacent lands, including lands outside the Business Park Area designation;
- c) No outdoor storage being allowed;
- d) A high quality of landscaped site development particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial and Multi-Purpose Arterial roads;
- e) The proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and,
- f) Applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

#### **C.6.5.16 SPECIAL STUDY AREA**

The Special Study Area designation shown on Schedule "C.6.D" of this Plan is an overlay designation and applies to those lands where further study may be required with respect to planning, transportation or environmental issues. Future permitted uses in and adjacent to the Special Study Area will depend on the results of a specific Special Study Area study. No amendment to this Plan will be required to implement the most appropriate land uses for the area in question, as determined through the Special Study Area study.

### **C.6.6 IMPLEMENTATION**

Further to, and in accordance with, the existing Implementation policies of Section 5.0 of this Plan, the following policies are applicable to the Bristol Survey Planning District.

#### **C.6.6.1 PHASING AND FINANCE**

**C.6.6.1.1** Development in the Bristol Survey Planning District shall proceed in two phases, 1A and 1B as designated on Schedule "C.6.E". Prior to the commencement of development in Phase 1B and the first sub-phase of the Milton West/Southwest Planning District, 3,400 actual dwelling units within Phase 1A must have building permits issued. However, lands in Phase 1B may be included in Phase 1A without an amendment to this Plan at the sole discretion of the Town and the Regional Municipality of Halton, provided that

the financial and other requirements of the Town and the Regional Municipality of Halton are satisfied. Lands in Phase 1A may be included in Phase 1B, without an amendment to this Plan at the sole discretion of the Town and the Regional Municipality of Halton, where the financial and other requirements of the Town and the Regional Municipality of Halton are not satisfied. Where the lands are transferred from Phase 1B to 1A in accordance with this provision, there shall be a concurrent transfer of lands from Phase 1A to 1B equivalent in terms of the potential number of dwelling units which may be generated by development of those lands.

**C.6.6.1.2** Building Permits shall only be issued when the criteria in subsection 5.2.3.15 of this Plan are satisfied and, in accordance with the requirements for the provision of services established in the Phasing Plan which forms part of the Bristol Survey Secondary Plan Implementation Strategy. In addition, building permits in the Bristol Survey Planning District shall only be issued when the following criteria are satisfied:

- a) Recognizing that the Community Park is located outside the Bristol Survey Planning District and is therefore the responsibility of the Town of Milton, the Community Park in the Community Park Area designation on Schedule "B" to the Official Plan on the west side of Regional Road 25 shall be constructed and delivered prior to the lands in Phase 1A being 70% built;
- b) The District Park in the Institutional Area designation (Schedule "C.6.A") at Main and Thompson Roads involves the redevelopment of an existing arena/park facility and it shall be constructed and delivered prior to the lands in Phase 1A being 60% built;
- c) The District Park in the Secondary Mixed Use Node (Schedules "C.6.A" and "C.6.C") shall be constructed and delivered prior to the lands in Phase 1B being 25% built;
- d) Neighbourhood Parks shall be constructed and delivered prior to the lands in Phase 1A of Neighbourhoods 1-3 and Phase 1B of Neighbourhood 4 as identified on Schedule "C.6.A" being 25% built;
- e) Village Squares shall be constructed and delivered prior to the lands in Phase 1A of that sub-neighbourhood (sub-neighbourhoods are identified on Schedule "C.6.A") being 25% built or in Neighbourhood 4, 25% of the lands in Phase 1B;

- f) School sites for each neighbourhood shall be shown as a block(s) on a plan of subdivision before 25% of Phase 1A of Neighbourhoods 1-3 as applicable is built and 25% of Phase 1B of Neighbourhood 4 as applicable is built.
- g) Lands designated Greenlands A Area and Greenlands B Area shall be dedicated to the Town when adjoining lands are approved for development as a condition of draft plan approval or site plan approval;
- h) Stormwater management facilities shall be constructed and dedicated as a condition of draft plan approval or site plan approval, provided that the Town may approve the use of temporary stormwater facilities where it is not possible to construct the permanent facilities, and provided that provision has been made, to the satisfaction of the Town through the payment of financial securities or other safeguards, for the construction of the permanent facilities;
- i) The Town has in full force and effect and not subject to appeal a Development Charges By-law under the Development Charges Act, 1997 or successor legislation, identifying the charges applicable to the lands in the Secondary Plan area:

Notwithstanding the foregoing Council may, at its sole discretion, determine that a development proposal in Phases 1A or 1B can proceed, even if the precise requirements in clauses a) to h) above are not fully met, if it is determined by Council that such a proposal is in accordance with the general purpose and intent of these clauses and this Secondary Plan, and if there are no unacceptable negative impacts on the Town as determined by Council.

**C.6.6.1.3** The lands designated as a Special Policy Area, Phase 1A on Schedule C.6.E. may proceed prior to other lands in Phase 1A, if the Regional Municipality of Halton determines that adequate water and wastewater servicing is available. However, such development may only proceed in accordance with the policies of subsections C.6.6.1.1 and C.6.6.1.2 of this Secondary Plan.

**C.6.6.1.4** In order to implement the policy of this Secondary Plan that the cost of new development shall have minimal impact on existing taxpayers, in addition to the policies of Section C.6.6.1.2 above development shall only proceed when:

- a) The Town has in full force and effect, and not subject to appeal, a Development Charges By-law enacted under the Development

Charges Act, 1997 or any successor legislation identifying and imposing charges applicable to the lands in the Secondary Plan area;

- b) Landowners within the Secondary Plan area have entered into an agreement or agreements amongst themselves and satisfactory to Council to address the distribution of all costs of development including those which may not be recoverable by the Town under the Development Charges Act, 1997, particularly the provision of community and infrastructure facilities such as parks, roads, road improvements, external services, storm water management facilities and schools, all in accordance with the *Town of Milton Financial Plan for the Bristol Survey Secondary Plan and Related Official Plan Amendments* prepared by C. N. Watson and Associates and adopted by Council; and,
- c) Landowners within the Secondary Plan area have entered into an agreement or agreements or have made other satisfactory arrangements with the Town for the provision of funds or the provision of services or both in accordance with the *Town of Milton Financial Plan for the Bristol Survey Secondary Plan and Related Official Plan Amendments*.

#### **C.6.6.2 ZONING BY-LAW**

This Secondary Plan shall be implemented by an appropriate amendment(s) to the Town's comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section 5.5 of this Plan.

#### **C.6.6.3 CONSENTS**

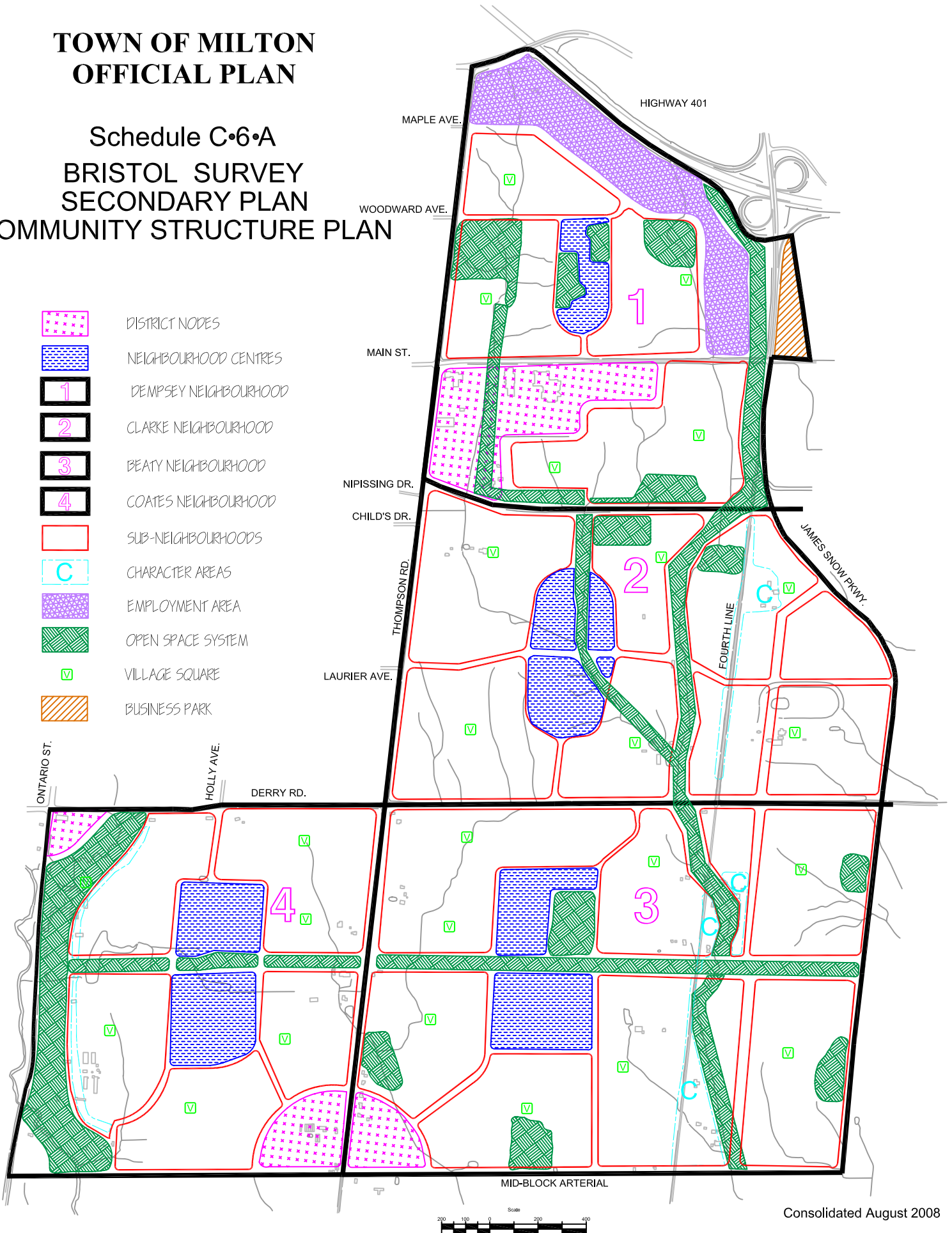
Subdivision of land shall generally take place by plan of subdivision in the Bristol Survey Planning District. Consents may be permitted in accordance with the provisions of Section 5.7 of this Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan.











# TOWN OF MILTON OFFICIAL PLAN

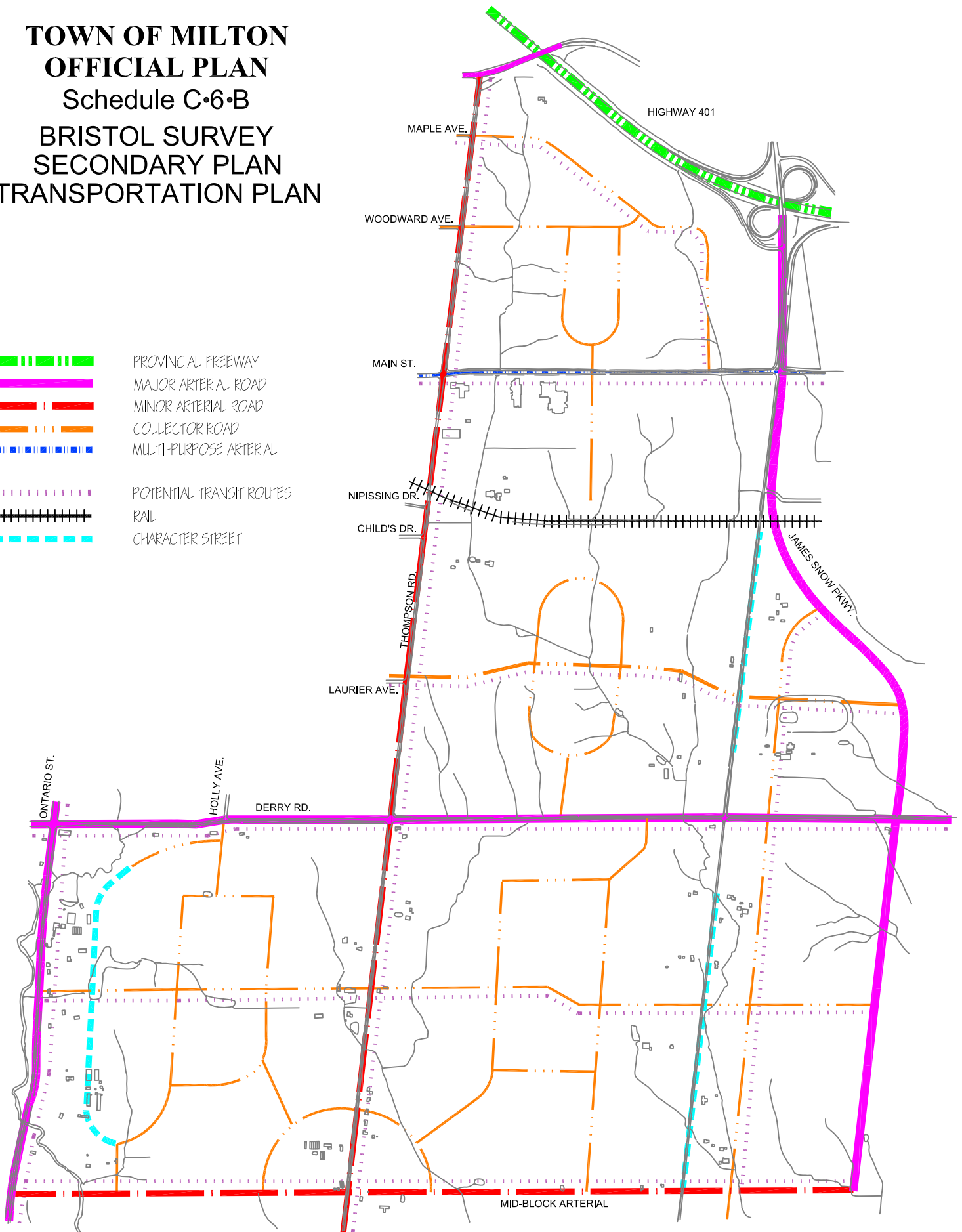
## Schedule C•6•A BRISTOL SURVEY SECONDARY PLAN COMMUNITY STRUCTURE PLAN

-  DISTRICT NODES
-  NEIGHBOURHOOD CENTRES
-  DEMPSEY NEIGHBOURHOOD
-  CLARKE NEIGHBOURHOOD
-  BEATY NEIGHBOURHOOD
-  COATES NEIGHBOURHOOD
-  SUB-NEIGHBOURHOODS
-  CHARACTER AREAS
-  EMPLOYMENT AREA
-  OPEN SPACE SYSTEM
-  VILLAGE SQUARE
-  BUSINESS PARK



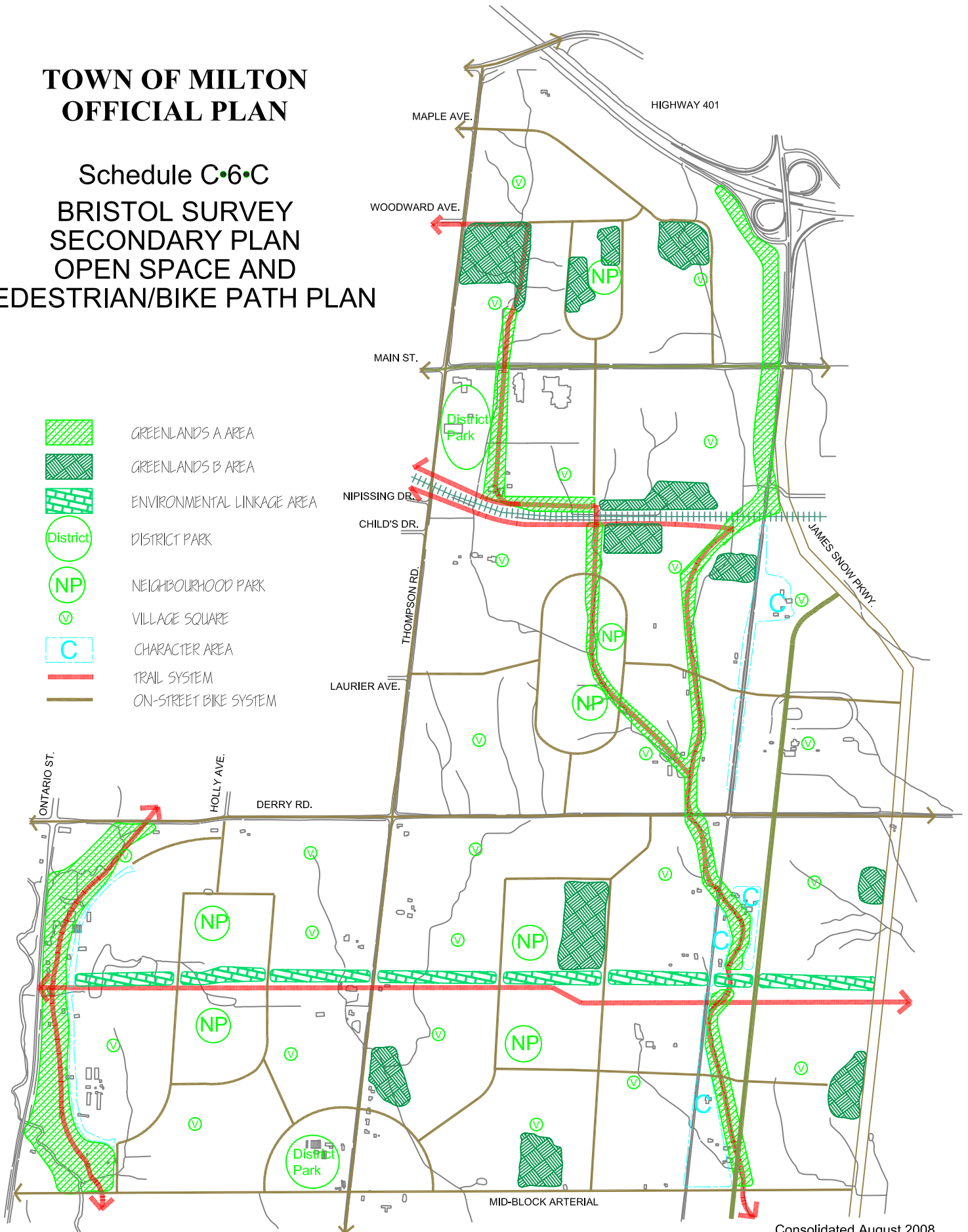
# TOWN OF MILTON OFFICIAL PLAN Schedule C-6-B BRISTOL SURVEY SECONDARY PLAN TRANSPORTATION PLAN

-  PROVINCIAL FREEWAY
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  COLLECTOR ROAD
-  MULTI-PURPOSE ARTERIAL
-  POTENTIAL TRANSIT ROUTES
-  RAIL
-  CHARACTER STREET



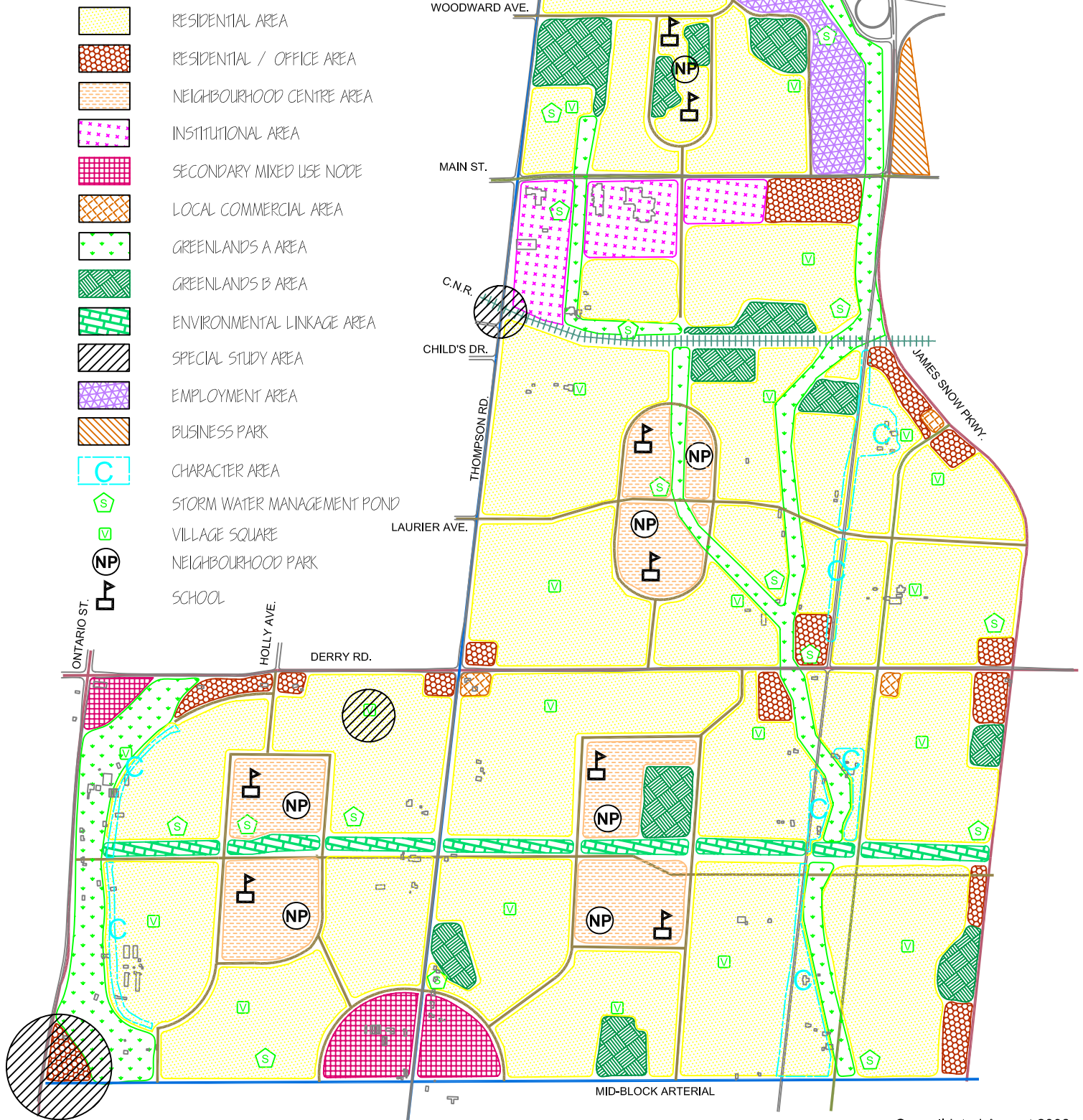
# TOWN OF MILTON OFFICIAL PLAN

## Schedule C•6•C BRISTOL SURVEY SECONDARY PLAN OPEN SPACE AND PEDESTRIAN/BIKE PATH PLAN

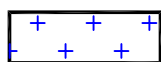


# TOWN OF MILTON OFFICIAL PLAN

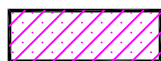
## Schedule C-6-D BRISTOL SURVEY SECONDARY PLAN LAND USE PLAN



# TOWN OF MILTON OFFICIAL PLAN Schedule C-6-E BRISTOL SURVEY SECONDARY PLAN PHASING PLAN



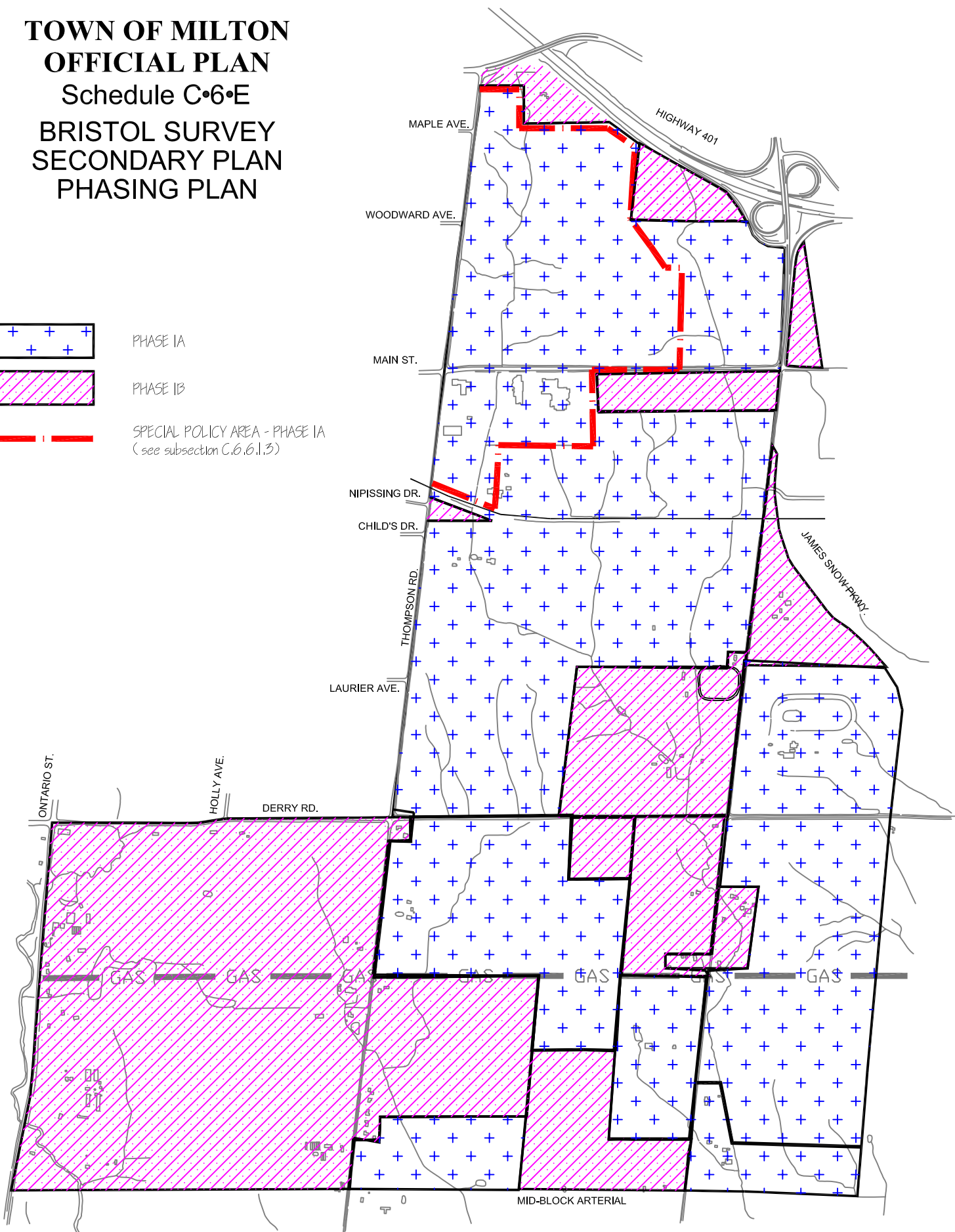
PHASE 1A



PHASE 1B



SPECIAL POLICY AREA - PHASE 1A  
(see subsection C.6.6.1.3)



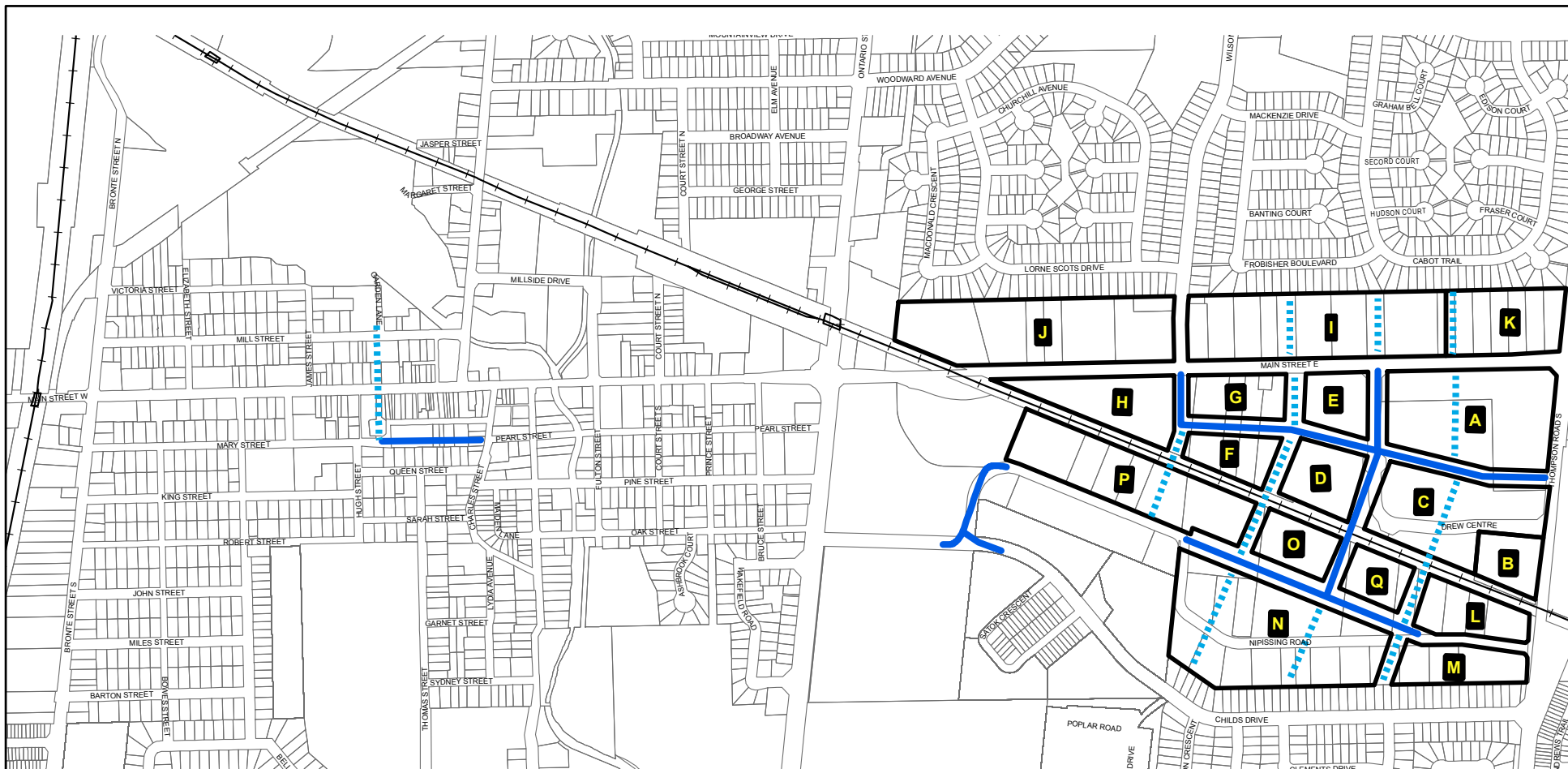
## **C.7**      **MILTON CENTRAL BUSINESS DISTRICT**

Subsequent to the adoption of the Official Plan, a Secondary Plan for the Central Business District was conducted to provide detailed direction with respect to the allocation of land uses, heritage protection, street layout, and urban design.

The plan was developed with the aid of an extensive program of public consultation and participation. The policy findings of the Secondary Plan process were integrated into the existing Section 3.5. The following schedules should be read in conjunction with Section 3.5:

Schedule C.7.A.CBD	Streets and Blocks
Schedule C.7.B.CBD	Open Space Linkages and Nodes
Schedule C.7.C.CBD	Height Limits
Schedule C.7.D.CBD	Special Heritage Areas





- ..... CORRIDORS
- STREETS
- DEVELOPMENT BLOCKS
- +— RAILWAY
- GISDATA.PARCELS\_ASSESS

**NOTE:**  
This Schedule forms part of the Official Plan Amendment No. 4 and should be read together with the text.

## TOWN OF MILTON OFFICIAL PLAN

### CENTRAL BUSINESS DISTRICT SECONDARY PLAN

#### Schedule C.7.A.CBD Streets and Development Blocks



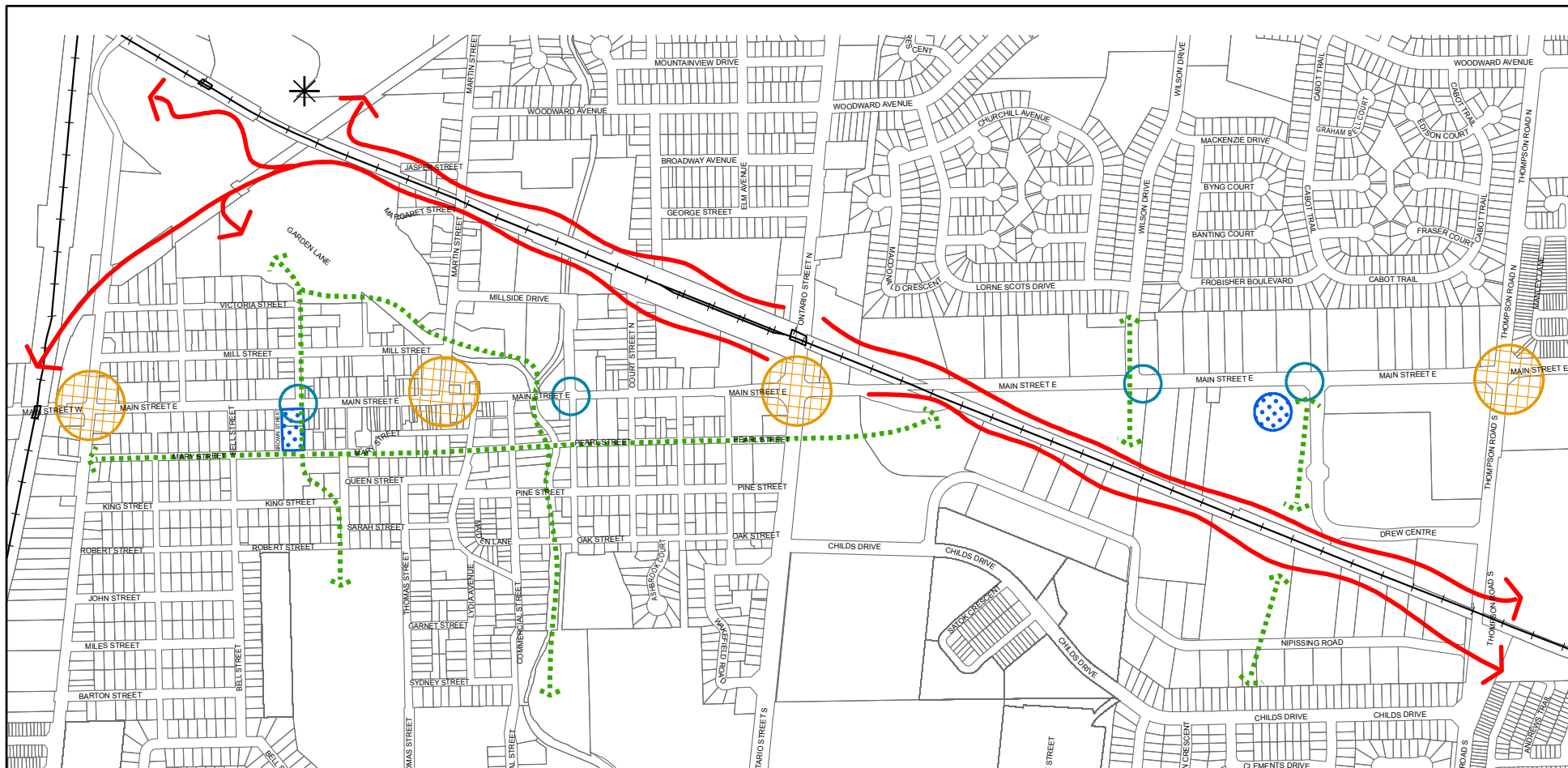
NAD 1983 - UTM Zone 18N

0 20 40 80 120 160 200 Metres

This Schedule Forms Part Of The  
Official Plan And Should Be Read  
Together With The Text.

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**Consolidated August 2008**



- MAJOR LINKAGE
- - - MINOR LINKAGE
- + + + RAILWAY
- ✱ FUTURE CROSSING
- FOCAL POINT
- GATEWAY
- URBAN SQUARE

NOTE:  
This Schedule forms part of the Official  
Plan Amendment No. 4 and should be  
read together with the text.

# TOWN OF MILTON

## OFFICIAL PLAN

### CENTRAL BUSINESS DISTRICT SECONDARY PLAN

### Schedule C.7.B.CBD

### Open Space, Linkages and Nodes



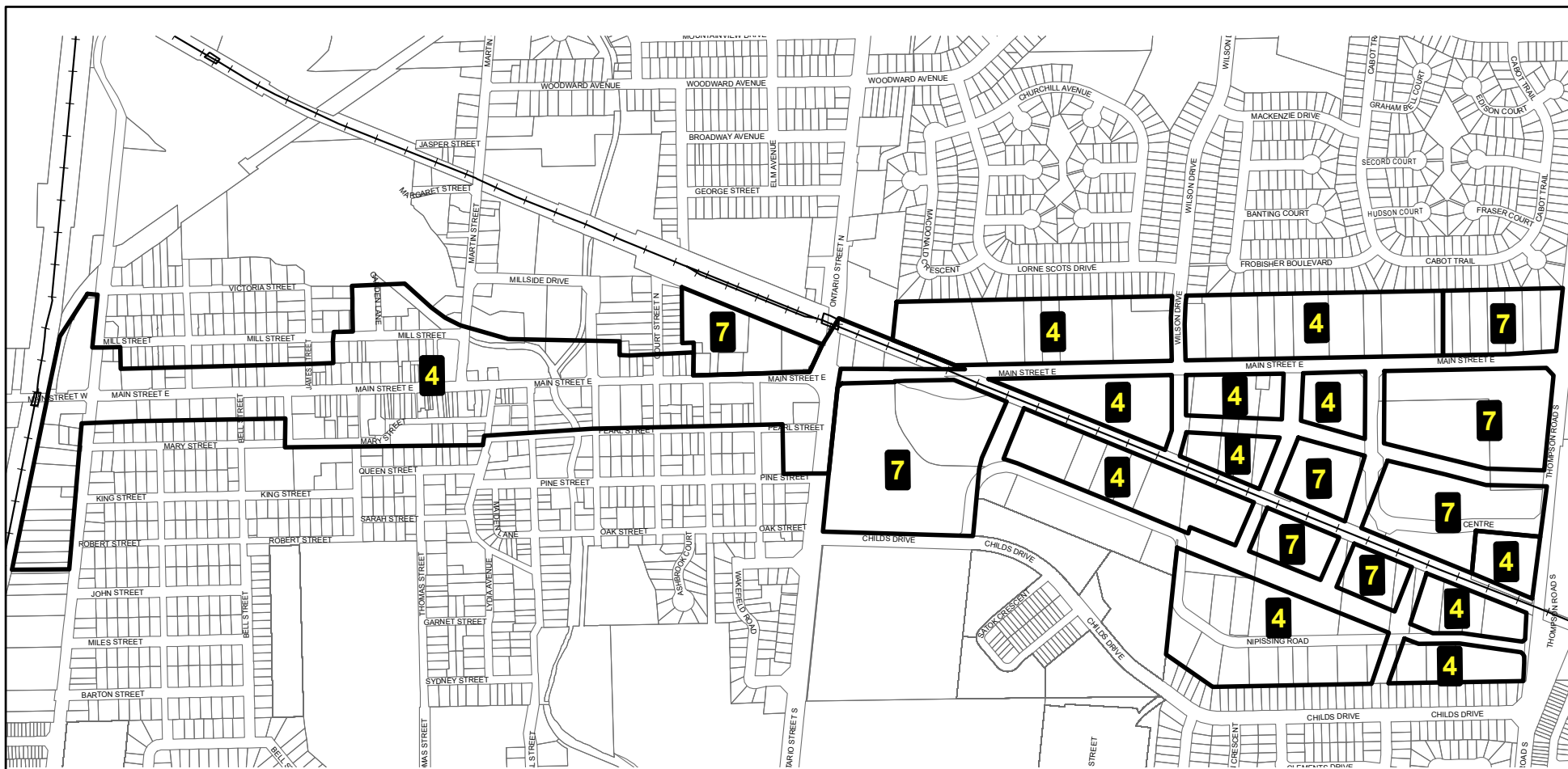
NAD 1983 - UTM Zone 17N

0 25 50 100 150 200 250  
Metres

This Schedule Forms Part Of The  
Official Plan And Should Be Read  
Together With The Text.

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- DEVELOPMENT BLOCKS
- RAILWAY
- 4 MAXIMUM HEIGHT IN STOREYS

**NOTE:**  
This Schedule forms part of the Official Plan Amendment No. 4 and should be read together with the text.

## TOWN OF MILTON OFFICIAL PLAN

### CENTRAL BUSINESS DISTRICT SECONDARY PLAN

### Schedule C.7.C.CBD Height Limits



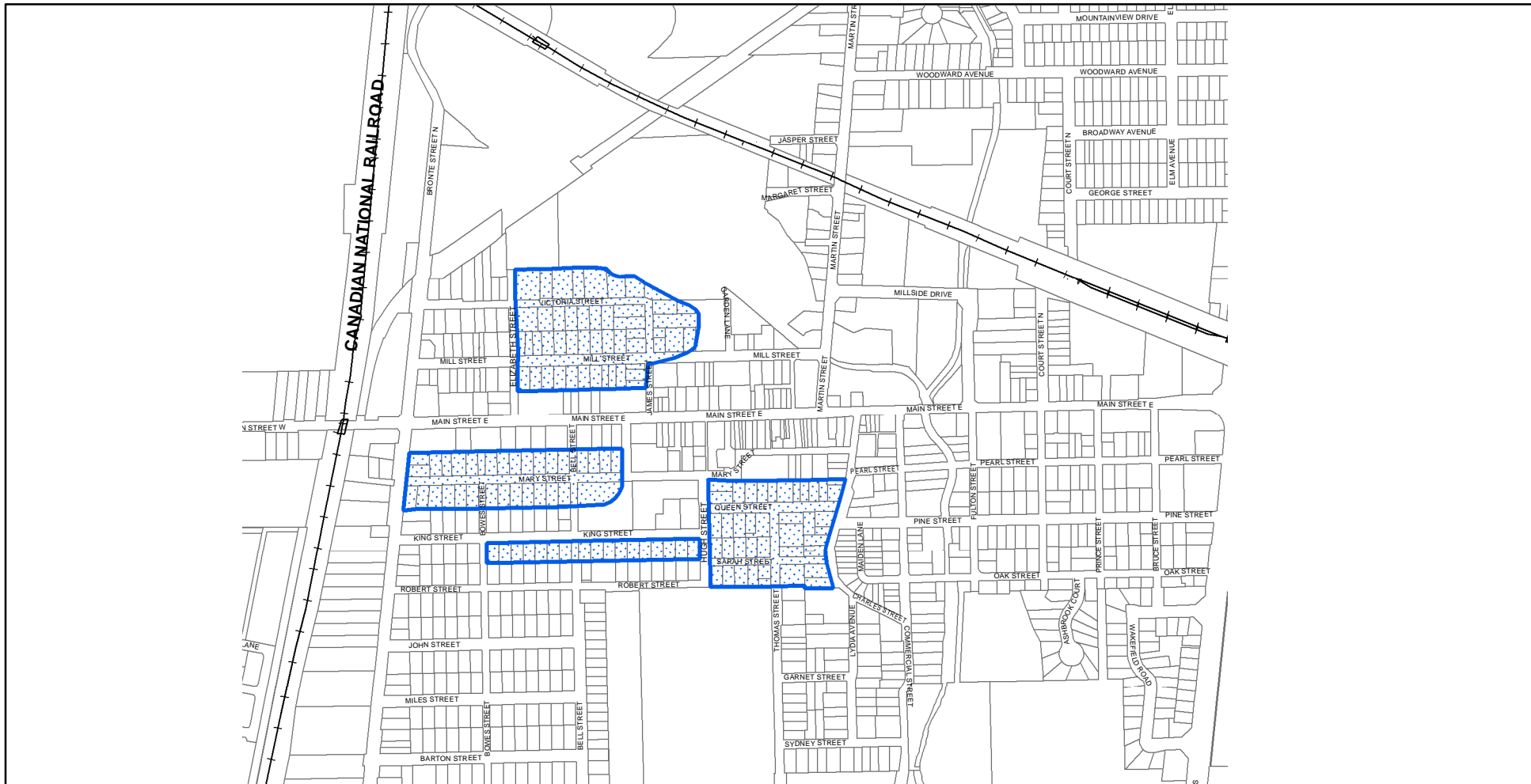
NAD 1983 - UTM Zone 17N

0 25 50 100 150 200 250  
Metres

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 RAILWAY  
 RESIDENTIAL SUB-AREA  
 OR CLUSTER OF SIGNIFICANT ARCHITECTURAL MERIT

**NOTE:**  
 This Schedule forms part of the Official Plan Amendment No. 4 and should be read together with the text.

## TOWN OF MILTON OFFICIAL PLAN

CENTRAL BUSINESS DISTRICT  
SECONDARY PLAN

Schedule C.7.D.CBD  
Special Heritage Areas



NAD 1983 - UTM Zone 17N

0 25 50 100 150 200 250 Metres

This Schedule Forms Part Of The  
Official Plan And Should Be Read  
Together With The Text.

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**Consolidated August 2008**

## **C8                    SHERWOOD SURVEY SECONDARY PLAN**

### **C.8.1                General**

#### **C.8.1.1            PURPOSE**

The purpose of the Sherwood Survey Secondary Plan is to establish a more detailed planning framework for the Sherwood Survey Planning District in support of the general policy framework provided by the Official Plan.

It is a fundamental policy of this Secondary Plan that the impacts on existing taxpayers of the cost of new development within the Secondary Plan area shall be minimized. In order to ensure the implementation of this policy, the Secondary Plan is based on the *Town of Milton Financial Plan for the Sherwood Survey Secondary Plan and Related Official Plan Amendments* prepared by C.N. Watson and Associates and adopted by Council. No development shall proceed within the Secondary Plan area until the recommendations of the Milton Financial Plan and a Regional Financial Plan are secured through agreements with affected parties to the satisfaction of the respective Councils in accordance with Section C.8.6.1 of this Plan.

#### **C.8.1.2            LOCATION**

The Sherwood Survey Secondary Plan is located in the Town of Milton's Urban Expansion Area as shown on Schedule B of the Official Plan and is bounded by:

- a)      North   Highway 401;
- b)      East    Peru Road, CP Rail, CN Rail, Regional Road 25;
- c)      South   Westerly extension of Louis St. Laurent Ave.; and,
- d)      West   Tremaine Road (Reg. Road 22).

### **C.8.2                    PLANNING DISTRICT CONCEPT**

#### **C.8.2.1            COMMUNITY CHARACTER**

The Secondary Plan is designed to create a safe, liveable, attractive and healthy community, which has the strong sense of community and the

environment evident in Milton today by:

- a) ensuring the maximum degree of physical connection with the Existing Milton Urban Area, especially the Central Business District, within the Sherwood Survey Planning District itself, and with other surrounding areas of the Town, particularly the Niagara Escarpment;
- b) creating a linked greenlands/open space system within the Planning District which is connected to the Niagara Escarpment and the greenlands/open space system in other areas of the Town;
- c) developing community facilities within the Planning District which will serve as focal points not only for area residents, but also for all Town residents;
- d) ensuring that development is sensitive to the Niagara Escarpment given its proximity to the Escarpment, and that development is designed to maintain views to the Escarpment;
- e) ensuring a compact community developed at an overall density of 30 units per net hectare with a pedestrian orientation by creating development and a transportation system which reflects the characteristics of the Existing Urban Area and which is supportive of transit and pedestrian/bicycle movement; and,
- f) providing the opportunity for at least one area known as an “Eco-tech Village”, to be developed as a demonstration project of community and building design based on the principles of environmental sustainability and incorporating the most current technology.

### **C.8.2.2 KEY DESIGN ELEMENTS**

The Sherwood Survey Secondary Plan Master Concept Plan in Appendix C.8.A forms the basis for the Secondary Plan. Key elements derived from the Master Concept Plan are outlined in Schedule “C-8-A”, Community Structure Plan, Schedule “C-8-B”, Transportation Plan and Schedule “C-8-C”, Greenlands/Open Space and Pedestrian/Bike Path System. They include:

- a) **Linked Greenlands/Open Space System**

A linked greenlands/open space system including Greenlands A and Greenlands B Areas, Environmental Linkages, and parkland, as well as a trail system, forms a central feature of the community and forms a strong connection to the Niagara Escarpment Plan Area. The road

pattern is designed to give maximum accessibility to these features both physically and visually (e.g. single loaded roads will be required along key features in a manner as identified in the urban design guidelines). Parks are also used as central “meeting places” for neighbourhoods and sub-neighbourhoods. *(Does not apply to lands owned by Angelo Capozzi in Part of Lot 8, Concession 2, N.S as a result of OMB appeal)*

b) Bicycle/Pedestrian Trail System

The greenlands/open space system provides for the development of an extensive system of recreational trails. In addition, sidewalks will be provided on all roads and separate bicycle lanes or paths will be incorporated into the right-of-way on collector and arterial roads to ensure a community which provides maximum opportunities for pedestrian, bicycle and other similar movement.

c) Niagara Escarpment

The Plan has been designed to maximize open space adjacent to the Escarpment, including the creation of a large area of publicly owned passive open space north of Steeles Ave. (Reg. Road 8) in accordance with the policies of the Niagara Escarpment Plan; a neighbourhood centre, including a District Park, south of Main St. and provision for a tree lined buffer along the east side of Tremaine Road (Reg. Road 22) south of Main St. Provision is also made for trail connections to the Escarpment and the protection of views to the Escarpment. In addition, the policies of the Plan direct lower density development to areas in proximity to the Escarpment.

d) Road System

The road system within the framework of the Transportation Plan shown on Schedule “C-8-B” will be designed with a modified grid pattern where natural features and topography allow in that part of the Planning District south of Main Street. The grid pattern reflects the historical pattern of the original urban area and the development pattern of the Sherwood Survey. This ensures:

- i) maximum connections within the Planning District and with other areas of the Town;
- ii) maximum potential for provision of a transit service;
- iii) ease of pedestrian/bicycle movement;
- iv) maintenance of views to the Niagara Escarpment; and,

- v) potential for the creation of views of key public facilities and landmark structures.

In the Milton Heights Neighbourhood, the road pattern will be also be designed to achieve these objectives, recognizing that the significant natural features and other physical barriers mean that a grid system will generally not be feasible or appropriate.

e) Community Structure

The Planning District includes:

- i) a significant portion of a secondary mixed use node and a major institutional area, along with a small portion of another secondary mixed use node (District Node and Major Institutional Node designations on Schedule “C-8-A”) which provide facilities for the District and the entire Urban Area of the Town;
- ii) a major Community Park which serves the Town as a whole with a wide range of recreation facilities;
- iii) four neighbourhoods, three of which are focused on a neighbourhood centre which includes a range of park and community facilities, and the other (Milton Heights) which is focused on major open space areas complemented by park facilities;
- iv) a number of sub-neighbourhoods focused on small parks known as “Village Squares”; and,
- v) an “Eco-Tech Village(s) based on the principle of environmental sustainability and incorporating the most current technology.

f) Character Roads

A number of roads in the Secondary Plan Area, and the areas adjacent to them provide unique and attractive environments because they exhibit a range of characteristics including some or all of the following:

- i) concentration of mature, existing trees and other vegetation; and/or,
- ii) concentration of character buildings and/or;
- iii) close proximity to the Niagara Escarpment; and/or,
- iv) rural cross-section and non-standard road pavement width.

The following character roads as defined on Schedule C.8.B, and the areas adjacent to them will be protected as character roads and areas:

- i) Existing Tremaine Road (Reg. Road 22) and 3<sup>rd</sup> Sideroad in Milton Heights;
- ii) Steeles Ave in the vicinity of Peru Road and Peru Road south of Sixteen Mile Creek; and,
- iii) Existing Main Street between Tremaine Road and the newly aligned Main Street West.

The intent of this designation is the maintenance of the existing pavement width and character of these roads, with special regard being had to the protection of existing residences and mature vegetation fronting on these streets. Existing development will be maintained wherever possible, while compatible in-fill development, in keeping with the existing character and the Residential Area designation, will also be permitted.

g) Enhanced Streetscape Design

The realigned Tremaine Road (Reg. Road 22), as well as that portion of Tremaine south of the realignment, and realigned Main Street West represent major access routes into and through the community. In addition, each of these roads has a significant role in the community. Recognizing that Tremaine Road is a Regional Road, the Town will work to ensure that these roads will be designed with an enhanced and co-ordinated approach to landscaping, street tree plantings, sidewalks, lighting, private/public utilities, bike paths and boulevards in accordance with direction in the Town's Urban Design Guidelines and Regional Right-of-Way Dimension Guidelines and subject to an Environmental Assessment. In particular, with respect to development adjacent to Tremaine Road (Reg. Road 22), special care will be taken to provide a suitable buffer adjacent to the Niagara Escarpment and to reduce impacts on existing residences. More specifically in the design of Tremaine Road and adjacent development, care will be taken to maximize views of the Sixteen Mile Creek and the Niagara Escarpment, particularly the Milton Outlier portion of the Niagara Escarpment. In addition, south of Main Street a tree lined buffer will be created where feasible through the design of Tremaine Road or beyond the road allowance along the east side of Tremaine Road (Reg. Road 22).

In addition, the Town shall through the subdivision, zoning by-law and

site plan approval process, control development along these roads to ensure both a high quality of site design and use. In particular, buildings will be designed to face on these roads, and any significant parking areas will be at least partially screened.

h) Gateways

“Gateways” are recognized as key points of entry to the Urban Area of the Town, which require special design treatment of both the road allowance and any development adjacent to the road allowance.

The Primary gateway intersections are located at:

- i) Regional Road 25 and Louis St. Laurent Ave.;
- ii) Realigned Tremaine Road (Reg. Road 22) at Highway 401;
- iii) Realigned Main Street at Tremaine Road (Reg. Road 22); and,
- iv) Steeles Ave. (Reg. Road 8) at realigned Tremaine Road (Reg. Road 22);

Secondary gateway intersections are located at:

- i) Derry Road at Tremaine Road (Reg. Road 22);
- ii) Louis St. Laurent Ave. at Tremaine Road (Reg. Road 22); and,
- iii) First Line at Louis St. Laurent Ave.

### **C.8.3 GOAL AND OBJECTIVES**

Further to, and in accordance with, the goals and objectives of Section 2 of the Official Plan, the following specific goal and objectives are applicable to the Sherwood Survey Planning District.

#### **C.8.3.1 GOAL**

To create a safe, liveable, attractive and healthy community in Sherwood Survey which has the strong sense of community and the environment evident in Milton today, and which is designed to be integrated with the Existing Urban Area and its Central Business District.

#### **C.8.3.2 OBJECTIVES**

- C.8.3.2.1** To create strong physical connections with the Existing Urban Area, particularly the Central Business District, to ensure maximum opportunities for integration of the two areas.

- C.8.3.2.2** To ensure through the establishment of urban design guidelines and other measures a high quality and consistent level of urban design for both public and private areas of the community.
- C.8.3.2.3** To create a linked greenlands/open space system, including a trail system, connected with other areas of the Town, particularly the Niagara Escarpment. This open space system will form a central feature of the community, protect and enhance key existing natural features, including woodlots, and be easily accessible and visible to residents and visitors.
- C.8.3.2.4** To ensure that development is sensitive to the proximity of the area to the Niagara Escarpment by maximizing open space areas and limiting the density of development adjacent to the Escarpment, protecting views of the Escarpment and creating trail connections, including a major staging area for trails to the Escarpment, in accordance with the policies of the Escarpment Plan.
- C.8.3.2.5** To create a road system south of Main Street, which is a modified grid pattern to ensure:
- i) maximum connections within the Planning District and to other areas of the Town;
  - ii) maximum potential for provision of a viable transit service;
  - iii) ease of pedestrian/bicycle movement;
  - iv) maintenance of views to the Niagara Escarpment;
  - v) potential for the creation of views of key public facilities and landmark structures; and,
  - vi) potential for passive solar energy orientation.
- C.8.3.2.6** To create a road system in the Milton Heights Neighbourhood, which is designed to achieve the objectives of the system south of Main Street, while recognizing that a grid system is not generally feasible or appropriate in this area because of physical constraints.
- C.8.3.2.7** To create a secondary mixed use node at Bronte St. and Louis St. Laurent Ave. which provides community facilities for both the District and the Town as a whole.
- C.8.3.2.8** To develop a residential community within the Milton Heights

Neighbourhood with its own special character which maintains the “small town” character of the Existing Urban Area and reflects its very unique location in close proximity to the Niagara Escarpment.

- C.8.3.2.9** To provide an opportunity for the creation in the Planning District of at least one residential or mixed-use community known as an “Eco-Tech Village” to be a demonstration project of community and building design based on the principles of environmental sustainability and incorporating the most current technology, to facilitate the development of sustainable communities in Milton.
- C.8.3.2.10** To develop neighbourhoods that each have a “sense of place” created by the design of the development, including the pedestrian orientation of the streetscape, and the provision of community facilities, particularly parks which are designed as “meeting” points for the immediate area.
- C.8.3.2.11** To ensure that the street and path system is designed to provide for maximum opportunities for pedestrian, bicycle and other similar movement.
- C.8.3.2.12** To protect the character of existing Tremaine Road (Reg. Road 22) and 3<sup>rd</sup> Sideroad in Milton Heights, the Steeles Ave/Peru Road area and existing Main Street as character roads by minimizing changes to the existing road design and ensuring that the adjacent character of development is preserved wherever feasible, and that development is compatible with, and sympathetic in design to, the natural environment and the nature of the existing streetscape and existing buildings.
- C.8.3.2.13** To ensure, with Regional approval, that the design of the reconstructed and realigned Tremaine Road (Reg. Road 22) maximizes views of the Sixteen Mile Creek and the Niagara Escarpment and is sensitive to the relationship with these two features.
- C.8.3.2.14** To develop a servicing and phasing plan, in consultation with the Region and with Regional approval where applicable, which ensures that all services, including major capital projects such as grade separations, and school sites, parks, community facilities and public/private utilities, are provided in a cost-effective and timely manner as the area develops.
- C.8.3.2.15** To protect and enhance existing natural heritage features as part of linked greenlands/open space system.
- C.8.3.2.16** To preserve existing cultural heritage features “in situ” wherever possible, or if necessary on an alternative, appropriate site. Conversion to non-residential

uses may also be considered.

- C.8.3.2.17** To mitigate impacts on residential development from rail and traffic noise through design and the establishment of appropriate setbacks and buffering, while ensuring that reverse lotting on major roads is generally prohibited.
- C.8.3.2.18** To design Regional Road 25, Tremaine Road (Reg. Road 22) at the 401, Steeles Ave, Derry Road (Reg. Road 7) and Main Street to reflect their role as major “gateways” to the Milton Urban Area.
- C.8.3.2.19** To ensure the coordination of design and placement of utility infrastructure for all utilities (including telecommunications, cable, hydro, gas, and Canada Post) required for any part of the Secondary Plan area prior to draft plan approval.

#### **C.8.4      STRATEGIC POLICIES**

Further to and in accordance with the Strategic Policies of Section 2 of this Plan, the following policies are applicable to the Sherwood Survey Planning District.

##### **C.8.4.1      TRANSPORTATION FACILITIES: CLASSIFICATION, FUNCTION AND DESIGN REQUIREMENTS**

Transportation infrastructure shown on Schedules attached to the Sherwood Survey Secondary Plan may be subject to Environmental Assessments at both the Regional and Local levels. In the interim the proposed locations are conceptual and will only be finally determined upon completion of the required Environmental Assessments.

##### **C.8.4.1.1      CHARACTER ROADS**

Further to and in accordance with the transportation facilities identified in Table 2 –Function of Transportation facilities in Section 2.6.3 of this Plan, Tremaine Road (Reg. Road 22) and 3<sup>rd</sup> Sideroad in Milton Heights, as well as a portion of existing Steeles Ave. (Reg. Road 8) and Peru Road south of the Sixteen Mile Creek and existing Main Street will be classified as Character Roads. These roads will have the same function and general design guidelines as a local road (see Table 2 of the Official Plan); however, where these roads are Regional Roads the design guidelines will be compatible with Regional Design Guidelines. In addition, these roads will be maintained in a manner, which retains the existing natural environment and rural nature of the

streetscape and will be sensitive to the protection or enhancement of views toward the Niagara Escarpment.

#### **C.8.4.1.2 PUBLIC TRANSIT**

In conformity with Sections 2.6.3.19 and 2.6.3.20 of the Official Plan, the Town will ensure that the development of the Sherwood Survey maximizes the potential for provision of a transit service, including the development of transit -supportive design criteria.

#### **C.8.4.1.3 FUTURE AND EXISTING GRADE SEPARATIONS**

Future and existing grade separations are designated on Schedule C-8-B. The design of development should protect for the eventual construction of the future grade separations based on projected traffic volumes, possible increases in future rail traffic and the potentially limited roadway crossings of the rail lines. The design of development should also provide for future improvement to the existing grade separations at Steeles Ave. (Reg. Road 8) and Main Street.

#### **C.8.4.1.4 DRIVEWAY ACCESS**

The Town will work with the Region to ensure that safe solutions are found to provide alternative access for existing driveways which access directly on Regional Roads, particularly Tremaine Road (Reg. Road 22).

#### **C.8.4.2 TRAILS SYSTEM**

Schedule “C-8-C”, Greenlands/Open Space and Pedestrian/Bicycle Path System establishes the proposed recreational pedestrian/bicycle trail system for the Secondary Plan area. The trail system will be coordinated with both the Town and Regional trail system. It also identifies the location of roads which will be designed to accommodate either a bicycle path as part of the roadway or as a separate pathway. Generally, separate pathways will only be required on arterial roads.

#### **C.8.4.3 SIXTEEN MILE CREEK AND INDIAN CREEK SUBWATERSHED STUDIES AND SUBWATERSHED IMPACT**

The Sherwood Survey Planning District lies within two subwatersheds (See Appendix C.8.C for map showing boundaries of subwatersheds):

- a) Sixteen Mile Creek Subwatershed, Area 2; and,

b) Indian Creek Subwatershed Area.

The Sixteen Mile Creek Watershed Plan (1995) and the Bronte Creek Watershed Plan (2002 - Indian Creek is a tributary of Bronte Creek) prescribe development and resource management principles focused on the protection and preservation of the watershed-based ecosystem. The Watershed Plans recommend that subwatershed plans be prepared at the Secondary Plan stage, and plans have been completed for Area 2 of Sixteen Mile Creek and for Indian Creek in Sherwood Survey.

Subwatershed plans identify specifics associated with resource management including: stormwater servicing approach, management infrastructure type and location, watercourse management approach, habitat to be protected, phasing considerations, and study requirements for implementation. The recommendations in the subwatershed plans provide general principles to be used as guidelines in the preparation of the Subwatershed Impact Studies (SIS).

All new development in the Sherwood Survey will have regard for the recommendations of the applicable subwatershed plan and will be subject to the findings of the relevant Subwatershed Impact Studies (SIS) as approved by the Town in consultation with the relevant public agencies. No amendments to the Secondary Plan shall be required to implement the recommendations of the subwatershed plans or for changes in the location of stormwater facilities in accordance with the policies of Section C.8.5.16 of this Plan.

Further, prior to draft plan approval, Subwatershed Impact Studies (SIS) are required for each Sub-watershed Impact Area identified on Schedule C-8-E to this Plan. The study areas can be modified or consolidated subject to the approval of the Town, in consultation with the Conservation Authority and the Region. The goal of these studies will be to achieve a greater level of detail in the integration of servicing and stormwater management. The objectives of the studies will be:

- i) a preferred servicing plan (including public/private utilities);
- ii) road layout
- iii) integration of stormwater management facilities;
- iv) exploration of opportunities to integrate recreation opportunities with stormwater management;

- v) phasing and cost sharing in areas of multiple ownership; and,
- vi) validation of fisheries mitigation and compensation.

Further, the Subwatershed Impact Studies will also provide a:

- i) detailed assessment of terrestrial resources and associated ecological functions;
- ii) establish the boundaries of the environmental protection areas, the buffers required for the preservation and maintenance of these features and the terrestrial corridor widths;
- iii) assess the possible impacts from the proposed development and mitigation options;
- iv) provide a recommended plan to demonstrate how natural ecological systems and processes will be maintained and improved, where appropriate, and how disruption to existing natural features and functions will be minimized;
- v) conceptual plan demonstrating how habitat and/or ecological functions can be protected, maintained and improved where appropriate to provide important ecological gains in the Subwatershed Impact Area;
- vi) preliminary environmental protection plan demonstrating how high constraint terrestrial features (core areas), linkages and heritage trees will be protected and enhanced using buffers and tree preservation measures; and,
- vii) conceptual plan outlining how the suggested Natural Heritage System in the Management Plan or equivalent alternative will be implemented. However, if an alternative is developed, its effectiveness must be related to the policies, objectives and targets in the Management Plan and it must clearly demonstrate compatibility with the Natural Heritage Systems developed in adjacent Subwatershed Impact Areas.

#### **C.8.4.4 ECO-TECH VILLAGE**

##### **C.8.4.4.1 LOCATION**

An “Eco-tech Village” may be permitted in any residential designation in the Sherwood Survey Secondary Plan without an amendment to this Plan subject to the preparation and approval by the Town of a Tertiary Plan in accordance

with the policies of Sections 5.4.3.6 and 5.4.3.7 of the Official Plan. Further, development of the Eco-tech Village may proceed as soon as servicing can be made available and the related Subwatershed Impact Study can be completed, regardless of the development phase in which the site is located, subject to approval by the Town and the Region of Halton, including satisfaction of all their financial and other requirements. However, such development shall comply with the policies for the Greenlands A Area, Greenlands B Area and Environmental Linkage Area designations where applicable.

#### **C.8.4.4.2 DEFINITION**

The Eco-tech Village shall be a residential or mixed-use community based on the principles of environmental sustainability and incorporating the most current technology. The Eco-tech Village is intended to be a minimum of 20 hectares in size and shall contain the following design elements:

- i) the production of innovative designs of a pedestrian oriented, ecologically sustainable mixed-use or residential community;
- ii) the creation of a mix of land uses and /or community design that encourages modes of transportation other than the private automobile;
- iii) the creation of streetscapes that are pedestrian in scale, promote walking and social interaction while enhancing the ecological systems;
- iv) the creation of a variety of housing densities and types appropriate for a range of households and which would support transit use and represent a compact urban form;
- v) building designs and building techniques that minimize resource use, improves safety, create improved microclimates and encourage pedestrian activity;
- vi) the introduction of the natural ecosystem into the Eco-Tech Village;
- vii) design and infrastructure elements to serve multiple functions to increase ecological activity and reduce resource use; and,
- viii) implementation of an alternative and/or renewable source of energy and heating and cooling in the Village such as district heating and windmills.

#### **C.8.4.4.3 DEVELOPMENT PRINCIPLES**

In addition to the design elements in Section C.8.4.4.2, the Eco-Tech Village shall generally comply with the following:

- a) provide for a variety of housing types and the integration of land uses including “Live/Work” opportunities;
- b) provide roads designed as pedestrian, cycling and ecological linkages with traffic calming measures;
- c) provide convenient connections to transit;
- d) provide flexible and adaptable built forms and where feasible community design;
- e) provide passive solar and cooling through building orientation and landscaping;
- f) ensure that the existing landscape directs the community design process through recognition, incorporation and enhancement of existing elements such as creeks and woodlots, and existing grading where possible; and,
- g) augment the existing landscape features with linear connections, the use of native vegetation and the promotion of biodiversity;
- h) implement the Town of Milton Sustainable Development Guidelines.

#### **C.8.4.4.4 ENERGY EFFICIENCY**

In addition, to the design principles outlined above, an Eco-tech Village shall:

- a) Implement innovative efficient and effective methods of providing energy through:
  - i) the incorporation of demonstration projects for alternative energy options, including the investigation and, if feasible, the implementation of renewable energy resources and district energy systems; and,
  - ii) minimizing energy needs and flat-lining the energy profile of the design of the Village.
- b) Increase energy efficiency and minimize environmental impacts in building design through:

- i) promoting the standard for residential construction at a minimum of R-2000 and for commercial buildings, a minimum of C-2000;
- ii) incorporating opportunities for efficiencies through orientation and use of passive solar energy and alternative landscape option;
- iii) incorporating future alternative uses and life stages in building design;
- iv) maximizing opportunities for waste reduction, reuse and recycling in the construction process, building design and community design;
- v) maximizing opportunities for storm water and grey water reuse for non-potable purposes; and,
- vi) incorporating water conservation measures in all buildings and landscaping.

#### **C.8.4.4.5 NATURAL SYSTEMS**

Promote the preservation and integration of the environment by designing the natural systems to:

- a) maximize, where feasible, recharge on site and naturalize conveyance of water to the stream system;
- b) use storm water management corridors for the creation of linkages within the community and at a regional scale;
- c) incorporate storm water management facilities into parks and open space;
- d) preserve the natural topography of the community, where possible;
- e) preserve existing ecosystems and features where possible;
- f) recreate additional ecosystems as part of the public park system; and,
- g) use native vegetation along roadways and other corridors.

#### **C.8.4.4.6 TELECOMMUNICATIONS/SMART WIRING**

Incorporate the most current feasible technological standard for communications infrastructure to provide a full range of “Live/Work” opportunities within the Eco-tech Village.

## **C.8.4.5 HOUSING MIX**

### **C.8.4.5.1 GENERAL HOUSING MIX TARGET**

The ultimate housing mix targets for the Urban Area found in Section 2.7.3.4 of the Official Plan, shall apply to the Sherwood Survey Planning District. These targets are 60 per cent single detached and semi-detached, 15 per cent row housing or similar housing forms and 25 per cent apartment or similar housing form mix.

### **C.8.4.5.2 RESIDENTIAL DENSITY DISTRIBUTION**

Notwithstanding the policies of Section 2.7.3.5 of the Official Plan, which encourage an even distribution of residential density throughout the Urban Area, and the HUSP direction to achieve an overall density of 30 units per net hectare, in the Sherwood Survey Planning District, residential development in Neighbourhoods in proximity to the Niagara Escarpment shall have a lower density than those neighbourhoods which are not adjacent to the Escarpment to ensure that development is sensitive to the Escarpment environment. The average density in each Neighbourhood as designated on Schedule C-8-A1 shall be:

- |    |                              |   |
|----|------------------------------|---|
| a) | Milton Heights Neighbourhood | 15 units per net hectare, although lots situated abutting Provincial Freeways, Major Arterial Roads and Railway Corridors may be developed at 30 units per net hectare; |
|----|------------------------------|---|

A separate tertiary plan will be required for the Milton Heights Neighbourhood prior to any development occurring. The tertiary plan will address such issues as compatibility of land use and transition of density, lot sizes and housing type based on consideration of the proximity of new development to:

- i) the Niagara Escarpment Plan Area and natural heritage features;
- ii) arterial roads, employment lands, railways and provincial highways and employment areas; and,
- iii) existing residential development;

with a principle overall objective of maintaining a significant degree of larger lot development adjacent to the Niagara Escarpment Plan Area.

The density of development in the tertiary plan may vary from a high of 30 units per net hectare near arterial roads, employment lands, provincial highways, railways and employment areas to a low of 15 units per net hectare near the Niagara Escarpment Plan Area, existing residential development and natural heritage features. Upon approval of the tertiary plan by Council, development may occur through individual plans of subdivision in accordance with the approved tertiary plan, with no further amendment to this Plan.

- b) Scott Neighbourhood North                      Average 26 units per net hectare;

Notwithstanding the overall average density requirement of 26 units per net hectare for the Scott Neighbourhood North, as shown on Schedule C-8-A1, the designated residential development area, located south of Main Street and east of the Greenlands A designation and adjacent to the Niagara Escarpment Plan Area shall have a maximum of 15 units per net hectare.

The lands south of realigned Main Street and west of the Greenlands A designation within the Scott Neighbourhood North, shall also be designed in a manner which provides a transition of lower density residential development adjacent to the Niagara Escarpment Plan Area and the District Park. This transition is to be accomplished through a distribution of density, lot sizes and housing styles, which will range from larger lot single-family detached residential development directly adjacent to realigned Main Street, to smaller lot single family detached residential development adjacent to the southerly border of the Scott Neighbourhood North. Adjacent to the Niagara Escarpment Plan, the maximum density shall be 22 units per net hectare.

- c) Scott Neighbourhood South                      35 units per net hectare;  
 d) Harrison Neighbourhood                      35 units per net hectare; and,  
 e) Willmott Neighbourhood                      40 units per net hectare.

#### **C.8.4.6 URBAN DESIGN**

**C.8.4.6.1** Section 2.8 of this Plan establishes a detailed urban design strategy for the Town, which is applicable to the Sherwood Survey Secondary Plan Area.

**C.8.4.6.2** Further to, and in accordance with the policies of Section 2.8 of this Plan, all development within the Sherwood Survey Planning District shall be designed in a manner which reflects the following urban design objectives and the goal and objectives of this Secondary Plan (Section C.8.3) and the Urban Design Guidelines in the Milton Sherwood Survey Implementation Strategy:

- a) To create new development that has an immediate character in part by retaining, where possible, through site-specific assessment, existing vegetation and character buildings;
- b) To create a linked greenlands/open space system that provides well connected, strategically located, highly visible and thereby safe green space corridors throughout the community;
- c) To reinforce and extend the character of the historical portion of the Town of Milton, through compact new development which respects and complements the existing Town scale and character of buildings, public spaces and neighbourhoods and high quality building materials;
- d) To provide a framework for the continued development of a diverse and distinct community identity with viable commercial and public use facilities which will serve the growing needs of the local and surrounding community while complementing the existing facilities of the Central Business District;
- e) To provide a high quality streetscape design to accommodate safe pedestrian, bicycle and vehicular links within the Sherwood Survey Secondary Plan lands and to the surrounding community;
- f) To extend and realign Main Street as a pedestrian-oriented street and gateway to the Town and the Central Business District, through the siting and design of new buildings and open space areas and the provision of coherent and memorable streetscape treatments and protection of existing buildings.
- g) To protect the character of the streetscape of the following roads through the protection of existing buildings, the siting and design of new buildings and streetscape treatments:
  - i) Tremaine Road (Reg. Road 22) and 3<sup>rd</sup> Line in Milton Heights;
  - ii) Steeles Ave. (Reg. Road 8)/Peru Road area south of the Sixteen Mile Creek; and ,
  - iii) existing Main Street west of realigned Main Street.
- h) To design development adjacent to Tremaine Road (Reg. Road 22) in a manner, which provides a suitable buffer adjacent to the Niagara Escarpment, reduces impacts on existing residences, results in views to the Sixteen Mile Creek and the Niagara Escarpment, and creates coherent and memorable streetscape treatments.

- i) To design development in Neighbourhoods which are in proximity to the Niagara Escarpment to ensure that the design is less intense, a transition in density has been proposed as per Schedule C-8-A1.
- j) To encourage the grouping/clustering or combining of public/private utilities wherever possible to enhance streetscape design.

**C.8.4.6.3** Further to the policies of Section C.8.4.6.2, development shall also be designed in accordance with the following general design principles:

- a) Development shall be based on a modified grid road system south of Main Street which achieves the objectives set out in Section C.8.3.2.5 of this Plan. Within the Milton Heights Neighbourhood, the road system will be designed to achieve the same objectives, while recognizing that a grid system is generally not feasible.
- b) Views and accessibility of the watercourses, parks, schools and other natural and community features will be maximized by requiring the use of single loaded roads adjacent to such features in addition to other approaches in a manner as identified in the urban design guidelines. The east/west roads shall also be designed to maximize views of the Escarpment. Cul-de-sacs will be discouraged. . *(Does not apply to lands owned by Angelo Capozzi in Part of Lot 8, Concession 2, N.S as a result of OMB appeal)*
- c) A hierarchy of community facilities will be located in locations which allow them to serve as focal points for the Planning District as a whole, neighbourhoods and subneighbourhoods.
- d) The Urban Design Guidelines will establish five types of streets with respect to design treatment:

- i) Gateway Streets – Arterials/Collectors

Gateway streets will provide a symbolic function to identify the entrance to the Urban Area in a manner which reflects its historic character and natural environmental features; as well as the distinct nature of the Sherwood Survey Planning District. Gateway streets will have the highest form of design treatment, including special signage and central medians.

In particular, in consultation with the Region, Regional Road 25 shall be designed as a gateway that reflects the unique natural open space character of the community through the

provision of streetscape treatments and the siting and design of buildings and structures. Realigned Main Street will be designed in accordance with the policies of Section C.8.2.2 g) as a pedestrian-oriented street and gateway to the Town and the Central Business District through the siting and design of buildings and parks, and the provision of coherent and memorable streetscape treatments. Finally, Tremaine Road (Reg. Road 22) in consultation with the Region will be designed in accordance with the policies of Section C.8.2.2 g) to enhance views to the Sixteen Mile Creek and the Escarpment.

ii) Character Road

The Character Road designation is applicable to Tremaine Road (Reg. Road 22) and 3rd Line in Milton Heights in recognition of the unique character of the existing Milton Heights development. It is also applicable to the Steeles Ave. (Reg. Road 8)/Peru Road area, south of Sixteen Mile Creek and existing Main Street, west of realigned Main St. to reflect the special nature of those areas. Character roads will be designed in accordance with the policies of Section C.8.2.2 f).

iii) Primary Streets – Arterials/Collectors/Local Roads

Primary Streets connect neighbourhoods to the major focal points of the Planning District. They also link sub-neighbourhoods, provide access to parks, schools (with secondary schools being located on arterials and elementary schools on collectors and local roads) and the trail system. In addition, they define the boundaries of the Planning District and the neighbourhoods.

The Primary Streets, particularly those which connect neighbourhoods to major focal points or which act as boundaries to the Planning District, will have a higher order of design than the Secondary Streets, through the extended use of tree and feature planting, paving, lighting and signage design.

iv) Secondary Streets – Collector/Local Roads

Secondary Streets do not have a symbolic role, but are designed to support transportation needs while recognizing that

streets are used as key neighbourhood socialization spaces. The design requirements of secondary streets are less substantial than for primary streets.

v) Local Hybrid Road/Lanes/Service Roads

Where conditions do not allow direct driveway access from a roadway, local hybrid streets, lanes and service roads may be considered. The design requirements of such facilities will be much more limited than for other streets. At the same time, certain minimum standards will be required to address pavement width and relationship to parking areas.

- e) Reverse lotting will not be permitted, except where the Town is satisfied that there is no other feasible option. A range of alternatives, such as lanes and hybrid streets, will be encouraged to ensure a high quality of streetscape design which:
  - i) provides for an attractive and safe streetscape for pedestrians, bicyclists and drivers as well as attractive and safe links for all users of the transportation system within the Sherwood Survey Planning District and to the surrounding community; and,
  - ii) provides appropriate setbacks and buffering for residential buildings with respect to noise and safety.
- f) A mix of lot sizes, building types and architectural styles with high quality building materials will be encouraged on a street-by-street basis to reinforce the character of the existing community. In particular, dwellings shall be designed to reduce the impact of garages, and garages shall generally not project beyond the main wall of a unit without significant mitigating design elements.
- g) Consideration shall be given to the location of public utilities within public rights-of-way as well as on private property. Utilities will be grouped/clustered or combined where possible to minimize visual impact. The Town will encourage utility providers to consider innovative methods of containing utility services on or within the streetscape features such as gateways, lighting standards and transit shelters.

#### **C.8.4.7 EMERGENCY RESPONSE FACILITIES**

A range of emergency response services (e.g. ambulance, fire, police) will be required to serve the Sherwood Survey. Such services will be encouraged to locate in shared facilities. Further, notwithstanding any other policies of this plan, emergency response facilities may be located in any land use designation other than any designation within the Greenlands System.

### **C.8.5 LAND USE POLICIES**

The applicable land use policies of Sections 3 and 4 of the Official Plan together with the additional policies in this section shall apply to the lands in the Sherwood Survey Planning District in accordance with the land use designations on Schedule “C-8-D”, Land Use Plan.

#### **C.8.5.1 RESIDENTIAL AREA**

##### **C.8.5.1.1 RESIDENTIAL MIX**

The residential mix in the Sherwood Survey Planning District as a whole, and for individual subdivisions which exceed 200 lots in size, shall be in accordance with the ultimate housing mix targets for the Urban Area, the policies of Subsection 3.2.1.4 of the Official Plan and the density distribution policies of Section C.8.4.5.2 of this Plan. In addition:

- a) Medium Density I residential uses shall have a minimum density of 20 units per net hectare and a maximum of 35 units per net hectare. Street-oriented Medium Density I residential uses shall be encouraged to be interspersed with single and semi-detached dwelling units throughout the Planning District in small blocks of from five to 30 units and particularly in areas adjacent to the Neighbourhood Centre Areas, as well as Village Squares and Greenlands A and B Areas;
- b) Medium Density II uses shall be encouraged to locate adjacent to arterial roads and shall have a minimum density of 35 units per net hectare and a maximum of 70 units per net hectare; and,
- c) All individual residential units shall be encouraged to front on and have access to public roads; however, where development fronts on arterial roads, vehicular access may be provided from hybrid roads, lanes or service roads subject to the approval of the Town in consultation with the Region.

### **C.8.5.1.2 PERMITTED USES**

The permitted uses in the Residential Area designation shall be in accordance with the policies of Section 3.2.2 of this Plan with the exception that:

- a) Local Institutional Uses, particularly those operated by public agencies or through a public-private partnership, shall be located in the Neighbourhood Centre Area, Institutional Area or Secondary Mixed Use Node designations, although consideration may be given to alternative locations in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7, particularly for privately owned facilities such as places of worship, private schools and day care facilities and public elementary schools in the Scott Neighbourhood given the location of that Neighbourhood Centre and the size of the Neighbourhood.
- b) Local Commercial Uses shall be located in the Neighbourhood Centre Area, Local Commercial Area or Secondary Mixed Use Node designations, although consideration may be given to alternative locations in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7 and existing local commercial uses in Milton Heights may be recognized; and,
- c) Coach houses, deemed to be an accessory dwelling, shall be permitted on hybrid roads for dwelling units which do not front on the hybrid road. Coach houses are accessory dwelling units located in a separate building on a lot, usually part of a garage, while hybrid roads are public roads which have dwellings fronting on one side and the rear yards of dwellings, including garages, on the other side.
- d) Detached dwellings with or without accessory dwellings, duplex and semi-detached dwellings, will be permitted in the Medium Density I residential area at a maximum density of 35 units per net hectare and a minimum density of 15 units per net hectare and Section 3.2.3.1 shall not apply.

### **C.8.5.1.3 MEDIUM DENSITY RESIDENTIAL I**

Where street-oriented medium density residential uses, such as street townhouses, are interspersed with single and semi-detached dwelling units in blocks of five to 30 units, the policies of subsections 3.2.3.1 a), b) i), and e) of this Plan shall not be applicable. However, such development shall be evaluated and will be to the satisfaction of the Town at the draft plan of subdivision stage to ensure appropriate integration with the adjacent low density dwelling units in accordance with the Urban Design Guidelines which

form part of the Sherwood Survey Planning District Implementation Strategy. The submission of building elevations may be required to assist in the evaluation of such proposals.

**C.8.5.2 RESIDENTIAL/OFFICE AREA *(Does not apply to lands owned by Angelo Capozzi in Part of Lot 8, Concession 2, N.S as a result of OMB appeal)***

Further to, and in accordance with, the policies of Section 3.3 of this Plan, all development in the Residential/Office Area designation shall be designed to be integrated with adjacent development in the Residential Area designation with respect to building elevations and relationship to the street. In addition, development in the Residential/Office Area designations:

- a) at the intersection of Regional Road 25 and Louis St. Laurent Ave., and Tremaine Road (Reg. Road 22) and Louis St. Laurent Ave. will reflect the significance of these gateway locations in accordance with the policies of Section C.8.4.6, Urban Design; and,
- b) adjacent to the hospital shall be designed to be compatible with the hospital use, and uses, which support that use including medical offices, shall also be encouraged.

Notwithstanding the policies of Section 3.3.2 b) Medium Density I residential uses shall not be permitted in the Residential/Office Area designation. Consideration may be given to permitting a limited amount of Medium Density II development in the Residential/Office Area designation at a minimum density of 50 units per net hectare. However, no Residential/Office Area designation may be developed in its entirety for Medium Density II development.

**C.8.5.3 NEIGHBOURHOOD CENTRE AREA**

**C.8.5.3.1 PURPOSE**

The Neighbourhood Centre Area designation on Schedule "C-8-D" is intended primarily for community uses and facilities which serve the neighbourhood as a whole, including elementary schools, neighbourhood parks, community centres, arenas, and local institutional and commercial uses and to a limited extent, compatible high density residential development. These areas are designed to support the community structure as established in Schedule "C-8-A" by providing focal points for each neighbourhood.

### **C.8.5.3.2 PERMITTED USES**

The Neighbourhood Centre Area designation on Schedule "C-8-D" means that the main uses permitted shall be uses which by their activity, scale and design are compatible with adjacent residential uses and which primarily serve the adjacent neighbourhood, including elementary schools, transit stops, postal outlets, parks and open space systems including trails, community recreational and leisure facilities, places of worship, day care facilities and convenience commercial and office uses and other similar local institutional and commercial uses. However, a District Park will also be located in the Neighbourhood Centre Area located between existing and realigned Main Street. Public/private partnerships for the provision of community facilities will be encouraged and may incorporate certain limited uses not specifically identified as permitted, if required to ensure their viability. The following additional uses may also be permitted:

- a) High density residential development with a minimum density of 70 units per net hectare and a maximum density of 100 units per net hectare in accordance with the policies of subsections 3.3.3.3 and 3.3.3.5 of this Plan.
- b) Medium Density Residential II with a minimum density of 35 units per net hectare and a maximum density of 70 units per net hectare in accordance with the policies of subsection 3.2.3.2 of this Plan;
- c) Special needs housing designed to accommodate individuals with specific needs, in accordance with the policies of subsection 3.2.3.3 of this Plan; and,
- d) Home Occupation uses in accordance with the policies of subsection 3.2.3.8 of this Plan.

Notwithstanding the foregoing, it is recognized that the designation of elementary schools on Schedule "C-8-D" is conceptual and is intended to recognize general potential locations for elementary schools. The exact location and configuration of school sites will be established in conformity with the policies of this Plan during the preparation of plans of subdivision in consultation with the Boards of Education. Further, the size and configuration of each school shall be consistent with the policies and requirements of the respective School Board.

Notwithstanding the permitted uses of this section, high and medium density residential development are not permitted within the Neighbourhood Centre Area located between existing Main Street and the proposed realignment of

Main Street, east of Tremaine Road (Reg. Rd. 22). Any residential development permitted within this Neighbourhood Centre Area shall be in accordance with Policy C.8.5.14.1, and have a maximum of 4 units per net hectare.

#### **C.8.5.3.3 SITE DESIGN**

Development in the Neighbourhood Centre Area designation shall be reviewed by the Town in accordance with the Sherwood Survey Planning District Urban Design Guidelines. In particular, development shall be designed to:

- a) maximize multiple use of lands and facilities;
- b) eliminate barriers between facilities, particularly between parks and schools;
- c) ensure that buildings are oriented to public streets;
- d) maximize public service and safety; and,
- e) design parking, loading and access areas in a manner which will minimize conflicts between pedestrian and vehicular traffic.

#### **C.8.5.3.4 ALTERNATIVE USES**

Where all or part of a site which has been identified for an institutional use is not required, or where an existing institutional use is proposed to be closed, alternative uses shall be permitted as determined by the Town in order of priority as follows:

- a) other Local Institutional Uses or parks or other open space uses;
- b) other permitted uses in the Neighbourhood Centre Area designation; and,
- c) Medium Density Residential I and II uses in accordance with the policies of Section 3.2 of this Plan.

#### **C.8.5.4 INSTITUTIONAL AREA**

Further to, and in accordance with, the policies of Section 3.10 of this Plan, development on lands designated "Institutional Area" on Schedule "C-8-D" shall be subject to the following policies:

#### **C.8.5.4.1 PURPOSE**

The Institutional Area designation on Schedule "C-8-D" is intended primarily to recognize the existing hospital. However, these lands may also be used for major public and quasi-public uses which specifically serve the Sherwood Survey Planning District, or a Town-wide function.

#### **C.8.5.4.2 PERMITTED USES**

The Institutional Area designation on Schedule "C-8-D" means that the main permitted uses shall be the existing hospital and public, quasi-public and private non-profit uses which serve the Sherwood Survey Planning District, or which have a Town-wide function on sites which generally exceed 1 hectare. In addition, accessory service commercial uses and office functions shall be permitted as well as:

- a) High density residential development with a minimum density of 70 units per net hectare and a maximum density of 100 units per net hectare in accordance with the policies of subsections 3.3.3.3 and 3.3.3.5 of this Plan in conjunction with institutional uses or on separate sites;
- b) Special needs housing designed to accommodate individuals with specific needs in accordance with the policies of subsection 3.2.3.3 of this Plan, in conjunction with institutional uses or on separate sites; and,
- c) Home Occupation uses in accordance with the policies of subsection 3.2.3.8 of this Plan.

#### **C.8.5.4.3 SITE DESIGN**

Development in the Institutional Area designation shall be reviewed by the Town in accordance with the Sherwood Survey Planning District Urban Design Guidelines. In particular, development shall be designed to:

- a) maximize multiple use of lands and facilities;
- b) eliminate barriers between facilities, particularly between parks and schools;
- c) ensure that buildings are oriented to public streets;

- d) maximize public service and safety; and,
- e) design parking, loading and access areas in a manner which will minimize conflicts between pedestrian and vehicular traffic.

#### **C.8.5.4.4 ALTERNATIVE USES**

Where all or part of a site which has been identified for an institutional use is not required, or where an existing institutional use is proposed to be closed, alternative uses shall be permitted in order of priority as follows:

- a) other Institutional Uses or parks or other open space uses;
- b) other permitted uses in the Institutional Area designation; and,
- c) Medium Density Residential I and II uses in accordance with the policies of Section 3.2 of this Plan.

#### **C.8.5.5 SECONDARY MIXED USE NODE**

Further to, and in accordance with, the policies of Section 3.6 of this Plan, development on lands designated "Secondary Mixed Use Node" at the intersection of Bronte Road and Louis St. Laurent Ave. on Schedule "C-8-D" shall be designed to recognize that lands to the south of Louis St. Laurent Ave. form a significant part of the Node, although they may not develop initially because of their location in the Milton South Planning District. In addition to the uses permitted in Section 3.6, which include commercial uses and institutional uses such as secondary schools and fire halls, lands in this Secondary Mixed Use Node may be used for Medium Density I and II Residential uses in accordance with the policies of Section 3.2. Further, the primary location for a secondary school shall be in the Secondary Mixed Use Node and development of this or other institutional uses may occur in the portion of the Node located south of Louis St. Laurent Ave. subject to the approval of the extension of servicing by the Region in accordance with the provisions of the Regional Plan. However, consideration will be given to locating a secondary school to front onto Derry Road within any land use designation with the exception of Greenlands A and Greenlands B, if it deemed necessary to locate outside of the Secondary Mixed Use Node. In addition, this Node may be developed with up to 14,864 square metres of total commercial floor space.

#### **C.8.5.6 GREENLANDS A AREA**

The Greenlands A Area policies in Sections 3.12 and 4.8 of the Official Plan

shall apply to the lands in the Greenlands A Area designation on Schedule "C-8-D". However, it should be noted that the boundaries of the Greenlands A Area designations on Schedule "C-8-D" have been designated in a conceptual manner based on the functional recommendations of the Indian Creek Sub-Watershed Study and the Sixteen Mile Creek Sub-Watershed Study Area 2 for the Sherwood Survey Secondary Plan Area. These boundaries, which would include any required buffers, apply subject to verification as part of the completion of the subwatershed planning process and the preparation of the Subwatershed Impact Studies, in accordance with policies of the Regional Official Plan and in consultation with Conservation Halton.

Where, as part of the completion of the subwatershed planning process, and the preparation the Subwatershed Impact Study, it is recommended that the boundary of the Greenlands A Area can be altered, and the Town approves the recommendation, in consultation with Conservation Halton, the adjustments can be made without further amendment to this Plan. An adjacent land use designation shall be deemed to apply to any lands removed from the Greenlands A Area designation and the underlying designation shall be removed from any lands added to the Greenlands A Area.

Further, the lands in the Greenland A Area designation are considered to be a crucial part of the proposed greenlands open space system intended for the Urban Area and shall be acquired by the Town of Milton in accordance with the policies of Section 5.9.3.7 of this Plan.

#### **C.8.5.6.1 IMPLEMENTATION**

Prior to development of lands adjacent to Greenland areas and subsequent to the preparation of the required Subwatershed Impact Study, where necessary, the Town may require the preparation of a detailed implementation plan which refines surveyed boundaries of the Greenlands and associated buffers and defines mitigation plans including such matters as grading, construction practices and building placements on each development site. The implementation plan will implement the recommendations of the SIS study.

#### **C.8.5.7 GREENLANDS B AREA**

Further to and in accordance with the policies of Section 4.9 of the Official Plan, the following policies apply to the lands designated Greenlands B Area on Schedule C-8-D.

#### **C.8.5.7.1 PURPOSE**

The purpose of the Greenlands B Area designation in the Sherwood Survey Planning District is:

- a) to protect areas which have been identified as having environmental significance based on the functional recommendations of the Indian Creek /Sixteen Mile Creek Subwatershed Management Study for the Sherwood Survey Secondary Plan Area; and,
- b) to identify key areas which form the basis for the greenlands/open space system for the Sherwood Survey.

#### **C.8.5.7.2 PERMITTED USES**

Notwithstanding the policies of this Plan, the Greenlands B Area designation on Schedule "C-8-D" means that only the following uses may be permitted subject to the policies of this Section:

- a) Existing agricultural operations;
- b) Existing, legally established uses;
- c) Recreational trails and similar non-intensive recreation uses;
- d) Forest, wildlife and fisheries management;
- e) Archaeological activities, only as required by a Provincial Ministry;
- f) Transportation and utility facilities approved as part of an environmental assessment; and,
- g) Publicly owned watershed management and flood and erosion facilities.

#### **C.8.5.7.3 GREENLANDS B AREA POLICIES**

- a) The Greenlands B Area designation applies to streams and related valleys, fish habitat, wooded areas and related buffers, identified for protection in the Indian Creek and Sixteen Mile Creek Area 2 Sub-Watershed Studies in the Planning District.
- b) The boundaries of the Greenlands B Area designations on Schedule "C-8-D" have been designated in a conceptual manner based on the functional recommendations of the Indian Creek Sub-Watershed Study

and the Sixteen Mile Creek Sub-Watershed Study Area 2 for the Sherwood Survey Secondary Plan Area. These boundaries, which would include any required buffers as determined through the Subwatershed Impact Study, apply subject to verification as part of the completion of the subwatershed planning process, and the preparation of the Subwatershed Impact Studies, in consultation with Conservation Halton and in accordance with the policies of the Region of Halton Official Plan.

Where as part of the completion of the subwatershed planning process, and the preparation of the Subwatershed Impact Study, it is recommended that the boundary of the Greenlands B Area be altered, and the Town approves the recommendation, in consultation with Conservation Halton and in accordance with policies in the Regional Official Plan, the adjustments can be made without further amendment to this Plan. An adjacent land use designation shall be deemed to apply to any lands removed from the Greenlands B Area designation and the underlying designation shall be removed from lands incorporated into the Greenlands B Area designation.

- c) The policies of Section C.8.5.6.1 apply to the Greenlands B Areas.
- d) It will be the objective of the Town to have the lands in the Greenlands B Area, where their protection is recommended through the Subwatershed Impact Study, dedicated to the Town. However, where any land designated under the Greenlands B Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that such lands shall be purchased by the Town or other public agency; although the Town shall ensure that consideration is given to acquisition of these features through the development approval process.
- e) Where new development is proposed on a site, part of which is designated as Greenlands B Area, such lands shall only be considered acceptable as part of the dedication for park purposes where it is demonstrated that the Town's active recreational facility requirements cannot be fulfilled outside the Greenlands B Area.

#### **C.8.5.8 ENVIRONMENTAL LINKAGE AREA**

Further to, and in accordance with, the policies of Section 3.13, Environmental Linkage Area, of this Plan, the following policies apply to the Environmental Linkage Area designation on Schedule "C-8-D" which consists of the Union Gas High Pressure Gas Transmission Line Easement and

adjacent lands:

- a) It is an objective of this Secondary Plan to develop the lands in the Environmental Linkage Area as a part of the greenlands/open space system for the Sherwood Survey Planning District.
- b) The permitted uses, in addition to those in Section 3.13.2 of this Plan, shall include gas pipelines and related facilities, recreational trails, seating areas, recreation facilities such as athletic fields, bocce ball courts and tennis courts, creeks and buffers and vehicle parking lots. However, parking lots shall be restricted to light weight facilities on the Union Gas Easement.
- c) No significant structures shall be permitted in the Environmental Linkage Area;
- d) All uses of the Union Gas Easement, including any plan to disturb the ground and plant trees, shall be subject to the approval of Union Gas Limited, in consultation with the Town.

#### **C.8.5.9 COMMUNITY PARK AREA**

The Community Park Area policies in Section 3.11 of this Plan shall apply to the lands in the Community Park Area designation on Schedule "C-8-D". This Park is intended to serve not only the residents of Sherwood Survey, but all the residents in the Town. It will include a range of active recreation facilities, as well as passive open space and unique attractions. Public/private partnerships for the provision of community facilities will be encouraged and may incorporate certain limited uses not specifically identified as permitted, if required to ensure their viability.

#### **C.8.5.10 VILLAGE SQUARE AREA**

The Village Square designation on Schedule "C-8-D" represents a general location for generally passive open space areas which are intended to serve as focal points for a sub-neighbourhood in accordance with the policies of Section 2.5.3 and Table 1 of this Plan. The location and configuration of the Village Squares shall be further refined when plans of subdivision are prepared and these sites will generally include tot lots and other passive recreation features such as gazebos and seating areas. Village Square sites can be relocated provided alternative sites are consistent with the goal, objectives and policies of this Secondary Plan. However, regardless of the location, such sites must have significant frontage on a public street, generally

on two sides of the property.

#### **C.8.5.11 RESIDENTIAL/EMPLOYMENT AREA**

Further to, and in accordance with, the policies of Section 3.4 of this Plan, applicants for development on lands designated "Residential/Employment Area" on Schedule "C-8-D" shall develop in accordance with the Sherwood Survey Secondary Plan Concept Plan in Appendix C.8.A and the Sherwood Survey Urban Design Guidelines. Further, while Section 3.4 permits medium density residential development it will be limited, and the majority of permitted residential development shall be high density with a minimum density of 50 units per net hectare. In addition, applicants will be required to submit:

- a) elevations and plans which demonstrate a high quality of landscaped site development abutting Bronte Road;
- b) elevations and plans which demonstrate that the interface between the development and any existing or proposed adjacent development, is compatible with respect to site design, and noise studies and lighting plans, if required by the Town, to address issues of noise and light impacts; and,
- c) studies which address the need to provide appropriate noise, vibration and safety impact mitigation measures for where development is proposed adjacent to the railway right-of-way.

Notwithstanding the foregoing, a medical office and related accessory uses may be located at the southwest corner of Bronte Street and Derry Road. In addition, a Secondary School may be located adjacent to the Secondary Mixed Use Node if a location in the Node is not feasible.

#### **C.8.5.12 BUSINESS PARK AREA**

Further to and in accordance with the policies of Section 3.8 of this Plan, applications for development on lands designated "Business Park Area" shall be permitted subject to:

- a) No outdoor storage being allowed;
- b) A high quality of landscaped site development particularly adjacent to Provincial Freeways, major arterials and arterial roads;

- c) The proposed development complies with the Community-wide policies of Section 2.0 of this Plan;
- d) Applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use; and,
- e) The Business Park Area designation south of Third Sideroad and west of Peru Road shall be the greater of:
  - i) a minimum of 70 metres in depth; or,
  - ii) the minimum depth determined by a Noise Assessment approved by the Town which takes into account the separation distance required between the General Industrial Area and the Residential Area designations in accordance with Ministry of Environment Guideline D-6.

#### **C.8.5.13 LOCAL COMMERCIAL AREA**

The lands in the Local Commercial Area designations as shown on Schedule C.8.D shall be developed in accordance with the policies of Sections 3.2.3.6 and 3.2.3.7 of this Plan and shall not exceed 2,325 square metres of total commercial floor space in size in any specific designation.

In addition, the Local Commercial Area in the northwest quadrant of Derry Road and the north/south collector shall be permitted to have up to 2,972.8 square metres of commercial floor space and include a 1,579.3 square metre food store, and, the Local Commercial Area in the southwest quadrant of Derry Road and the north/south Collector shall be permitted to have up to 4,645 square metres of commercial floor space, including a food store of up to 2,787 square metres. This LCA may be located on lands of up to 5 acres.

Also, lands designated as Local Commercial Area located in Milton Heights at the 3<sup>rd</sup> Sideroad and Tremaine Road may be developed with up to 2,787 square metres of commercial floor space.

A gas bar or service station may be located in a Local Commercial Area designation located on an Arterial Road, subject to detailed design review particularly with respect to the relationship of the development to the street for which the Town shall require the highest quality street-oriented urban design.

#### **C.8.5.14 CHARACTER AREA**

The Character Area designation on Schedule "C-8-A" is an overlay

designation. The lands in the Character Area shall be developed in accordance with the underlying land use designation, having regard for the following policies.

**C.8.5.14.1 MILTON HEIGHTS, STEELES AVE. (REG. ROAD 8)/PERU ROAD AND MAIN STREET CHARACTER AREAS**

In accordance with Subsection 2.10.3.32 of this Plan, the community of Milton Heights, the Steeles Ave. (Reg. Road 8)/Peru Road area and the Main Street area as designated on Schedule "C-8-D", shall be maintained as—a "character areas". These character areas shall not require the preparation of Character Area Plans in accordance with the policies of Section 2.10.3.34, rather the areas shall be developed in a manner which retains the existing natural environment and rural nature of existing streetscapes and each site will be subject to site plan approval. In particular:

- a) the existing trees which border Tremaine and 3<sup>rd</sup> Line, Steeles Ave. (Reg. Road 8) in the vicinity of Peru Road, Peru Road south of Sixteen Mile Creek and existing Main Street will be preserved and enhanced;
- b) the rural cross-section and paved portion of existing local roads will be retained if possible;
- c) the Town will work with the owners of existing buildings, particularly any character buildings to ensure that the buildings, and portions of their sites, are preserved and incorporated into future adjacent development;
- d) new development abutting these roads shall be designed in a manner which is compatible with, and sympathetic in design to, the natural environment and rural nature of the existing streetscape and with existing character buildings, as well as in conformity with the Residential Area designation, including low density and medium density residential uses and local institutional and commercial uses;
- e) consideration shall be given to the maintenance of existing Third Sideroad as a service road and the construction of a new Third Sideroad to the north or other measures to mitigate the concerns with traffic impacts experienced by existing residents; and,
- f) development of the realigned Main Street will reflect its role as a gateway to the Central Business District and the Town with coherent and memorable streetscape treatments.

#### **C.8.5.14.2 TREMAINE ROAD (REG. ROAD 22) CHARACTER AREA**

In accordance with subsection 2.10.3.32 of this Plan, Tremaine Road (Reg. Road 22) south of the CP Rail line and lands abutting that road as designated on Schedule "C-8-D" shall be developed as a "character area". The Tremaine Road (Reg. Road 22) Character Area shall be developed in a manner which ensures that special care is taken in the road design to ensure that it maximizes views of the Niagara Escarpment, while providing a landscaped buffer along the east side. In particular:

- a) development abutting the road shall be designed in a manner which is compatible with, and sympathetic in design to, the natural environment and the proximity to the Niagara Escarpment; and,
- b) disruption to the existing natural environment, topography and vegetation in the Character Area shall be minimized.

#### **C.8.5.15 CHARACTER BUILDINGS**

Schedule C-8-C designates character buildings identified by the Town as being of historical or architectural interest. Prior to the development of a site which includes a character building, the building will be evaluated by the Town in consultation with the owner, to determine the feasibility of preservation. Where preservation is feasible, the Town will work with the owner to ensure that the buildings, and portions of their sites, are preserved and incorporated into future adjacent development. The Town will encourage preservation "in situ" wherever possible, or if necessary, relocation on an alternative, appropriate site. Conversion to other uses may also be considered.

#### **C.8.5.16 STORMWATER MANAGEMENT FACILITY**

##### **C.8.5.16.1 STORMWATER MANAGEMENT FACILITY LOCATION**

The Stormwater Management Facility designation on Schedule "C-8-D" represents a general location for these facilities. The location and configuration of the Stormwater Management Facilities are more specifically delineated in the Subwatershed Plans. They will be further refined through the applicable Subwatershed Impact Study and through Stormwater Management Plans prepared in support of individual development applications.

### **C.8.5.16.2 RELOCATION OF STORMWATER MANAGEMENT FACILITY DESIGNATIONS**

Stormwater Management Facility sites can be relocated or consolidated without amendment to this Plan, subject to the approval of the Town and relevant agencies, provided alternative sites are consistent with the goal, objectives and policies of this Secondary Plan and the applicable Subwatershed Plans, Conceptual Fisheries Compensation Plans and Subwatershed Impact Studies.

### **C.8.5.16.3 LOCATION PERMITTED IN ALL LAND USE DESIGNATIONS**

Stormwater management facilities shall be permitted in all land use designations on Schedule “C-8-D” and shall be designed to be integrated with the greenlands/open space system, provided that no such facility may be located below the Regional Floodline or in a woodlot.

### **C.8.5.17 NIAGARA ESCARPMENT PROTECTION AREA**

The lands in the Niagara Escarpment Protection Area designations, including the Niagara Escarpment Protection Area, Niagara Escarpment Protection Area – Greenlands B Area, Niagara Escarpment Rural Area and Niagara Escarpment Protection Area – Passive Open Space designations on Schedule "C-8-D" shall be subject to the policies of Section 4.2 of the Plan. The intent of the designations is to provide more detailed direction with respect to intent for these areas within the context of the existing policies as follows:

#### **a) Niagara Escarpment Protection Area – Greenlands B Area**

This designation incorporates lands which have been identified through the Indian Creek Subwatershed Study as “Greenlands B Area”. Therefore, in addition to the policies of Section 4.2 of the Plan, regard shall also be had to the policies of Section 4.9, Greenlands B Area, in considering any changes to the use of these lands. The Town shall also consider, if financially feasible, the acquisition of these lands to allow for the creation of a complete linked greenlands/open space system.

#### **b) Niagara Escarpment Protection Area – Passive Open Space**

This designation incorporates lands which the Town will consider for acquisition as part of its parks and greenlands/open space system to provide for passive open space uses and to protect the face of the Niagara Escarpment and the lands adjacent to the Niagara Escarpment.

The Town recognizes the Escarpment Protection Area policies and, will only consider uses for these lands which are in conformity with the Niagara Escarpment Plan. The Town of Milton will comply with the requirements of the Niagara Escarpment Plan for the lands acquired for passive open space uses.

In addition, the lands in Specific Policy Area No. 13 shall be subject to the policies of Section 4.11.3.13 of the Official Plan.

## **C.8.6      IMPLEMENTATION**

Further to, and in accordance with, the existing Implementation policies of Section 5.0 of this Plan, the following policies are applicable to the Sherwood Survey Planning District.

### **C.8.6.1      PHASING AND FINANCE**

**C.8.6.1.1**      Development in the Sherwood Survey Planning District shall proceed in three phases, 2A, 2B, and 2C as designated on Schedule "C-8-F". Prior to the commencement of development in each phase, an acceptable financing plan must be approved by the Town and Region and any additional financial and other requirements of the Town and the Regional Municipality of Halton shall be satisfied; confirmation shall be received from utility providers and schools that appropriate services can be accommodated; and, the following conditions must be met:

- a)      Phase 2B - 60% of the developable land area of Phase 2A must be in registered plans of subdivision prior to the commencement of development in Phase 2B.
- b)      Phase 2C - 60% of the developable land area of Phase 2B must be in registered plans of subdivision prior to the commencement of development in Phase 2C.

Notwithstanding the foregoing, the Town may permit the development of an Eco-Tech Village in accordance with the policies of Section C.8.4.4. of this Plan.

**C.8.6.1.2**      Notwithstanding the policies of Section C.8.6.1.1, development in the Milton Heights Neighbourhood shall be permitted when it has been demonstrated to the satisfaction of the Town and the Region that:

- a) water and wastewater servicing is available and that the use of such available capacity will not compromise infilling opportunities in the Existing Urban Area as designated on Schedule “B” to the Official Plan;
- b) Sufficient transportation capacity is available or can be made available to service this neighbourhood and other development that has committed and allocated water and wastewater capacity within other Phases of the Secondary Plan;
- c) Financial arrangements are feasible within the Regional budget in order to accommodate this neighbourhood’s development and the subsequent phasing of the Secondary Plan; and,
- d) Financial agreements have been entered into with the Town, Region and Milton Heights landowners to ensure the servicing and transportation requirements and any other functional requirements are achieved.

Further, regardless of the timing of development in the Milton Heights Neighbourhood, the Town will use its best efforts to work with the Region of Halton to, where technically feasible, provide municipal water and wastewater to the existing Milton Heights community, as defined on Schedule C-8-D, Character Area, and to put in place major new road infrastructure, before significant new development occurs in the neighbourhood.

**C.8.6.1.3** Notwithstanding the Phasing and Finance Policies contained within Section C.8.6.1.1., residential development within the Harrison and Willmott Neighbourhoods of the Sherwood Survey Secondary Planning District may commence when 60% of the residential building permits within the phase 2A development south of Derry Road have been issued, given that major servicing infrastructure required for the proposed Phase 2A development will need to be accommodated within the above noted greenfields area, in accordance with the Region of Halton Water/Wastewater Master Servicing Plan, without an amendment to this Plan at the sole discretion of the Town and Region of Halton, and provided that all relevant financial, functional, and other requirements of the Town and Region of Halton, as deemed necessary, are satisfied.

**C.8.6.1.4** Building Permits shall only be issued when the criteria in subsection 5.2.3.15 of this Plan are satisfied and, in accordance with the requirements for the provision of services established in the Phasing Plan which forms part of the Sherwood Survey Secondary Plan Implementation Strategy. In addition,

building permits in the Sherwood Survey Planning District shall only be issued when the following criteria are satisfied:

- a) The Community Park in the Community Park Area designation on Schedule "B" to the Official Plan on the west side of Regional Road 25 shall be constructed and conveyed to the Town prior to the lands in Phase 2 being 30% built;
- b) The Community Park in the Community Park Area designation on Schedule "B" to the Official Plan on the east side of realigned Tremaine Road (Reg. Road 22) north of Third Sideroad shall be constructed and conveyed to the Town prior to the lands in Phase 2 being 70% built;
- c) The Passive Open Space Area on Schedule "C-8-D" shall be conveyed to the Town prior to the release of any lands for development;
- d) The District Park Area on Schedule "C-8-D" shall be conveyed to the Town prior to the lands in Phase 2 being 60% built;
- e) Neighbourhood Parks which serve the various phases shall be constructed and conveyed to the Town prior to the lands in the Phase as identified on Schedule "C-8-A" being 25% built;
- f) Village Squares shall be constructed and conveyed to the Town prior to the respective sub-neighbourhood (sub-neighbourhoods are identified on Schedule "C-8-A") being 25% built;
- g) School sites for each neighbourhood shall be shown as a block(s) on an approved draft plan of subdivision before 25% of the respective phase of the Secondary Plan is built.
- h) Lands designated Greenlands A Area and Greenlands B Area shall be dedicated to the Town when adjoining lands are approved for development as a condition of draft plan approval or site plan approval;
- i) Stormwater management facilities shall be constructed and dedicated as a condition of draft plan approval or site plan approval, provided that the Town may approve the use of temporary stormwater facilities where it is not possible to construct the permanent facilities, and provided that provision has been made, to the satisfaction of the Town through the payment of financial securities or other safeguards, for the construction of the permanent facilities;

- j) Lands required for large utility structures shall be shown as block(s) on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the Town;
- k) The Town has in full force and effect and not subject to appeal a Development Charges By-law under the Development Charges Act, 1997 or successor legislation, identifying the charges applicable to the lands in the Secondary Plan area:

Notwithstanding the foregoing:

- i) Public infrastructure such as parks, firehalls, schools and servicing facilities may proceed at any time regardless of the development phase, subject to the availability of servicing infrastructure and other requirements both at the Local and Regional levels, even if the precise requirements of clauses a) to h) above have not been met; and,
- ii) Council may, at its sole discretion, determine that a development proposal in any phase can proceed, even if the precise requirements in clauses a) to h) above are not fully met, if it is determined by Council that such a proposal is in accordance with the general purpose and intent of these clauses and this Secondary Plan, and if there are no unacceptable negative impacts on the Town or Region as determined by Council.

**C.8.6.1.5** In order to implement the policy of this Secondary Plan that the cost of new development shall have minimal impact on existing taxpayers, in addition to the policies of Sections C.8.6.1.1. through to C.8.6.1.4. above, development shall only proceed when:

- a) The Town has in full force and effect, and not subject to appeal, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation identifying and imposing charges applicable to the lands in the Secondary Plan area;
- b) Landowners within the Secondary Plan area have entered into an agreement or agreements amongst themselves to address the distribution of all costs of development including those which may not be recoverable by the Town under the Development Charges Act, 1997, or any successor legislation, particularly the provision of

community and infrastructure facilities such as parks, roads, road improvements, external services, storm water management facilities, public/private utilities and schools, all in accordance with the *Town of Milton Financial Plan for the Sherwood Survey Secondary Plan and Related Official Plan Amendments* prepared by C. N. Watson and Associates and adopted by Council; and,

- c) Landowners within the Secondary Plan Area have entered into an agreement or agreements or have made other satisfactory arrangements with the Town for the provision of funds or the provision of services or both in accordance with the Town of Milton Financial Plan for the Sherwood Survey Secondary Plan and Related Official Plan Amendments and have entered into an agreement with the Region in accordance with the Region's Financial Plan.

**C.8.6.1.6** Prior to approval of development within the Secondary Plan area, all interested telecommunications providers and other utilities are to confirm if services can be provided to support the proposed development, and shall determine appropriate locations for large utility equipment or utility cluster sites.

All interested telecommunications providers and other utilities wishing to be located within a development areas should be located within an initial common trench, whenever possible, to avoid unnecessary over digging and disruption on municipal rights of way.

Consideration shall be given to the location of utilities within public rights-of-way as well as on private property. Utilities shall be grouped/clustered or combined where possible to minimize visual impact. Utilities shall be placed in such a manner so as to not visually detract from the streetscape. The Town shall encourage utility providers to consider innovative methods of containing utility services on or within the streetscape features such as gateways, light standards, bulk water meters and transit shelters.

The Town supports where feasible the provision of electronic communication technology involving high capacity fibre optics to enhance telecommunication services within the Secondary Plan Area.

## **C.8.6.2 ZONING BY-LAW**

This Secondary Plan shall be implemented by an appropriate amendment(s) to the Town's comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section 5.5 of this Plan.

**C.8.6.3 CONSENTS**

Subdivision of land shall generally take place by plan of subdivision in the Sherwood Survey Planning District. Consents may be permitted in accordance with the provisions of Section 5.7 of this Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan.

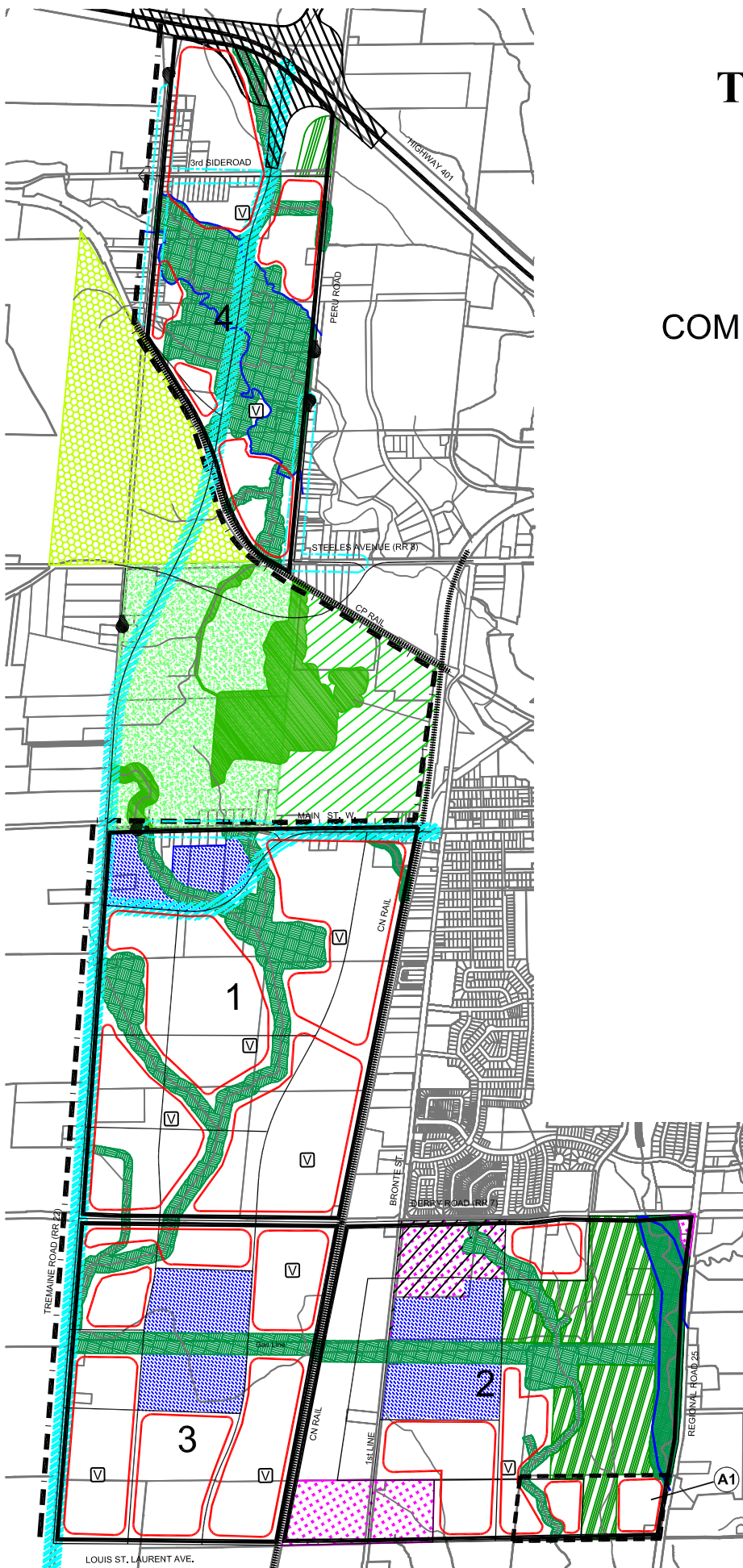
**C.8.6.4 POTENTIAL SHALE RESOURCE**

Notwithstanding any other policies of this Plan, the Town recognizes that there is a potential shale resource under portions of the Sherwood Survey Secondary Plan Area. The Town will work with the landowners to encourage the extraction of this resource, where economically viable, prior to the commencement of urban development.



# TOWN OF MILTON OFFICIAL PLAN

## Schedule C-8-A SHERWOOD SURVEY SECONDARY PLAN COMMUNITY STRUCTURE PLAN



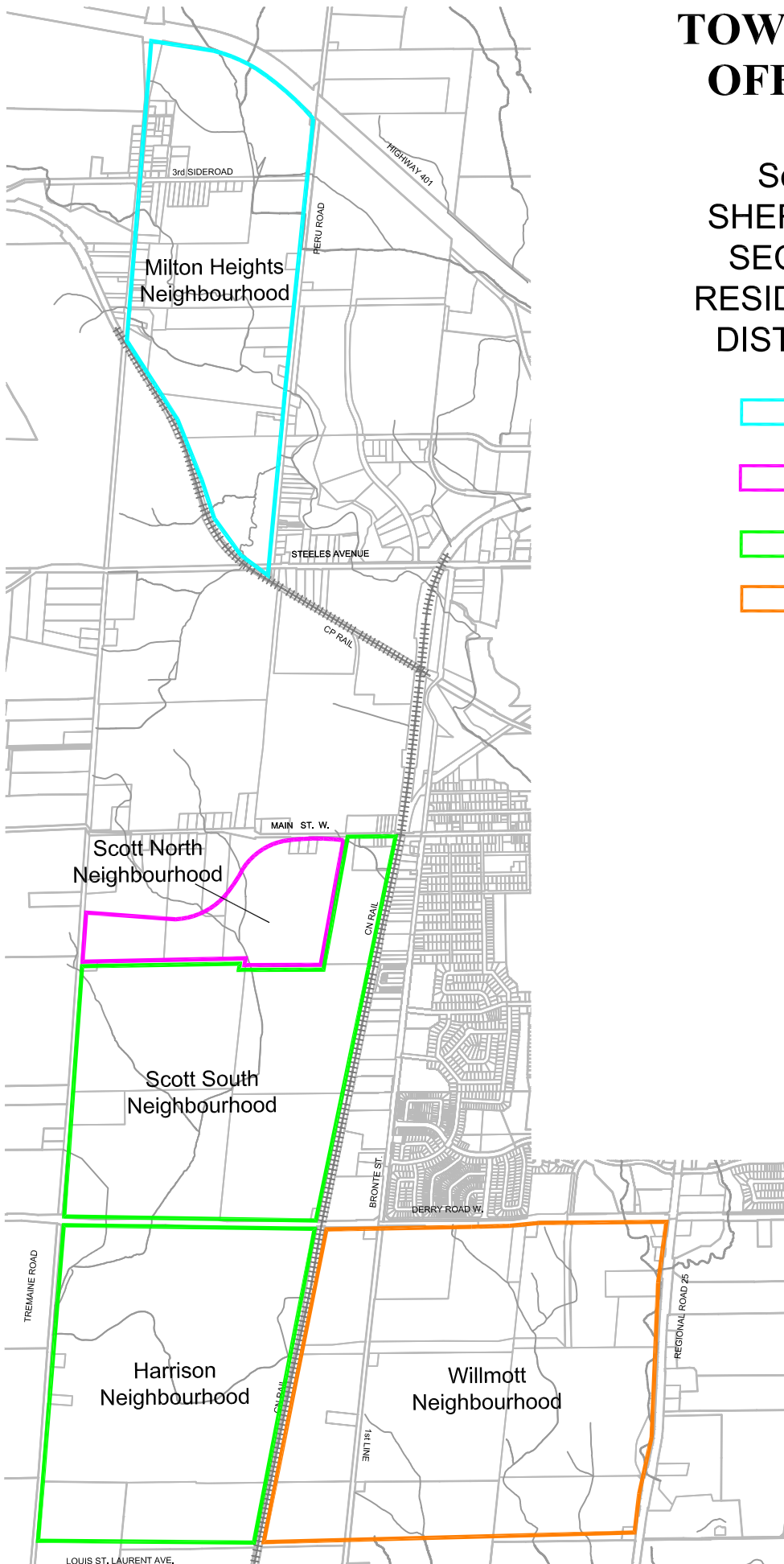
- DISTRICT NODE
- INSTITUTIONAL NODE
- COMMUNITY PARK
- NEIGHBOURHOOD CENTRE
- SCOTT NEIGHBOURHOOD
- WILLMOTT NEIGHBOURHOOD
- HARRISON NEIGHBOURHOOD
- MILTON HEIGHTS NEIGHBOURHOOD
- SUB-NEIGHBOURHOODS
- CHARACTER AREA
- GATEWAY STREET/ ENHANCED STREETSCAPE DESIGN
- VILLAGE SQUARE
- GREENLANDS/ OPEN SPACE SYSTEM
- ESCARPMENT PROTECTION AREA
- ESCARPMENT PROTECTION AREA - PASSIVE OPEN SPACE
- ESCARPMENT PROTECTION AREA - GREENLANDS B AREA
- ESCARPMENT RURAL AREA / SPECIFIC POLICY AREA 13
- PLANNED HWY 401 INTERCHANGE
- URBAN EXPANSION BOUNDARY
- CUL-DE SAC
- 16 MILE CREEK FLOODPLAIN
- Under Appeal



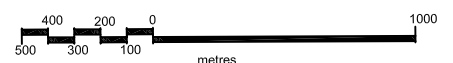
Consolidated August 2008

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C-8-A1 SHERWOOD SURVEY SECONDARY PLAN RESIDENTIAL DENSITY DISTRIBUTION PLAN



- 15 UNITS PER NET HECTARE (UPNH) AVERAGE  
(see Modification C.8.4.5.2)
- 26 UPNH AVERAGE  
(see Modification C.8.5.3 and C.8.4.5.2)
- 35 UPNH AVERAGE
- 40 UPNH AVERAGE

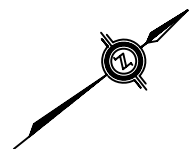


**Consolidated August 2008**

Schedule C-8-B  
SHERWOOD SURVEY  
SECONDARY PLAN  
TRANSPORTATION PLAN

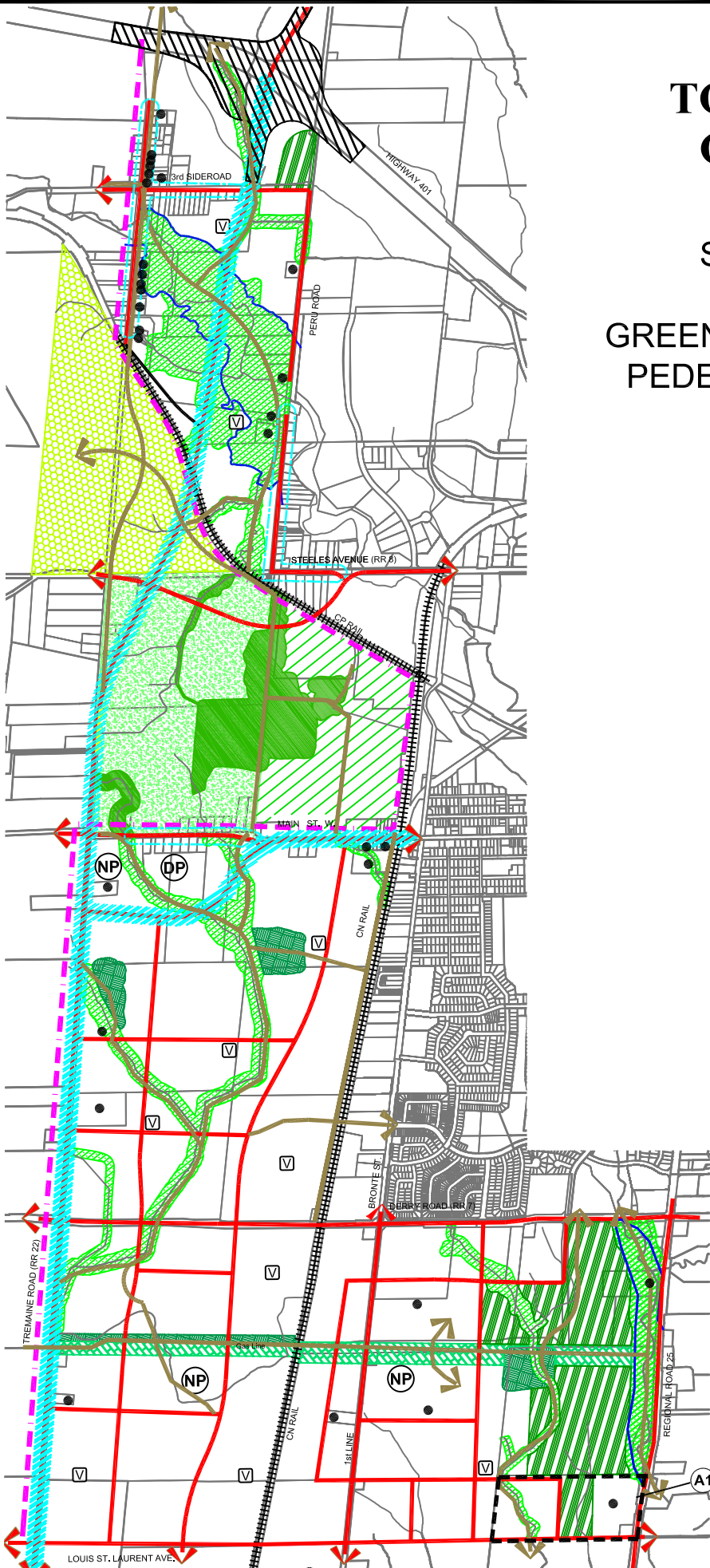


Note: All arterial and collector roads are potential transit routes.

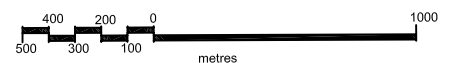
**Consolidated August 2008**

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C-8-C SHERWOOD SURVEY SECONDARY PLAN GREENLANDS/OPEN SPACE AND PEDESTRIAN/BIKE PATH PLAN



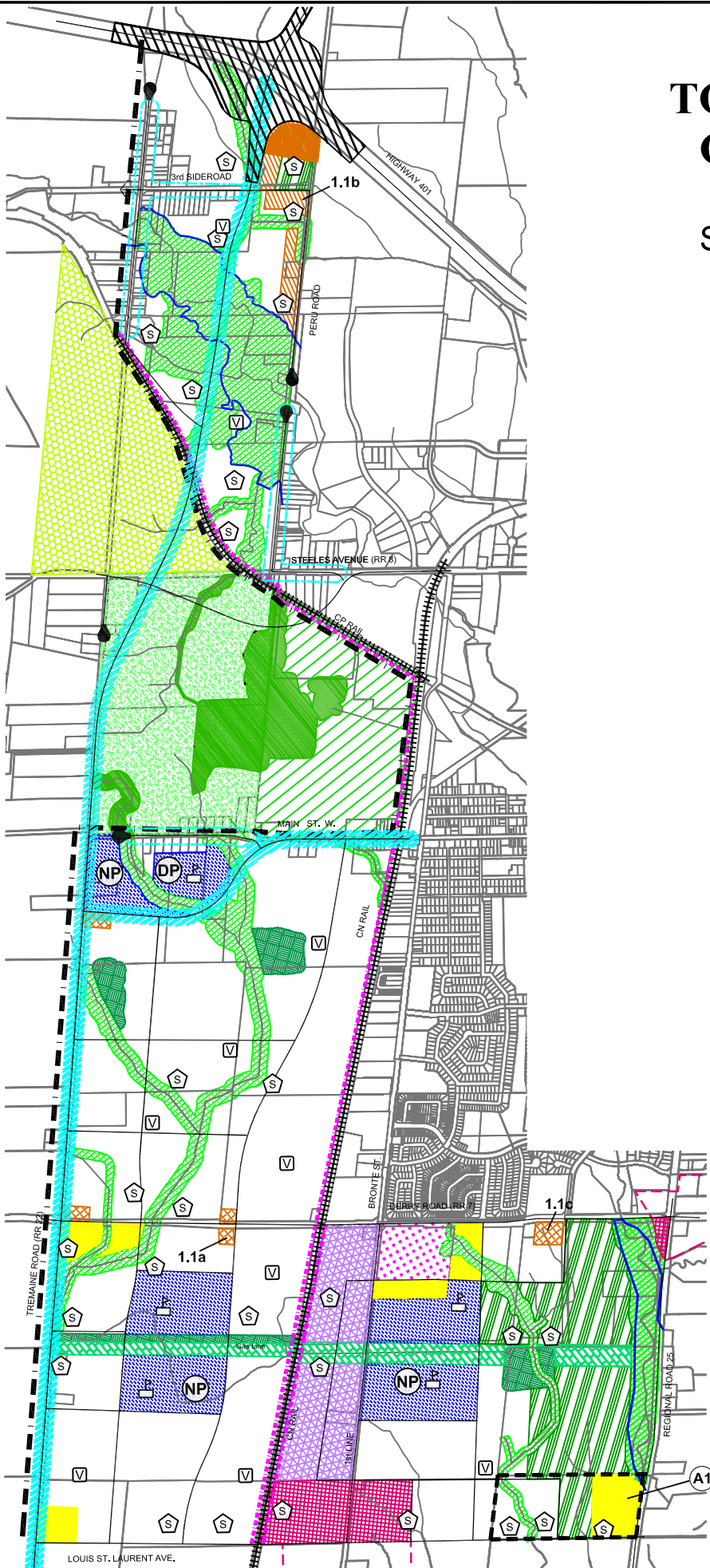
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- GREENLANDS B AREA
- ENVIRONMENTAL LINKAGE AREA
- ESCARPMENT PROTECTION AREA
- ESCARPMENT PROTECTION AREA - PASSIVE OPEN SPACE
- ESCARPMENT PROTECTION AREA - GREENLANDS B AREA
- ESCARPMENT RURAL AREA / SPECIFIC POLICY AREA 13
- COMMUNITY PARK
- DISTRICT PARK
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- CHARACTER AREA
- ENHANCED STREETScape DESIGN
- TRAIL SYSTEM
- ON-STREET BIKE SYSTEM
- URBAN EXPANSION AREA BOUNDARY
- CHARACTER BUILDING
- PLANNED HWY 401 INTERCHANGE
- 16 MILE CREEK FLOODPLAIN
- Under Appeal



Consolidated August 2008

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C-8-D SHERWOOD SURVEY SECONDARY PLAN LAND USE PLAN



- RESIDENTIAL AREA
- ESCARPMENT RURAL AREA / SPECIFIC POLICY AREA 13
- RESIDENTIAL / OFFICE AREA
- NEIGHBOURHOOD CENTRE AREA
- INSTITUTIONAL AREA
- SECONDARY MIXED USE AREA
- GREENLANDS A AREA
- GREENLANDS B AREA
- ENVIRONMENTAL LINKAGE AREA
- ESCARPMENT PROTECTION AREA
- ESCARPMENT PROTECTION AREA - GREENLANDS A AREA
- ESCARPMENT PROTECTION AREA - PASSIVE OPEN SPACE
- COMMUNITY PARK
- DISTRICT PARK
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- RESIDENTIAL / EMPLOYMENT AREA
- BUSINESS PARK AREA
- LOCAL COMMERCIAL AREA
- CHARACTER AREA
- ENHANCED STREETSCAPE DESIGN
- STORMWATER MANAGEMENT FACILITY
- SCHOOL
- PLANNED HWY 401 INTERCHANGE
- NOISE, VIBRATION AND VISUAL BUFFER
- URBAN EXPANSION AREA
- 16 MILE CREEK FLOODPLAIN
- CUL-DE SAC
- Under Appeal

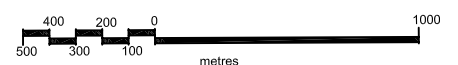
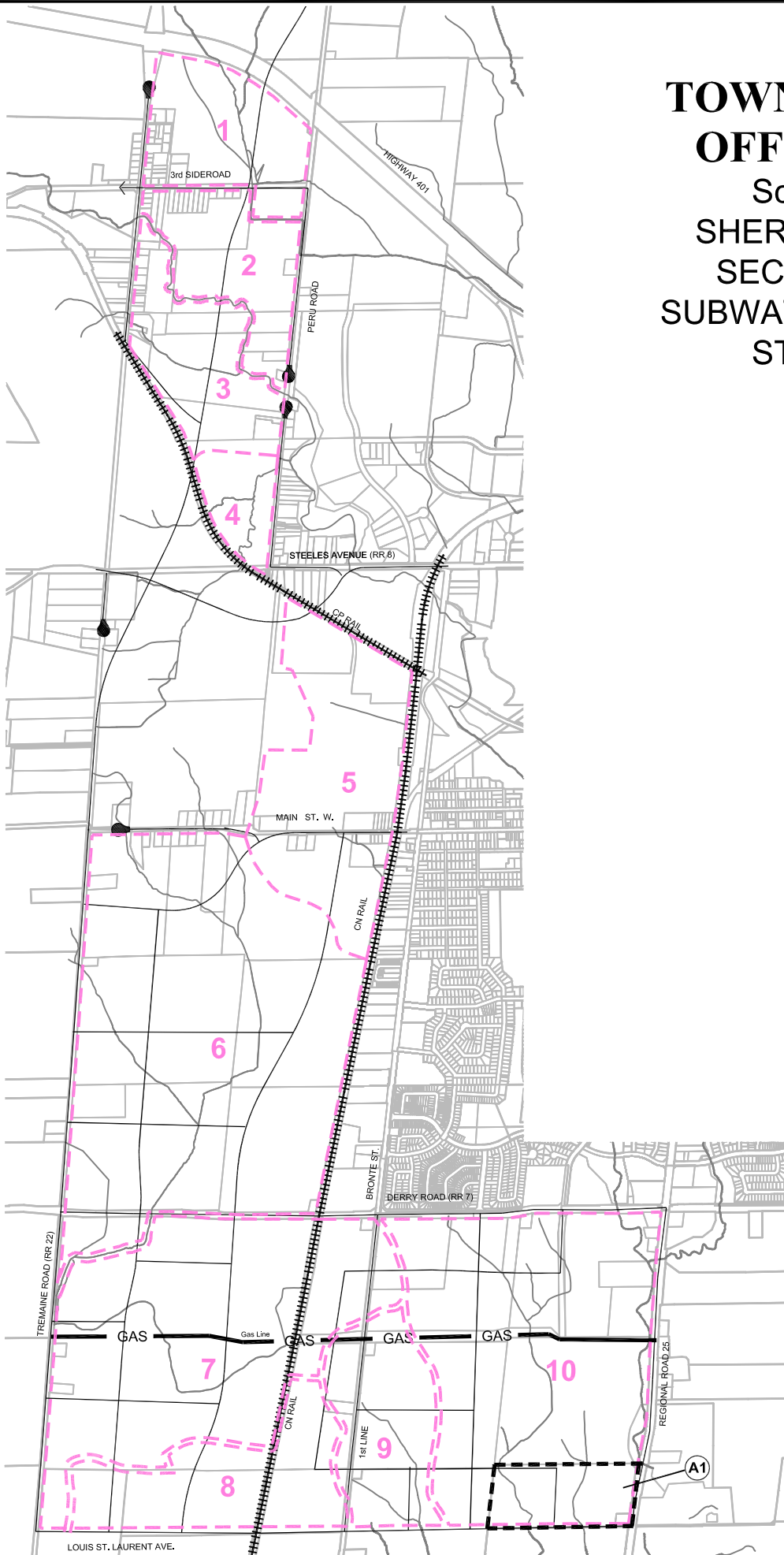


Consolidated August 2008

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C-8-E SHERWOOD SURVEY SECONDARY PLAN SUBWATERSHED IMPACT STUDY AREAS




- SUBWATERSHED IMPACT STUDY AREAS
- UNDER APPEAL

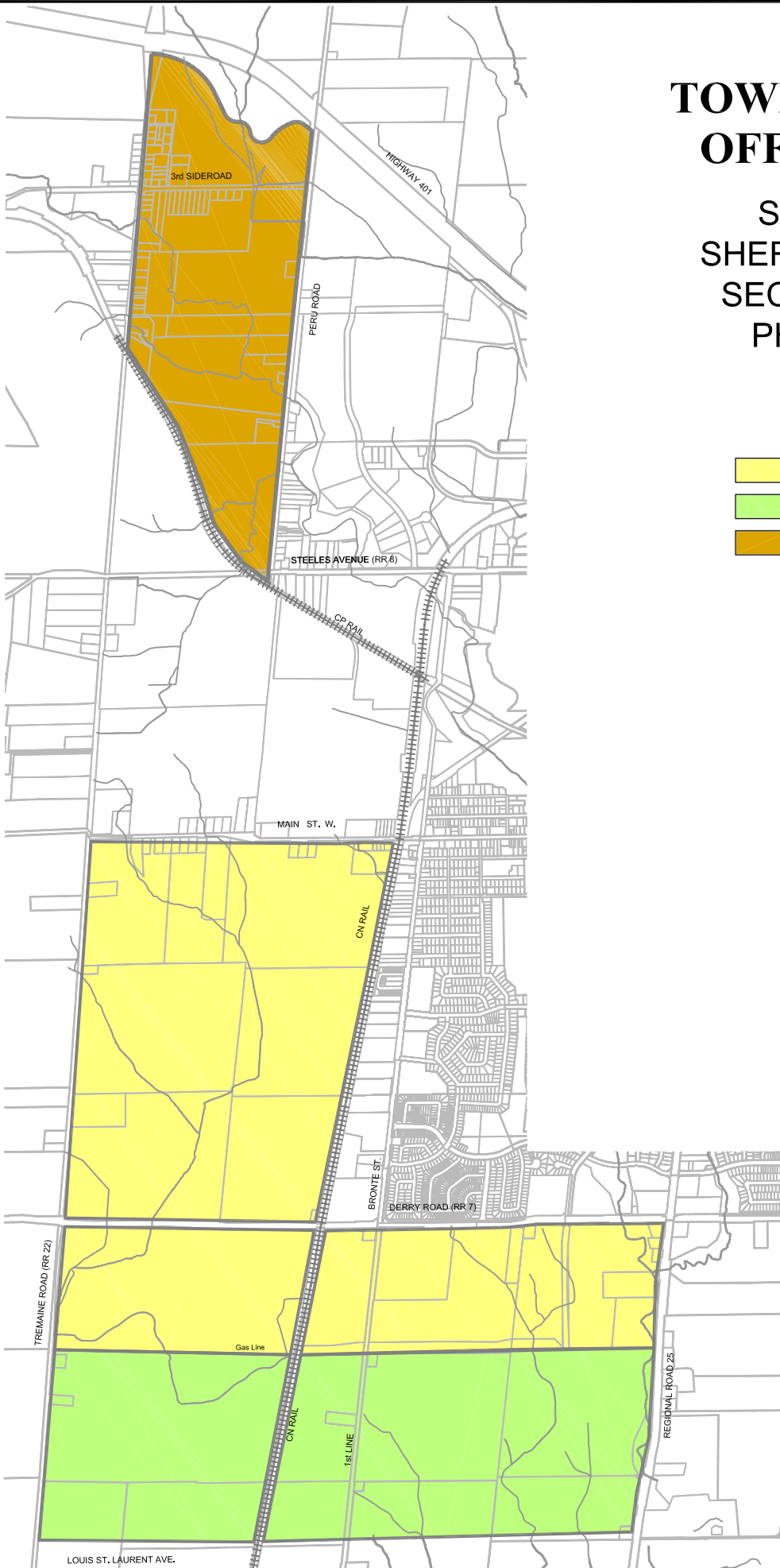


Consolidated August 2008

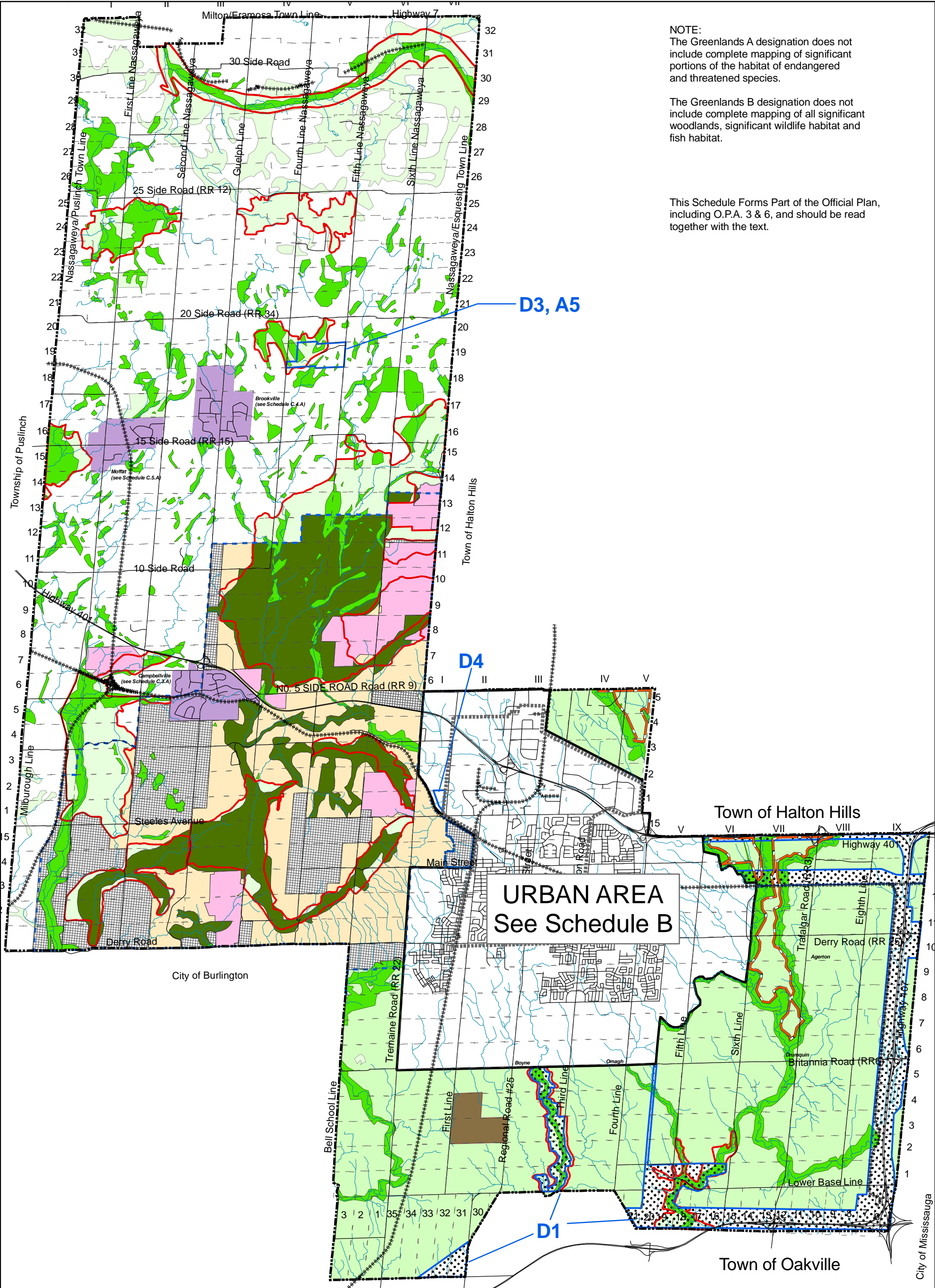
# TOWN OF MILTON OFFICIAL PLAN

## Schedule C-8-F SHERWOOD SURVEY SECONDARY PLAN PHASING PLAN

-  PHASE 2A
-  PHASE 2B
-  PHASE 2C



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NOTE:  
The Greenlands A designation does not include complete mapping of significant portions of the habitat of endangered and threatened species.

The Greenlands B designation does not include complete mapping of all significant woodlands, significant wildlife habitat and fish habitat.

This Schedule Forms Part of the Official Plan, including O.P.A. 3 & 6, and should be read together with the text.

- LOTS & CONCESSIONS
- MUNICIPAL BOUNDARY
- RAILWAY
- PERMANENT URBAN SEPARATOR
- SPECIFIC POLICY AREA 13
- URBAN EXPANSION AREA BOUNDARY
- AGRICULTURAL AREA
- DEFERRED AND APPEALED AREAS
- ENVIRONMENTALLY SENSITIVE AREA
- ERAMOSA RIVER - BLUE SPRINGS CREEK POLICY AREA
- ESCARPMENT NATURAL AREA
- ESCARPMENT PROTECTION AREA
- ESCARPMENT RURAL AREA
- GREENLANDS A AREA
- GREENLANDS B AREA
- HALTON WASTE MANAGEMENT SITE
- HAMLET AREA
- MINERAL RESOURCE EXTRACTION AREA
- NIAGARA ESCARPMENT PLAN BOUNDARY
- PARKWAY BELT WEST PLAN AREA
- RURAL AREA
- WATERCOURSE
- EXISTING URBAN AREA BOUNDARY

# TOWN OF MILTON OFFICIAL PLAN

## Schedule A Land Use Plan

NAD 1983 - UTM Zone 17N

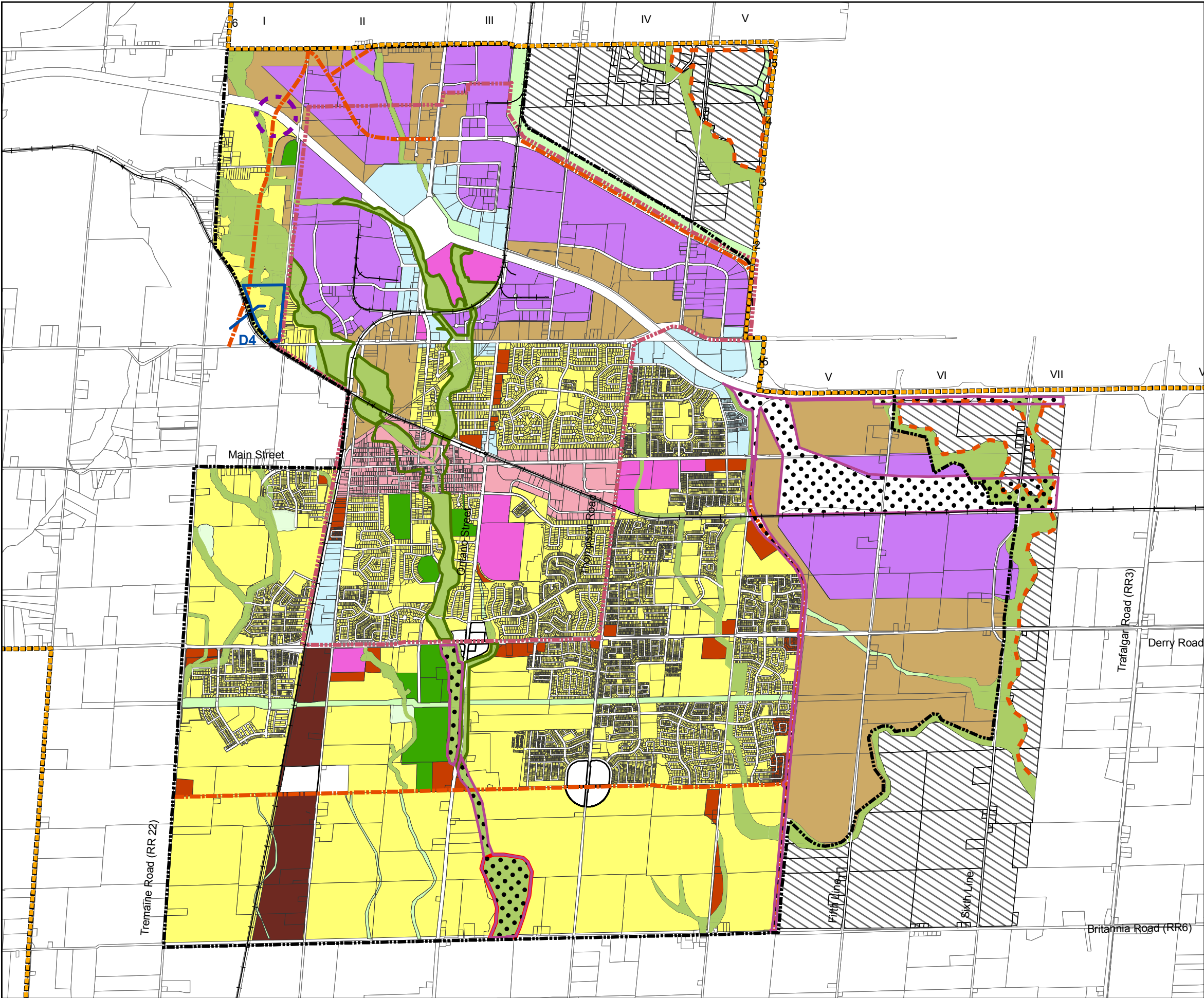
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# TOWN OF MILTON OFFICIAL PLAN

## Schedule B Urban Area Land Use Plan



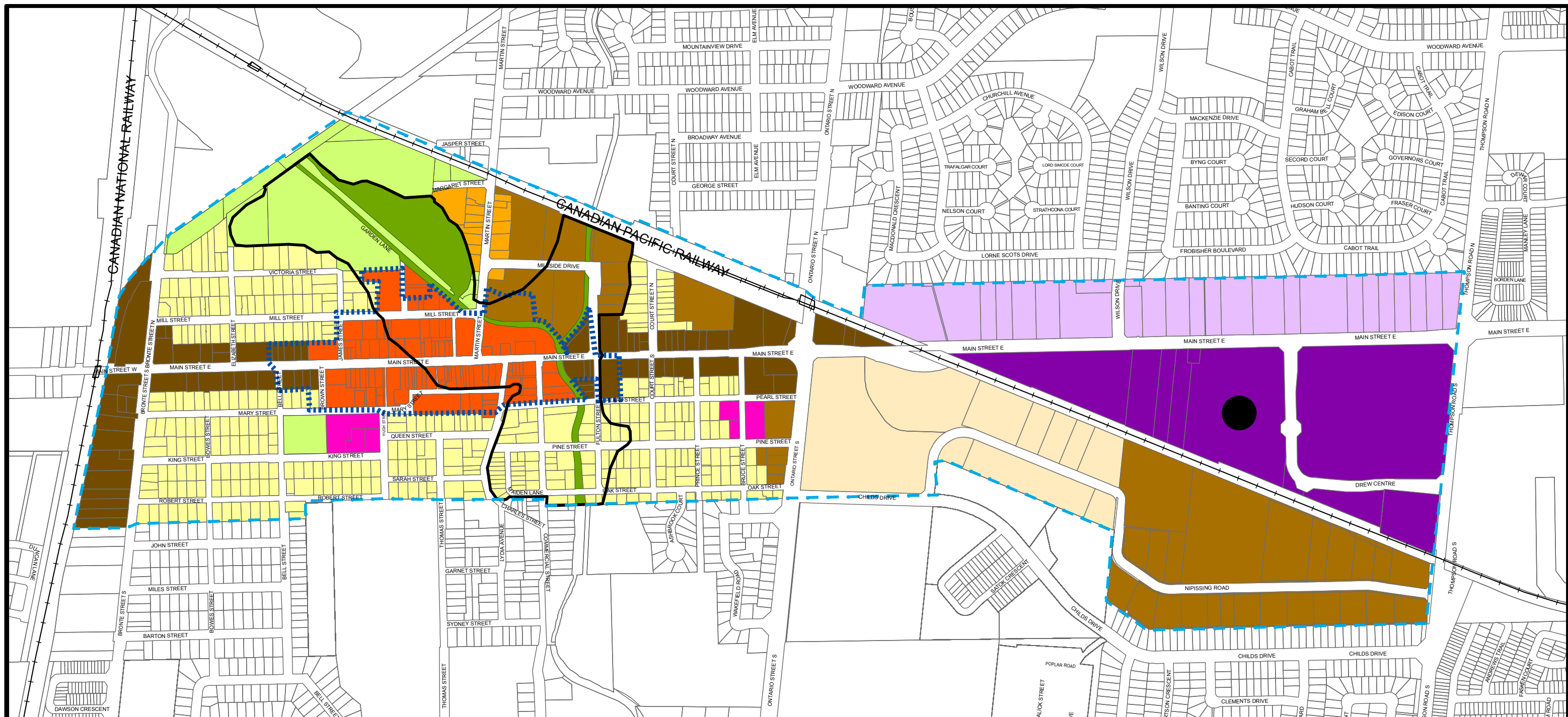
- PLANNED 401 INTERCHANGE
- RAILWAY
- URBAN EXPANSION AREA BOUNDARY
- PARKWAY BELT WEST PLAN AREA
- DEFERRED AREAS
- ENVIRONMENTALLY SENSITIVE AREA
- EXISTING URBAN AREA
- PERMANENT URBAN SEPERATOR
- PROPOSED MAJOR ROADS
- REGULATORY FLOOD PLAIN BOUNDARY (in existing Urban Area)
- GREENLANDS A AREA (see subsection 2.2.3.8)
- AGRICULTURAL
- BUSINESS PARK AREA
- CENTRAL BUSINESS DISTRICT
- COMMUNITY PARK AREA
- EMPLOYMENT AREA
- ENVIRONMENTAL LINKAGE AREA (exact locations to be determined)
- GREENLANDS B AREA
- INDUSTRIAL AREA
- INSTITUTIONAL AREA
- RESIDENTIAL AREA
- RESIDENTIAL EMPLOYMENT AREA
- RESIDENTIAL OFFICE AREA
- SECONDARY MIXED USE NODE
- TOWN OF MILTON BOUNDARY

NAD 1983 - UTM Zone 17N

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- BUSINESS IMPROVEMENT AREA BOUNDARY
- POLICY AREA BOUNDARY
- SPECIFIC POLICY AREA  
(see subsection 4.11.3.7 of this Plan)
- COMMERCIAL / OFFICE SUB-AREA
- COMMERCIAL NODE SUB-AREA
- COMMUNITY PARK SUB-AREA

- CORE COMMERCIAL SUB-AREA
- GREENLANDS A AREA
- INSTITUTIONAL SUB-AREA
- LOW DENSITY RESIDENTIAL SUB-AREA
- MIXED USE SUB-AREA
- RESIDENTIAL/OFFICE CONVERSION SUB-AREA
- RESIDENTIAL/OFFICE SUB-AREA
- SECONDARY COMMERCIAL SUB-AREA



COMMUTER RAIL STATION

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C Urban Area Central Business District Land Use Plan



NAD 1983 - UTM Zone 17N

0 20 40 80 120 160 200  
metres

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# TOWN OF MILTON OFFICIAL PLAN

## Schedule D

URBAN AREA PLANNING DISTRICTS,  
CHARACTER AREA AND COMMUNITY  
IMPROVEMENT AREA

### PLANNING DISTRICTS

- 401 INDUSTRIAL / BUSINESS PARK
- BOYNE SURVEY
- BRISTOL SURVEY
- DERRY GREEN BUSINESS PARK
- MILTON CENTRAL
- SHERWOOD SURVEY

- MAJOR GATEWAYS
- EXISTING URBAN AREA BOUNDARY
- URBAN EXPANSION AREA BOUNDARY
- TOWN OF MILTON BOUNDARY
- CHARACTER AREA
- COMMUNITY IMPROVEMENT AREA
- DEFERRED AND APPEALED AREAS AND NUMBER

NOTE: The Planning District Boundaries  
are subject to change in accordance with  
the ultimate phasing scheme.

NAD 1983 - UTM Zone 17N

This Schedule Forms Part Of The  
Official Plan Including O.P.A No 3 & 7  
And Should Be Read Together With The Text.






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# TOWN OF MILTON OFFICIAL PLAN

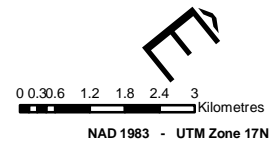
## Schedule D1 Rural Districts

### FORMER TOWNSHIPS

-  SEE URBAN MAP
-  ESQUESING
-  NASSAGAWEYA
-  NELSON
-  TRAFALGAR

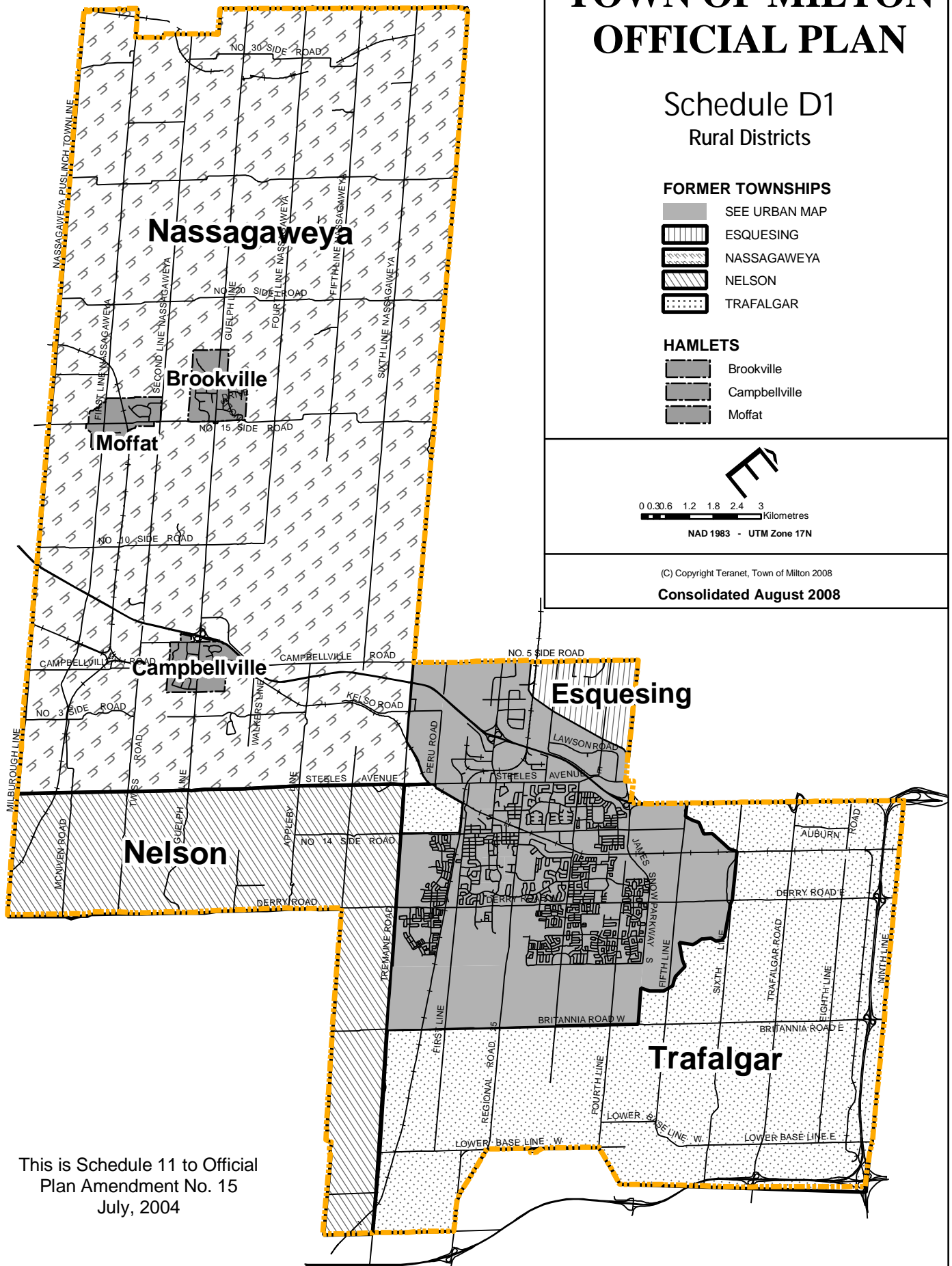
### HAMLETS

-  Brookville
-  Campbellville
-  Moffat



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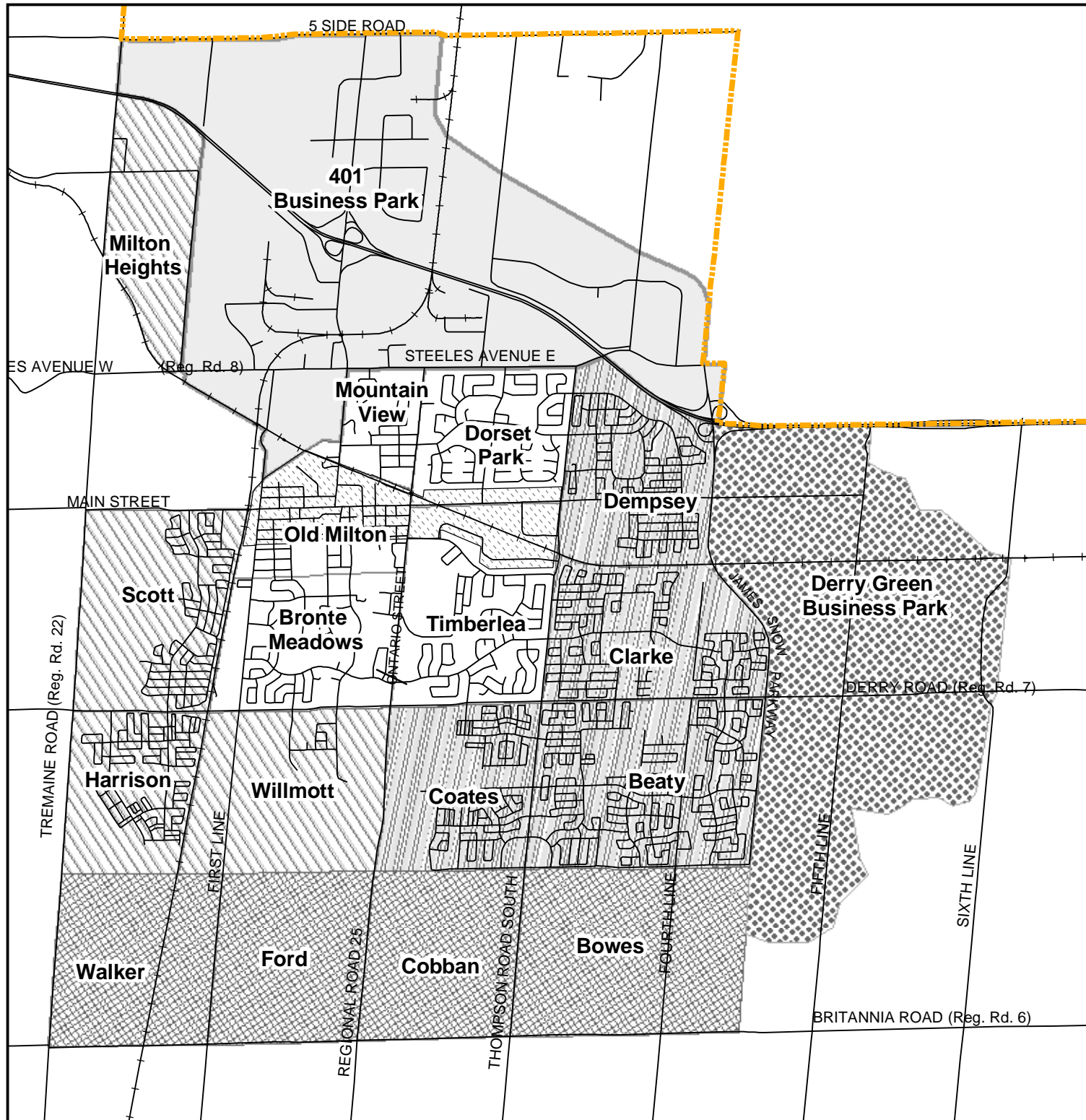


This is Schedule 11 to Official  
Plan Amendment No. 15  
July, 2004

# TOWN OF MILTON OFFICIAL PLAN

## Schedule D2

### URBAN DISTRICTS AND NEIGHBOURHOODS



----- TOWN OF MILTON BOUNDARY

— ROADS

— RAILWAY

#### POLICY AREAS

Central Business District

#### DISTRICTS

401 Business Park

Boyne

Bristol Survey

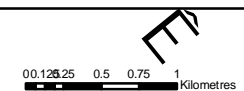
Derry Green Industrial / Business Park

Existing Urban Area

Sherwood Survey

#### NEIGHBOURHOODS

401 BP	Ford
Beaty	Harrison
Bowes	Milton Heights
Bronte Meadows	Mountain View
Clarke	Old Milton
Coates	Scott
Cobban	Timberlea
Dempsey	Derry Green BP
Walker	Dorset Park
Willmott	



NAD 1983 - UTM Zone 17N

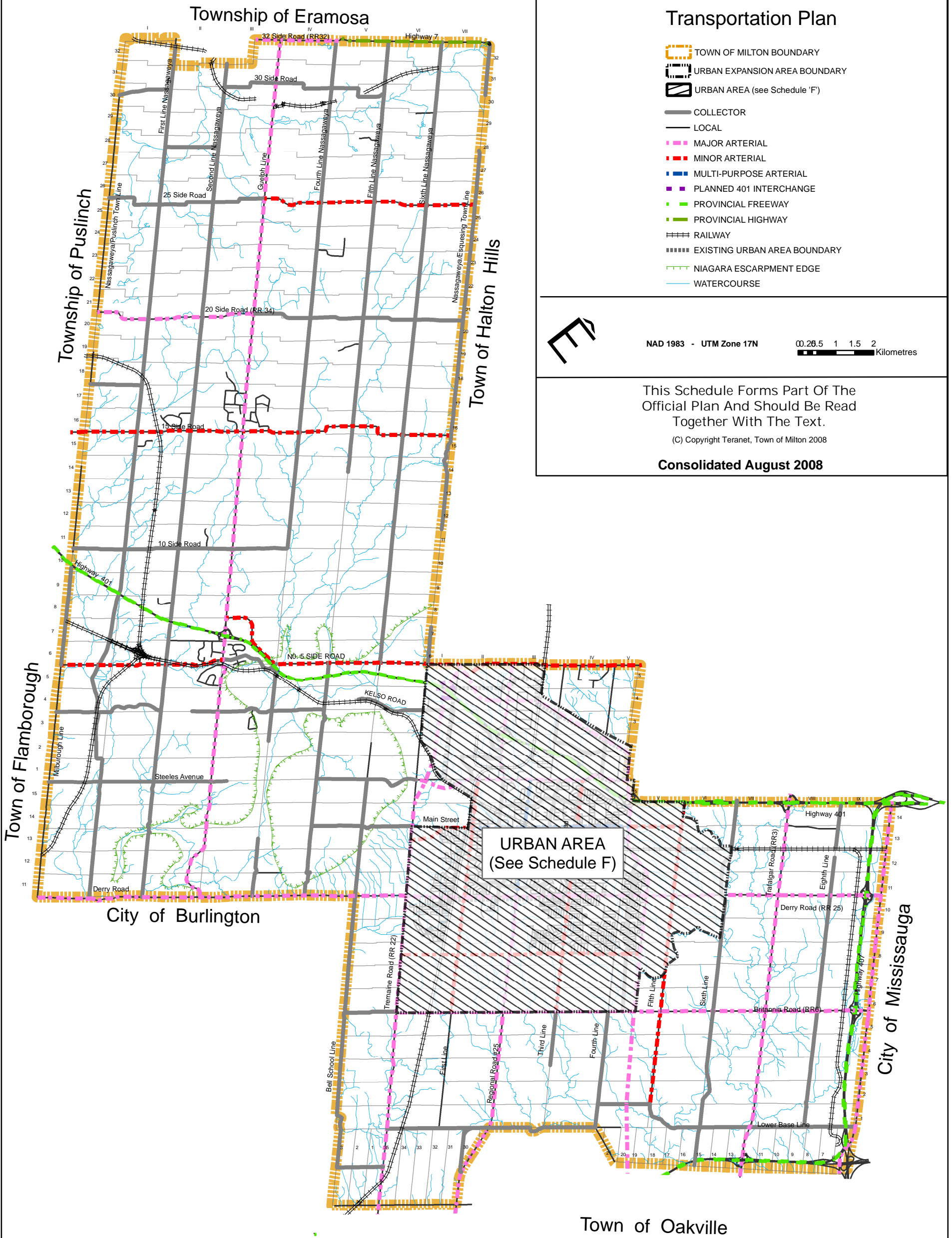
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# Schedule E

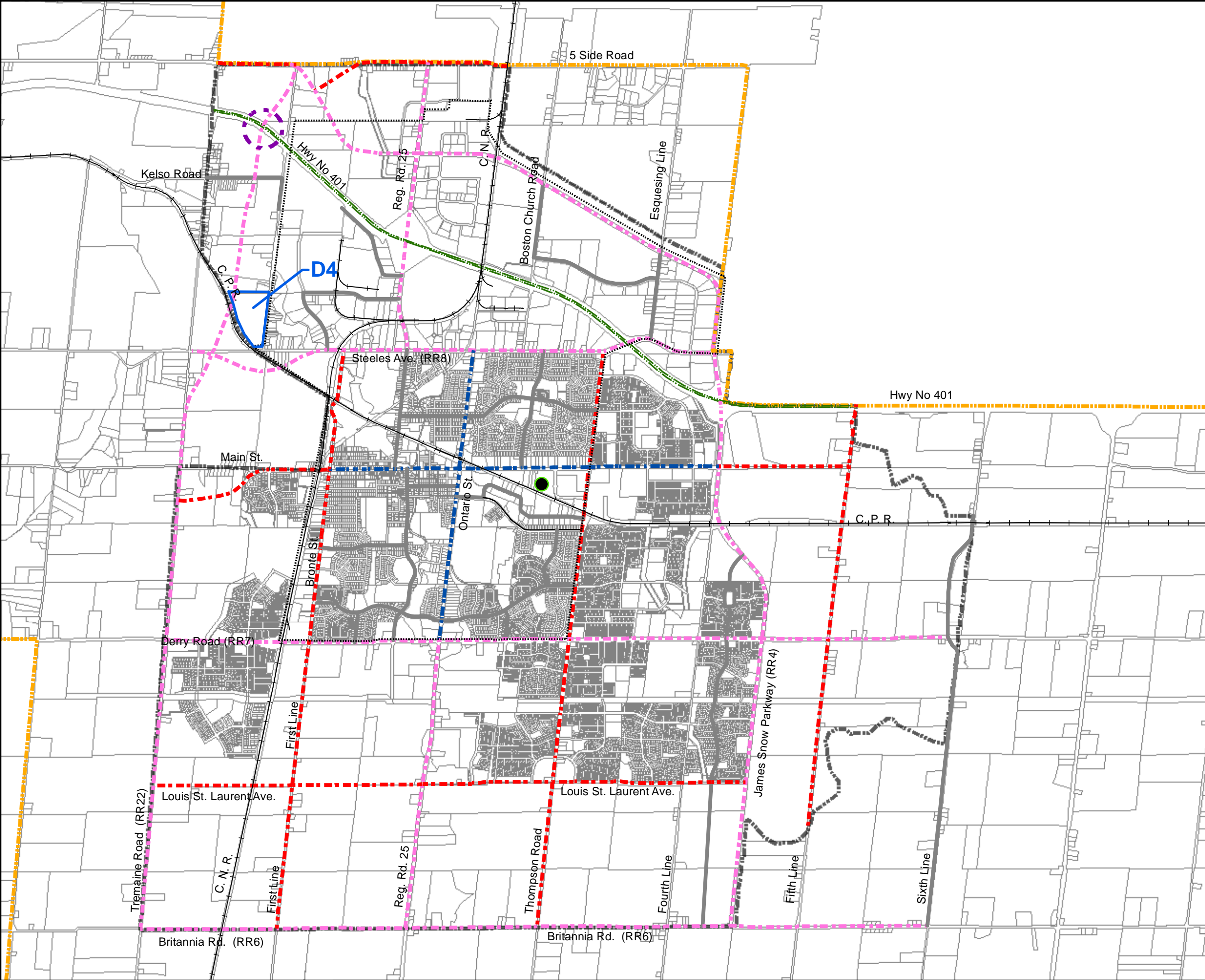
## Transportation Plan



00.26.5 1 1.5 2  
Kilometres

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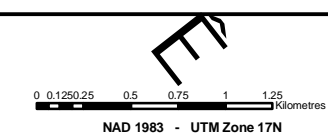


# TOWN OF MILTON OFFICIAL PLAN

## Schedule F

Urban Area  
Transportation Plan

- TOWN OF MILTON BOUNDARY
- RAILWAY
- URBAN EXPANSION AREA
- COLLECTOR
- LOCAL
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- PLANNED 401 INTERCHANGE
- PROVINCIAL FREEWAY
- DEFERRED AREAS
- EXISTING URBAN AREA
- COMMUTER RAIL STATION



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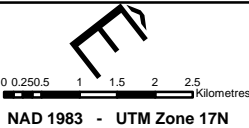
Consolidated August 2008

# TOWN OF MILTON OFFICIAL PLAN Schedule G

## Sites of Potential Contamination and Mineral Resource Extraction Areas

- ! INDUSTRIAL SITE - CLOSED
- ( INDUSTRIAL SITE - OPEN
- # LANDFILL SITE - CLOSED AND CERTIFIED
- '' LANDFILL SITE - CLOSED

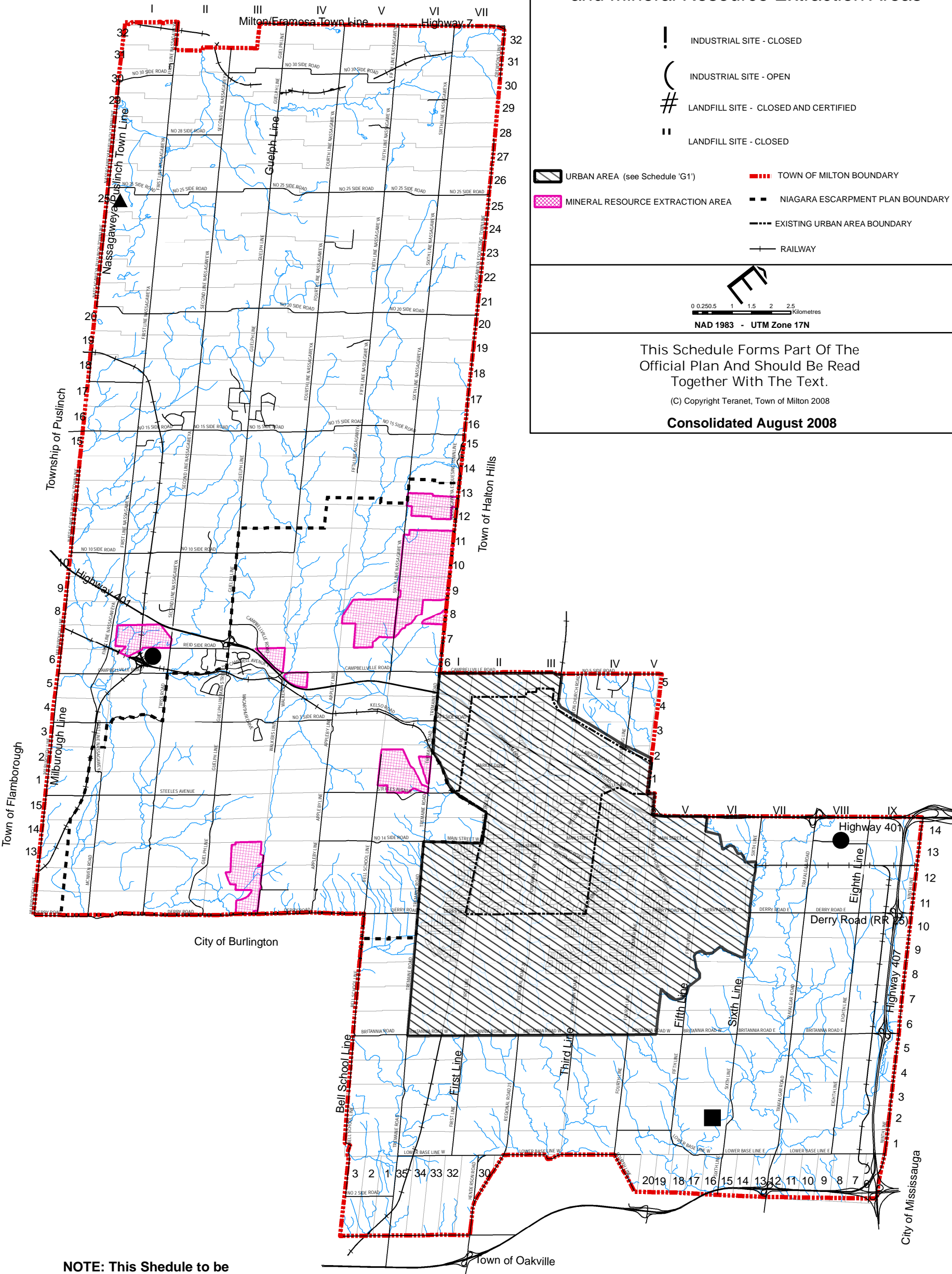
- URBAN AREA (see Schedule 'G1')
- MINERAL RESOURCE EXTRACTION AREA
- TOWN OF MILTON BOUNDARY
- NIAGARA ESCARPMENT PLAN BOUNDARY
- EXISTING URBAN AREA BOUNDARY
- RAILWAY



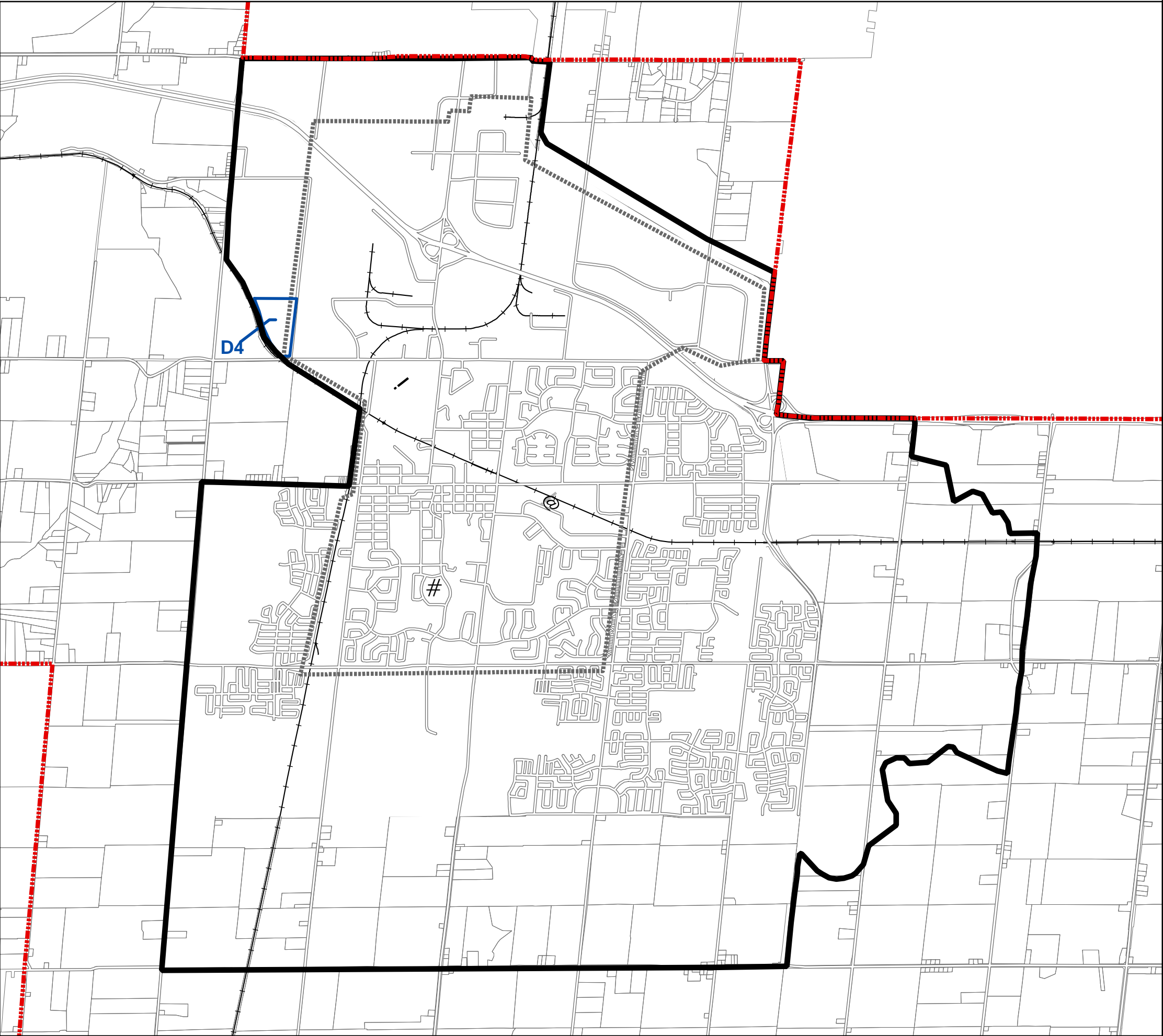
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NOTE: This Shedule to be  
Read in conjunction with  
Schedule G1



# TOWN OF MILTON OFFICIAL PLAN

## Schedule G1 Urban Area Sites of Potential Contamination

- ! INDUSTRIAL SITE - CLOSED
- @ INDUSTRIAL SITE - OPEN
- # LANDFILL SITE - CLOSED AND CERTIFIED
- || LANDFILL SITE - CLOSED

- TOWN OF MILTON BOUNDARY
- EXISTING URBAN AREA BOUNDARY
- RAILWAY
- D4 DEFERRED AND APPEALED AREAS & NUMBER



NAD 1983 - UTM Zone 17N

0 0.15 0.3 0.6 0.9 1.2 Kilometres

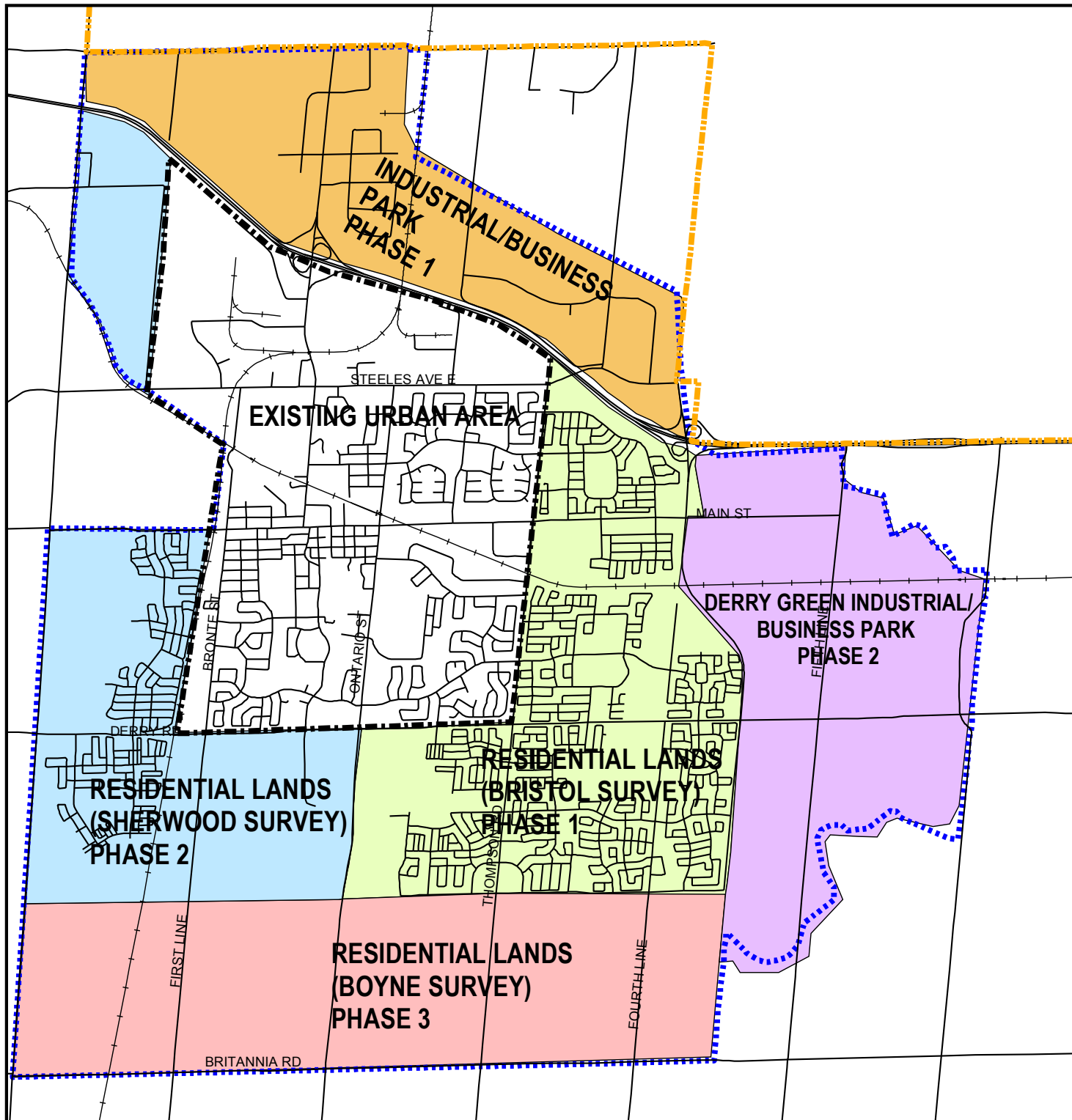
This Schedule Forms Part Of The  
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





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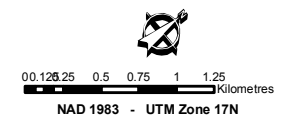
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# TOWN OF MILTON OFFICIAL PLAN

## Schedule H Phasing of Urban Expansion



-  TOWN OF MILTON BOUNDARY
-  OLD URBAN AREA (Before Expansion)
-  URBAN EXPANSION AREA
-  RAILWAY
-  Non-Residential I
-  Non-Residential Phase II
-  Residential Phase I
-  Residential Phase II
-  Residential Phase III







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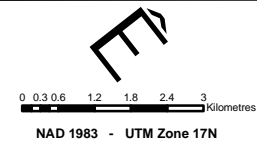
DATE: AUGUST 2008

# TOWN OF MILTON OFFICIAL PLAN

## Schedule I

### SPECIFIC POLICY AREAS

-  URBAN EXPANSION AREA
-  TOWN OF MILTON BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- 5 SPECIFIC POLICY NUMBER

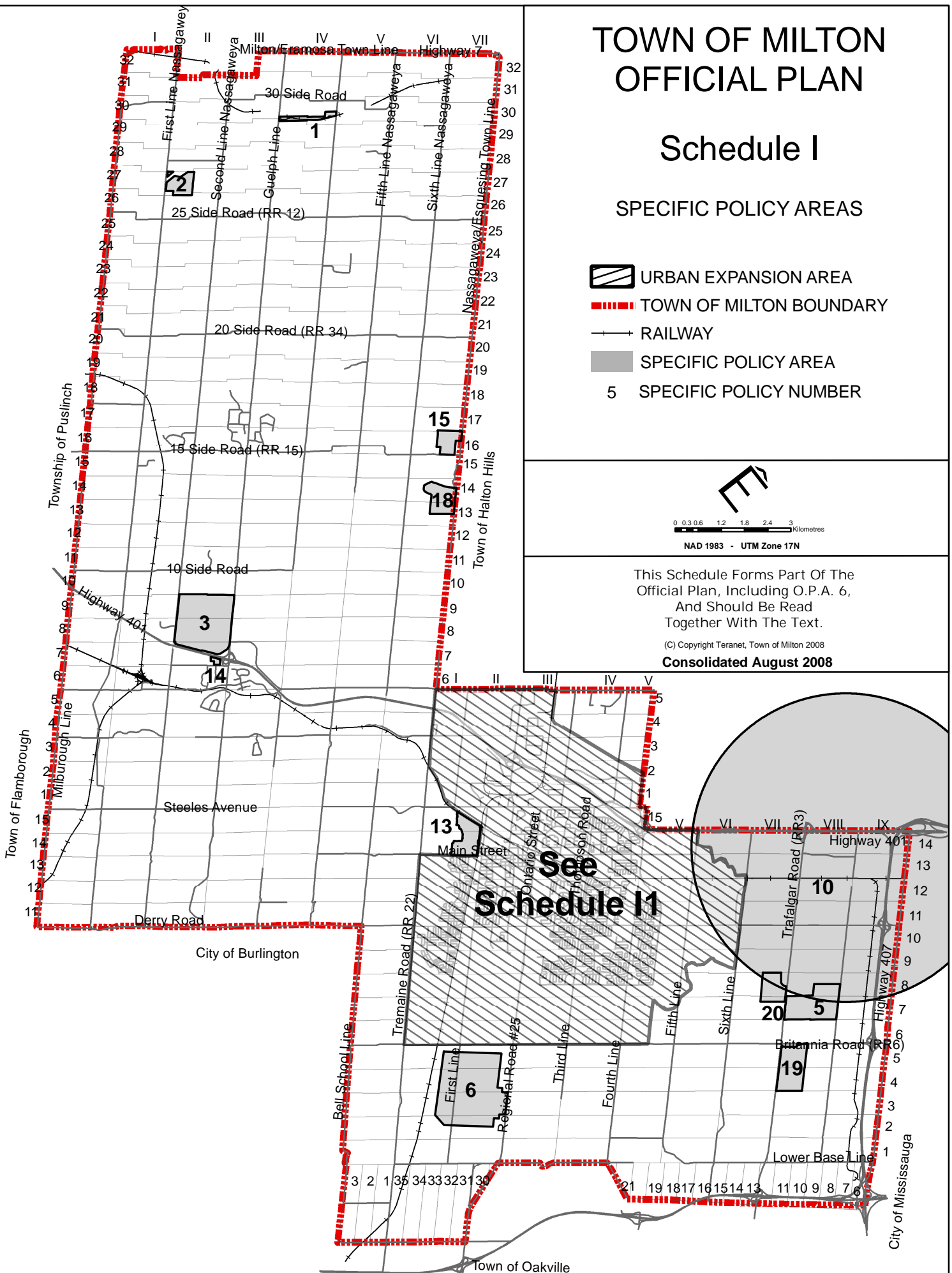


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**See  
Schedule I1**










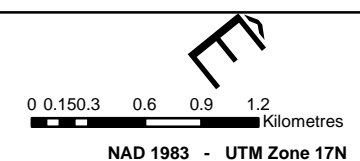
# TOWN OF MILTON OFFICIAL PLAN

## Schedule I1

### URBAN AREA SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

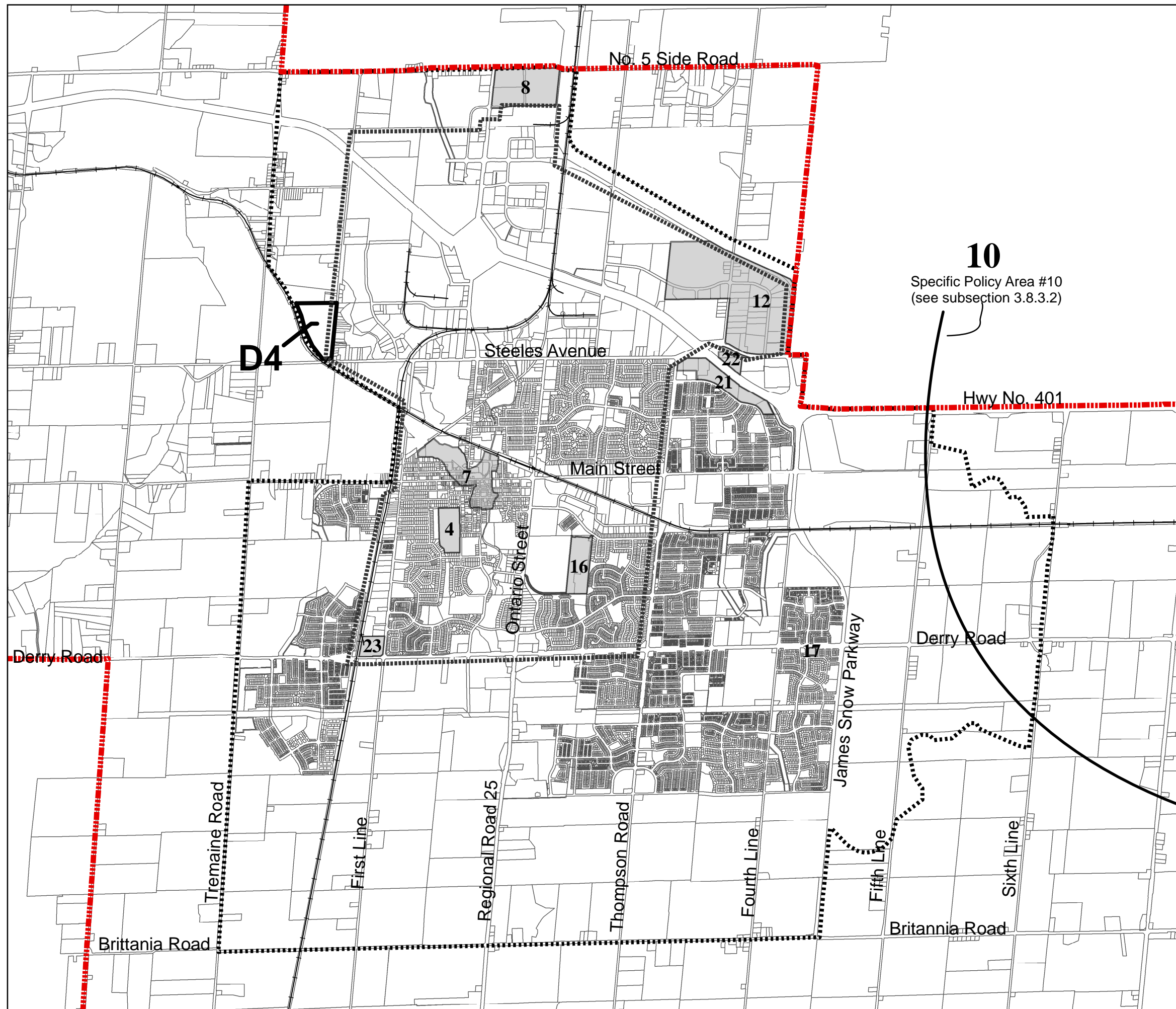
-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
-  SPECIFIC POLICY NUMBER
-  ,D4 DEFERRED AND APPEALED AREAS AND NUMBERS



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## **PART D - APPENDICES**

(This Part does not constitute part of the Official Plan under the Planning Act.)

### **Appendix A1 - Bedrock Geology**

- A1** Map A1 shows the Aggregate Resources Inventory of the Regional Municipality of Halton, Southern Ontario, Ontario Geological Survey Aggregate Resources Inventory, Paper 164, 1996.

# TOWN OF MILTON OFFICIAL PLAN

## APPENDIX A1

### AGGREGATE RESOURCES

