



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Planning and Development
Date:	June 18, 2018
Report No:	PD-029-18
Subject:	Official Plan Review (OPA 31) Conformity Update – Regional Modifications
Recommendation:	THAT Report PD-029-18, regarding the proposed Regional modifications to Milton’s Official Plan review Official Plan Amendment No.31 conformity update, be received.

AND THAT Council endorses the proposed Regional modifications to Official Plan Amendment No. 31 as set out in the Regional post-circulation letter, dated May 25, 2018 (Appendix 1, Schedule A).

AND FURTHER THAT the Region of Halton be advised that the Town of Milton accepts the proposed modifications to Official Plan Amendment No. 31, and requests that the Region of Halton issue its Notice of Decision to approve Official Plan Amendment No. 31, as modified, forthwith.

EXECUTIVE SUMMARY

Milton’s mandated conformity exercise to the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2006), Official Plan Amendment No. 31 (“OPA 31”), was adopted by Council in June 2010.

The approval of OPA 31 by Halton Region was stalled pending Provincial review and approval of Regional Official Plan Amendment No. 38 (“ROPA 38”), and then while defending ROPA 38 at the Ontario Municipal Board over several years. Subsequently, Regional staff has worked with Town Staff to identify modifications to OPA 31 to ensure its conformity with the substantially approved version of ROPA 38.

This report presents the proposed Regional modifications and recommends that Council advises the Region that it supports the modifications and further requests that the Region issue its Notice of Decision for OPA 31, as so modified.

REPORT

Background



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The Town of Milton Official Plan and the 1997 Official Plan has been consolidated to include a series of approved Official Plan Amendments (OPAs). The most recent version of the Official Plan is the 2008 consolidation.

In order to ensure conformity with the Province's Growth Plan for the Greater Golden Horseshoe (2006), as well as the Region's Sustainable Halton Plan ("ROPA 38"), the Town completed a review of its Official Plan. The Town's conformity amendment (OPA 31) was presented through Staff Report PD-042-10 at the Special Council Meeting of June 14, 2010. OPA 31 was adopted by Council with one revision and the amendment was submitted to Halton Region for its approval.

Since 2010, the Regional approval of OPA 31 was held in abeyance pending Ministerial approval of ROPA 38 and ROPA 39 and the resolution of a number of appeals before the Ontario Municipal Board.

On July 13, 2011, Regional Council adopted Regional Official Plan Amendment No. 39 (ROPA 39). ROPA 39 updated the Regional phasing of growth (of new urban lands) to the year 2031. The amendment updated Map 5 of the Regional Official Plan to show this phasing and provided a distribution of dwelling units and employment by local municipality to 2031 (Table 2a). The Amendment was appealed to the Ontario Municipal Board and approved in 2013.

In November 2011, the Province modified and approved ROPA 38. This decision was subsequently appealed in its entirety to the Ontario Municipal Board (OMB). On January 13, 2016, the OMB issued an Order confirming the approvals in principle it granted on May 7, 2015, May 19, 2015, June 15, 2015, and September 28, 2015. This is in addition to Orders dated March 17, 2015, October 2, 2014 and February 4, 2014.

The majority of the Regional Official Plan as amended by ROPA 38 and ROPA 39 is now approved and in force as of the date set out in the OMB Order, subject to site specific or area specific matters. Regional staff has engaged with Town staff to systematically review OPA 31 and check for conformity with the in force and effect Regional Official Plan (ROPA 38) as approved by the OMB and for consistency with the 2014 Provincial Policy Statement (PPS) and ROPA 39, which were approved subsequent to the Town adoption of OPA 31.

As the approval authority for OPA 31, the Region has now issued its post circulation letter, dated May 25, 2018 (Appendix 1).

Discussion

The Region's post circulation letter advises that OPA 31, as proposed to be modified, conforms to the Regional Official Plan as approved by the OMB, is consistent with the 2014 Provincial Policy Statement and conforms to other applicable plans and policies.

The Region's proposed modifications are provided in detail in Schedule A to its letter (Appendix 1).

For the most part, the Region's proposed modifications to OPA 31 are concerned with aligning the wording to properly reflect changes to the Regional Official Plan arising through the Minister's Decision on ROPA 38 and the OMB hearing. In addition, the proposed modifications update terminology and ensure internal consistency and a logical policy progression throughout the Plan, including some restructuring and removal of redundant sections.

The more substantive and/or overarching modifications proposed by the Region are described below.

A. Intensification and Density Targets

To meet the pre-2031 Urban Area policy requirements of ROPA 38, the proposed modifications to OPA 31 fully incorporate the Urban Growth Centre, Built Boundary and Designated Greenfield Area designations and targets and depict these designations in the modified Schedules to the Plan. Primarily, these proposed modifications will:

- Enable the Town to complete Area Specific Plans (Secondary Plans) for the major growth areas (e.g. the Major Transit Station Area (MTSA)) and the Sustainable Halton Plan (SHP) lands in accordance with ROPA 38; and
- Clarify the application of minimum growth management targets for intensification and density, including minimum density targets for the UGC/MTSA and the SHP lands portion of the Designated Greenfield Area.

B. Phasing

To meet the pre-2031 Urban Area policy requirements of ROPA 38, the proposed modifications to OPA 31 add policies regarding development phasing and a new Figure 2 – Regional Phasing, including the distribution of population and jobs targets consistent with Table 2a of the Regional Official Plan. These proposed modifications will enable the Town to develop detailed local sub-phasing through Secondary Plans, including policies for the progression of development from one sub-phase to the next.

C. Natural Heritage System

To provide a framework for implementing the Regional Natural Heritage System, the Greenbelt Natural Heritage System and the Agricultural System, the proposed modifications to OPA 31 substantially restructure and supplement the policies and schedules to differentiate clearly between the respective policy

regimes, consistent with Provincial policy directions and ROPA 38. These proposed modifications support the implementation of a systems based approach by the Town and will enable the Town to advance Secondary Plans, including subwatershed studies and NHS refinements, for the SHP lands in accordance with ROPA 38.

D. Employment Lands

To conform to the Region's Employment Area overlay and the policies that the Region has introduced to protect against conversion of valuable employment land to non-employment uses, the proposed modifications to OPA 31 clarify the permitted uses and adjust the Schedules in accordance with Provincial and Regional policy directions, while recognizing the employment policies and designations established through Secondary Plans and the 2008 Official Plan consolidation. The following modifications are worth noting:

McKinley Lands

The area known as the 'McKinley Lands' are located at the north west quadrant of Highway 401 and Regional Road 25. These lands were designated as "Major Commercial Centre" in the Town's adopted OPA31. Within the 'Major Commercial Centre' designation, major retail uses may be permitted. The Major Commercial Centre designation and permitted uses recognized that the 2001 Consolidated Official Plan permitted major retail uses "*within the Employment Area designation on lands adjacent to the Hwy. #401 interchanges*".

However, in the period between the approval of the 2001 Consolidated Official Plan and the adoption of OPA 31 in June 2010, the policy for Employment Areas was amended by OPA 22 and subsequently reflected in the 2008 Consolidated Official Plan. OPA 22 replaced the reference to "*within the Employment Area designation on lands adjacent to the Hwy. #401 interchanges*" with the phrase within "*the Employment Area designation on the lands south of Highway 401 bounded by Steeles Avenue, Thompson Road, Maple Avenue, and James Snow Parkway*", which effectively removed the policy permissions for major retail uses from the McKinley Lands. The August, 2008 Consolidated Official Plan recognized changes approved via OPA 22 and revised the policy accordingly.

In the Regional Official Plan, the McKinley Lands are within the Regional Employment Area overlay. ROPA 38 policy 77.4(1) states that: "*It is the policy of the Region to prohibit residential and other non-employment uses including major retail uses in the Employment Areas except a) to recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009...*".

Given the 2008 Consolidated Official Plan, incorporating the OPA 22 policy language, was the in force and effect Local Official Plan as of December 16,

2009, the McKinley lands as proposed by OPA 31 do not meet ROP policy 77.4(1). Therefore, Region's proposed modifications re-designate the area from 'Major Commercial Centre' to 'Employment Area', thereby removing the proposed retail permissions.

North-West Section of the CBD

The triangle of lands at Bronte Street North, generally bounded by the CP Rail corridor to the north, the CN Rail embankment to the west, and the former CP railroad (now defunct) is included within the Central Business District in OPA 31. Inclusion of the lands within the CBD introduces policy permissions for non-employment uses.

These lands form part of the 'Milton 401 Industrial/Business Park Secondary Plan'. The development areas outside the Regulated Flood Plain are designated as Business Park Area in the Secondary Plan and in the 2008 Consolidated Official Plan. Prior to OPA 31 the lands were outside the Central Business District Boundary.

In the Regional Official Plan, the Lands are within the Regional Employment Area overlay. ROPA 38 expressly prohibits non-employment uses in an Employment Area, except where such uses were recognized by the in force and effect Official Plan as of December 16, 2009. It also precludes the conversion of lands within Employment Areas to non-employment uses, unless the conversion is through a municipal comprehensive review. Therefore, the Region's proposed modifications revert to the original CBD boundary and re-instate the former Business Park Area designation.

Staff will ensure that these two areas, along with other areas identified through the Town's employment studies, be considered through the Region's on-going Municipal Comprehensive Review.

E. Downtown Milton (OPA 46)

In September 2017, Council adopted OPA 46 thereby revoking policies for 'Core Commercial Sub-Area' and 'Secondary Commercial Sub-Area' and replacing them with new policies for the Downtown Supportive Area and Active Frontages. OPA 46 also amended Schedule C by merging the Core and Secondary Commercial Sub-Areas to form a new Downtown Supportive Area and adding an Active Frontages overlay.

In view of the adopted OPA 46, the Region is refusing sub-sections 3.5.3.16 to 3.5.3.20 of OPA 31, which relate to the now revoked 'Core Commercial Sub-Area' and the 'Secondary Commercial Sub-Area', since they no longer reflect Council's position and direction.

F. Supportive Housing

On January 29, 2018, Town Council endorsed the Supportive Housing Study and directed Staff to draft the implementing policy and regulatory amendments that will be brought forward for Town Council's consideration through the statutory public process as prescribed in the Planning Act. The statutory public process for OPA 31 predated the Supportive Housing Study. As a result, the recommended policy amendments from the Supportive Housing Study are not included in OPA 31. Following the final approval of OPA 31, Staff intend to bring forward a separate Official Plan amendment for Council's consideration to implement the policy changes as recommended through the Supportive Housing Study.

Consultation

Staff met regularly and worked closely with Regional Staff over an extensive period to address productively and thoroughly all conformity issues.

As directed by Council, Town staff met with representatives of the Halton Region Farmer's Association to explain the Region's proposed modifications to the Part 4: Rural Policies of OPA 31 and receive feedback.

Conclusion

Staff recommends that Council endorses the proposed modifications to OPA 31. This will allow the Sustainable Halton Lands, including the Trafalgar Corridor/Agerton Lands and the Milton Education Village lands, to be brought into the Town's urban area in support of the endorsed secondary planning program. It will also allow staff to proceed with a more fulsome Official Plan review program.

Financial Impact

None arising from this Report.

Respectfully submitted,

Barbara Koopmans, BES, MCIP, RPP, CMO
Commissioner, Planning and Development

For questions, please contact: David Twigg, Senior Planner Phone: Ext. 2205



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Attachments
Appendix 1: Draft Regional Decision Letter from Halton Region dated May 25, 2018 Schedule A: Regional Municipality of Halton Modifications Appendix 2: Regional Decision Consolidation

CAO Approval
William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF
Chief Administrative Officer

May 25, 2018

Legislative & Planning Services
Department
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1Barb Koopmans
Commissioner, Planning and Development
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Dear Barb Koopmans:

Re: Draft Regional Decision
Town of Milton Official Plan Amendment No. 31

I am writing to you on behalf of Halton Region regarding the Draft Decision on the Town of Milton's Official Plan Amendment (OPA) No. 31 – "Official Plan Review Conformity Exercise and Related Amendments". This letter provides a background on OPA 31 and the Region's review, the proposed modifications to OPA 31 that have resulted from this review, and the next steps in the process.

Background

OPA 31 was adopted by Town Council on June 14, 2010 through By-law No. 069-2010. The amendment was not exempt from Regional approval and was forwarded along with the required supporting documents to the Region on June 16, 2010. The purpose of OPA 31 was to address conformity with Provincial plans and policies in effect at the time as well as the Regional Official Plan as amended by Regional Official Plan Amendment (ROPA) No. 38.

In 2010, ROPA 38 as adopted by Regional Council was with the Province for approval. The Minister's decision to approve ROPA 38 with modifications in 2011 was subject to over forty appeals. As a result, a significant, multi-year Ontario Municipal Board hearing on ROPA 38 was required. The matters under appeal that were material to OPA 31 were not resolved in full until 2016. This resulted in a significant delay to the Region's review. Given the scale of changes to ROPA 38 that occurred through this process, there were a number of policies which required detailed consideration as part of the review and decision process on OPA 31. On this basis, Region and Town staff have worked collaboratively on developing a comprehensive set of modifications.

Proposed Modifications to OPA 31

As the Region's delegated representative it is my responsibility to ensure that OPA 31 conforms to or does not conflict with the Regional Official Plan, is consistent with the Provincial Policy Statement, and conforms to or does not conflict with applicable Provincial plans. The Draft Decision on OPA 31 is provided as Attachment #1 to this letter. To assist with understanding the proposed modifications contained in this Draft Decision, a draft consolidation of the Town's Official Plan has also been prepared which shows the proposed modifications as tracked changes. This document is provided as Attachment #2 to this letter. A general overview of the proposed modifications is provided below.

- Growth Management Modifications

A number of proposed modifications related to growth management have been included.

Density & Intensification Targets – Clarification has been provided on the application of the designated greenfield area target and minimum densities within the Urban Growth Centre.

Employment Areas and Future Strategic Employment Areas – Modifications have been introduced to clarify the Employment Areas and the associated policy framework. In addition, changes to the Future Strategic Employment Area policy framework which resulted from the ROPA 38 OMB hearing are now reflected in OPA 31.

Phasing – ROPA 39, “Regional Development Phasing to 2031” was approved by Regional Council in 2011 and subsequently approved by the OMB. Modifications have been made to OPA 31 to incorporate Regional development phasing.

Housing – The policies related to housing mix and housing affordability targets have been updated to align with the Regional Official Plan.

- Natural Heritage System, Agricultural System, and Mineral Aggregate Modifications

Significant changes were made to the natural heritage system, agricultural system, and mineral aggregate resources policies through the ROPA 38 OMB hearing process. The modifications to these components of the Town’s Official Plan are necessary to bring it into conformity with the Regional Official Plan that is now in force and effect.

- Clarity / Readability Modifications

As a result of the detailed review of the official plan undertaken by Region and Town staff, a number of modifications are proposed to increase the overall clarity and readability of the Plan.

- Mapping Modifications

Changes to the Schedules to the Town’s Official Plan are proposed through the Region’s decision and result in greater clarity and alignment with the maps in the Regional Official Plan.

Region and Town staff are currently working to ensure the Natural Heritage System mapping on the Schedules to OPA 31 appropriately reflects both the Natural Heritage System as set out in the Regional Official Plan as well as refinements to that mapping which have been approved through a Planning Act process. The final Schedules included in the Region’s decision will reflect this mapping.

Proposed Refusals to OPA 31

The Draft Decision on OPA 31 proposes to refuse certain parts of OPA 31. These refusals are necessary as a result of another OPA that was approved since OPA 31 was adopted. Specifically, Sections 3.5.3.16 – 3.5.3.20 have been replaced by OPA 46 – “Central Business District Downtown”.

Conclusion & Next Steps

With the proposed modifications to OPA 31 as described above and shown in Attachment #1, Regional staff are of the opinion that OPA 31 conforms to or do not conflict with the Regional Official Plan, is consistent with the Provincial Policy Statement, and conforms to or does not conflict with other Provincial plans and policies.

Regional By-law No. 6-16 delegates the approval authority under Section 17(34) of the *Planning Act* to the Chief Planning Official, provided that the Chief Planning Official's decision is not contrary to the recommendation of the local municipal council. I understand that you will be taking a report to Town Council regarding the proposed modifications to OPA 31. I will await Town Council's response to this letter before issuing the Notice of Decision. Should Town Council not support the proposed modifications, the matter must be referred to Regional Council for a final decision.

If you have any questions, please contact Dan Tovey, Manager of Planning Policy at ext. 7208.

Sincerely,



Curt Benson, MCIP RPP
Director of Planning Services and Chief Planning Official

att. Attachment #1 – OPA 31 Draft Decision
Attachment #2 – OPA 31 Draft Consolidation of Regional Modifications

cc: Jill Hogan, Director – Planning Policy and Urban Design, Town of Milton
David Twigg, Senior Planner – Policy, Town of Milton
Dan Tovey, Manager – Planning Policy
Owen McCabe, Senior Planner – Planning Policy



DRAFT

SCHEDULE A
PD-029-18

DECISION

**with respect to Official Plan Amendment No. 31
to the Town of Milton Official Plan
Section 17(34) of the Planning Act**

Town of Milton –Official Plan Amendment No. 31 (OPA 31)

Official Plan Amendment No. 31 – “Official Plan Review Conformity Exercise and Related Amendments” is modified and refused as set out in Schedule “A” to this Decision and approved with these modifications and refusals by the Director of Planning Services and Chief Planning Official for the Regional Municipality of Halton, pursuant to Section 17(2) of the *Planning Act*, R.S.O. 1990 as amended. If no notice of appeal is filed, OPA 31 will come into effect on _____, being the day following the last day for filing a notice of appeal.

Curt Benson MCIP RPP
Director of Planning Services & Chief Planning Official

Date

DRAFT

Schedule “A” – Regional Municipality of Halton Modifications

Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~.

Those modifications for which approval has been refused are shown in grey shade.

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
Part 1				
1)	1	1.1.1	Is modified by adding references to “ <u>1</u> ”, “ <u>1A</u> ” after the word “Schedules”.	To add references to new Schedules.
2)	2	1.1.2	Is modified by deleting the word “ Policies ” and adding the words “ <u>Goals & Strategic Objectives</u> ” after the word “Community”.	To update the title of Section 2.
3)	3	1.1.3	Is modified to adding the following new Schedule references: “ <u>Schedule 1: Town Structure Plan</u> ” “ <u>Schedule 1A: Provincial Planning Structure</u> ”	To add references to new Schedules.
4)	3	1.1.3	Is modified by deleting the reference to “Schedule H: Urban Area Structure” in its entirety.	To delete an inoperative Schedule.
5)	3	1.1.3	Is modified by changing the reference to Schedule E so that it reads as follows: “Schedule E: <u>Rural Area</u> Transportation Plan”	To reflect the change to Schedule E which now identifies the Transportation Plan for the Town in its entirety.
6)	3	1.1.3	Is modified by deleting the reference to “Schedule F: Urban Area Structure Plan” in its entirety.	
7)	3	1.1.3	Is modified by updating the reference to Schedule M so that it reads as follows: “Key Features Within the Greenbelt and <u>Regional</u> Natural Heritage Systems”	To update the Schedule title.
8)	3	1.1.3	Is modified by updating the reference to Schedule O so that it reads as follows: “ <u>Agricultural System and</u> Prime Agricultural Areas”	To update the Schedule title.
9)	3	1.1.3	Is modified by updating the reference to Schedule P so that it reads as follows: “Identified Mineral Resource Areas and Mineral Resource Extraction <u>and Protection</u> Areas”	To update the Schedule title.
10)	9	1.3	Is modified to read as follows: “ Except as noted in this paragraph, the policies of this Plan as amended by Official Plan Amendment 31 do not apply to: The Bristol Survey, Sherwood Survey, Boyne Survey and Derry Green Corporate Business Park Secondary Plans. This Plan, as it read the day before adoption of Official Plan Amendment 31, continues to apply to provide <u>have been prepared to provide</u> a policy framework to guide <i>development</i> and manage growth within these secondary plan areas. <u>Where there is a</u>	To clarify the applicability of the policies on the Town's Official Plans and Secondary Plans.

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			<p>conflict between the policies for Any reference to these secondary plan areas within and this Plan as amended by Official Plan Amendment 31, is solely for contextual purposes the Secondary Plan policies shall prevail. References to Town-wide growth management forecasts and targets with the exception of the population and employment targets, including those found in Figure 1 in Section 2.1.4.2 and 2.1.5 of this Plan, which include population and employment estimates for apply to and take into account these secondary plan areas. Notwithstanding the foregoing, the policies of this Plan, as amended by Official Plan Amendment 31, shall apply to that area of Bristol Survey identified as Specific Policy Area No. 24 and designated Urban Growth Centre Mixed Use Sub-Area.”</p>	
11)	14	1.6	<p>Is modified to read as follows:</p> <p>“Notwithstanding any other policies of this Plan related to development phasing, permit the provision of water and wastewater services to Federal, Provincial, Regional and Town-owned and/or operated public municipal infrastructure, facilities and public institutions and services such as, but not limited to, parks, emergency response services (e.g. ambulance, fire, police), pumping stations, and above or below ground utilities such as gas lines or telecommunications facilities may be located in any land use designation other than in the Natural Heritage System and may proceed at any time, even if the precise requirements of any applicable phasing plan have not been satisfied in any Regional phase, if deemed prudent and feasible by the Region in coordination with the Town. Any such facilities shall be designed and developed in a manner which is compatible with the surrounding existing or planned neighbourhood.”</p>	To conform to the Regional Official Plan.
Part 2 COMMUNITY GOALS AND STRATEGIC OBJECTIVES				
2.1 THE PLANNING FRAMEWORK				
12)	15	2.1.2.15	Is modified by adding the word “heritage” and deleting the word “features” after the word “natural”.	To update terminology related to natural heritage.
13)	15	2.1.3	<p>Is modified to read as follows:</p> <p>“The Town’s basic structure, as shown on Figure C Schedule 1 – Town Structure Plan, consists of the central urban area, the agricultural rural area to the southeast and the Greenbelt Plan Protected Countryside to the northwest. An and an interconnected system consisting of natural heritage features and areas functions, including the Niagara Escarpment, extends extending across all of these areas. This structure is shaped and influenced by a number of Provincial Plans, including the Niagara Escarpment Plan; the Greenbelt Plan, the Parkway Belt West Plan and the Growth Plan for the Greater Golden Horseshoe.”</p>	To update and provide greater clarity on the general description of the basic structure set out in the Official Plan.

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			<u>as well as the Regional Official Plan.</u> "	
14)	15	2.1.3.1	Is modified by deleting the words " compatible with the natural environment " after the words "development is to be" and by adding the words " <u>as well as applicable policies of this Plan</u> " after the words "Niagara Escarpment Plan Area."	To clarify the applicable policies related to natural heritage.
15)	15	2.1.3.2 (Paragraph 8)	Is modified by revising the eighth paragraph to read as follows: " <u>A Regional scale major commercial centres are is</u> located at the <u>Highway 25 and James Snow Parkway interchanges</u> with Highway 401. By virtue of <u>their its</u> location and scale, <u>these this</u> centres will accommodate facilities that have a regional or inter-regional draw."	To remove the reference to lands at Highway 25 and Highway 401 which are within an employment designation.
16)	15	2.1.3.3	Is modified by deleting the section in its entirety.	To update the general description of the rural system set out in the Plan, based in part on the existing descriptions in Sections 2.1.3.3, 2.1.3.4, and 2.1.3.5.
17)	15	2.1.3.4	Is modified by deleting the section in its entirety.	
18)	15	2.1.3.5	Is modified by deleting the section in its entirety.	
19)	15	2.1.3.3	A new Section 2.1.3.3 is added to read as follows: <u>"Rural System</u> <u>The Town's rural system consists of an Agricultural System and a Natural Heritage System, as well as the Hamlet Area and the Mineral Resource Extraction Area designations.</u> <u>The Town's Agricultural System is, and will continue to be, an area where the predominant use of land is agriculture.</u> <u>Within the rural area, the Town's three Hamlet Areas (Campbellville, Brookville and Moffat) will continue to be the focus of settlement, providing limited opportunities for development. Growth beyond the existing Hamlet Area boundaries is prohibited.</u> <u>A number of mineral aggregate operations are also located within the rural area and will continue to form part of the Town's rural landscape.</u> <u>The Natural Heritage System is an interconnected system of the natural features, areas, functions and linkages that provides for their permanent management and protection. The Natural Heritage System is also integrated within the Urban Area."</u>	
20)	15	2.1.4 [Section Title]	The section title " STRATEGIC POLICIES " is deleted and replaced with a new section title being " <u>GROWTH MANAGEMENT</u> ".	To update the section title.
21)	15	2.1.4 [Section Subtitle]	The subtitle " Growth Management " is deleted in its entirety.	To remove the section subtitle.
22)	15	Figure 1	Is modified by adding a title to Figure 1 as follows:	To provide a title for Figure 1.

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			"Figure 1 – <u>Population & Employment Targets</u> "	
23)	15	2.1.4.4	Is modified to read as follows: "Within the <u>Sustainable Halton designated greenfield area</u> , a <u>target</u> of a minimum overall <u>development density target</u> of 58 residents and jobs combined per gross hectare is required to be achieved."	To clarify the application of the minimum density target for the designated greenfield area.
24)	[New]	2.1.4.6	A new Section 2.1.4.6 is added to read as follows: " <u>Within the Sustainable Halton Plan Urban Area, the minimum development density, as determined through a Secondary Planning Process, shall contribute towards achieving the overall development density target in Section 2.1.4.4.</u> "	To clarify the application of the minimum density target to the Sustainable Halton lands portion of the designated greenfield area.
25)	15	2.1.4.7 [Renumbered]	Is modified by renumbering " <u>Section 2.1.4.6</u> " to " <u>Section 2.1.4.7</u> " and further by deleting the words " <u>target density</u> " and adding the words " <u>minimum development</u> " after the words "Schedule H, a" and by italicizing the word " <u>density</u> ".	To renumber the section and clarify defined terms.
26)	15	2.1.4.8 [Renumbered]	Is modified by renumbering " <u>Section 2.1.4.7</u> " to " <u>Section 2.1.4.8</u> ".	To renumber the section.
27)	15	2.1.4.9 [Renumbered]	Is modified by renumbering " <u>Section 2.1.4.8</u> " to " <u>Section 2.1.4.9</u> " and further by adding the word " <u>designated</u> " after the words "growth between".	To renumber the section and clarify defined terms.
28)	15	2.1.5 [Section Title]	Is modified to read as follows: " <u>PHASING AND SUPPLY OF URBAN LAND</u> "	To update the section title to reflect the inclusion of phasing policies.
29)	15	2.1.5.1	Is modified by relocating the existing Section 2.1.5.1 to a new Section 2.1.5.2 and by adding the following new wording so that Section 2.1.5.1 reads as follows: " <u>The phasing of development within the Urban Area shall be achieved in accordance with the Regional Phasing identified in Figure 2 and in accordance with the provisions of Section 5.2 of this Plan.</u> "	To add policies regarding development phasing, in accordance with the Regional Official Plan.
30)	[New]	Figure 2	A new " <u>Figure 2 – Regional Phasing</u> " is added, shown herein as Attachment #1.	To add a new Figure to include the Regional Phasing of development, consistent with Table 2a of the Regional Official Plan.
31)	15	2.1.5.2 [Renumbered]	Is modified by renumbering " <u>Section 2.1.5.1</u> " to " <u>Section 2.1.5.2</u> " and further by modifying Section 2.1.5.2 so that it reads as follows: "The supply of urban land 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 <u>the supply of urban lands</u> reflects:	To renumber the section and update language to reflect the Regional Official Plan and the PPS, 2014.

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			<p>a) projections of population and employment for the year 2031;</p> <p><u>b) the phasing to be achieved every 5 years to the year 2031;</u></p> <p>bc) planned servicing and transportation capacity;</p> <p>de) potential for residential <i>intensification</i> within the <i>Built Boundary</i> as shown on Schedule "B" "K";</p> <p>ef) provision of sufficient employment lands to ensure adequate choice of sites; and</p> <p>fg) <u>provision of sufficient residential land to ensure a ten year supply of designated land the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development."</u></p>	
32)	15	2.1.5.3 [Renumbered]	<p>Is modified by renumbering "Section 2.1.5.2" to "Section 2.1.5.3" and further by modifying Section 2.1.5.3 so that it reads as follows:</p> <p>"The Town will establish as a <u>target minimum</u>, the maintenance of a continuous three-year supply of a combination of draft approved and/or registered residential <i>lots</i> and blocks on plans of subdivision, <u>where development has not previously taken place."</u></p>	To renumber the section and to remove the reference to areas where development has already taken place.
33)	15	2.1.6.1	<p>Is modified to read as follows:</p> <p>"The Town shall promote <i>intensification</i> in order to support the <i>development</i> of compact, efficient, vibrant, complete and healthy communities that:</p> <p>a) Support a strong and competitive economy;</p> <p>b) Protect, conserve, enhance and wisely use land, air and water;</p> <p>c) Optimize the use of existing and new <i>infrastructure</i>; <u>and,</u></p> <p>d) Manage growth in a manner that reflects Milton's vision, goals and strategic objectives; <u>and,</u></p> <p><u>e) Support achievement of the intensification and density targets of this Plan."</u></p>	To strengthen the connection between promoting intensification and the specific growth management targets set out in the Official Plan.
34)	15	2.1.6.2	<p>Is modified to read as follows:</p> <p><u>"Intensification Areas are located within the Built-Up Area of the Urban Area and consist of the Urban Growth Centre, Major Transit Station Areas, Intensification Corridors and Secondary Mixed Use Nodes along with specific sites. These areas, along with the Built Boundary (as delineated by the Province), have been identified on Schedule K. The specific sites shown on Schedule "K" that are within an Employment Area designation are</u></p>	To capitalize defined terms for consistency and to clarify that specific sites shown on Schedule "K" that are within an employment designation are identified for the purposes of employment intensification.

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			<u>identified for the purposes of employment intensification.</u>	
35)	15	2.1.6.3	Is modified by deleting Section 2.1.6.3 in its entirety and relocating it, in part, to a new Section 2.1.6.4.	To relocate Section 2.1.6.3, in part, to a new Section 2.1.6.4, described below.
36)	15	2.1.6.3 (preamble)	Is modified by renumbering " <u>Section 2.1.6.4</u> " to " <u>Section 2.1.6.3</u> " and further by modifying the preamble of the new Section 2.1.6.3 so that it reads as follows: " <u>Intensification and the development of Intensification Areas</u> shall be promoted to achieve the following objectives:"	To renumber the section and to more directly align the objectives with Intensification Areas consistent with the Regional Official Plan.
37)	15	2.1.6.3k)	Is modified to read as follows: " <u>For Major Transit Station Areas, Intensification Corridors, and Secondary Mixed Use Nodes, Major Nodes and Minor Sub-Nodes.</u> "	To remove the reference to Major Nodes and Minor Sub-Nodes which are now addressed in Section 2.1.6.4.
38)	15	2.1.6.3l)i)	Is modified to read as follows: "to provide access from various transportation modes to the transit facility, including consideration of, <u>but not limited to, pedestrians, bicycle routes and bicycle parking, and commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles.</u> "	To add references to other modes of transportation consistent with correspondings policies in the Regional Official Plan.
39)	15	2.1.6.3m)	Is modified to read as follows: " <u>For Intensification Corridors, and Secondary Mixed Use Nodes, Major Nodes and Minor Sub-Nodes.</u> "	To remove the reference to Major Nodes and Minor Sub-Nodes which are now addressed in Section 2.1.6.4.
40)	[New]	2.1.6.4	A new Section 2.1.6.4, relocated in part from Section 2.1.6.3 and further modified, is added that to read as follows: " <u>In addition to the specific Intensification Areas identified in Section 2.1.6.2, intensification may also occur within Major Nodes and Minor-Sub Nodes. Major Nodes are integrated concentrations of mixed uses and higher residential densities located at key intersections within Intensification Corridors. These areas are intended to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit. Minor Sub-Nodes are smaller concentrations of mixed uses and higher residential densities at secondary intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit.</u> <u>Major Nodes and Minor Sub-Nodes shall be identified during the preparation of Secondary Plans or Area-Specific Plans and designated by amendment to this Plan.</u> <u>The main permitted uses may include a variety of</u>	To relocate the components of Section 2.1.6.3 related to Major Nodes and Minor Sub-Nodes to a new Section 2.1.6.4.

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			<p><u>high rise residential, institutional and office uses and community facilities. All drive-through service facilities shall be prohibited.</u></p> <p>n) For <u>The development of</u> Major Nodes and Minor Sub-Nodes <u>shall be promoted to achieve the following objectives:</u></p> <p>i)a) to design development to ensure compatibility and transition between the Node and adjacent development;</p> <p>ii)b) to encourage land assembly to create larger viable holdings and facilitate comprehensive development or redevelopment;</p> <p>iii)c) to encourage a variety of building heights and forms with the highest buildings being oriented to the primary intersection and stepped back or terraced abutting development outside of the Node;</p> <p>iv)d) to ensure that buildings are located on or close to the street line and massed at intersections to establish a strong street edge;</p> <p>v)e) to require pedestrian traffic generating activities, particularly retail commercial uses and restaurants, to be located at grade level, with residential and office uses in upper storey locations except in purpose designed buildings;</p> <p>vi)f) to encourage parking to be located underground or within parking structures; surface parking, where permitted, should be minimized and shall be located away from the street line; and,</p> <p>vii)g) to design development to facilitate access to public transit.</p>	
41)	15	2.1.6.5a)	Is modified by adding the words " <u>residential and</u> " before the words "employment <i>intensification</i> " and by adding the words " <u>in accordance with Section 3.5 of this Plan</u> " at the end of the subsection.	To add a reference to residential intensification and to add a cross-reference to applicable policies.
42)	15	2.1.6.5b)	Is modified by capitalizing the defined term " <u>Intensification eCorridors</u> " and by replacing the words " <u>mixed use nodes</u> " with the words " <u>Secondary Mixed Use Nodes</u> ".	To update terminology for clarity.
43)	15	2.1.6.5c)	Is modified to read as follows: "Encourage alternative and innovative forms of housing, <u>including those that support Affordable Housing and, in particular, higher density housing types that can accommodate a range of household types to support the achievement of increased residential density in an acceptable built form,</u> "	To add reference to affordable housing and higher density housing.
44)	15	2.1.6.5p)	Is modified to read as follows: "The introduction of a new <i>Intensification Area</i> or the redevelopment of an existing <i>Intensification</i>	To update the policy to align with the language in the Regional Official Plan and to add more specific cross-references to applicable

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			Area shall require the preparation of a Secondary Plan or detailed official plan policies or an Area-Specific Plan in accordance with Section 2.11 (Community Improvement) or Section 5.4 (Secondary Planning Process) of this Plan, and incorporating the following:"	policies.
45)	15	2.1.7.1	Is modified by removing the reference to " Schedule H – Urban Structure " and replacing it with a reference to " Schedule 1 – Town Structure Plan ".	To update a cross reference.
46)	15	2.1.7.2	Is modified to removing the words " Sustainable Halton Plan " and the brackets surrounding the acronym "SHP" and by adding the words " in accordance with Section 5.4.3 of this Plan and " after the words "through a secondary planning exercise".	To reduce redundancy and to add a specific cross-reference to the applicable policies in Section 5.4.3.
47)	15	2.1.7.3	Is modified to read as follows: " The overall development phasing strategies for Development within the Sustainable Halton Plan (SHP). Urban Area shall be phased over the 2021 to 2031 Regional phasing period in accordance with Figure 2 will be determined by the Region of Halton in consultation with the Town, and will be implemented through amendments to the Region of Halton and the Town of Milton Official Plans. Detailed sub-phasing may will be implemented by the Town through the Secondary Plan process, including policies which identify the requirements for the progression of development from one sub-phase to the next. "	To delete the reference to a future process which has now occurred (ROPA 39) and to update the policies to reflect the Regional phasing requirements and the need to develop detailed local sub-phasing.
48)	15	2.1.8 [Section Title]	Is modified to read as follows: " FUTURE STRATEGIC EMPLOYMENT AREAS LANDS "	To update terminology.
49)	15	2.1.8.1	Is modified to read as follows: " The purpose of the Future Strategic Employment Areas, as shown as an overlay on Schedule N, are identified to is to identify and protect lands from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing Employment Areas such that they and are best suited for employment purposes to meet employment land needs beyond the planning horizon of this Plan 2034. The underlying land use designations are shown on Schedule A and are subject to the policies of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses. "	To clarify the purpose of the Future Strategic Employment Areas, consistent with changes made to the policy through the ROPA 38 Ontario Municipal Board hearing process.
50)	15	2.1.8.2a)	Is modified by removing italics from the words "Employment Areas".	To update terminology.
51)	15	2.1.8.2b)	Is modified by removing italics from the words "Employment Areas".	To update terminology.
52)	15	2.1.8.2c)	Is modified to read as follows:	To update terminology and remove

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			"Consider the inclusion of any of land within the Future Strategic <u>Employment Areas</u> into the <i>Urban Area</i> prior to 2031 , by amendment to this Plan, on the basis of the following:"	reference to the year 2031, consistent with changes made to the policy through the ROPA 38 Ontario Municipal Board hearing process.
2.2	ENVIRONMENT			
53)	[New]	2.2.2.10	Is modified by adding the word " <u>and</u> " after the word "study".	To correct a typographical error.
54)	[New]	2.2.3.5c)	Is modified by replacing the words " an Ecological and Environmental Advisory Committee (EEAC) " with the words " <u>a Natural Heritage Advisory Committee (NHAC)</u> " after the word "continuation".	To update terminology.
55)	23	2.2.3.6	Is modified by replacing the words " encourage the protection, maintenance and enhancement of significant " with the words " <u>protect and enhance</u> "; and by adding the words " <u>and their ecological functions</u> " after the word "areas"; and by replacing the words " 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 " with the words " <u>those set out in Section 4.8.1.3 of this Plan</u> ".	To align terminology with the Regional Official Plan and add a specific cross-reference to applicable policies.
56)	24	2.2.3.7	Is modified by deleting the sentence " 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 " and replacing it with " <u>Refinements to the boundaries of the Natural Heritage System shall occur in accordance with Section 4.8.3.14 of this Plan</u> ".	To provide a cross-reference to the applicable policy regarding natural heritage system refinements.
2.3	ENVIRONMENTAL CONTROL			
57)	[New]	2.3.2.1	Is modified by replacing the term " agri-forestry " with " <u>agro-forestry</u> ".	To update terminology.
58)	[New]	2.3.2.5	Is modified by italicizing the defined term " <u>fish habitat</u> ".	To italicize a defined term.
59)	[New]	2.3.2.6	Is modified by replacing the word " better " with the word " <u>best</u> " and by italicizing the words " <u>management practices</u> ".	To clarify terminology and italicize a defined term.
60)	[New]	2.3.2.7	Is modified by italicizing the defined term " <u>fish habitat</u> ".	To italicize a defined term.

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61)	27	2.3.2.15	Is modified by deleting the word " Management " and italicizing the word " <i>Plans</i> " after the word " <i>Watershed</i> ".	To clarify terminology and italicize a defined term.
62)	28	2.3.3.1	Is modified by replacing "Section" " 3.0 " with " <u>4.0</u> ".	To update the cross reference.
63)	31	2.3.3.1i)	Is modified by adding the words " <u>unless the development will not result in the removal of any trees</u> " after the words "planting plan".	To add an additional clause consistent with the changes made through the ROPA 38 Ontario Municipal Board hearing process.
64)	32	2.3.3.2	Is modified to read as follows: "The <i>Town</i> shall require, in all land use designations, as a condition of development, the protection, maintenance and enhancement of <i>significant woodlands</i> or individual <i>trees</i> , to the maximum degree possible in accordance with the Environmental Management policies of Section 2.2 of this Plan. <u>Specifically</u> , no <i>development</i> or <i>site alteration</i> shall be permitted within <i>significant woodlands</i> unless it has been demonstrated that there will be <u>no negative impacts to</u> <i>on</i> the feature of or its function <u>ecological functions</u> ."	To update terminology, consistent with the Regional Official Plan.
65)	33	2.3.3.2.a	Is modified by deleting " 2009 " after the words "Green Energy Act".	Minor change to generalize the reference to applicable legislation.
66)	33	2.3.3.2.b	Is modified by deleting " 2009 " after the words "Green Energy Act".	Minor change to generalize the reference to applicable legislation.
67)	40	2.3.3.9	Is modified to read as follows: The <i>Town</i> shall, through the development of <i>Watershed Management Plans</i> , subwatershed management plans <u>studies</u> and site or area specific storm water management plans, in accordance with the policies of subsections 2.6.3.34 through to 2.6.3.36 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 <u>the policies of this Plan and</u> guidelines of the Regional Plan. The proponent of any <i>development</i> 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 <u>in accordance with the policies of this Plan and</u> Regional guidelines.	To update terminology and increase clarity.
68)	43	2.3.3.11.a	Is modified by italicizing the term " <i>site alteration</i> ".	To italicize a defined term.
69)	43	2.3.3.11.f	Is modified by deleting the words " contaminate or " and replacing them with the words " <u>release or discharge contaminants to</u> ".	To align wording with the Regional Official Plan.

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70)	43	2.3.3.11.g	Is modified by replacing the words " Local Municipalities " with the words " <u>the Region</u> ".	To correct a typographical error.
71)	43	2.3.3.11.h.ii)	Is modified by deleting the word " Management " and italicizing the word " <u>Plans</u> " after the word " <u>Watershed</u> ".	To clarify terminology and italicize a defined term.
72)	43	2.3.3.11.i	Is modified to read as follows: "Encourage the protection and enhancement of water courses <u>watercourses</u> and headwaters areas as an integral component for maintaining natural hydrological processes within a watershed and promote their integration with the Natural Heritage System. "	To update terminology and to delete a clause removed through ROPA 38 Ontario Municipal Board hearing process.
73)	43	2.3.3.11.p	Is modified by deleting the section in its entirety.	To reduce duplication and increase clarity.
74)	44	2.3.3.16	Is modified by deleting the section in its entirety.	To reduce duplication and increase clarity.
75)	[New]	2.3.3.16 [Renumbered]	Is modified by renumbering " Section 2.3.3.17 " to " <u>Section 2.3.3.16</u> " and further by modifying Section 2.3.3.16 so that it reads as follows: " 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 <i>development</i> adjacent to railway lines <u>or railway yards</u> will be required to undertake, prior to <i>development</i> approval, the following studies by qualified consultants in accordance with Provincial policies to the satisfaction of the <i>Region</i> , the <i>Town</i> and the authorized review agency and in consultation with the railway agency, and to implement the study recommendations as approved, <u>including mitigation measures and the restriction of new residential and other sensitive land uses.</u> "	To reduce duplication and to align with requirements set out in the Regional Official Plan.
76)	46	2.3.3.16b)	Is modified by deleting the period and adding the word " <u>; and</u> " after the word "yard".	Minor modification based on change to subsections.
77)	[New]	2.3.3.16c)	A new " <u>Subsection 2.3.3.16c)</u> " is added to read as follows: " <u>air quality studies, if the development contains sensitive land uses and is within 1,000m of a railway yard.</u> "	To add a new study requirement, consistent with the Regional Official Plan.
78)	[New]	2.3.3.17 [Renumbered]	Is modified by renumbering " Section 2.3.3.18 " to " <u>Section 2.3.3.17</u> " and further modified to read as follows:	To generalize the reference to studies and to update the applicable cross reference.

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			“Any <u>mitigation measures, including</u> noise and vibration control measures, required as a result of <u>noise or vibration</u> studies in <u>Section 2.3.3.16 of this Plan</u> , where approved by the <i>Town</i> in consultation with the authorized review agency and the appropriate railway, shall be included in a subdivision agreement or site plan agreement.”	
79)	[New]	2.3.3.18 [Renumbered]	Is modified by renumbering “ <u>Section 2.3.3.19</u> ” to “ <u>Section 2.3.3.18</u> ” and is further modified by adding the words “ <u>mitigation measures, including</u> ” after the word “recommended”.	To be achieve consistency with changes made to related sections above.
80)	[New]	2.3.3.19 [Renumbered]	Is modified by renumbering “ <u>Section 2.3.3.20</u> ” to “ <u>Section 2.3.3.19</u> ” and further modified to read as follows: <u>Applicants for residential developments or developments with an outdoor passive recreation component in noise sensitive and vibration sensitive areas Proponents of sensitive land uses in proximity to industrial, transportation and utility sources of noise, vibration, odour and air pollutants shall be required to submit appropriate studies and undertake necessary mitigating actions a noise feasibility study within any area which may be affected by excessive road noise levels, in accordance with the Region’s Land Use Compatibility Guidelines, Air Quality Impact Assessment Guidelines, and any applicable Ministry of the Environment guidelines. Specifically, an air quality study based on Regional guidelines for particularly development proposed adjacent to within 150 metres of a Provincial Freeways, Provincial Highways and or within 30 metres of Major Arterial roads as shown on Schedule “E” or Schedule “F” of this Plan.</u> The study will be evaluated by the <i>Town</i> , in consultation with the authorized review agency and will indicate the total noise impact and recommend noise control measures.	To achieve conformity with the Regional Official Plan.
81)	[New]	2.3.3.20 [Renumbered]	Is modified by renumbering “ <u>Section 2.3.3.21</u> ” to “ <u>Section 2.3.3.20</u> ” and by replacing the words “subsection” “ <u>2.3.3.20</u> ” with “ <u>2.3.3.19</u> ”.	To update the cross referenced policy number.
82)	47	2.3.3.21 [Renumbered]	Is modified by renumbering “ <u>Section 2.3.3.22</u> ” to “ <u>Section 2.3.3.21</u> ”.	To renumber the section.
83)	48	2.3.3.22 [Renumbered]	Is modified by renumbering “ <u>Section 2.3.3.23</u> ” to “ <u>Section 2.3.3.22</u> ” and by adding the words “ <u>Regional and</u> ” after the word “current”.	To renumber the section and add a reference to the Regional guidelines.
84)	49	2.3.3.23 [Renumbered]	Is modified by renumbering “ <u>Section 2.3.3.24</u> ” to “ <u>Section 2.3.3.23</u> ” and further by adding the word “ <u>proposals</u> ” and deleting the words “ <u>of closed landfill sites as designated on Schedule “C” and other potentially contaminated sites from previous uses as identified by the Region of Halton,</u> ” after the word “development” and deleting the words “ <u>for any development proposal</u> ” after the word “proponent”.	To renumber the section and to increase clarity and alignment with the Regional Official Plan.

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85)	50	2.3.3.24 [Renumbered]	Is modified by renumbering " Section 2.3.3.25 " to " <u>Section 2.3.3.24</u> " and further by deleting the word " the " before the word "development" and deleting the words " of closed landfill sites as designated on Schedule "G" and other potentially contaminated sites from previous uses as identified by the Region of Halton, " after the word "development".	To renumber the section and to generalize the reference to development, consistent with the Regional Official Plan.
86)	51	2.3.3.25 [Renumbered]	Is modified by renumbering " Section 2.3.3.26 " to " <u>Section 2.3.3.25</u> ".	To renumber the section.
87)	52	2.3.3.26 [Renumbered]	Is modified by renumbering " Section 2.3.3.27 " to " <u>Section 2.3.3.26</u> " and further modified to read as follows: "In accordance with the policies of the Regional Plan, the <i>Town</i> shall ensure that all <u>prior to the consideration of any</u> proposed development on or within 500 metres of all known landfill sites as identified on Schedule "G" to this Plan shall require appropriate studies as determined by the <i>Region</i> , the <i>Town</i> , and the appropriate Ministries <u>shall be required</u> ."	To renumber the section.
2.5 COMMUNITY AND CULTURAL SERVICES				
88)	[New]	2.5.2.8	Is modified by to read as follows: To ensure that provision is made to accommodate <u>the provision of cemeteries to meet</u> long-term cemetery demand <u>needs, in accordance with the policies of this Plan.</u>	To increase clarity and conformity with the Regional Official Plan.
89)	54	2.5.3.1	Is modified by deleting the words " which will result in limited development including limited recreation facilities. " after the words " <i>natural environment</i> ".	To better align with objectives of the natural heritage system.
90)	[New]	2.5.3.2	Is modified by removing the italics from the word " <u>development</u> ".	To clarify the use of a non-defined term.
91)	59	2.5.3.15	Is modified by adding " <u>a community infrastructure plan based on</u> " after "in accordance with a" and by adding "." after "Guidelines and".	To clarify the requirement and reference to Regional guidelines.
2.6 FUNCTIONAL COMMUNITY SERVICES				
92)	63	2.6.2.8	Is modified by adding the words " <u>Region and</u> " before the word "Ministry".	To add a reference to Regional guidelines.
93)	64	2.6.3.1g)	Is modified by adding the words " <u>and redevelopment</u> " after the word " <i>development</i> " and further by adding the words " <u>and in Intensification Areas</u> " after the word "areas".	To add references consistent with the Regional Official Plan.
94)	65	Table 2	Is modified as shown herein on Attachment #2.	To identify defined terms and align with certain changes to descriptions as set out in Regional Official Plan.
95)	[New]	2.6.3.24c)	Is modified by adding the words " <u>or in proximity</u> " after the word "adjacent"; by adding the words " <u>/yards/terminals or within railway rights-of-way</u> " after the word "railways"; and further by adding the	To conform to the Regional Official Plan.

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			words " <u>and the Region</u> " after the word "Town".	
96)	71	2.6.3.25	Is modified to read as follows: "In considering <u>the</u> applications <u>s</u> for <i>development</i> or redevelopment adjacent to a railway corridor, the Town shall <u>have regard to</u> <u>apply, where appropriate,</u> the policies of subsections 2.3.3.16 through to <u>2.3.3.23</u> <u>2.3.3.22</u> inclusive, Noise and Vibration <u>Impacts,</u> of this Plan. <u>Further, where the proposed development is located within 1,000m of a railway yard, an air quality study may be required.</u> "	To increase clarity, update crossreferences, and delete a requirement which is now more appropriately included in Section 2.3.3.16.
97)	[New]	2.6.3.34 [Section Title]	Is modified by deleting the word " <u>MANAGEMENT</u> " after the word "WATERSHED".	To update a defined term consistent with the Regional Official Plan.
98)	77	2.6.3.34	Is modified by deleting the word " <u>Management</u> " and italicizing the word " <u>Plans</u> " after the word "Watershed".	To clarify terminology and italicize a defined term.
99)	78	2.6.3.34a)	Is modified by italicizing the term " <u>fish habitats</u> ".	To italicize a defined term.
100)	[New]	2.6.3.34b)	Is modified by deleting the word " <u>Management</u> " and italicizing the word " <u>Plans</u> " after the word "Watershed".	To clarify terminology and italicize a defined term.
101)	[New]	2.6.3.34h)	Is modified by italicizing the term " <u>Key Features.</u> "	To italicize and capitalize a defined term.
102)	83	2.6.3.34 (trailing para.)	Is modified by deleting the word " <u>Management</u> " and italicizing the word " <u>Plans</u> " after the word "Watershed".	To clarify terminology and italicize a defined term.
103)	85	2.6.3.35c)	Is modified by deleting the words " <u>minimal disturbance</u> " and replacing them with the words " <u>no negative impacts</u> ".	To conform to the natural heritage policies of the Regional Official Plan..
104)	[New]	2.6.3.52	Is modified by adding the words " <u>, except in the Niagara Escarpment Plan Area, where such uses are prohibited</u> " after the word "Plan".	To conform to the Regional Official Plan and the Niagara Escarpment Plan.
2.7	HOUSING			
105)	[New]	2.7.1a)	Is modified to read as follows: "ensuring that <u>an appropriate full range and mix</u> of housing <u>by density,</u> types <u>and affordability</u> are permitted within the Town to meet a wide range of needs of current and future households <u>s;</u> "	To better align with the Regional Official Plan.
106)	94	2.7.1f)	Is modified by deleting the section in its entirety.	To reduce duplication and increase clarity.
107)	94	2.7.1f) [Renumbered]	Is modified by renumbering " <u>Section 2.7.1 g)</u> " to " <u>Section 2.7.1 f)</u> ".	To renumber section.
108)	94	2.7.1g) [Renumbered]	Is modified by renumbering " <u>Section 2.7.1 h)</u> " to " <u>Section 2.7.1 g)</u> ".	To renumber section.
109)	94	2.7.1h) [Renumbered]	Is modified by renumbering " <u>Section 2.7.1 i)</u> " to " <u>Section 2.7.1 h)</u> " and further by adding the words	To renumber section and specify the type of application / approvals

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			"in the provision of <u>assisted, affordable and special needs housing</u> " after the word "process" and further by adding the word " <u>further</u> " before the word "giving".	that are intended to be expedited.
110)	94	2.7.1i) [Renumbered]	Is modified by renumbering " <u>Section 2.7.1 j)</u> " to " <u>Section 2.7.1 i)</u> ".	To renumber section.
111)	[New]	2.7.2.1	Is modified to read as follows: "To ensure that <u>maintain</u> at all times, <u>the ability to accommodate residential growth for</u> a minimum of ten-years <u>in accordance with the identified housing targets and Section 2.1.5 of this Plan</u> supply of land is designated in the Official Plan for residential purposes, to meet the needs of Milton's projected population."	To update the objective and provide an appropriate crossreference.
112)	[New]	2.7.2.5	Is modified by replacing the words " <u>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</u> " with the words " <u>provision of assisted housing, affordable housing and special needs housing and its integration with market housing</u> " after the words "facilitate the".	To remove a reference to an outdated target and to update terminology.
113)	[New]	2.7.3 [Section Title]	Is modified by deleting the word " <u>MIX</u> " and replacing it with the word " <u>TARGETS</u> ".	To clarify the content of the policies in this subsection..
114)	97	2.7.3.1	Is modified by deleting the word " <u>mix</u> " after the word "Housing" and further by deleting the word " <u>generally</u> " after the word "shall".	To update terminology and better align with the Regional Official Plan.
115)	[New]	2.7.3 [Section Subtitle]	Is modified by adding a new section subtitle that reads as follows: " <u>HOUSING MIX</u> ".	To create a new section subtitle and clarify the content of the policies in this subsection..
116)	[New]	2.7.3.2	Is modified by deleting the words " <u>encourage the even distribution of the various densities and tenures</u> " after the words "Town will" and replacing them with the words " <u>require an appropriate mix of housing by density, type and affordability</u> ".	To better align with the Regional Official Plan.
117)	[New]	2.7.3.3	Is modified by deleting the words " <u>(within the target time period)</u> " after the words "development"; and further by deleting the word " <u>mix</u> " before the word "targets"; and further by adding the words " <u>and mix</u> " after the word "range".	To update terminology and better align with the Regional Official Plan.
118)	98	2.7.3.4	Is modified by deleting the section in its entirety and replacing it with the words " <u>DELETED. SECTION NOT IN USE.]</u> ".	To remove a non-operative policy and increase clarity.
119)	99-101	2.7.3.5	Is modified by adding the words " <u>or other uses</u> " after the word "tenure".	To better align with the Regional Official Plan.
120)	99-101	2.7.3.5a)	Is modified by adding the word " <u>and</u> " after the word "Plan;"	Minor modification based on change to subsections.
121)	99-101	2.7.3.5b)	Is modified by deleting the word " <u>or</u> " after the word "Plan" and by adding a period at the end of the	Minor modification based on change to subsections.

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			sentence.	
122)	[New]	2.7.3.5c)	Is modified by deleting the section in its entirety.	To achieve conformity with the Regional Official Plan.
123)	[New]	2.7.3.6	Is modified to read as follows: <p>"The fulfillment of the Town's housing targets is dependent on the housing market. Therefore, the Town will monitor the delivery of housing and where necessary, initiate agreements with developers 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 and that the annual housing targets are met."</p>	To increase clarity and ensure consistent with updated policies.
124)	102	2.7.3.7	Is modified by deleting the section in its entirety and replacing it with the words " DELETED. SECTION NOT IN USE. ".	To address and remove duplication with Section 2.7.3.1b).
125)	103	2.7.3.8	Is modified to read as follows: <p>"The Town will review on an annual basis the housing mix provided by density, type and affordability to determine whether it is consistent with current and projected demands reflecting socio-economic and demographic trends and will encourage the development of these forms of housing to meet the affordable housing target identified in Section 2.7.3.1 affordable housing targets of the municipality."</p>	To update defined terms and provide a more appropriate cross reference to the applicable target.
126)	[New]	2.7.3.9	Is modified by deleting the section in its entirety and replacing it with the words " DELETED. SECTION NOT IN USE. ".	To remove a policy which is no longer applicable.
127)	106	2.7.3.13a)	Is modified by adding the words "subject to Section 3.2.3.9 of this Plan" after the word "unit".	To add a cross reference to an applicable policyset.
128)	[New]	2.7.3.13d)	Is modified by adding the words ", except in Employment Areas," after the words "higher density or".	To clarify the areas to which residential intensification is directed.
129)	108	2.7.3.14	Is modified by deleting the words "single detached" after the words "an existing"; by adding the word "permitted" before the word "subject"; by deleting the words "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"; and further by adding the words "Section 3.2.3.9" after the words "subject to"..	To add a cross reference to Section 3.2.3.9 and delete wording that is more appropriately captured within the crossreferenced section.
2.8	URBAN DESIGN			
130)	[New]	2.8.3.2	Is modified by replacing the words "Concept" with the word "Brief" after the words "Urban Design".	To ensure consistency with wording in other Town documents.
131)	117	2.8.3.10	Is modified by replacing the word "to" with the word "do" after the word "buildings".	To correct a typographical error.
2.10	CULTURAL HERITAGE RESOURCES			

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
132)	119	2.10	Is modified by adding the sentence " <u>The Town shall implement appropriate procedures for informing and consulting with First Nations and Métis communities on development proposals that may affect defined cultural heritage and archaeological resources.</u> " at the end of the section.	To address requirements of the PPS, 2014.
2.11	COMMUNITY IMPROVEMENT			
133)	167	2.11.2.16	Is modified by italicizing the defined terms " <u>assisted</u> " and " <u>affordable</u> ".	To identify and italicize defined terms.
134)	170	2.11.3.2	Is modified to read as follows: As outline on Schedule "D1" of this Plan, <u>The the Central Business District Community Improvement Area</u> includes the historic core of Milton as well as the Urban Growth Centre. <u>The area is characterized by a number of standard deficiencies in its older buildings, roadways, parking and landscaped areas, parkland and related facilities and hard services. In particular, within the Urban Growth Centre, due to the former industrial use of the area, the building stock and infrastructure is generally unsuitable to be redeveloped as a vibrant, mixed use complete community.</u>	To correctly identify term and to simplify the policy.
135)	171	2.11.3.3	Is modified to read as follows: <u>"The Campbellville Central Area as shown on Schedule C.3.A to this Plan has also been identified as a A Community Improvement Area has been identified within the Hamlet of Campbellville as shown on Schedule C.3.A, to assist in enhancing the central area of the hamlet as a tourist destination."</u>	To better align with Schedule C.3.A and to clarify the policy area.
136)	178	2.11.3.7	Is modified by replacing " <u>Central Area</u> " with " <u>central area</u> ".	To achieve consistency with the change made to Section 2.11.3.3.
2.12	FINANCE			
137)	182	2.12.2.4	Is modified by adding " <u>sustainable and cost-effective growth, the logical and orderly progression of development, and</u> " after the word "ensure".	To conform with changes to the Regional Official Plan as modified by ROPA 39.
138)	184	2.12.3.1	Is modified by deleting the words " <u>Established and HUSP</u> ".	To reference the Urban Area in its entirety.
Part 3				
3.1	INTRODUCTION			
139)	[New]	3.1.1.1	Is modified to read as follows: "Urban Land Use Policies establish directions for lands in the <u>Urban Area "Perspectives" Area</u> as shown on <u>Figure C, Concept Plan Schedule 1 – Town Structure Plan</u> , in Part A of this Plan and in the area designated " <u>Urban Area</u> " on <u>Schedule "A", Land Use Plan, to the Official Plan</u> . General land	To reflect the addition of a new Schedule 1 – Town Structure Plan and to simplify the cross reference.

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			use designations and policies for the <i>Urban Area</i> are established in the following section and on Schedule "B", <i>Urban Area</i> Land Use Plan and Schedule "C", Central Business District Land Use Plan."	
140)	[New]	3.1.1.2	Is modified by deleting the words " Planning Districts or Neighbourhoods, or specific portions of Planning Districts or Neighbourhoods as identified on Schedule "D", " before the words " <i>Urban Area</i> " and further by adding the words " <u>as identified on Schedule "D1"</u> " after the words "Community Improvement Area".	To update the reference to reflect Schedule D1.
141)	187	3.1.2	Is modified by deleting the reference to " Section 5.2.3 " and replacing it with a reference to " <u>Section 5.2</u> "; by adding the words " <u>and Strategic</u> " and deleting the " ; " after the words "Community Goals"; by deleting the words " and Strategic Policies " after the word "Objectives"; and further by deleting the words " , or the replacement of such uses with related uses ".	To broaden the cross reference, correct a section title and achieve conformity with the Regional Official Plan.
3.2	RESIDENTIAL AREA			
142)	190	3.2.1.2	Is modified by adding the words " <u>and in Section 2.1.6 of this Plan</u> " after the words "Schedule "K"" and by adding the numbers " <u>3.2.</u> " before "3.3".	To add cross reference to Section 2.1.6 and correct cross reference to Section 3.2.3.3.
143)	190	3.2.1.3	Is modified by replacing the words " intensification areas " with the words " <u>Intensification Areas</u> ".	To italicize and capitalize a defined term.
144)	190	3.2.1.4	Is modified by deleting the word " established " before the words " <i>urban area</i> ".	To broaden the reference to the urban area.
145)	190	3.2.1.7f)	Is modified by replacing the word " achieve " with the words " <u>contribute toward achieving</u> " at the start of the subsection, and further by adding the words " <u>and Regional Phasing set out in Section 2.1.5</u> " after the words "Section 2.1.4".	To add reference to density targets and Regional Phasing consistent with the Regional Official Plan.
146)	191	3.2.2a)	Is modified by adding a comma after the word " <i>dwelling</i> s" and further by deleting the word " townhousing " and replacing it with the word " <u>townhouses</u> ".	To update terminology and achieve consistency throughout the Plan.
147)	191	3.2.2d)	Is modified by deleting the number " 85 " and replacing it with the number " <u>86</u> " before the words "to 150".	To correct a minor typographical error and ensure consistency with the density ranges in subsections a)-c).
148)	191	3.2.2g)	Is modified by deleting the words " single detached " before the word " <i>dwelling</i> ".	To conform to Provincial legislation and Regional policy regarding second residential units.
149)	192	3.2.3.1	Is modified by adding a comma after the word "category".	To increase clarity.
150)	197	3.2.3.4 [Section Title]	Is modified by adding the word " <u>, AFFORDABLE</u> " after the word "ASSISTED".	To add a reference to Affordable housing in the section title to accurately reflect the section content.

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151)	198	3.2.3.4	Is modified by adding the words " <u>assisted housing, affordable housing and</u> " before the words " <i>special needs housing</i> ".	To add references to assisted and affordable housing, consistent with the Regional Official Plan.
152)	198	3.2.3.4a)	Is modified by deleting the words " s "A" and " after the word "Schedule" and by deleting the words " provided that such facilities are separated a minimum distance of 500 metres from other Group Homes " after the word "permitted".	To remove the reference to Schedule A and to remove the minimum distance separation requirement.
153)	203	3.2.3.9 [Section Title]	Is modified by deleting the words " IN EXISTING SINGLE DETACHED DWELLINGS " after the words "RESIDENTIAL UNITS".	To conform to Provincial legislation and Regional policy regarding second residential units.
154)	204	3.2.3.9	Is modified by deleting the words " single detached residential dwelling " and by adding the words " <u>single-detached, semi-detached, row houses, and in accessory structures</u> " after the word "existing".	To conform to Provincial legislation and Regional policy regarding second residential units.
155)	204	3.2.3.9a)	Is modified by deleting the words " single detached residential dwelling " and by adding the words " <u>single-detached, semi-detached, row houses, and in accessory structures</u> " after the word "existing".	To conform to Provincial legislation and Regional policy regarding second residential units.
156)	205	3.2.3.10	Is modified by deleting the words " single detached " after the word "that".	To conform to Provincial legislation and Regional policy regarding second residential units.
3.4	COMMERCIAL AREA			
157)	212	3.4.1.1h)	Is modified by deleting the word " in " after the word " <i>development</i> ".	To correct a typographical error.
158)	212	3.4.1.6	Is modified by adding the words " <u>and throughout</u> " before the words "the planning process" and further by replacing the words " with consideration of " with the words " <u>to ensure</u> " after the word "beyond".	To achieve conformity with the Regional Official Plan.
159)	212	3.4.1.6c)	Is modified by adding the words " <u>, and to the satisfaction of the Town and the Region</u> " after the word "required".	To achieve conformity with the Regional Official Plan.
160)	212	3.4.2.1	Is modified by deleting the words " This designation is to be applied to lands that are located at the intersection of major arterial roads in close proximity to highway access. " from the end of the section.	To increase clarity.
161)	212	3.4.2.2b)	Is modified by deleting the words " of retail, service, community and recreational uses " and by adding the words " <u>of regional or sub-regional commercial development, including retail stores and complementary community facilities, service commercial and commercial recreational uses</u> " after the word "range".	To be consistent with land use permissions in Employment Areas in the Town's OP prior to ROPA 38.
3.5	CENTRAL BUSINESS DISTRICT			

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162)	213	3.5.1.1	<p>Is modified to read as follows:</p> <p>"The "Central Business District" (<u>CBD</u>) as identified on Schedule "B", composed of the historic downtown area and the Urban Growth Centre (UGC), is the focal point of the municipality. The UGC, <u>as identified on Schedule "C"</u>, will serve as the focal area for investment in institutional and region-wide public services as well as <u>residential</u>, commercial, recreational, cultural and entertainment uses.</p> <p><u>The UGC is the primary focus for intensification and therefore is subject to the policies for Intensifications Areas as set out in Section 2.1.6 of this Plan, as appropriate.</u>"</p>	To identify the CBD acronym, to add reference to Schedule "C", to add a reference to residential uses, and to highlight the importance of the UGC as a focus for intensification.
163)	213	3.5.1.2	<p>Is modified to read as follows:</p> <p>"It is intended that the <u>Central Business District (CBD)</u>, outside of the <i>Regulatory Flood Plain</i>, will continue to be the primary multi-functional centre of the <i>Town</i>, providing a broad range of commercial, civic and cultural services at a <i>Town-wide</i> scale. <u>Primarily within the Urban Growth Centre, identified on Schedule "C"</u>, the CBD will also accommodate <u>intensive residential and major office, retail and major institutional redevelopment at the maximum densities permitted and will</u> <u>Higher density mixed-use development and residential intensification, including major office, retail and appropriate major institutional development, will be directed to the UGC, and especially to the Major Transit Station Area located around the GO station. Development will be planned to:</u>"</p>	To increase clarity related to intensification and higher density development within the UGC.
164)	213	3.5.1.2a)	Is modified by adding the words " <u>and multi-modal access to the GO station with active transportation infrastructure and connections to nearby trip generators, such as community facilities</u> " after the word " <i>infrastructure</i> ".	To include references to multi-modal transportation infrastructure, consistent with the Regional Official Plan.
165)	213	3.5.1.2c)	Is modified by replacing the word " <u>portion</u> " with " <u>share</u> " and by adding " <u>and within the UGC, achieve a minimum development density of 200 residents and jobs per gross hectare by 2031 or earlier, subject to the availability of appropriate infrastructure.</u> " after the word " <i>growth</i> ".	To align with terminology in the Regional Official Plan and add as specific reference to the applicable density target for the UGC.
166)	213	3.5.2.1	Is modified by adding the words " <u>assisted, affordable and</u> " before the words " <i>special needs housing</i> ".	To add references to assisted and affordable housing.
167)	213	3.5.3.3	Is modified by deleting the section in its entirety and replaced with the words " <u>DELETED. SECTION NOT IN USE.</u> ".	To reduce duplication given the modifications to changes at the outset of Section 3.5.
168)	213	3.5.3.13	<p>Is modified by deleting the section in its entirety and replacing it with the following:</p> <p><u>"Land uses and built form, including drive-through service facilities and automotive related uses, that</u></p>	To conform to the Growth Plan and the Regional Official Plan and to better reflect the original policy objective.

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			<u>would adversely affect the achievement of the minimum development density target for the UGC, compact built form, and pedestrian-oriented environments shall be prohibited.</u>	
169)	213	3.5.3.16 – 3.5.3.20	Refused.	These sections have been replaced by an amendment more recently adopted by the Town known as “OPA 46 – Central Business District Downtown”.
170)	213	3.5.3.23	Is modified by deleting the words “ <u>high density residential uses, hotels and convention centres shall be permitted</u> ” and by adding the words “ <u>within the Urban Growth Centre Mixed Use Sub-Area designation, higher density residential and employment uses, major office, retail, hotels and convention centres and appropriate major institutional uses, may be permitted. All permitted uses within the Urban Growth Centre Mixed Use Sub-Area shall contribute to achieving the overall minimum development density target for the UGC of 200 residents and jobs combined per hectare, subject to the availability of appropriate infrastructure</u> ” after the word “designation,”.	To clarify the overall policy intent for the UGC Mixed Use Sub-Area, the permitted uses, and the requirement that development in this area contribute to the density target.
171)	213	3.5.3.24	Is modified by deleting the words “ <u>to achieve an overall minimum density of 200 persons and employees per hectare</u> ” after the word “buildings”.	To remove the reference to the applicable density target which is now redundant given changes elsewhere.
172)	213	3.5.3.30	Is modified to read as follows: “Development proposals which would have the effect of reducing the <u>development density or the minimum height as shown on Schedule C.7.A.CBD</u> on a site shall be <u>prohibited considered contrary to the intent of this Plan unless it is part of a municipal comprehensive review or the review of the Secondary Plan for the Central Business District.</u> ”	To clarify and strengthen the tests for the reduction of development density in accordance with the Regional Official Plan.
173)	213	3.5.3.31	Is modified by adding the words “ <u>including the intensification target set out in Section 2.1.4.3 and the density target set out in Section 3.5.3.3 of this Plan</u> ” after the word “Plan,”.	To add specific cross references to the applicable growth management targets.
174)	213	3.5.3.35b)	Is modified by deleting the word “ <u>major</u> ” before the word “retail” and by adding the word “ <u>major</u> ” before the word “office”.	To update terminology consistent with other policies in Section 3.5.
3.6	SECONDARY MIXED USE NODES			
175)	214	3.6.1.1	Is modified by deleting the words “ <u>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 medium II and high density residential uses</u> ” and replacing them with the words “ <u>will form focal points for surrounding residential neighbourhoods with pedestrian and transit-supportive development</u> ” after the word “which”.	To clarify the overall intent of the policy and to avoid duplication of references.

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176)	[New]	3.6.1.2	A new Section 3.6.1.2 is added to read as follows: “ <u>Secondary Mixed Use Nodes will generally include between 65 and 80 hectares of land.</u> ”	To replace part of Section 3.6.3.2.
177)	[New]	3.6.2.1	Is modified by deleting the section in its entirety and replacing it with the following: “ <u>Secondary Mixed Use Nodes will generally include between 9.300 and 13.935 square metres of commercial uses. Secondary Mixed Use Nodes may also include office employment uses, a full range of medium II and high density residential development, and Civic, recreational, cultural, entertainment and institutional uses, including secondary schools. Park uses will also be permitted.</u> ”	To replace Section 3.6.3.3.
178)	215	3.6.2.2	Is modified by deleting the section in its entirety.	To remove redundancy as Secondary Plans are already approved for this area.
179)	216	3.6.3.1	Is modified by deleting the words “ <u>within the Established Urban Area</u> ” after the words “Secondary Mixed Use Node”.	To apply to SMUN in general.
180)	217	3.6.3.2	Is modified by deleting the section in its entirety.	To remove redundancy.
181)	218	3.6.3.3	Is modified by deleting the section in its entirety.	To remove redundancy.
182)	219	3.6.3.4	Is modified by renumbering the section from “ <u>3.6.3.4</u> ” to “ <u>3.6.3.2</u> ”.	To renumber the section.
183)	220	3.6.3.5	Is modified by renumbering the section from “ <u>3.6.3.5</u> ” to “ <u>3.6.3.3</u> ”.	To renumber the section.
184)	221	3.6.3.6	Is modified by renumbering the section from “ <u>3.6.3.6</u> ” to “ <u>3.6.3.4</u> ” and further by adding “ <u>2.1</u> ” at the end of “Section 3.6”.	To renumber the section and update the cross reference.
185)	222	3.6.3.7	Is modified by renumbering the section from “ <u>3.6.3.7</u> ” to “ <u>3.6.3.5</u> ”; by deleting the letter “ <u>5</u> ” from the word “Section” after the words “policies of” and further by deleting cross reference to Sections “ <u>3.6.3.2 c)</u> and <u>3.6.3.3</u> ”.	To renumber the section and update the cross reference.
3.7	EMPLOYMENT			
186)	223	3.7.1.1	Is modified by deleting the last sentence of the section which reads “ <u>The Business Commercial designation is to provide service commercial uses for the surrounding employment areas or for the travelling public.</u> ”	To remove the only reference to a specific designation for consistency and clarity.
187)	223	3.7.1.2a)	Is modified by adding the words “ <u>within the Urban Area</u> ” after the word “available” and further by adding the word “ <u>appropriate</u> ” before the words “strategic locations”.	To align with wording in the Regional Official Plan.
188)	223	3.7.1.2d)	Is modified by adding the word “ <u>that</u> ” after the words “compact development”.	To correct a typographical error.
189)	223	3.7.1.2e)	Is modified by deleting the section in its entirety.	The wording related to non-

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				employment uses is more appropriately identified as a policy than an objective and has been relocated to reflect this.
190)	233	3.7.1.3	Is modified by deleting the words “ <u>or the replacement of such uses with related uses</u> ” after the words “ <i>existing uses</i> ”.	To achieve conformity with the Regional Official Plan.
191)	223	3.7.1.9	Is modified by adding the words “ <u>shown within the Employment Area overlay on Schedule 1 – Town Structure Plan and all lands</u> ” after the word “lands”.	To include reference to the Employment Area overlay shown on Schedule 1 in addition to the lands designated for employment under Section 3.7.
192)	223	3.7.1.10	Is modified by deleting the section in its entirety.	To reduce redundancy.
193)	223	3.7.1.11	Is modified by renumbering Section “ <u>3.7.1.14</u> ” to “ <u>3.7.1.10</u> ”.	To renumber the section.
194)	223	3.7.1.11b) [Renumbered]	Is modified to read as follows: “the conversion will not compromise the ability of the <i>Town or Region</i> to meet the employment <u>and development phasing</u> targets provided in Section 2.1.4 <u>and Section 2.1.5</u> of this Plan;”	To add reference to the Region and to the development phasing targets in Section 2.1.5.
195)	223	3.7.1.12	Is modified by renumbering Section “ <u>3.7.1.12</u> ” to “ <u>3.7.1.11</u> ”.	To renumber the section.
196)	[New]	3.7.1.12	A new Section 3.7.1.12 is added to read as follows: “ <u>NON-EMPLOYMENT USES</u> <u>Within Employment Areas, residential and other non-employment uses, including major retail uses, shall be prohibited, except:</u> <u>a) to recognize uses permitted by specific policies of this Plan prior to December 16, 2009; or</u> <u>b) for institutional uses identified as a result of a detailed study that sets limits and criteria on such uses based on the following principles:</u> <u>[i] the use is small scale and such uses collectively within the Employment Area shall not change the character of that Employment Area;</u> <u>[ii] the location and design of the use meet the Region of Halton’s Land Use Compatibility Guidelines;</u> <u>[iii] the use is located at the periphery of the Employment Area</u> <u>[iv] such uses do not collectively displace employment from Employment Areas to result in a shortfall in Employment Areas to meet the employment forecast contained in Section 2.1.4 of this Plan.”</u>	To include detailed policies related to non-employment uses within Employment Areas in accordance with the Regional Official Plan.
197)	223	3.7.2	Is modified by deleting the section in its entirety and	To increase clarity.

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			replacing it with the words “ DELETED. SECTION NOT IN USE ”.	
198)	223	3.7.3.3	Is modified to read as follows: “This area shall be used primarily for business and medical offices in free-standing buildings, hotels, conference, convention and banquet facilities, halls, places of assembly and convention centres, hotels and motels, and training and commercial educational facilities. Limited <i>service commercial uses, associated retail functions and ancillary facilities and complementary uses,</i> may be permitted on the ground floor of and in conjunction with permitted uses.”	To specify and clarify the permitted uses.
199)	223	3.7.6.1	Is modified to read as follows: “ The Business Commercial Areas designation as shown on Schedule “B” is an employment designation which provides for <i>service commercial uses</i> to support the surrounding <i>employment areas</i> and the travelling public.”	To achieve consistency with the purpose statements for other employment designations in the Plan.
200)	223	3.7.6.2	Is modified to read as follows: “Uses permitted in the Business Commercial Area designation may include offices, hotels, motels, training and commercial educational facilities, automobile related uses including vehicle wash facilities, automobile sales and service, truck stops and convenience retail and <i>service commercial uses, associated retail functions and ancillary facilities directly related to industry including restaurants.</i> Offices may also be permitted. ”	To specify and clarify the permitted uses.
201)	223	3.7.6.3b)	Is modified by deleting the section in its entirety.	To increase clarity.
202)	223	3.7.6.3c)	Is modified by renumbering Subsection “ e) ” to “ b) ”.	To renumber the section.
203)	223	3.7.6.9	Is modified by deleting the section in its entirety.	To remove redundancy.
3.8	BUSINESS PARK AREA			
204)	224	3.8.1.2	Is modified by adding the words “ or the Sustainable Halton Plan Urban Area ” after the words “ <i>Urban Area</i> ” and further by deleting the words “ or the replacement of such uses with related uses ” after the words “ <i>existing uses</i> ”.	To include a reference to other lands within the Urban Area and to achieve conformity with the Regional Official Plan.
205)	225	3.8.2.2d)	A new Section 3.8.2.2d) is added to read as follows: “ Institutional uses, only on lands fronting onto Steeles Avenue within the Established Urban Area provided that: i) the location and design of the use meet the Region of Halton’s Land Use Compatibility Guidelines in accordance with policy 2.3.3.19; and ii) such uses do not collectively displace ”	To recognize a use permitted in the Town’s existing Official Plan, permitted in accordance with Section 77.4(1)a) of the Regional Official Plan.

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			<u>employment from Employment Areas to result in a shortfall in Employment Areas to meet the employment forecast contained in Section 2.1.4 of this Plan.</u>	
3.9	INDUSTRIAL AREA			
206)	228	3.9.1.2	Is modified by adding the words " <u>or the Sustainable Halton Plan Urban Area</u> " after the words "Urban Area" and further by deleting the words " <u>or the replacement of such uses with related uses</u> " after the words "existing uses".	To include a reference to other lands within the Urban Area and to achieve conformity with the Regional Official Plan.
3.10	INSTITUTIONAL AREA			
207)	[New]	3.10.2.1	Is modified by deleting the words " <u>supportive housing</u> " and replacing them with the words " <u>assisted and special needs housing</u> " after the words "religious facilities,".	To utilize defined terms related to housing.
208)	324	3.10.2.3	Is modified by to read as follows: "Residential uses including <u>assisted and supportive special needs housing</u> may also be permitted in conformity with the policies of subsection 3.10.3.2."	To utilize defined terms related to housing.
3.11	COMMUNITY PARK AREA			
209)	237	3.11.3.1	Is modified by deleting the word " <u>The</u> " before the words "Mill Pond"; by deleting the word " <u>Park</u> " after the words "Mill Pond"; and further by deleting the words " <u>for development</u> " after the word "point".	To increase clarity.
210)	[New]	3.11.3.4	Is modified by deleting the reference to Schedule " <u>B</u> " and replacing it with a reference to Schedule " <u>11</u> ".	To update the cross reference to the appropriate Schedule.
3.12	REGIONAL NATURAL HERITAGE SYSTEM			
211)	240	3.12 [Section Title]	Is modified by adding the word " <u>REGIONAL</u> " before the words " NATURAL HERITAGE SYSTEM ".	To update terminology.
212)	240	3.12.1.1	Is modified to read as follows: "The <u>Regional</u> Natural Heritage System designation as shown on Schedule "B" recognizes those areas within the <i>Urban Area</i> where protection and preservation of <u>the key natural heritage and hydrologic features and areas and their</u> as well as <u>the ecological functions</u> linkages that connect them is <u>essential</u> required, in accordance with the policies of Sections <u>4.8 and 4.9</u> of this Plan."	To update terminology and defined terms and to add appropriate cross references.
213)	240	3.12.2	Is modified by adding the word " <u>Regional</u> " before the words "Natural Heritage System" and further by replacing the reference to Section " <u>4.8</u> " with a reference to Section " <u>4.9</u> ".	To be consistent with changes described above.
214)	240	3.12.3 [Section Title]	Is modified by adding the word " <u>REGIONAL</u> " before the words " NATURAL HERITAGE SYSTEM POLICIES ".	To be consistent with changes described above.

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215)	240	3.12.3.1	Is modified by adding the word " <u>Regional</u> " before the words "Natural Heritage System" and further by replacing the reference to Section " <u>4.8</u> " with a reference to Section " <u>4.9</u> ".	To be consistent with changes described above.
3.14 REGULATORY FLOOD PLAIN				
216)	242	3.14.1.1	Is modified by deleting the words " However, the area within the Regulatory (Regional Storm) Flood Plain in the Central Business District 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 Central Business District of Milton designated as a Special Policy Area by the Ministry of Municipal Affairs & Housing and the Ministry of Natural Resources. " from the end of the section.	Modifications to remove references to a Special Policy Area (SPA) within the Central Business District to reflect the fact that said SPA has not been granted and references to said SPA have been removed from Conservation Halton's Guidelines for the Administration of O. Reg. 162/06.
217)	243	3.14.1.2	Is modified by deleting " with the exception of the Central Business District " after the words "One Zone Concept".	
218)	244	3.14.1.3 [Section Title]	Is modified by deleting the section title in its entirety.	
219)	244	3.14.1.3	Is modified by deleting the section in its entirety.	
220)	245	3.14.2.1	Is modified by deleting the words " Until such time that the Central Business District within the Regulatory Flood Plain is designated as a Special Policy Area, the Halton Region Conservation Authority will rely on the following interim policy: " and further by deleting Subsections a) through e) in their entirety.	
221)	246	3.14.2.2	Is modified by deleting the cross reference to Subsection " <u>3.14.1.3</u> ".	To remove cross reference to the a Subsection which has been deleted.
Part 4				
4.1	RURAL SYSTEM			
222)	250	4.1.1.1	Is modified to read as follows: "The Rural System Land Use Policies establish directions for lands in the Agricultural Rural, Hamlet, Parkway Belt West Plan, Mineral Resource Extraction, Escarpment Protection, Escarpment Rural, and Escarpment Natural Areas on Schedule "A" of this Plan. These include all of the lands outside the <i>Urban Area</i> General Land Use designations. <u>The Rural System includes the Agricultural System as described in Section 4.3 and</u>	To align with and explain structural changes made to Part 4 of the Official Plan in order to conform to and align with the Regional Official Plan.

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			<u>the Natural Heritage System as described in Section 4.8 as well as the Agricultural Area, Regional Natural Heritage System, Hamlet Area, Mineral Resource Extraction Area, and Parkway Belt West Plan Area designations as shown on Schedule "A" of this Plan. Policies which may apply throughout for the Rural System are established in Section 4.1.1."</u>	
223)	252	4.1.1.3 [Section Title]	Is modified by deleting the section title in its entirety.	To recognize that policies related to the Greenbelt Natural Heritage System are now located in a new Section 4.10.
224)	252	4.1.1.3	Is modified by deleting the section in its entirety and by replacing the title with " <u>[DELETED. SECTION NOT IN USE]</u> ".	
225)	252	4.1.1.3a	Is modified by the deleting the section in its entirety.	
226)	253	4.1.1.4	Is modified by deleting the words " <u>by rural estate residential development or infilling</u> " after the words "new lots" and replacing them with the words " <u>for residential purposes</u> " and further by specifying the reference to Section " <u>5.7.3.11</u> ".	To broaden the referene to residential development and to provide a more specific corss reference.
227)	256	4.1.1.6b)	Is modified by deleting the words " <u>residential use or</u> " before the words "agricultural use".	To clarify that use must be on a commercial farm secondary to a farming operation, consistent with the Regional Official Plan.
228)	256	4.1.1.6i)	Is modified by deleting the number " <u>400</u> " and replacing it with the number " <u>200</u> ".	To align the criteria with the Regional Official Plan.
229)	256	4.1.1.8	Is modified by deleting the words " <u>Niagara Escarpment Plan Area</u> " and replacing them with the words " <u>Escarpment Brow</u> " after the words "above the".	To clarify the application of the policy.
230)	256	4.1.1.8c)	Is modified to read as follows: "An Environmental Impact Assessment which, <u>in addition to meeting the requirements of Section 4.9.3.2 or Section 4.10.1.6d), shows a net gain, or at the minimum no net loss of overall natural features and areas or their ecological functions as a result of the development, through appropriate studies, site designs and mitigative measures, to the satisfaction of the Town and the Region;</u> <u>i) provides an inventory and analysis of all natural and hydrologic 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;</u> <u>ii) demonstrates that there will be no negative impacts on any key natural heritage features and/or key hydrologic features or their related ecological functions; and,</u> <u>iii) demonstrates that there are no negative impacts on the biodiversity of the Natural</u>	To revise the description of the required EIA to align with the Regional Official Plan and to crossreference the EIA requirements outlined elsewhere in the Official Plan.

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			Heritage System and that the connectivity of the Natural Heritage System is maintained and where possible, improved.	
231)	256	4.1.1.8d)	Is modified by adding the word " <u>Greenbelt</u> " before the words "Natural Heritage System".	To update terminology.
232)	256	4.1.1.8d)iv)	Is modified by adding the words " <u>ecological functions and</u> " before the words "ecological value".	To update terminology.
233)	256	4.1.1.8f)	Is modified to read as follows: "A Servicing Analysis including a hydrogeological study conducted to the satisfaction of the Town, the Conservation Authority <u>and the</u> appropriate Ministries, <u>and the Region when the proposed use involves significant taking of ground or surface water. The Servicing Analysis must</u> which demonstrates that the proposed development can be adequately provided with a private individual water supply and a private individual wastewater treatment system and that there will be no <u>negative impact</u> on the quality and quantity of ground water and surface water and any adjacent environmental features;"	To add reference to the Region, consistent with the Regional Official Plan, and to identify a defined term.
234)	256	4.1.1.9a)	Is modified by deleting the words " other than for an employee, " after the word "units".	To achieve conformity with the Regional Official Plan.
235)	256	4.1.1.9c)	Is modified to read as follows: " <u>Within the Greenbelt Natural Heritage System,</u> S small scale structures such as boardwalks, footbridges, and fences may be permitted within <u>key natural heritage features and key hydrologic features</u> Key Features provided that the <u>negative impacts</u> on these features is minimized;"	To clarify policy applies in the context of the Greenbelt Natural Heritage System and to update terminology.
236)	256	4.1.1.9d)	Is modified by deleting the words " pits and quarries " and replacing them with " <u>mineral aggregate operations</u> ".	To update terminology.
237)	256	4.1.1.10	Is modified to read as follows: "Where permitted in the Rural System Land Use designations, <u>Bed and Breakfast Establishments</u> shall be subject to subsection 3.2.3.5 of this Plan and to the regulations of the Property Standards By-law and the Zoning By-law, and in accordance with Provincial Plan regulations including the policies of the Niagara Escarpment Plan, Greenbelt Plan and Parkway Belt West Plan, where applicable, and the following: <u>a) be subject to the regulations of the Property Standards By-law and the Zoning By-law;</u> <u>b) demonstrate compliance with the Ontario Building Code;</u> <u>c) have frontage on and access to a regional or arterial road;</u> <u>d) be in accordance with Provincial Plan</u>	To clarify the criteria which apply to bed and breakfast establishments in the rural context.

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			<p><u>regulations including the policies of the Niagara Escarpment Plan, Greenbelt Plan and Parkway Belt West Plan, where applicable:</u></p> <p>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;</p> <p>b) e) signs shall be subject to the Town's Sign By-law, or the Development Criteria of the Niagara Escarpment Plan, where applicable;</p> <p>c) f) provide one parking space shall be provided per guest room; and,</p> <p>d) g) 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."</p>	
238)	256	4.1.1.11	Is modified by adding the words " <u>accessory to an agricultural operation</u> " after the word "dwelling" and further by deleting the words " retiring farmer or " before the word "persons".	To achieve conformity with the Regional Official Plan.
239)	256	4.1.1.12	<p>Is modified to read as follows:</p> <p>"All new uses and, including the creation of new lots, and new or expanding livestock facilities within the <u>Agricultural System or within the Regional Natural Heritage System that abuts the Urban Area, Green Belt Plan Protected Countryside, Agricultural Rural, Niagara Escarpment Plan and Parkway Belt Corridor Areas</u> shall have regard to <u>comply with</u> the <u>Minimum Distance Separation (MDS) Formulae</u>, specifically the following criteria:</p> <p>a) All new farm structures and buildings shall comply with the Minimum Distance Separation Formulae; and,</p> <p>b) All new non-farm uses and structures shall comply with the Minimum Distance Separation Formulae or a distance separation of 305 metres, whichever is greater."</p>	To achieve conformity with the Regional Official Plan.
240)	[New]	4.1.1.13	<p>A new Section 4.1.1.13 is added to read as follows:</p> <p><u>"SMALL-SCALE BUSINESSES</u></p> <p><u>Where permitted within the Agricultural Area and Regional Natural Heritage System, small-scale businesses that provide supplementary income to the farming operation that are located on a commercial farm and secondary to the farming operation may be permitted subject to the policies of this Plan and provided that:</u></p> <p>a) <u>their scale is minor and does not change the appearance of the farming operation;</u></p>	To set out the applicable criteria for small-scale businesses, which have been added as a permitted use, consistent with the Regional Official Plan.

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			<p>b) <u>their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and</u></p> <p>c) <u>they meet all criteria as stated in the On-Farm Business Guidelines adopted by Regional Council."</u></p>	
241)	256	4.1.1.14 [Renumbered]	<p>Is modified by renumbering "<u>Section 4.1.1.13</u>" to "<u>Section 4.1.1.14</u>" and further modified to read as follows:</p> <p><u>"Horticultural trade uses, where shall not be permitted within the Agricultural Rural Area, the Greenbelt Plan Protected Countryside Area, and the Regional Natural Heritage System or the Niagara Escarpment Plan Area shall be subject to the policies of this Plan and shall require an amendment to the implementing Zoning By-law. Before considering such an amendment, Council shall be satisfied that:</u></p> <p>a) <u>the use meets all the criteria under Section 4.1.1.13;</u></p> <p>b) <u>the farm property accommodating the uses is at least 4 hectares in size;</u></p> <p>c) <u>at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;</u></p> <p>d) <u>the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no tree removals;</u></p> <p>e) <u>the gross floor area of the use does not exceed 500 sq m</u></p> <p>f) <u>the outdoor storage area does not exceed 1,000 sq m;</u></p> <p>g) <u>the use including buildings, outdoor, storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public highways;</u></p> <p>h) <u>the use can be accommodated by the private water supply and waste water treatment systems located on the property."</u></p>	To set out the applicable criteria for horticultural trade uses, which have been added as a permitted use, consistent with the Regional Official Plan.
242)	256	4.1.1.15	<p>A new Section 4.1.1.15 is added to read as follows:</p> <p><u>"A horticultural trade use shall also be subject to a Site Plan Agreement in accordance with Section 5.6.3 of this Plan."</u></p>	To include an additional site plan requirement for horticultural trade uses.
243)	256	4.1.1.16 [Renumbered]	<p>Is modified by renumbering "<u>Section 4.1.1.14</u>" to "<u>Section 4.1.1.16</u>" and further modified to read as follows:</p> <p><u>"Where permitted within the Agricultural Area and</u></p>	To clarify the application of the policy and to clarify that the use must be on a farm and a secondary use, consistent with the Regional Official Plan.

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			<u>Regional Natural Heritage System</u> . A animal kennels in conjunction with a single detached dwelling located on a <u>commercial farm and secondary to the farming operation</u> may be permitted in the <u>Agricultural Rural Area designation</u> , outside of <i>Prime Agricultural Areas</i> , subject to an amendment to the implementing Zoning By- law. Before considering such an amendment, Council shall be satisfied that:"	
244)	256	4.1.1.17 [Renumbered]	Is modified by renumbering Section " <u>4.1.1.15</u> " to Section " <u>4.1.1.17</u> ".	To renumber the section.
245)	256	4.1.1.18 [Renumbered]	Is modified by renumbering Section " <u>4.1.1.16</u> " to Section " <u>4.1.1.18</u> ".	To renumber the section.
4.2	NIAGARA ESCARPMENT PLAN AREA			
246)	257 to 259	4.2	Is modified by deleting the section in its entirety and by adding the title " <u>DELETED. SECTION NOT IN USE</u> "	To implement the approach taken in the Regional Official Plan regarding the applicable land use designations within the Niagara Escarpment Plan Area.
4.3	AGRICULTURAL SYSTEM			
247)	260	4.3 [Section Title]	Is modified to replace the words " <u>DELETED. SECTION NOT IN USE</u> " with the words " <u>AGRICULTURAL SYSTEM</u> ".	To introduce a new Section 4.3 regarding the Agricultural System, consistent with the Regional Official Plan.
248)	[New]	4.3.1 [Section Subtitle]	A new Subtitle for Section 4.3.1 is added to read as follows: " <u>PURPOSE</u> "	To implement the Agricultural System introduced into the Regional Official Plan through the ROPA 38 Ontario Municipal Board hearing process.
249)	[New]	4.3.1.1	A new Section 4.3.1.1 is added to read as follows: " <u>The goal of the Agricultural System is to maintain a permanently secure, economically viable agricultural industry and to preserve open-space character and landscape of Halton's non-urbanized areas.</u> "	
250)	[New]	4.3.1.2	A new Section 4.3.1.2 is added to read as follows: " <u>The Agricultural System, as shown on Schedule "O", consists of two components: lands designated as Agricultural Area and those parts of the Regional Natural Heritage System outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest. While the second component is subject to the relevant goals, objectives, permitted uses and policies as parts of the Natural Heritage System, agricultural operations are compatible uses and are promoted and supported within these areas as part of the Agricultural System.</u> "	
251)	[New]	4.3.1.3	A new Section 4.3.1.3 is added to read as follows:	

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			<u>"Parts of the Agricultural System that are <i>Prime Agricultural Areas</i> as shown on Schedule "O" are subject to the <i>policies</i> of Section 4.4.4 and other applicable <i>policies</i> of this Plan."</u>	
4.4	AGRICULTURAL SYSTEM, AGRICULTURAL AREA, & PRIME AGRICULTURAL AREAS			
252)	261	4.4 [Section Title]	Is modified to read as follows: <u>"AGRICULTURAL SYSTEM, AGRICULTURAL RURAL AREA & PRIME AGRICULTURAL AREAS"</u>	To update the Section Title to reflect the revised content and the implementation of the Agricultural System and Prime Agricultural Areas policies.
253)	262	4.4.1.1	Is modified by deleting the words " Rural Area designation " and replacing them with the word " System " after the word "Agricultural".	To update terminology to reflect the Agricultural System.
254)	262	4.4.1.1a)	Is modified by adding the words " <u>in the Agricultural System</u> " at the end of the section.	To add a reference to the Agricultural System.
255)	262	4.4.1.1c)	Is modified by adding the words " <u>as shown on Schedule "O", and prime agricultural lands</u> " at the end of the section.	To add a cross reference to Schedule "O" which maps the prime agricultural areas.
256)	262	4.4.1.1n)	Is modified by deleting the words " Rural Area " and replacing them with the word " System " at the the end of the section.	To update terminology to reflect the Agricultural System.
257)	262	4.4.1.1o)	Is modified to read as follows: <u>"To recognize existing promote rural uses and allow their continuation</u> in a manner sensitive to the ecological balance and the farming community;"	To achieve conformity with the Regional Official Plan.
258)	262	4.4.1.1r)	Is modified by deleting the words " Rural Area " and replacing them with the word " System " at the the end of the section.	To update terminology to reflect the Agricultural System.
259)	263	4.4.2	Is modified by deleting the word " Rural " after the word "Agricultural" and further by adding the words " <u>Niagara Escarpment Plan</u> ," after the words "Greenbelt Plan".	To update terminology and add a reference to the Niagara Escarpment Plan policies.
260)	263	4.4.2a)	Is modified by adding the words " <u>All types, sizes and intensities of</u> " before the words " <i>agricultural operations</i> ".	To achieve conformity with the Regional Official Plan.
261)	263	4.4.2c)	Is modified by deleting the words " legally established " after the word "existing" and further by italicizing the words "existing uses".	To utilize the defined term.
262)	263	4.4.2g)	Is modified by italicizing the word " <u>Forest</u> ."	To identify the defined term.
263)	263	4.4.2j)	Is modified by adding the word " <u>or</u> " after the words " <i>Accessory buildings</i> " and further by deleting the words " <u>and facilities to an agricultural operation (e.g. a garage or farm pond) and site modifications required to accommodate them</u> " after the word " <i>structures</i> ".	To achieve conformity with the Regional Official Plan.
264)	263	4.4.2k)	Is modified by deleting the words " <u>(e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on</u>	To achieve conformity with the Regional Official Plan.

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			the natural environment is minimal after the words "incidental uses".	
265)	263	4.4.2m)	Is modified by relocating to Section 4.4.2m) to Section 4.4.2s)v).	To achieve conformity with the Regional Official Plan which situates this use as secondary to a farming operation.
266)	[New]	4.4.2m)	A new Section 4.4.2m) is added to read as follows: <u>"uses permitted in an approved Niagara Escarpment Park and Open Space Master / Management Plan, if the subject land is located within the Niagara Escarpment Plan Area."</u>	To add a permitted use consistent with the Regional Official Plan and as a result of the deletion of Section 4.2.
267)	263	4.4.2s)ii)	Is modified by replacing the number "50" with the number "500" after the words "not exceeding".	To correct a typographical error.
268)	[New]	4.4.2s)iv)	A new Section 4.4.2s)iv) Is added to read as follows: <u>"animal kennels serving the agricultural community primarily, in accordance with the policies of Section 4.1.1.16 and 4.1.1.17 of this Plan."</u>	To include permission related to animal kennels consistent with the Regional Official Plan.
269)	[New]	4.4.2s)v)	Is modified to relocate Section 4.4.2m) to a new Section 4.4.2s)v) which reads as follows: <u>"Veterinary clinics serving primarily the agricultural community, outside of prime agricultural areas within the Greenbelt Plan Protected Countryside."</u>	To relocate the section to a new subsection, consistent with the Regional Official Plan.
270)	[New]	4.4.2s)vi)	A new Section 4.4.2s)vi) Is added to read as follows: <u>"small-scale businesses that provide supplementary income to the farming operation in accordance with Section 4.1.1.13 of this Plan."</u>	To include permission related to small-scale businesses consistent with the Regional Official Plan.
271)	[New]	4.4.2s)vii)	A new Section 4.4.2s)vii) Is added to read as follows: <u>"subject to approval of a zoning by-law amendment and site plan approval, horticultural trade uses in accordance with Section 4.1.1.14 and 4.1.1.15 of this Plan"</u>	To include permission related to horticultural trade uses consistent with the Regional Official Plan.
272)	264	4.4.3 [Section Title]	Is modified by deleting the words "AGRICULTURAL RURAL AREA" before the word "POLICIES".	To simplify the section title.
273)	265	4.4.3.1	Is modified by deleting the words "Rural Area" and replacing them with the word "System" and further by deleting the reference to Schedule "A" and replacing it with a reference to Schedule "O" .	To update terminology to reflect the Agricultural System and to update the Schedule reference.
274)	265	4.4.3.1b)	Is modified to delete the word "woodlots" and replace it with the word <u>"woodlands"</u> .	To replace a general term with a defined term in accordance with the Regional Official Plan.
275)	265	4.4.3.1d)	Is modified by deleting the section in its entirety.	To increase clarity and achieve conformity with the Regional Official Plan.
276)	266	4.4.3.2	Is modified by deleting the words "Rural Area" and replacing them with the word "System" and further	To update terminology to reflect the Agricultural System and to update

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			by deleting the reference to Schedule “ <u>A</u> ” and replacing it with a reference to Schedule “ <u>O</u> ”.	the Schedule reference.
277)	266	4.4.3.2c)	Is modified to read as follows: “ <u>Require that new land uses, including the creation of lots and new or expanding livestock facilities within the Agricultural System shall comply with the Provincially developed Minimum Distance Separation formulae. The Apply the criteria in the Provincially developed Minimum Distance Separation Formulae shall be applied in the Zoning By-law in accordance with Regional Council adopted Livestock Facility Guidelines to protect farming from incompatible non-farm uses, support and provide flexibility to livestock operations and to promote best management practices in improving their compatibility with non-farm uses.</u> ”	To achieve conformity with the Regional Official Plan.
278)	[New]	4.4.3.2f)	A new Section 4.4.3.2f) is added to read as follows: “ <u>Preserve the agricultural land base by protecting Prime Agricultural Areas as identified on Schedule “O”.</u> ”	To achieve conformity with the Regional Official Plan.
279)	267	4.4.3.3b)	Is modified by adding the words “ <u>where appropriate</u> ” after the word “ <i>agriculture</i> ”.	To reflect changes made to the corresponding policy through the Minister’s decision on ROPA 38.
280)	268	4.4.3.4i)	Is modified by deleting the word “ <u>uses</u> ” after the word “following”.	To increase clarity.
281)		4.4.3.4i)i)	Is modified by adding the words “ <u>full-time</u> ” after the word “accommodating”, by deleting the words “ <u>s-or a retiring farmer</u> ” after the word “farm help”; and further by adding the words “ <u>in accordance with Section 4.1.1.11 of this Plan.</u> ”	To reflect changes made to the corresponding policy through the Minister’s decision on ROPA 38 and to add a cross reference to applicable criteria for clarity.
282)	269	4.4.3.5	Is modified by deleting the words “ <u>Rural Area</u> ” and replacing them with the word “ <u>System</u> ”.	To update terminology to reflect the Agricultural System.
283)	[New]	4.4.3.6	A new Section 4.4.3.6 is added to read as follows: “ <u>Require an Environmental Impact Assessment for new development or site alteration in accordance with Sections 4.9.3.2, 4.9.3.3 and 4.10.1.6d).</u> ”	To add a policy regarding the requirement for an EIA, consistent with the Regional Official Plan.
284)	[New]	4.4.3.7	A new Section 4.4.3.7 is added to read as follows: “ <u>Ensure that Key Features, identified in Section 4.9.1.3 and 4.10.1.2 that may exist outside the Natural Heritage System are protected in accordance with Section 4.8.1.3.</u> ”	To add a policy regarding the protection of key features, consistent with the Regional Official Plan.
285)	[New]	4.4.3.8	A new Section 4.4.3.8 is added to read as follows: “ <u>Consider major tourist and recreational facilities in the Agricultural Area only by amendment to this Plan and the Regional Plan in accordance with Section 4.1.1.8 of this Plan.</u> ”	To add a policy regarding major tourist and recreation facilities, consistent with the Regional Official Plan and the policies of Section 4.1.1.8 of the Official Plan.
286)	[New]	4.4.4	A new Section 4.4.4 is added to read as follows:	To add policies regarding prime agricultural areas, consistent with

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			<u>“4.4.4 PRIME AGRICULTURAL AREAS”</u>	the Regional Official Plan and changes made to it through the Minister’s Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
287)	[New]	4.4.4.1	A new Section 4.4.4.1 is added to read as follows: <u>“PURPOSE</u> <u>The Prime Agricultural Areas shown on Schedule “O” include lands in the Agricultural Area and Regional Natural Heritage System designations. Together these lands support and advance the goal to maintain a permanently secure, economically viable agricultural industry and to preserve the open space character and landscape of the Town’s non-urbanized area.”</u>	
288)	[New]	4.4.4.2	A new Section 4.4.4.2 is added to read as follows: <u>“POLICIES</u> <u>It is the policy of the Town to:</u> <u>a) Within the Greenbelt Plan Area, prohibit the redesignation of land within Prime Agricultural Areas to permit non-agricultural uses, except where permitted by the Greenbelt Plan.</u> <u>b) Outside the Greenbelt Plan Area, permit the removal of land from Prime Agricultural Areas only where the following have been demonstrated through appropriate studies to the satisfaction of the Town and the Region:</u> <u>[i] necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;</u> <u>[ii] amount of land area needed for such uses;</u> <u>[iii] reasons for the choice of location;</u> <u>[iv] justification that there are no reasonable alternate locations of lower capability agricultural lands;</u> <u>[v] no negative impact to adjacent agricultural operations and the natural environment;</u> <u>[vi] there are no reasonable alternatives that avoid Prime Agricultural Areas as shown on Schedule “O”, and</u> <u>[vii] the land does not comprise a specialty crop area.</u> <u>Extraction of mineral aggregate resources is permitted in Prime Agricultural Areas in accordance with Section 4.7.3.12.”</u>	
4.5	HAMLET AREAS			
289)	[New]	4.5.1.2	Is modified to read as follows: <u>“Hamlets are compact rural communities which shall be designated to accommodate the majority of</u>	To align the policy language with the Regional Official Plan and to clarify that expansions to Hamlets are not permitted.

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			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. <u>Expansions to Hamlets shall not be permitted.</u>	
290)	270	4.5.3.1	Is modified by deleting the words “, 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.” after the words “Niagara Escarpment Plan”.	To remove the reference to the Escarpment Natural Area to clarify the applicable policies related to natural heritage and to remove the reference to Hamlet expansions which are now addressed in Section 4.5.1.2.
4.7	MINERAL RESOURCE EXTRACTION AREA			
291)	277	4.7.1.1a)	Is modified by deleting the words “ <u>pits and quarries</u> ” and replacing them with the words “ <u>mineral aggregate operations</u> ” after the word “existing”.	To update terminology consistent with the Regional Official Plan.
292)	277	4.7.1.1b)	Is modified by adding the word “ <u>aggregate</u> ” after the word “ <i>mineral</i> ”.	To update terminology consistent with the Regional Official Plan.
293)	277	4.7.1.1c)	Is modified to read as follows: “To ensure that as much of the <i>mineral aggregate resources</i> as is realistically possible <u>shall</u> be made available <u>as close to markets as possible while being consistent with in other the Town and Regional goals and objectives to supply mineral resource needs;</u> ”	To align with changes made to the Regional Official Plan through the ROPA 38 Ontario Municipal Board hearing process.
294)	277	4.7.1.1d)	Is modified by italicizing the words “ <u>mineral</u> ” and “ <u>resource</u> ” and further by adding the word “ <u>aggregate</u> ” after the word “ <i>mineral</i> ”.	To update terminology consistent with the Regional Official Plan.
295)	277	4.7.1.1e)	Is modified to read as follows: “To ensure that the features and functions of the <u>Greenbelt, Niagara Escarpment Protection and Rural Areas, and the Natural Heritage Systems</u> are maintained or, <u>where possible,</u> enhanced during and after the extraction operations;”	To update terminology and achieve conformity with the Regional Official Plan.
296)	277	4.7.1.1f)	Is modified by deleting the words “ <u>pits and quarries</u> ” and replacing them with the words “ <u>mineral aggregate operations</u> ” after the word “for”.	To update terminology consistent with the Regional Official Plan.
297)	277	4.7.1.1g)	Is modified by adding the words “ <u>and final</u> ” before the word “rehabilitation” and by deleting the words “ <u>pits and quarries</u> ” with the words “ <u>mineral aggregate operations</u> ” after the word “of”.	To align with changes made to the Regional Official Plan through the ROPA 38 Ontario Municipal Board hearing process.
298)	277	4.7.1.1h)	Is modified to read as follows: “To <u>ensure encourage, where possible,</u> the rehabilitated after-uses of <u>pits and quarries mineral aggregate operations</u> to be integrated into <u>part of the Greenbelt the Niagara Escarpment Parks and Open Space System or the Regional Natural Heritage System or for agricultural use the</u> ”	To achieve conformity with the Regional Official Plan.

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			<u>Agricultural Area, with the proposed after-uses being in conformity with the applicable policies of that land use designation.</u>	
299)	277	4.7.1.3	Is modified by deleting the words " pits and quarries " and replacing them with the words " <u>mineral aggregate operations</u> " after the word "existing" and further by adding the words " <u>or which would preclude or hinder the expansion or continued use of such operations</u> " after the word "impact".	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
300)	277	4.7.1.4	Is modified by deleting the words " pits and quarries " and replacing them with the words " <u>mineral aggregate operations</u> " after the word "of".	To update terminology consistent with the Regional Official Plan.
301)	277	4.7.2.1	Is modified by deleting the words " the applicable detailed permitted uses and development criteria of the Niagara Escarpment Plan, " after the words "policies of this Plan," and by adding the words " <u>the Niagara Escarpment Plan</u> " after the words "Greenbelt Plan".	To achieve conformity with the Regional Official Plan.
302)	277	4.7.2.2c)	Is modified by deleting the words " legally established " and italicizing the words " <u>Existing</u> " and " <u>uses</u> ".	To replace general reference with a defined term for clarity and consistency.
303)	277	4.7.2.2d)	Is modified by deleting the word " extraction " and adding the word " <u>operations</u> " after the words "Mineral aggregate"; by deleting the words " subject to, " after the word "Act"; by adding a period after the word "Act"; and further by deleting Subsection 4.7.2.2d)i) in its entirety.	To align with changes made to the Regional Official Plan through the ROPA 38 Ontario Municipal Board hearing process.
304)	277	4.7.2.2e)	Is modified to read as follows: "Associated facilities <u>to a mineral aggregate operation</u> used in extraction, transport, beneficiation, processing or recycling of <u>mineral aggregate resources</u> , excluding asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses, and their derived products <u>such as asphalt and concrete, or the production of secondary related products,</u> provided that such associated facilities are: i) directly associated with the extraction of <u>mineral aggregates resources on the same site from an integrated mineral aggregate operation, which may consist of more than one Aggregate Resource Act License</u> ; ii) designed to be temporary and not to be utilized after extraction has ceased; and, iii) located in a manner that does not affect the <u>immediate final</u> rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan."	To align with changes made to the Regional Official Plan through the ROPA 38 Ontario Municipal Board hearing process.
305)	277	4.7.2.2f)	Is modified by italicizing the terms " <u>Forest</u> " and " <u>fisheries</u> ".	To italicize defined terms.
306)	277	4.7.2.2k)	Is modified by deleting the words " and site ".	To achieve conformity with the

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			modifications required to accommodate them, provided that the impact on the <i>natural environment</i> are minimal" after the words "Incidental uses".	Regional Official Plan.
307)	277	4.7.3 [Section Tiltle]	Is modified by deleting the section title in its entirety and relocating it to a new Section 4.7.4.	To delete and relocate in part Sections 4.7.3.1 – 4.7.3.3 to a new Section 4.7.4 to better align with the structure of the Regional Official Plan policies regarding the protection of mineral resources.
308)	277	4.7.3.1	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.4.2.	
309)	277	4.7.3.2	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.4.3.	
310)	277	4.7.3.3	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.4.4.	
311)	[New]	4.7.3 [Section Tiltle]	Is modified to add a new Section Title to read as follows: <u>"NEW MINERAL RESOURCE EXTRACTION AREAS"</u> .	To create a new Section Title for policies on new MREAs.
312)	277	4.7.3.1 [Renumbered]	Is modified by renumbering " Section 4.7.3.4 " to " <u>Section 4.7.3.1</u> " and further modified to read as follows: <u>"In areas outside the Greenbelt Natural Heritage System, Prohibit the Town shall consider applications for new or expanded Mineral Resource Extraction Areas from locating in mineral aggregate operations by amendment to this Plan, the Regional Plan and/or the Niagara Escarpment Plan in appropriate land use designations other than the following areas:</u> a) The Niagara Escarpment Plan Area except by amendment to the Escarpment Rural Area, b) <u>Provincially Significant Wetlands as identified by the Province,</u> c) <u>Significant</u> habitat of endangered species and threatened species as confirmed by the Province, d) Significant woodlands within the Greenbelt Natural Heritage System unless the woodland is occupied by young plantation or early successional habitat, as confirmed by the Province; such prohibition only applies to new extractive operations and is subject to policies of the Greenbelt Plan, and <u>ed) For quarries, Areas within 200 m of the Escarpment Brow, as determined by the Niagara Escarpment Commission, or any greater setback required by the implementing authority, and</u> <u>e) The Urban Area and Hamlet Areas as identified by policies of this Plan."</u>	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
313)	277	4.7.3.2 [Renumbered]	Is modified by relocating and renumbering " Section 4.7.3.13 " to " <u>Section 4.7.3.2</u> " and further modified to	To align with changes made to the Regional Official Plan through the

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			<p>read as follows:</p> <p>"Require an amendment to this Plan, and the Regional Official Plan, or <u>and</u> where applicable, the Niagara Escarpment Plan, for any applications for <u>to designate</u> new or expanded Mineral Resource Extraction Areas; and evaluate them based on <u>their individual merit and consideration of all the following factors</u>:</p> <p>a) availability of mineral aggregates to meet future forecast local, regional and provincial demands at reasonable costs in accordance with Provincial policies; <u>[DELETED. SECTION NOT IN USE]</u></p> <p>b) economic benefits to Halton; <u>[DELETED. SECTION NOT IN USE]</u></p> <p>c) adverse effects <u>adverse impacts</u> on, and proposed measures to minimize <u>or address</u> such adverse effects <u>adverse impacts on</u>:</p> <p>i) the Greenbelt <u>Natural Heritage System</u> and <u>the Regional</u> Natural Heritage System in accordance with <u>4.7.3.18 Section 4.7.3.3</u>;</p> <p>ii) quality and quantity of surface and ground waters;</p> <p>iii) adjacent sensitive land uses including <u>their</u> sources of drinking water;</p> <p>iv) any <u>cultural heritage resources</u>;</p> <p>v) transportation system; <u>and,</u></p> <p>vi) the surrounding <u>farming</u> and rural communities; <u>and,</u></p> <p>vii) visual <u>character</u> of the area; <u>and</u> <u>viii) air quality.</u></p> <p>d) <u>Cumulative impacts</u> of the proposal and other extractive operations in <u>Halton the general area</u>;</p> <p>e) proposed rehabilitation plan and compatibility of the proposed after-use with the goals and objectives of this Plan and the Regional Official Plan; <u>and,</u></p> <p>f) risk of public financial liability during and after extracation <u>extraction</u> where continuous active on-site management is required; <u>and,</u></p> <p>g) The location, if applicable, within the Niagara Escarpment Plan Area, as 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</p>	Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.

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			with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the applicable development criteria of the Niagara Escarpment Plan."	
314)	277	4.7.3.3 [Renumbered]	<p>Is modified by relocating and renumbering "Section 4.7.3.18" to "Section 4.7.3.3" and further modified to read as follows:</p> <p>"In accordance with Section 4.9.3.2c) of this Plan, apply the following systems based approach in the assessment of the impact of a new or expanded mineral aggregate operation on the Natural Heritage System:</p> <p>a) The Town shall support the Regional requirement to demonstrate that, where a proposal for mineral resource extraction includes or negatively affects areas of has the potential to negatively affect the Key Features of the Greenbelt or Regional Natural Heritage System outside of those areas where new or expanded Mineral Resource Extraction Areas are prohibited from locating in, as set out in Section 4.7.3.4 4.9.1.3a) of this Plan, require the proponent to demonstrate through an EIA that the proposal will result in no negative impact on the Key Features or their ecological functions for which the area is identified. The proposal is consistent with the Provincial Policy Statement and the Provincial Greenbelt Plan, where applicable, and results in no negative impact on the functions and features of the Natural Heritage System. Following such demonstration, the Town and Region may consider a "net environmental gain" approach to the preservation and enhancement of the Natural Heritage System following the principles of the Region's protocol as set out in the Regional Plan.</p> <p>b) In addition to Section 4.7.3.3a), where the proposal has the potential to negatively affect the Regional Natural Heritage System, require the proponent to demonstrate through an EIA that the proposal will maintain, restore or where possible enhance the diversity and connectivity of natural heritage features in an area, and the long term ecological functions and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>c) Where the proposal has the potential to negatively affect the Greenbelt Natural Heritage System, the provisions of Section 4.3.2 of the Greenbelt Plan apply.</p> <p>d) Where the proponent has satisfied the requirements of Sections 4.7.3.3a) through 4.7.3.3c) as applicable, require any application for a new or expanded mineral aggregate</p>	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.

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			<p><u>operation to consider a “net environmental gain” approach to the preservation and enhancement of the Greenbelt and/or Regional Natural Heritage System based on the following principles:</u></p> <p><u>A) Outside Prime Agricultural Areas, or where agricultural rehabilitation is not required in accordance with Section 4.7.3.12, the site is to be rehabilitated to function as part of the Greenbelt and/or Regional Natural Heritage Systems.</u></p> <p><u>B) The Key Features and ecological functions of the Greenbelt and/or Regional Natural Heritage Systems will, where possible, be enhanced both in the short and long terms as a result of implementing the rehabilitation plan of the proposed extractive operation and/or an off-site enhancement plan. Such enhancements may include but not necessarily be limited to:</u></p> <p><u>[i] increase in the spatial extent of the Greenbelt and/or Regional Natural Heritage Systems.</u></p> <p><u>[ii] increase in biological and habitat diversity.</u></p> <p><u>[iii] enhancement of ecological system function.</u></p> <p><u>[iv] enhancement of wildlife habitat.</u></p> <p><u>[v] enhancement of natural succession.</u></p> <p><u>[vi] creation of new wetlands or woodlands.</u></p> <p><u>[vii] enhancement of riparian corridors.</u></p> <p><u>[viii] enhancement of groundwater recharge or discharge areas, and</u></p> <p><u>[ix] establishment or enhancement of linkages between significant natural heritage features and areas.</u></p> <p><u>C) Priorities for restorations or enhancements to the Greenbelt and/or Regional Natural Heritage Systems through post-extraction rehabilitation shall be based on the following in descending order of priority:</u></p> <p><u>[i] restoration to the original features and functions on the areas directly affected by the extractive operations.</u></p> <p><u>[ii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions on the balance of the site.</u></p> <p><u>[iii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and</u></p>	

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			<p><u>functions in the areas immediately surrounding the site.</u></p> <p><u>[iv] enhancements to that part of the Greenbelt and/or Regional Natural Heritage Systems in general vicinity of the site in the Town, and</u></p> <p><u>[v] enhancements to other parts of the Greenbelt and/or Regional Natural Heritage Systems in Halton.</u></p> <p><u>D) Restorations or enhancements shall proceed immediately after extraction in a timely fashion.</u></p> <p><u>E) Consideration should be given to the transfer of the ownership of any privately owned rehabilitation or enhanced lands to a public body.</u></p> <p><u>F) A detailed implementation plan of the proposed restorations and enhancements shall form part of the rehabilitation plan in the site plan or be included as a condition of the licence under the Aggregate Resources Act."</u></p>	
315)	277	4.7.3.4 [Renumbered]	Is modified by relocating and renumbering " <u>Section 4.7.3.11</u> " to " <u>Section 4.7.3.4</u> "; by deleting the word " <u>evaluation</u> " and replacing it with the words " <u>public consultation</u> " after the words "review and"; and further by deleting the word " <u>for</u> " and replacing it with the words " <u>to designate</u> " after the word "proposals".	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
316)	277	4.7.3.5 [Renumbered]	Is modified by relocating and renumbering " <u>Section 4.7.3.12</u> " to " <u>Section 4.7.3.5</u> ".	To relocate and renumber section.
317)	277	4.7.3.5a)	Is modified by deleting the section in its entirety.	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
318)	277	4.7.3.5a) [Renumbered]	Is modified by renumbering the subsection from " <u>b)</u> " to " <u>a)</u> " and further by deleting the word " <u>All</u> " and replacing it with the words " <u>If applicable</u> ".	
319)	277	4.7.3.5b) [Renumbered]	Is modified by renumbering the subsection from " <u>e)</u> " to " <u>b)</u> ".	
320)	277	4.7.3.6 [Renumbered]	<p>Is modified by renumbering "<u>Section 4.7.3.5</u>" to "<u>Section 4.7.3.6</u>" and further modified to read as follows:</p> <p>"Consider <u>Mineral Resource Extraction Areas</u> <u>mineral aggregate resource extraction</u> as an interim use and <u>encourage</u> <u>require</u> the rehabilitation of all sites to form part of the Greenbelt or <u>Regional</u> Natural Heritage System or <u>the Agricultural Area</u> <u>for agricultural use with the proposed after-uses being in conformity with the applicable policies of that land use designation</u>."</p>	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
321)	277	4.7.3.7 [Renumbered]	Is modified by renumbering " <u>Section 4.7.3.6</u> " to " <u>Section 4.7.3.7</u> " and further modified to read as follows:	To align with changes made to the Regional Official Plan through the Minister's Decision on ROPA 38

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			<p>“Support the progressive and final rehabilitation of extractive operations that:</p> <ul style="list-style-type: none"> a) takes place in a timely fashion b) limits the amount of disturbed area at any one time to a minimum <u>on an on-going basis;</u> c) adopts prevailing <i>best management practices</i>; d) Is rehabilitated in accordance with site plans approved under the Aggregate Resources Act; and, e) Is <i>compatible</i> with and has minimal impact upon the surrounding natural and visual environment and <i>existing uses</i> and has no negative impact on the surrounding natural environment; <u>and</u> f) <u>conforms with the applicable policies of the Greenbelt Plan.”</u> 	and the ROPA 38 Ontario Municipal Board hearing.
322)	277	4.7.3.8 [Renumbered]	Is modified by renumbering “ Section 4.7.3.7 ” to “ <u>Section 4.7.3.8</u> ” and further by deleting the words “ during and after extraction ” and adding the words “ <u>post rehabilitation</u> ” after the word “management”.	To align with changes made to the Regional Official Plan through the Minister’s Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
323)	277	4.7.3.9 [Renumbered]	<p>Is modified by renumbering “Section 4.7.3.8” to “<u>Section 4.7.3.9</u>” and further modified to read as follows:</p> <p>“After uses within a Mineral Resource Extraction Area designation of a mineral aggregate operation shall: require an amendment to this Plan, the Regional Plan, and, where applicable, the Niagara Escarpment Plan for any change in land use; except:</p> <ul style="list-style-type: none"> a) Require an amendment to this Plan, the Regional Plan, and, where applicable, the Niagara Escarpment Plan for any change in land use; except, i.a) If the after use is progressive rehabilitation including forestry, and wildlife and fisheries management; or ii.b) If the after use falls under subsection 4.7.2.2 of this plan; b) Be in conformity with the purpose and permitted uses of the applicable re-designation as determined through the policies of this Plan. 	To align with changes made to the Regional Official Plan through the Minister’s Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
324)	277	4.7.3.9 [Original]	Is modified by deleting the section in its entirety.	

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325)	277	4.7.3.10	<p>Is modified to read as follows:</p> <p>“Where specific after use rehabilitation within a Mineral Resource Extraction Area designation of a mineral aggregate operation is being undertaken, the rehabilitation shall occur in accordance with Section 4.7.3.3d) and Section 4.7.3.12 of this Plan.”</p> <p>a) Aim to re-establish an ecologically compatible ecosystem similar in condition to the natural ecosystems in the region, in the case of reforestation; or,</p> <p>b) Restore substantially the same areas and average soil capability for agriculture, in the case of agriculture.”</p>	To achieve conformity with the Regional Official Plan.
326)	277	4.7.3.11 [Original]	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.3.4.	To delete and relocate in part Sections 4.7.3.11 – 4.7.3.13 to better align with the structure of the Regional Official Plan policies.
327)	277	4.7.3.12 [Original]	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.3.5.	
328)	277	4.7.3.13 [Original]	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.3.2.	
329)	277	4.7.3.11 [Renumbered]	Is modified by renumbering “ Section 4.7.3.14 ” to “ <u>Section 4.7.3.11</u> ”.	To renumber section.
330)	277	4.7.3.12 [Renumbered]	<p>Is modified by renumbering “Section 4.7.3.15” to “<u>Section 4.7.3.12</u>” and further modified to read as follows:</p> <p>“Notwithstanding the policies of subsection 4.7.3.13 of this Plan, in the Agricultural Rural 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 this Plan and the Regional Plan, provided that agricultural rehabilitation of the site meets the requirements of subsection 4.7.3.10 of this Plan.</p> <p><u>Require the rehabilitation of mineral aggregate operations on prime agricultural lands, within Prime Agricultural Areas to be carried out so that substantially the same areas and same average soil quality for agriculture are restored.</u></p> <p>On these <u>prime agricultural lands</u>, complete agricultural rehabilitation is not required only if it is demonstrated that:</p> <p>a) there is substantial quantity of <i>mineral aggregate resources</i> below the water table, warranting extraction; or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</p> <p>b) the depth of planning extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</p>	To achieve conformity with the Regional Official Plan.

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			<p>be) other alternatives <u>locations</u> have been considered in accordance with the Provincial Policy Statement (2005/2014) by the applicant and found unsuitable; and,</p> <p>cd) agricultural rehabilitation in remaining areas <u>will be is</u> maximized.”</p>	
331)	277	4.7.3.13 [Renumbered]	<p>Is modified by renumbering “<u>Section 4.7.3.16</u>” to “<u>Section 4.7.3.13</u>” and further modified to read as follows:</p> <p>“The Town shall <u>support the Regional requirement require</u> that all extraction and accessory operations <u>as well as air, noise and blasting studies</u> be conducted in a manner which minimizes social, environmental and human health impacts in accordance with Provincial, <u>Regional and Town</u> standards and requirements <u>and the policies of the Regional Plan and this Plan.</u>”</p>	To renumber the section and achieve conformity with the Regional Official Plan.
332)	277	4.7.3.14 [Renumbered]	<p>Is modified by renumbering “<u>Section 4.7.3.17</u>” to “<u>Section 4.7.3.14</u>” and further modified to read as follows:</p> <p>“The Town shall <u>support the Regional requirement require</u> that surface and ground water resources be protected from the <u>adverse effects adverse impacts</u> of extraction. <u>Accordingly, the proponent of new or expanded mineral aggregate operations is required to carry out comprehensive studies and undertake recommended mitigation and/or remedial measures and ongoing monitoring through appropriate hydrological and hydrogeological studies and</u> in accordance with Provincial requirements and policies of the <i>Region</i> and <u>in consultation with</u> the <i>Conservation Authorities.</i>”</p>	To renumber the section and achieve conformity with the Regional Official Plan.
333)	277	4.7.3.18	Is modified by deleting the section in its entirety and relocating it, in part, to a new Section 4.7.3.3.	To delete and relocate the section in part to better align with the structure of the Regional Official Plan policies.
334)	[New]	4.7.4 [Section Title]	<p>A new Section 4.7.4 Section Title is added to read as follows:</p> <p><u>“PROTECTION OF MINERAL AGGREGATE RESOURCES”</u></p>	To create a new section regarding the protection of mineral aggregate resources, consistent with the structure of the Regional Official Plan.
335)	[New]	4.7.4.1	<p>A new Section 4.7.4.1 is added to read as follows:</p> <p><u>“The objectives of the Town are:</u></p> <p><u>a) To recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion.</u></p> <p><u>b) To protect known mineral aggregate deposits and areas of high potential mineral aggregate resources, as shown on Schedule “P”, for potential future extraction.</u></p>	To add objectives consistent with the Regional Official Plan.

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			<p><u>c) To support mineral aggregate resource conservation.</u></p> <p><u>The Town recognizes that within the Niagara Escarpment Plan Area, these objectives are subject to the priorities set by the purpose, objectives and policies of the Niagara Escarpment Plan.</u></p>	
336)	277	4.7.4.2	<p>Is modified by renumbering and relocating “<u>Section 4.7.3.4</u>” to a new “<u>Section 4.7.4.2</u>” and further modified to read as follows:</p> <p><u>“It is the objective of the The Town shall to protect as much of its high potential mineral aggregate resources areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale areas, except for those areas considered to be unsuitable for extraction based largely on Section 4.7.3.1 of this Plan, the Regional Plan, Provincial policies, and Provincial Plans.</u></p> <p><u>These resource areas are, as identified in mapping generally on Schedule P, based on mapping supplied by the Ministry of Northern Development, Mines and Forestry or the Ministry of Natural Resources, on Schedule P, is not drawn to scale and the boundaries are only approximate for future use as is realistically possible in the context of the other land use planning objectives of this Plan, including the objectives and policies of the Niagara Escarpment Plan.</u></p> <p><u>a) The identification of these mineral aggregate resource areas on Schedule P does not imply that extraction in these areas conforms to Provincial Plans or policies, nor does it imply support by the Town for any licence application under the Aggregate Resources Act in these areas or for any amendment to this Plan thereof.”</u></p>	To align with changes made to the Regional Official Plan through the Minister’s Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.
337)	277	4.7.4.3	<p>Is modified by renumbering and relocating “<u>Section 4.7.3.2</u>” to a new “<u>Section 4.7.4.3</u>” and further by deleting the words “<u>To only permit</u>” and replacing them with the word “<u>Only</u>” before the word “uses”.</p>	To relocate section and increase clarity.
338)	277	4.7.4.4	<p>Is modified by renumber and relocating “<u>Section 4.7.3.3</u>” to a new “<u>Section 4.7.4.4</u>” and further modified to read as follows:</p> <p><u>“The Town shall require the proponent of any land use change through an amendment to this Plan, zoning amendments, or consents on land that is wholly or partially within 300m of a sand and gravel deposit or 500m of a selected bedrock and shale resource identified under Section 4.7.4.2 and that has the potential to preclude or hinder continued expansion of existing operations, establishment of new operations or access to the mineral aggregate resources, to demonstrate through the appropriate studies to the satisfaction of the Town and the</u></p>	To align with changes made to the Regional Official Plan through the Minister’s Decision on ROPA 38 and the ROPA 38 Ontario Municipal Board hearing.

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			<p><u>Region that:</u></p> <p>In areas adjacent to or in known deposits of minerals aggregates, as identified by the Ministry of Northern Development, Mines and Forestry or the Ministry of Natural Resources, as shown on Schedule P development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:</p> <p>a) resource use <u>extraction</u> would not be feasible; or</p> <p>b) the proposed land uses or development serves a greater long term public-interest; and,</p> <p>c) issues of public health, public safety and environmental impacts <u>related to the proposed land use or development being located adjacent to a potential future extraction operation</u> are addressed; and,</p> <p>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.</p>	
4.8	NATURAL HERITAGE SYSTEM			
339)	[New]	4.8.1.1	<p>A new Section 4.8.1.1 is added to read as follows:</p> <p><u>"The Natural Heritage System consists of the Regional Natural Heritage System and the Greenbelt Natural Heritage System."</u></p>	To introduce a framework for the Natural Heritage System and Agricultural System policies, consistent with the structure in the Regional Official Plan.
340)	[New]	4.8.1.2	<p>A new Section 4.8.1.2 is added to read as follows:</p> <p><u>"The Regional Natural Heritage System designation is shown on Schedule "1", Schedule "A" and Schedule "B". The Greenbelt Natural Heritage System as it applies within the Town is shown as an overlay on Schedule "1" and Schedule "A"."</u></p>	
341)	[New]	4.8.1.3	<p>A new Section 4.8.1.3 is added to read as follows:</p> <p><u>"The Key Features within the Regional and Greenbelt Natural Heritage Systems, as identified in Sections 4.9.1.3 and 4.10.1.2, are shown on Schedule "M" to assist in the implementation of the policies of this Plan. There may exist other Key Features within the Regional and Greenbelt Natural Heritage Systems that are not shown on Schedule "M" or that may exist in other land use designations. The Town shall ensure that these Key Features are protected through appropriate Area-Specific Plans or studies related to development and/or site alteration applications in accordance with Section 4.9.3."</u></p>	
342)	[New]	4.8.1.4	<p>A new Section 4.8.1.4 is added to read as follows:</p>	

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			<u>“Those parts of the Natural Heritage System that are outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest also form parts of the Agricultural System, as described in Section 4.3 and shown on Schedule “O”. Within these areas, agriculture is recognized, supported and promoted in accordance with policies of the Agricultural System.”</u>	
343)	278	4.8.1.5 [Renumbered]	Is modified by renumbering “ <u>Section 4.8.1.1</u> ” to “ <u>Section 4.8.1.5</u> ” and further modified to read as follows: “The <u>purpose</u> <u>goal</u> of the <i>Natural Heritage System</i> is to comprehensively identify a system of lands containing key natural heritage and hydrologic features and functions as well as the ecological linkages that connect them to ensure that the biological diversity and <u>ecological functions</u> within the Town and broader Halton Region will be preserved and enhanced for future generations. Within the Protected Countryside Area of the Greenbelt Plan, in conformity with the Natural Heritage System designation, an overlay designation has been applied. Outside of the Greenbelt Plan area, a Regional Natural Heritage System designation has been applied.”	To update the goal for the Natural Heritage System, consistent with the Regional Official Plan.
344)	278	4.8.1.6 [Renumbered]	Is modified by renumbering “ <u>Section 4.8.1.2</u> ” to “ <u>Section 4.8.1.6</u> ”.	To renumber the section.
345)	278	4.8.1.6b)	Is modified by deleting the word “ <u>integrity</u> ” and replacing it with the word “ <u>functions</u> ”.	To be consistent with the Provincial Policy Statement.
346)	278	4.8.1.6c)	Is modified by adding the words “ <u>Key Features</u> ,” after the words “or enhance”; by deleting the colon at the end of the sentence and replacing it with a period; and further by deleting subsections i) through v) in their entirety.	To remove the list of specific features in favour of the use of the defined term Key Features, the components of which are now defined in specific policies in the Official Plan.
347)	278	4.8.1.6e)	Is modified by deleting the word “ <u>ecosystems</u> ” and replacing it with the words “ <u>the Key Features and their ecological functions</u> ” after the word “between”.	To utilize defined terms, consistent with the Regional Official Plan.
348)	278	4.8.1.6f)	Is modified by italicizing the words “ <u>natural features</u> ” after the words “character of”.	To italicize a defined term.
349)	278	4.8.1.6h)	Is modified to read as follows: “To protect or enhance <u>fish and wildlife habitats and fish habitats</u> ,”	To update terminology and utilize a defined term.
350)	278	4.8.1.6i)	Is modified by deleting the word “ <u>features</u> ” and replacing it with the word “ <u>resources</u> ” in the term “ <i>cultural heritage resources</i> ”.	To update defined term.
351)	278	4.8.1.6m)	Is modified by adding the word “ <u>and</u> ” after the word “species”.	To correct a typographical error.
352)	[New]	4.8.1.6p)	A new Section 4.8.1.6p) is added to read as follows:	To include an objective consistent with the Regional Official Plan.

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			<u>"To support agriculture as a complementary and compatible use outside the Key Features."</u>	
353)	[New]	4.8.1.6q)	A new Section 4.8.1.6q) is added to read as follows: <u>"To recognize and support agriculture as a primary activity within Prime Agricultural Areas, in accordance with Section 4.4.4; and"</u>	To include an objective consistent with the Regional Official Plan.
354)	[New]	4.8.1.6r)	A new Section 4.8.1.6r) is added to read as follows: <u>"To provide opportunities for scientific study and education related to earth sciences."</u>	To include an objective consistent with the Regional Official Plan.
355)	[New]	4.8.1.6s)	A new Section 4.8.1.6s) is added to read as follows: <u>"To provide opportunities, where appropriate, for non-intensive, recreational activities."</u>	To include an objective consistent with the Regional Official Plan.
4.9	REGIONAL NATURAL HERITAGE SYSTEM			
356)	278	4.9 [Section Title]	Is modified by deleting the words <u>"[DELETED. SECTION NOT IN USE.]"</u> and replacing them with the words <u>"REGIONAL NATURAL HERITAGE SYSTEM"</u> .	To create a new section with policies related to the Regional Natural Heritage System land use designation, consistent with the Regional Official Plan.
357)	278	4.9.1 [Section Title]	Is modified by numbering the existing section title "CRITERIA FOR DESIGNATION" and <u>"Section 4.9.1"</u> .	To number an existing section title.
358)	278	4.9.1.1 [Renumbered]	Is renumbered from <u>"Section 4.8.1.3"</u> to <u>"Section 4.9.1.1"</u> and further modified to read as follows: <u>"The Regional and Greenbelt Natural Heritage Systems consists of the following components:"</u>	To clarify the areas within the Regional Natural Heritage System, consistent with the Regional Official Plan.
359)	278	4.9.1.1a) [Renumbered]	Is renumbered from <u>"Section 4.8.1.3a)"</u> to <u>"Section 4.9.1.1a)"</u> and further modified to read as follows: <u>"key features, enhancements to including Centres For Biodiversity, linkages and buffers, areas so designated shown on Schedules A, and B and M to this Plan;"</u>	
360)	278	4.9.1.1b) [Renumbered]	Is renumbered from <u>"Section 4.8.1.3b)"</u> to <u>"Section 4.9.1.1b)"</u> and further modified to read as follows: <u>"significant habitats of endangered species and threatened species which may not be identified included in the designation on Schedules A, and B or M to this Plan;"</u>	
361)	[New]	4.9.1.2	A new Section 4.9.1.2 is added to read as follows: <u>"Included within the Regional Natural Heritage System are:"</u>	
362)	278	4.9.1.2a) [Renumbered]	Is renumbered from <u>"Section 4.8.1.3c)"</u> to <u>"Section 4.9.1.2a)"</u> and further by deleting the word <u>"and"</u> at the end of the section.	To clarify the areas within the Regional Natural Heritage System as well as the Agricultural System, consistent with the Regional Official Plan.
363)	278	4.9.1.2b)	Is renumbered from <u>"Section 4.8.1.3d)"</u> to <u>"Section</u>	

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		[Renumbered]	<u>4.9.1.2b)</u> ” and further by deleting the period at the end of the section and replacing it with the word “ <u>and</u> ”.	
364)	[New]	4.9.1.2c)	A new Section 4.9.1.2c) is added to read as follows: “ <u>Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest, where agricultural operations are promoted and supported as compatible and complementary uses in the protection of the Natural Heritage System in accordance with policies of the Agricultural System.</u> ”	
365)	[New]	4.9.1.3	A new Section 4.9.1.3 is added to read as follows: “ <u>The Regional Natural Heritage System is a systems approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of the following components:</u> <u>a) Key Features, which include:</u> <u>i) significant habitat of endangered and threatened species,</u> <u>ii) significant wetlands,</u> <u>iii) significant coastal wetlands,</u> <u>iv) significant woodlands,</u> <u>v) significant valleylands,</u> <u>vi) significant wildlife habitat,</u> <u>vii) significant areas of natural scientific interest,</u> <u>viii) fish habitat,</u> <u>b) enhancements to the Key Features including Centres for Biodiversity,</u> <u>c) linkages,</u> <u>d) buffers,</u> <u>e) watercourses that are within a Conservation Authority Regulation Limit or that provide a linkage to a wetland or a significant woodland, and</u> <u>f) wetlands other than those considered significant under Section 4.9.1.3a)ii)”</u>	To reflect changes made to the Regional Official Plan through the ROPA 38 Ontario Municipal Board hearing in order to clearly state the components of the natural heritage system designation.
366)	27 8	4.9.1.4 [Renumbered]	Is modified by renumbering “ <u>Section 4.8.1.4</u> ” to “ <u>Section 4.9.1.4</u> ” and further modified to read as follows: “The <u>identification designation</u> of <u>lands in the Regional</u> Natural Heritage System does not imply that the lands are open to the public nor that they will necessarily be purchased by a <u>public agency.</u> ”	To renumber section and update terminology.

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367)	278	4.8.1.5 [Original]	Is modified by deleting the section in its entirety.	To delete policies which are no longer relevant, increase clarity, and achieve conformity with the Regional Official Plan.
368)	278	4.8.1.6 [Original]	Is modified by deleting the section in its entirety.	
369)	278	4.8.1.7 [Original]	Is modified by deleting the section in its entirety.	
370)	278	4.9.2 [Section Title]	Is modified by renumbering " Section 4.8.2 " to " <u>Section 4.9.2</u> ".	To renumber the section title.
371)	278	4.9.2.1 [Renumbered]	Is modified by renumbering " Section 4.8.2.1 " to " <u>Section 4.9.2.1</u> " and further modified to read as follows: "Subject to other policies of this Plan, applicable detailed development criteria of the Niagara Escarpment Plan, applicable policies of the Greenbelt Plan, <u>the Niagara Escarpment Plan,</u> and <u>the</u> Regional Plan and the appropriate <i>Conservation Authority</i> regulations, the following uses may be permitted;"	To simplify reference to the Niagara Escarpment Plan, consistent with the Regional Official Plan.
372)	278	4.9.2.1a)	Is modified to read as follows: " <u>All types, sizes and intensities of agricultural operations outside except within:</u> <u>(i) Escarpment Natural Area and</u> <u>(ii) Key Features of the Regional Natural Heritage System.</u> <u>Notwithstanding Section 4.8.1.2a)(ii), agricultural operations are permitted within the Regional Natural Heritage System where the only Key Feature is a significant earth science area of natural and scientific interest.</u> "	To add clarity regarding agricultural operations and to implement the Agricultural System policy framework..
373)	278	4.9.2.1e)	Is modified to read as follows: " <u>Dwellings accessory to an agricultural operation, except within the Escarpment Natural Area</u> and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area;	Minor modification to remove unnecessary italicization and to clarify the defined term.
374)	278	4.9.2.1g)	Is modified by italicizing the terms " <u>forest</u> " and " <u>fisheries</u> ".	To italicize defined terms.
375)	278	4.9.2.1j)	Is modified to read as follows: " <u>accessory buildings, or structures and facilities (e.g., a garage or farm pond) and site modifications required to accommodate them provided that the impact on the natural environment is minimal.</u> "	To achieve conformity with the Regional Official Plan.
376)	278	4.9.2.1k)	Is modified by deleting the words " (e.g., swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal. " after the words	To achieve conformity with the Regional Official Plan.

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			" <i>incidental uses</i> ".	
377)	278	4.9.2.1n)	Is relocated in part and renumbered from " <u>Section 4.8.2.1p)</u> " to a new " <u>Section 4.9.2.1n)</u> " and further modified to read as follows: " <u>outside the Escarpment Natural Area or the Key Features of the Regional Natural Heritage System other than those areas where the only Key Feature is a significant earth science area of natural and scientific interest, the following uses, only if located on a commercial farm and secondary to the farming operation.</u> ".	To achieve conformity with the Regional Official Plan.
378)	278	4.9.2.1n)i)	Is modified to read as follows: " <u>bed and breakfast establishments with three or fewer guest bedrooms in accordance with the policies of Section 4.1.1.10 of this Plan, and</u> "	To add cross reference to the applicable criteria in Section 4.1.1.10 of the Official Plan.
379)	278	4.9.2.1n)ii)	Is modified by deleting the words " <u>except in the Escarpment Natural Area</u> " and by adding a "." after the word community.	To remove a duplicative reference to the Escarpment Natural Area (now captured in the preamble).
380)	[New]	4.9.2.1n)iii) [Renumbered]	Is relocated in part and renumbered from " <u>Section 4.8.2.1p)ii)</u> " to a new " <u>Section 4.9.2.1n)iii)</u> " and further modified to read as follows: " <u>home industries in accordance with the policies of Section 4.1.1.6 and 4.1.1.7 of this Plan.</u> "	To relocate the existing permissions under the appropriate subsection which situates these uses as on-farm and secondary to the farming operation, consistent with the Regional Official Plan.
381)	[New]	4.9.2.1n)iv) [Renumbered]	Is relocated in part and renumbered from " <u>Section 4.8.2.1p)ii)</u> " to a new " <u>Section 4.9.2.1n)iv)</u> " and further modified to read as follows: " <u>retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm, and</u> "	
382)	[New]	4.9.2.1n)v) [Renumbered]	Is relocated in part and renumbered from " <u>Section 4.8.2.1p)ii)</u> " to a new " <u>Section 4.9.2.1n)v)</u> " and is modified to read as follows: " <u>agriculture-related tourism uses with a gross floor area not exceeding 500 sq m.</u> "	
383)	[New]	4.9.2.1n)vi)	A new Section 4.9.2.1n)vi) is added to read as follows: " <u>animal kennels serving the agricultural community primarily, in accordance with the policies of Section 4.1.1.16 and 4.1.1.17 of this Plan.</u> "	To add additional land use permissions consistent with the Regional Official Plan.
384)	[New]	4.9.2.1n)vii)	A new Section 4.9.2.1n)vii) is added to read as follows: " <u>small-scale businesses that provide supplementary income to the farming operation in accordance with Section 4.1.1.13 of this Plan.</u> "	
385)	[New]	4.9.2.1n)viii)	A new Section 4.9.2.1n)viii) is added to read as	

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			follows: <u>“subject to approval of a zoning by-law amendment and site plan approval, horticultural trade uses in accordance with Section 4.1.1.14 and 4.1.1.15 of this Plan.”</u>	
386)	278	4.9.2.1o)	Is modified to read as follows: <u>“essential watershed management and flood and erosion control projects either carried out or supervised by a public agency public authority, or approved in this Plan as of December 16, 2009;”</u>	To make reference to the defined term consistent with definitions of the Official Plan and to add an additional criteria consistent with the Regional Official Plan.
387)	278	4.9.2.1p)	Is modified by deleting the section and subsections in their entirety and relocating the policies in part to Section 4.9.2.1n).	To delete and relocate the section and subsections in part.
388)	278	4.9.3 [Section Title]	Is modified by renumbering <u>“Section 4.8.3”</u> to <u>“Section 4.9.3”</u> and further by adding the word <u>“REGIONAL”</u> before the word “NATURAL”.	To clarify the content of the section.
389)	278	4.9.3.1 [Renumbered]	Is modified by renumbering <u>“Section 4.8.3.1”</u> to <u>“Section 4.9.3.1”</u> , and further by deleting the section in its entirety and replacing it with the following: <u>“The Town shall apply a systems based approach to implementing the Regional Natural Heritage System by.”</u>	To conform to the policies in the Regional Official Plan regarding the systems based implementation approach.
390)	[New]	4.9.3.1a)	A new Section 4.9.3.1a) is added to read as follows: <u>“Prohibiting development and site alteration within significant wetlands, significant coastal wetlands, significant habitat of endangered and threatened species and fish habitat except in accordance with Provincial and Federal legislation or regulations;”</u>	
391)	[New]	4.9.3.1b)	A new Section 4.9.3.1b) is added to read as follows: <u>“Not permitting the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions; in applying this policy, agricultural operations are considered as compatible and complementary uses in those parts of the Regional Natural Heritage System under the Agricultural System and are supported and promoted in accordance with policies of this Plan;”</u>	
392)	[New]	4.9.3.1c)	A new Section 4.9.3.1c) is added to read as follows: <u>“Refining the boundaries of the Regional Natural Heritage System in accordance with Section 4.9.3.12; and”</u>	
393)	[New]	4.9.3.1d)	A new Section 4.9.3.1d) is added to read as follows: <u>“Introducing such refinements at an early stage of the development or site alteration application process and in the broadest available context so that there is greater flexibility to enhance the</u>	

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			<u>ecological functions of all components of the system and hence improve the long-term sustainability of the system as a whole.</u>	
394)	278	4.9.3.2 [Renumbered]	<p>Is modified by relocating and renumbering "<u>Section 4.8.3.2</u>" to "<u>Section 4.9.3.2</u>" and further modified to read as follows:</p> <p>"The proponent of any <u>development or site alteration</u>, including public works, that is located wholly or partially inside or within 120 m of the <u>Natural Heritage System</u> that meets the criteria set out in <u>Section 4.9.3.3</u> is required to carry out an Environmental Impact Assessment (EIA), unless:</p> <ul style="list-style-type: none"> a) it is a use conforming to this Plan and permitted by the zoning by-law; b) it is a use requiring only an amendment to the Zoning By-law and is exempt from this requirement by specific policies of this Plan; or c) exempt or modified by specific policies of the Regional Plan; <u>or</u> d) <u>the proponent can demonstrate to the satisfaction of the Town and Region that the proposal is minor in scale and/or nature and does not warrant an EIA.</u> <p>The purpose of an EIA is to demonstrate that the proposed <u>development or site alteration</u> will result in no overall <u>negative impacts</u> to the <u>functions and features</u> of that portion of the Natural Heritage System <u>or unmapped Key Features</u> affected by the <u>development or site alteration</u> by identifying <u>components of the Regional Natural Heritage System as listed in Section 4.9.1.3 and their associated ecological functions</u> <u>natural features, functions and values</u> and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. <u>The EIA, shall, as a first step, identify Key Features on or near the subject site that are not mapped on Schedule "M".</u></p>	To align with the policies regarding Environmental Impact Assessments with those in the Regional Official Plan.
395)	[New]	4.9.3.3	<p>A new Section 4.9.3.3 is added to read as follows:</p> <p><u>"The criteria for the requirement of an EIA for proposed developments and site alterations are as follows:"</u></p>	To align with the policies regarding Environmental Impact Assessments with those in the Regional Official Plan.
396)	278	4.9.3.3a) [Renumbered]	<p>Is modified by relocating and renumbering "<u>Section 4.9.3.1a</u>" to a new "<u>Section 4.9.3.3a</u>" and further modified to read as follows:</p> <p>"For proposed agricultural buildings with a footprint not exceeding 1,000 sq m or <i>single detached dwellings</i> on existing <i>lots</i> and their <i>incidental uses</i>, the preparation of an EIA under <u>Section 4.9.3.2</u> <u>4.8.3.2</u> will be required only where the proposed building is located wholly or partially inside or within 30 m of any <u>Key Feature</u> of the <u>Regional</u> Natural Heritage System <u>other than those areas where the</u></p>	To relocate and modify the section consistent with the structure and content of the Regional Official Plan.

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			<u>only key feature is a significant earth science area of natural and scientific interest.</u> If the proposed agricultural building is located entirely within the boundary of an existing farm building cluster surrounded by <i>woodlands</i> , no EIA is required as long as there is no tree removal involved <u>within woodlands;</u>	
397)	278	4.9.3.3b) [Renumbered]	Is modified by relocating and renumbering " <u>Section 4.9.3.14</u> " to a new " <u>Section 4.9.3.3b</u> "; to replace the reference to " <u>Section 4.8.3.2</u> " with a reference to " <u>Section 4.9.3.2</u> " after the words "EIA under"; and further by deleting the period and adding the word " <u>; and</u> " at the end of the policy.	To relocate and modify the section consistent with the structure and content of the Regional Official Plan.
398)	278	4.9.3.3c) [Renumbered]	Is modified by relocating and renumbering " <u>Section 4.9.3.14</u> " to a new " <u>Section 4.9.3.3c</u> " and further modified to read as follows: " <u>For The proponent of any other development or site alteration, including public works, that is located wholly or partially inside or within 120 m of the Regional Natural Heritage System is required to carry out an Environmental Impact Assessment (EIA), unless:</u> "	To relocate and modify the section consistent with the structure and content of the Regional Official Plan.
399)	278	4.9.3.4 [Renumbered]	Is modified by renumbering " <u>Section 4.8.3.3</u> " to " <u>Section 4.9.3.4</u> " and further by replacing the reference to " <u>Section 4.8.3.2</u> " with a reference to " <u>Section 4.9.3.2</u> ".	To renumber the section and update a cross reference.
400)	[New]	4.9.3.5	A new Section 4.9.3.5 is added to read as follows: " <u>Apply, as appropriate, policies of this Plan that support and promote agriculture and normal farm practices on those parts of the Regional Natural Heritage System under the Agricultural System where such uses are permitted. These policies include but are not limited to Sections 4.4.3.2 to 4.4.3.4.</u> "	To align with ROPA 38.
401)	278	4.9.3.6 [Renumbered]	Is modified by renumbering " <u>Section 4.8.3.4</u> " to " <u>Section 4.9.3.6</u> " and further modified to read as follows: "Through the <i>development</i> approvals process and where appropriate, the function of the <u>Regional Natural Heritage Area System</u> within the <i>Urban Area</i> shall be enhanced by locating local open space adjacent to or near the Regional Natural Heritage System."	To renumber the section and update terminology.
402)	278	4.9.3.7 [Renumbered]	Is modified by renumbering " <u>Section 4.8.3.5</u> " to " <u>Section 4.9.3.7</u> " and further by deleting the words " <u>Natural Heritage Area</u> " and replacing them with the words " <u>Regional Natural Heritage System</u> ".	To renumber the section and update terminology.
403)	278	4.9.3.8 [Renumbered]	Is modified by renumbering " <u>Section 4.8.3.6</u> " to " <u>Section 4.9.3.8</u> " and further modified to read as follows: "Through the <i>development</i> approval process and as	To renumber the section and update terminology.

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			permitted by legislation, the <i>Town</i> shall acquire parts of the <i>Regional</i> Natural Heritage System and adjacent areas, the latter for the purpose of protecting the System from incompatible uses."	
404)	278	4.9.3.9 [Renumbered]	Is modified by renumbering " Section 4.8.3.7 " to " <u>Section 4.9.3.9</u> " and further by adding the word " <i>Regional</i> " before the words "Natural Heritage System".	To renumber the section and update terminology.
405)	278	4.9.3.10 [Renumbered]	Is modified by renumbering " Section 4.8.3.8 " to " <u>Section 4.9.3.10</u> " and further modified to read as follows: "The <i>Town</i> shall promote, in conjunction with other public agencies and through stewardship programs, the donation of privately owned lands in the <i>Regional</i> Natural Heritage <i>System Area</i> to public agencies or charitable organizations, or the transfer of the protection of the <i>ecological functions</i> and features on such lands to a <i>public agency</i> or charitable organization through a conservation easement agreement."	To renumber section and update terminology.
406)	278	4.9.3.11 [Renumbered]	Is modified by renumbering " Section 4.8.3.9 " to " <u>Section 4.9.3.11</u> " and further by adding the word " <i>Regional</i> " before the words "Natural Heritage System".	To renumber section and update terminology.
407)	278	4.9.3.12 [Renumbered]	Is modified by renumbering " Section 4.8.3.14 " to " <u>Section 4.9.3.12</u> " and further modified to read as follows: The boundaries of the <i>Regional</i> Natural Heritage System designation have been determined by the <i>Region of Halton</i> in consultation with the <i>Town</i> , the appropriate <i>Conservation Authority</i> and the Ministry of Natural Resources, and may be refined from time to time <u>with additions, deletions and/or boundary adjustments</u> through: a) the preparation of a Subwatershed <i>Study studies accepted by the Region and undertaken in the context of an secondary plans, Area Specific Plans, or</i> b) an individual e <i>Environmental i</i> a <i>Assessments accepted by the Town and Region, as required by this Plan ; or</i> c) <i>similar studies based on terms of reference accepted by the Town and Region.</i> Where the <i>Town and Region</i> is are satisfied, in consultation with the Region and the appropriate <i>Conservation Authority</i> , that the boundary of the <i>Regional</i> Natural Heritage System designation can be altered <u>refined and approved through an approval process under the Planning Act, the refinement will be in effect on the date of such approval</u> the adjustment may be made without further amendment to this Plan. An adjacent land use designation shall be deemed to apply to any	To renumber section, update terminology, and achieve conformity with the policies of the Regional Official Plan related to refinements of the natural heritage system.

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			lands removed from the Natural Heritage System designation and the underlying designation shall be removed from any lands added to the Regional Natural Heritage System designation.	
408)	278	4.9.3.13 [Renumbered]	<p>Is modified by renumbering "Section 4.8.3.15" to "<u>Section 4.9.3.13</u>" and further modified to read as follows:</p> <p>"Lands located within the <u>Regional</u> Natural Heritage System will be zoned <u>Regional</u> Natural Heritage System in the implementing Zoning By-law except within the Niagara Escarpment Plan Area, where zoning does not apply. New construction and the expansion or replacement of existing non-conforming uses within <u>Provincially Significant Wetlands</u>, <u>hazard lands</u>, and significant habitat of endangered or threatened species shall be prohibited except where specifically exempted by the <u>Town</u> and the <u>Region of Halton</u>, in consultation with the appropriate <u>Conservation Authority</u>, the Ministry of Natural Resources and the Ministry of Municipal Affairs and Housing. <u>Special Policy Areas including any policy or boundary changes thereto, must be approved by the Minister of Municipal Affairs and Housing prior to municipal adoption.</u>"</p>	To renumber the section and achieve conformity with the Regiona! Official Plan.
409)	278	4.9.3.14 [Renumbered]	<p>Is modified by renumbering "Section 4.8.3.16" to "<u>Section 4.9.3.14</u>" and further modified to read as follows:</p> <p>"The Zoning By-law shall impose <u>for development</u> appropriate <u>development</u> setbacks from <u>Provincially Significant Wetlands</u> and <u>Regulated Flood Plains</u> based on the kind, extent and severity of existing and potential hazard to public safety <u>and/or the sensitivity of the natural environmental features and ecological functions of the area</u>. The setbacks will be evaluated for specific <u>development</u> applications and as part of any Secondary Plan process or during the processing of individual <u>development</u> or subdivisions by the <u>Town</u> and the <u>Region of Halton</u>, in consultation with the appropriate <u>Conservation Authority</u>, 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. <u>Special</u> consideration shall be given to <u>agriculture</u>-related buildings, including residential dwellings, to maintain the long term viability of existing <u>agricultural operations</u>, without compromising the safety of such buildings or their occupants. Within the Niagara Escarpment Plan Area where zoning does not apply, it is the intent of the <u>Town</u> that where the general setbacks for buildings, structures, parking areas, and other similar facilities from <u>the Regulated Flood Plains Natural Heritage System</u> are more <u>restrictive</u> than the <u>Development</u> Criteria of the Niagara Escarpment Plan, that the setbacks of the Zoning By-law be applied by the implementing authorities."</p>	To renumber the section and achieve conformity with the Regiona! Official Plan.

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410)	278	4.9.3.15 [Renumbered]	Is modified by renumbering " Section 4.8.3.17 " to " <u>Section 4.9.3.15</u> " and further modified by adding the word " <u>Regional</u> " before the words "Natural Heritage System".	To renumber section and update terminology.
411)	278	4.9.3.16 [Renumbered]	Is modified by renumbering " Section 4.8.3.18 " to " <u>Section 4.9.3.16</u> ".	To renumber section.
4.10	GREENBELT NATURAL HERITAGE SYSTEM			
412)	[New]	4.10 [Section Title]	Is modified by deleting the words " DELETED SECTION NOT IN USE " and replacing them with " <u>GREENBELT NATURAL HERITAGE SYSTEM</u> ".	To create a new section with policies related to the Greenbelt Natural Heritage System overlay, consistent with the Regional Official Plan.
413)	[New]	4.10.1.1	A new Section 4.10.1.1 is added to read as follows: " <u>The purpose of the Greenbelt Natural Heritage System shown as an overlay on Schedules "1" and "A" is to implement policies of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.</u> "	
414)	[New]	4.10.1.2	A new Section 4.10.1.2 is added to read as follows: " <u>The Greenbelt Natural Heritage System represents a systems approach to protecting natural features and functions within the Greenbelt Plan Area and its construct is equivalent to that of the Regional Natural Heritage System as described in Section 4.9.1.3. The Key Features, within the Regional Natural Heritage System referred to under Section 4.9.1.3a), and the following Key Features within the Greenbelt Natural Heritage System are shown on Schedule "M":</u> a) <u>sand barrens, savannahs and tall grass prairies.</u> b) <u>permanent and intermittent streams.</u> c) <u>lakes.</u> d) <u>seepage areas and springs.</u> e) <u>alvars and.</u> f) <u>significant habitat of special concern species.</u> "	
415)	[New]	4.10.1.3	A new Section 4.10.1.3 is added to read as follows: " <u>While the Greenbelt Natural Heritage System and the Regional Natural Heritage System have different sets of planning policies, they complement each other and together implement the Town's vision of a sustainable natural heritage system that preserves and enhances the biological diversity and ecological functions of the Town. Within those parts of the Greenbelt and Regional Natural Heritage Systems that are under the Agricultural System described in Section 4.3, agricultural operations are considered as compatible and complementary uses towards implementing this vision.</u> "	
416)	[New]	4.10.1.4	A new Section 4.10.1.4 is added to read as follows:	

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			<p><u>“Development within the Greenbelt Natural Heritage System is subject to <i>policies</i> of the Greenbelt Plan as they apply to its Natural Heritage System and to detailed implementation <i>policies</i> of this Plan in accordance with Section 5.3 of the Greenbelt Plan.”</u></p>	
417)	[New]	4.10.1.5	<p>A new Section 4.10.1.5 is added to read as follows:</p> <p><u>“Refinements to the boundaries of the Greenbelt Natural Heritage System are not permitted unless as a result of amendments to the Greenbelt Plan but refinements to the boundaries of the <i>Key Features</i> within the Greenbelt Natural Heritage System may be considered through a Subwatershed Study, an individual Environmental Impact Assessment, or similar studies accepted by the <i>Town and Region</i>.”</u></p>	
418)	[New]	4.10.1.6	<p>A new Section 4.10.1.6 is added to read as follows:</p> <p><u>In accordance with the policies of the Greenbelt Plan and the policies of this Plan, the <i>Town shall</i>:</u></p> <p><u>a) Prohibit <i>development</i> or <i>site alteration</i> within the <i>Key Features</i> of the Greenbelt Natural Heritage System, except in accordance with <i>policies</i> of this Plan.</u></p> <p><u>b) Prohibit <i>development</i> or <i>site alteration</i> on lands adjacent to the <i>Key Features</i> of the Greenbelt Natural Heritage System unless the proponent has evaluated the <i>ecological functions</i> of these lands through an Environmental Impact Assessment in accordance with Section 4.10.1.6d).</u></p> <p><u>c) Notwithstanding Sections 4.10.1.6a) and b), permit the following uses within <i>Key Features</i>, subject to the applicable <i>policies</i> of this Plan:</u></p> <p><u>[i] <i>forest, fisheries and wildlife management</i> that is carried out in a manner that maintains or, where possible, improves these features and their functions;</u></p> <p><u>[ii] conservation and flood or erosion control projects if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;</u></p> <p><u>[iii] archaeological activities;</u></p> <p><u>[iv] essential transportation and <i>utility</i> facilities;</u></p> <p><u>[v] non-intensive recreation uses such as nature viewing, pedestrian trails and small-scale structures (such as boardwalks, footbridges, fences, docks, and picnic facilities), where <i>negative impacts</i> are minimized;</u></p> <p><u>[vi] <i>existing uses</i>, including existing</u></p>	

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			<p><u>agricultural uses; and,</u></p> <p><u>[vii] mineral aggregate resource extraction, subject to the policies of Section 4.7.3 of this Plan.</u></p> <p><u>d) Where proposed development or site alteration, including public works, is located wholly or partially within the Greenbelt Natural Heritage System or within 120m of a Key Feature, or, in the case of agriculture-related development or site alteration within 30m of a Key Feature, require the proponent to carry out an Environmental Impact Assessment (EIA). The EIA will identify a vegetation protection zone which:</u></p> <p><u>[i] is of sufficient width to protect the Key Feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and</u></p> <p><u>[ii] is established to achieve, and be maintained as natural self-sustaining vegetation.</u></p> <p><u>e) Notwithstanding Section 4.10.1.6d)[i], require a minimum vegetation protection zone of 30m wide for wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands, measured from the outside boundary of the Key Feature.</u></p> <p><u>f) Notwithstanding Sections 4.10.1.6d) and 4.10.1.6e), permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within Key Features, subject to the following being demonstrated to the satisfaction of the Town and the Region:</u></p> <p><u>[i] there is no alternative and the expansion, alteration or establishment is directed away from the Key Features to the maximum extent possible;</u></p> <p><u>[ii] the impact of the expansion or alteration on the Key Feature and its functions is minimized to the maximum extent possible; and,</u></p> <p><u>[iii] sewage and water services as described in Section 4.4.3.5.</u></p>	
4.11	SPECIFIC POLICY AREAS			
419)	[New]	4.11.1.1	Is modified by adding the words " <u>and Schedule "I1"</u> " after the words "Schedule "I"".	To update cross reference.
420)	[New]	4.11.3.5	Is modified by deleting the reference to Schedule " <u>I</u> ".	To update cross reference.

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			and replacing it with a reference to Schedule “11”.	
421)	[New]	4.11.3.7	Is modified by deleting the section in its entirety and replacing it with the words “ <u>DELETED. SECTION NOT IN USE.]</u> ”.	To remove reference to Specific Policy Area in relation to changes to Section 3.14 of the Official Plan.
422)	283	4.11.3.9	Is modified by adding the words “ <u>The area identified as Specific Policy Area No. 9 on Schedule “11” of this Plan, being</u> ” at the beginning of the section.	To add reference to the appropriate Schedule to increase clarity.
423)	[New]	4.11.3.12	Is modified by deleting the section in its entirety and replacing it with the words “ <u>DELETED. SECTION NOT IN USE.]</u> ”.	To remove reference to Specific Policy Area which is no longer applicable.
424)	[New]	4.11.3.18	Is modified by adding the words “ <u>The area identified as Specific Policy Area No. 9 on Schedule “1” of this Plan, being</u> ” at the beginning of the section and further by replacing reference to “ <u>Section 4.2.3.9 (Escarpment Rural Area) and Section 4.3.2 (Rural Area)</u> ” with the words “ <u>Section 4.4.2</u> ”.	To add reference to the appropriate Schedule and cross referenced policies to increase clarity.
425)	288	4.11.3.20	Is modified by deleting the word “ <u>Rural</u> ” before the word “Area” and by adding the word “ <u>Regional</u> ” before the words “Natural Heritage System”.	To update terminology.

Part 5

5.2	PHASING AND FINANCE			
426)	292	5.2.1.1	Is modified to read as follows: “The purpose of establishing <i>development</i> phasing and finance criteria for the Established Urban <u>Area</u> , and HUSP <u>Urban Areas</u> , and <u>Sustainable Halton Plan Urban Area</u> in the Official Plan is to ensure that residential and industrial / commercial <i>development</i> coincides with and supports the timely delivery of the necessary <i>infrastructure development</i> 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 <i>development</i> of water and wastewater servicing <i>infrastructure</i> . 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 <i>development</i> within the HUSP <u>and Sustainable Halton Plan Urban Areas</u> are minimized.”	To include references to the entire urban area.
427)	293	5.2.1.2	Is modified to read as follows: “Within the Urban Area, <i>development</i> phasing strategies will give priority to <u>achieving the targets for population, employment, density and intensification contained in Sections 2.1.4 and 2.1.5 of this Plan, and the</u> development of <u>Intensification Areas</u> , employment lands, infilling and <i>completion</i> of existing neighbourhoods and communities, in accordance with provisions of the Regional Plan. <u>Each development phase shall support the creation</u>	To include cross references to the applicable targets and to add a reference to the creation of healthy communities consistent with the Regional Official Plan.

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			<u>of healthy communities.</u>	
428)	295	5.2.2.1a)	Is modified to read as follows: “to give priority to <i>development of <u>Intensification Areas</u></i> , employment lands, infilling and <i>completion</i> of existing neighbourhoods and communities and ensure that a full range and mix of housing types can be provided in each phase, <u>in accordance with Figure 2 in Section 2.1.5 of this Plan</u> .”	To italicize a defined term and to include crossreference to the Regional phasing targets.
429)	295	5.2.2.1b)	Is modified to read as follows: “to control the progression from one phase to another within the HUSP <u>and Sustainable Halton Plan Urban Areas</u> based on substantial occupancy of the earlier phase, and the availability of <i>infrastructure and community facilities</i> ; and the fulfilment of the requirement for a financial agreement between the <i>Town</i> , <u>the Region where required</u> , and the landowners securing funds, or the provision of services or both such that the impacts on existing taxpayers of the cost of new <i>development</i> are minimized.”	To include a broader reference to the urban area and to make reference to the Region.
430)	296	5.2.3.1	Is modified to read as follows: “In the <u>Established Urban and HUSP Urban Area</u> , approvals for all new <i>development</i> will be on the basis of connection to municipal water and wastewater system(s), unless otherwise exempt by other policies of the Regional Plan <u>or future and in accordance with the Urban Services Servicing</u> Guidelines adopted by the Region of Halton.”	To apply the policy to the entire urban area and to update the title of the Region’s Guidelines document.
431)	299	5.2.3.4	“Is modified by relocating, in part, and renumbering <u>Section 5.2.1.15</u> ” to <u>Section 5.2.3.4</u> ” and further by adding the words <u>“from one development phase to the next”</u> after the word “proceed”.”	To relocate and renumber the section to locate requirements related to development phasing within the same section and to achieve conformity with the Regional Official Plan.
432)	305	5.2.3.4a) [Renumbered]	Is modified by renumbering the existing “Section 5.2.3.4” to a new <u>Section 5.2.3.4a</u> ” and further modified to read as follows: “ Within the Urban Area <u>the Region has approved a financial and implementation plan based on</u> a Secondary Plan <u>prepared in accordance with the provisions of Section 5.4.3 of this Plan</u> and the municipal portion of the Joint Infrastructure Staging Plan as described in the Regional Plan will be required; <u>for each Planning District in accordance with the provisions of Section 5.4.3 of this Plan and prior to the progression from one development phase to the next</u> ”	To relocate and renumber the section and achieve conformity with the Regional Official Plan.
433)	305	5.2.3.4b) [Renumbered]	Is modified by renumbering the Section from <u>5.2.3.15b</u> ” to <u>Section 5.2.3.4b</u> ”.	To relocate and renumber the section.
434)	305	5.2.3.4c)	Is modified by renumbering the Section from	To relocate and renumber the

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		[Renumbered]	"5.2.3.15e)" to " <u>Section 5.2.3.4c)</u> " and further modified by adding the words " <u>and the Region</u> " after the word "Town".	section and achieve conformity with the Regional Official Plan.
435)	305	5.2.3.4d) [Renumbered]	Is modified by renumbering the Section from " <u>5.2.3.15d)</u> " to " <u>Section 5.2.3.4d)</u> ".	To relocate and renumber the section.
436)	305	5.2.3.4e) [Renumbered]	Is modified by renumbering the Section from " <u>5.2.3.15e)</u> " to " <u>Section 5.2.3.4e)</u> ".	To relocate and renumber the section.
437)	305	5.2.3.4f) [Renumbered]	Is modified by renumbering the Section from " <u>5.2.3.15b)</u> " to " <u>Section 5.2.3.4b)</u> ".	To relocate and renumber the section.
438)	301	5.2.3.9	Is modified to read as follows: "Within the Established Urban, <u>and</u> HUSP, <u>and</u> <u>SHP Urban Areas</u> , 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."	To include reference to SHP Urban Area.
439)	305	5.2.3.15	Is modified by relocating the section, in part, to Section 5.2.3.4 and by replacing it with the words " <u>[DELETED. SECTION NOT IN USE]</u> ".	To relocate and delete the section.
440)	306	5.2.3.16	Is modified to read as follows: "Development in the HUSP <u>Urban Area</u> 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 Established Urban, <u>and</u> HUSP <u>Urban Areas</u> , <u>and</u> <u>SHP Urban Area</u> shall be phased in accordance with the policies of Section 5.2.3 of this Plan and on the basis of the following criteria:"	To broaden the reference to the urban area.
5.3	OFFICIAL PLAN MANAGEMENT			
441)	311	5.3.3.10	Is modified by deleting the policy in its entirety and adding a new Section 5.3.3.10 to read as follows: " <u>Expansions to existing Hamlets as shown on Schedule A – Rural Land Use Plan shall not be permitted.</u> "	To achieve conformity with the Regional Official Plan.
442)	[New]	5.3.4.1	Is modified by replacing the word " <u>Director</u> " with the word " <u>Commissioner</u> ".	To update title.
443)	[New]	5.3.4.2i)	Is modified by replacing the word " <u>Director</u> " with the word " <u>Commissioner</u> ".	To update title.
444)	[New]	5.3.4.2j)	Is modified by replacing the word " <u>Director</u> " with the word " <u>Commissioner</u> ".	To update title.
5.4	SECONDARY PLANNING PROCESS			
445)	314	5.4.3.2	Is modified by adding the words " <u>and the Sustainable Halton Plan Urban Area</u> " after the	To broaden the reference to the urban area.

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			words "HUSP Urban Area".	
446)	315	5.4.3.3	<p>Is modified to read as follows:</p> <p>"The Town shall require that Secondary Plans and additional <u>be supported by</u> detailed studies that are carried out by the Town at the cost of the major landowners in each area. These additional <u>The required</u> studies and plans may include, but shall not be limited to:</p> <ul style="list-style-type: none"> a) Stormwater Management or <u>if the scale of development justifies, a</u> Subwatershed Study Management Plans (Dependent upon the scale of develop. Subwatershed studies will be conducted in accordance with the requirements of the Regional Plan); b) Integrated Transportation Plans; c) Environmental Assessment/Impact Studies, <u>if any part of the Natural Heritage System is affected in an area not covered by a Subwatershed Study;</u> d) Servicing Studies; e) Urban Designs/Master Plans; f) Market Analysis where commercial <i>development</i> 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; and l) Heritage Resource Assessment; m) <i>Community Facilities/Human Services</i> Impact Analysis; n) Community Infrastructure Plan in accordance with the Regional Guideline; <u>o) consideration for land use compatibility in accordance with the Regional and Provincial Guidelines;</u> <u>p) Air Quality Impact Assessment in accordance with the Regional Guideline; and</u> <u>q) Agricultural Impact Assessment on the potential impact of urban development on existing agricultural operations, including the requirements for compliance with the Minimum Distance Separation Formulae where an agricultural operation is outside the Urban Area."</u> 	To align the requirements related to secondary planning with those in the Regional Official Plan.
447)	316	5.4.3.4c)	Is modified to read as follows:	To achieve conformity with the Regional Official Plan.

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			“Policies establishing a strategy for the provision of housing, employment, <i>community facilities</i> , open space, commercial services, protection of the Natural Heritage System and <u>regard for the protection of public health and safety within</u> <i>hazard lands</i> and other land uses matters including <u>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;</u> ”	
448)	316	5.4.3.4f)	Is modified to read as follows: “Refinements to the boundaries of the Natural Heritage System <u>in accordance with the policies of this Plan,</u> and <u>develop</u> a detailed strategy for the protection of the <i>natural environment</i> including the preservation of natural areas, <u>woodlots</u> and vistas and the maintenance or enhancement of water quality, and establishment of an open space system and recreation facilities;”	To increase clarity and achieve conformity with the Regional Official Plan.
449)	316	5.4.3.4g)	Is modified to read as follows: “ <u>Policies establishing a servicing strategy including water and wastewater servicing and the provision of utilities.</u> ”	To achieve conformity with the Regional Official Plan.
450)	316	5.4.3.4h)	Is modified to read as follows: “Population, <u>housing unit capacity</u> and employment <u>capacity</u> targets, <u>including targets for Affordable Housing, and</u> the location, types and density of proposed land uses, and the proposed phasing, servicing and financing of development; <u>and,</u> ”	To achieve conformity with the Regional Official Plan.
451)	316	5.4.3.4i)	A new Section 5.4.3.4i) is added to read as follows: “ <u>Policies to achieve development densities and land-use patterns, including the location of neighbourhood facilities, which foster compact and complete communities.</u> ”	To achieve conformity with the Regional Official Plan.
452)	316	5.4.3.4j)	A new Section 5.4.3.4j) is added to read as follows: “ <u>Overall development density for the area or community and, if it is located within the designated greenfield area, how this density will contribute towards achieving the minimum overall development density for the designated greenfield area and the Regional phasing as set out in Section 2.1.5 and 5.2 of this Plan; and,</u> ”	To achieve conformity with the Regional Official Plan.
453)	316	5.4.3.4k) [Renumbered]	Is modified by renumbering subsection “ <u>j</u> ” to subsection “ <u>k</u> ”.	To renumber the section.
5.7	LAND DIVISION			
454)	[New]	5.7.3.5a	A new Section 5.7.3.5a is added to read as follows: “ <u>Draft plans of subdivision will include a lapsing date under subsection 51(32) of the Planning Act.</u> ”	To achieve conformity with the Regional Official Plan.

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			<u>When determining whether draft approval should be extended for lapsing draft plans of subdivision, the policies of the Growth Plan for the Greater Golden Horseshoe and the Regional Plan shall be considered.</u>	
455)	[New]	5.7.3.5b	Is modified to read as follows: “ <u>If a plan of subdivision or part thereof has been registered for eight years or more and does not meet the growth management objectives of the Growth Plan for the Greater Golden Horseshoe and the Regional Plan, the Town may use its authority under subsection 50(4) of the Planning Act to deem it not to be a registered plan of subdivision, where construction or installation of Regional or Local services has not commenced, and, where appropriate, amend site-specific designations and zoning accordingly.</u> ”	To achieve conformity with the Regional Official Plan.
456)	329	5.7.3.13	Is modified by deleting the word “ Rural ” after the word “Agricultural” and further by deleting the words “ the Local Official Plan ” and replacing them with the words “ <u>this Plan</u> ”.	To update terminology.
5.10	INTERPRETATION			
457)	[New]	5.10.16 ADJACENT TO WOODLOTS	Is modified by deleting the definition in its entirety.	To remove a defined term which is no longer required.
458)	338c)iv.	5.10.16 AFFORDABLE HOUSING	Is modified to read as follows: “ AFFORDABLE HOUSING - means housing with market price or rent that is affordable to households of low and moderate income spending <u>no more than 30 per cent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living.</u> <u>a) Affordable rental housing should meet the demand of households at the low end, as described in the Region’s annual State of Housing Report. Such households would be able to afford at least three out of ten rental units on the market.</u> <u>b) Affordable ownership housing should meet the demand of households at the high end, as identified in the Region’s annual State of Housing Report. Such households would have sufficient income left, after housing expenses,</u>	To achieve conformity with the Regional Official Plan.

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			<u>to sustain the basic standard of living.</u> "	
459)	338c)v.	5.10.16 AGRICULTURE	Is modified by deleting the words " animal husbandry " and replacing them with the words " <u>raising of livestock</u> ".	To achieve conformity with the Regional Official Plan.
460)	[New]	5.10.16 AGRICULTURE-RELATED USES	Is modified to read as follows: " <u>AGRICULTURE-RELATED USES means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.</u> "	To include a new definition and achieve conformity to the Regional Official Plan.
461)	[New]	5.10.16 ANIMAL HUSBANDRY	Is modified by deleting the definition in its entirety.	To remove a defined term which is no longer required.
462)	[New]	5.10.16 ARCHAEOLOGICAL RESOURCES	Is modified to read as follows: ARCHAEOLOGICAL RESOURCES means <u>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 artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.</u>	To align with the definition in the Provincial Policy Statement.
463)	[New]	5.10.16 AREA-SPECIFIC PLAN	A new definition is added to read as follows: " <u>AREA-SPECIFIC PLAN means a Local Official Plan Amendment applying to a specific geographic area such as a secondary plan.</u> "	To include a new definition and achieve conformity to the Regional Official Plan.
464)	[New]	5.10.16 BUFFER	A new definition is added to read as follows: " <u>BUFFER means an area of land located adjacent to Key Features or watercourses and usually bordering lands that are subject to development or site alteration. The purpose of the buffer is to protect the features and ecological functions of the Regional Natural Heritage System by mitigating impacts of the proposed development or site alteration. The extent of the buffer and activities that may be permitted within it shall be based on the sensitivity and significance of the Key Features and watercourses and their contribution to the long term ecological functions of the Regional Natural Heritage System as determined through a Sub-watershed Study, an Environmental Impact Assessment or similar studies that examine a sufficiently large area.</u> "	To include a new definition and achieve conformity to the Regional Official Plan.
465)	[New]	5.10.16 BUILT HERITAGE RESOURCES	A new definition is added to read as follows: " <u>BUILT HERITAGE RESOURCES means one or more significant buildings, structures, monuments,</u>	To include a new definition and achieve conformity to the Regional Official Plan.

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			<u>installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the <i>Ontario Heritage Act</i>, or listed by local, provincial or federal jurisdictions."</u>	
466)	338c)ix.	5.10.16 CENTRE FOR BIODIVERSITY	Is modified to read as follows: "CENTRE FOR BIODIVERSITY means an area <u>identified through an official plan amendment</u> that encompasses existing <u>natural heritage features</u> and associated <u>enhancements to the Key Features enhancement areas</u> and is of sufficient size, quality and diversity that it can support a wide range of native species and <u>ecological functions</u> , accommodate periodic local extinctions, natural patterns of disturbance and renewal and those species that are area sensitive, and provide sufficient habitat to support populations of native plants and animals in perpetuity. <u>Any such amendment shall include a detailed and precise justification supporting the identification of the area, based on current principles of conservation biology.</u> "	To achieve conformity with the Regional Official Plan.
467)	[New]	5.10.16 CULTURAL HERITAGE FEATURES	Is modified by deleting the definition in its entirety.	To remove a defined term which is no longer required.
468)	338c)xii.	5.10.16 CULTURAL HERITAGE LANDSCAPES	Is modified by adding the following to the end of the definition: " <u>Examples may include, but are not limited to, heritage conservation districts designated under the <i>Ontario Heritage Act</i>, and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.</u> "	To achieve conformity with the Regional Official Plan.
469)	338c)xiii.	5.10.16 CULTURAL HERITAGE RESOURCES	Is modified by deleting the definition in its entirety and replacing it with the following definition. " CULTURAL HERITAGE RESOURCES <u>means elements of the landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include <i>built heritage resources, cultural heritage landscapes, and archaeological resources.</i></u> "	To achieve conformity with the Regional Official Plan and consistency with the Provincial Policy Statement.
470)	[New]	5.10.16 CUMULATIVE IMPACT	Is modified by deleting the word " <u>features</u> " and replacing it with the word " <u>resources</u> " after the words " <i>cultural heritage</i> ".	To update terminology.
471)	338c)xv.	5.10.16 DEVELOPMENT	Is modified to read as follows: " DEVELOPMENT means the creation of a new <i>lot</i> , a change in land use, or the construction of	To achieve conformity with the Regional Official Plan.

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			<p>buildings and structures, any of which requires approval under the Planning Act, or that are subject to the Environmental Assessment Act, but does not include:</p> <ul style="list-style-type: none"> the construction of facilities for transportation, infrastructure and utilities used by a public body activities that create or maintain infrastructure authorized under and environmental assessment process; activities or works under the Drainage Act; or within the Greenbelt Plan Area, the carrying out of agricultural practices on land that was being used for agricultural uses on the date the Greenbelt Plan 2005 came into effect. “ 	
472)	338c)xvii	5.10.16 DEVELOPMENT DENSITY	Is modified by adding the words “ <u>Areas of the Natural Heritage System are excluded from the calculation of this density.</u> ” to the end of the definition.	To achieve conformity with the Regional Official Plan.
473)	[New]	5.10.16 ECOLOGICAL FUNCTION	<p>A new definition is added to read as follows:</p> <p>“ECOLOGICAL FUNCTION means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.”</p>	To add a new definition to achieve conformity with the Regional Official Plan and consistency with the Provincial Policy Statement.
474)	[New]	5.10.16 ECOSYSTEM FUNCTION	Is modified by deleting the definition in its entirety.	To remove a defined term which is no longer required.
475)	[New]	5.10.16 ENHANCEMENTS TO THE KEY FEATURES	<p>A new definition is added to read as follows:</p> <p>ENHANCEMENTS TO THE KEY FEATURES means ecologically supporting areas adjacent to Key Features and/or measures internal to the Key Features that increase the ecological resilience and function of individual Key Features or groups of Key Features.</p>	To achieve conformity with the Regional Official Plan.
476)	[New]	5.10.16 ESSENTIAL	Is modified by adding the words “ <u>and where applicable, as determined through the Environmental Assessment process</u> ” to the end of the definition.	To achieve conformity with the Regional Official Plan.
477)	338d)ii.	5.10.16 EXISTING USE	<p>Is modified to read as follows:</p> <p>“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, the amendment to this Plan giving affect effect to the subject section by Town Council, or in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan or an amendment to that Plan <u>or, in the case of the Greenbelt Plan, a use which lawfully existed on</u></p>	To achieve conformity with the Regional Official Plan.

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			<u>December 15, 2004</u> . An <i>existing</i> use, building or structure may expand or be replaced in the same location and of the same use <u>in accordance with Local Zoning By-laws provided that it can be demonstrated that the objectives of the applicable designation are met.</u> For the purpose of <i>horticultural trade uses</i> , they are considered <i>existing uses</i> provided that they are recognized as legal uses under the Zoning By-law or through the issuance of a development permit by the Niagara Escarpment Commission; such a process must <u>commence within one year and be completed within five years of December 16, 2009.</u> "	
478)	[New]	5.10.16 FISH HABITAT	A new definition is added to read as follows: " FISH HABITAT means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes."	To include a new definition and achieve conformity to the Regional Official Plan.
479)	[New]	5.10.16 FLOOD PLAIN	Is modified to read as follows: " FLOOD PLAIN means, <u>for river, stream and small inland lake systems</u> , the area, usually lowlands, adjoining the <u>watercourse, which has been or may be subject to flooding hazards.</u> 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. "	To align with the definition in the Provincial Policy Statement.
480)	338c) xxiv.	5.10.16 HAZARD LANDS	Is modified by deleting the words " <u>river and stream systems</u> " and replacing them with the words " <u>river stream and small inland lake systems</u> ".	To update terminology.
481)	338c) xxviii.	5.10.16 HORTI- CULTURAL TRADE USES	Is modified to read as follows: " HORTICULTURAL TRADE USES means a non-farm business associated with the <u>growing</u> , sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, <u>but does not include uses associated with the principal agricultural operation.</u> "	To achieve conformity with the Regional Official Plan.
482)	338d)iv.	5.10.16 INFRA- STRUCTURE	Is modified by adding the words " <u>bicycle lanes, sidewalks and multi-use paths.</u> " after the words "rolling stock,".	To achieve conformity with the Regional Official Plan.
483)	338c) xxxi.	5.10.16 INTENSIFIC- ATION AREAS	Is modified by adding the words " <u>(including Metrolinx designated Mobility Hubs)</u> " after the words "Major Transit Station Areas".	To achieve conformity with the Regional Official Plan.
484)	[New]	5.10.16 KEY FEATURES	Is modified to read as follows: KEY FEATURES means <u>key natural heritage and hydrological features described in Section 4.9.1.3 and Section 4.10.1.2 of this Plan.</u>	To include a new definition and achieve conformity to the Regional Official Plan.

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485)	[New]	5.10.16 LANDS ADJACENT TO WETLANDS	Is modified by deleting the definition in its entirety.	To remove a defined term which is no longer required.
486)	[New]	5.10.16 LINKAGE	A new definition is added to read as follows: <u>LINKAGE means an area intended to provide connectivity supporting a range of community and ecosystem processes enabling plants and animals to move between Key Features over multiple generations. Linkages are preferably associated with the presence of existing natural areas and functions and they are to be established where they will provide an important contribution to the long term sustainability of the Regional Natural Heritage System. They are not meant to interfere with normal farm practice. The extent and location of the linkages can be assessed in the context of both the scale of the proposed development or site alteration, and the ecological functions they contribute to the Regional Natural Heritage System.</u>	To include a new definition and achieve conformity to the Regional Official Plan.
487)	[New]	5.10.16 LOW AND MODERATE INCOME HOUSEHOLDS	A new definition is added to read as follows: <u>LOW AND MODERATE INCOME HOUSEHOLDS mean: those households defined through Halton's annual State of Housing Report, and in accordance with definitions of Affordable and Assisted Housing in this Plan. The income thresholds for low and moderate income households should not be more than those as defined in the Provincial Policy Statement.</u>	To include a new definition and achieve conformity to the Regional Official Plan.
488)	[New]	5.10.16 MAJOR CREEK OR CERTAIN HEADWATER CREEK	A new definition is added to read as follows: <u>MAJOR CREEK OR CERTAIN HEADWATER CREEK means, as it applies to the fourth criterion under the definition of significant woodlands in this Plan, all watercourses within a Conservation Authority Regulation Limit as of the date of the adoption of this Plan and those portions of a watercourse that extend beyond the limit of the Conservation Authority Regulation Limit to connect a woodland considered significant based on the first three criteria under the definition of significant woodland in this Plan, and/or wetland feature within the Regional Natural Heritage System. The extent and location of major creeks or certain headwater creeks will be updated from time to time by the appropriate Conservation Authority and as a result may lead to refinements to the boundaries of significant woodlands.</u>	To include a new definition and achieve conformity to the Regional Official Plan.
489)	338c) xxxvi.	5.10.16 MAJOR OFFICE	Is modified to read as follows: " MAJOR OFFICE means generally freestanding office buildings of 10,000 4,000 sq m or greater, or with 500 200 jobs or more."	To conform to the Growth Plan.
490)	[New]	5.10.16	Is modified to read as follows:	To achieve conformity with the

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		MARKET HOUSING	“ MARKET HOUSING means <u>private</u> housing for rental or <u>purchase sale, where price are set through supplies and demands in the open market</u> without government subsidization. ”	Regional Official Plan.
491)	[New]	5.10.16 MINERAL AGGREGATE OPERATIONS	A new definition is added to read as follows: “ MINERAL AGGREGATE OPERATIONS means a) <u>lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto;</u> b) <u>for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and</u> c) <u>associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary products but subject to limitations under Section 4.7.2.2e).</u> ”	To include a new definition and achieve conformity to the Regional Official Plan.
492)	[New]	5.10.16 MINERAL AGGREGATE RESOURCE CONSERVATION	A new definition is added to read as follows: “ MINERAL AGGREGATE RESOURCE CONSERVATION means a) <u>the recovery and recycling of manufactured materials derived from mineral aggregate resources (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregate resources; and</u> b) <u>the wise use of mineral aggregate resources including utilization or extraction of on-site mineral aggregate resources prior to development occurring.</u> ”	To include a new definition and achieve conformity to the Regional Official Plan.
493)	[New]	5.10.16 MOBILITY HUB	A new definition is added to read as follows: “ MOBILITY HUB means <u>Major Transit Station Areas (MTSA's) that are designated by Metrolinx as regionally significant given the level of transit service that is planned for them and the development potential around them. They are places of connectivity between rapid transit services, and also places where different modes of transportation, from walking to high-speed rail, come together. They have, or are planned to have a concentration of mixed use development around a major transit station. Given the high level of transit</u>	To include a new definition and achieve conformity to the Regional Official Plan.

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			<u>service at or forecasted for Mobility Hubs relative to other MTSAs, it is recommended that the Mobility Hub areas receive a commensurately higher level of development intensity and design consideration that supports transit and multi-modal travel than what may be applied in other MTSAs."</u>	
494)	338c)xl.	5.10.16 MUNICIPAL COMPREHENSIVE REVIEW	Is modified to read as follows: "MUNICIPAL COMPREHENSIVE REVIEW means an official plan review, or an official plan amendment, initiated by an <u>upper- or single-tier municipality under section 26 of the Planning Act</u> that comprehensively applies the policies and schedules of the Provincial Growth Plan."	To conform to the Growth Plan.
495)	[New]	5.10.16 NATURAL FEATURES	A new definition is added to read as follows: " <u>NATURAL FEATURES or NATURAL HERITAGE FEATURES or NATURAL HERITAGE FEATURES AND AREAS</u> means features and/or areas which are important for their environmental and social values as a legacy of the natural landscapes of an area."	To include a new definition and achieve conformity to the Regional Official Plan.
496)	[New]	5.10.16 NEGATIVE IMPACTS	A new definition is added to read as follows: " <u>NEGATIVE IMPACTS</u> means: a) <u>in regard to water, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;</u> b) <u>in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and</u> c) <u>in regard to other components of the Regional Natural Heritage System, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities."</u>	To include a new definition and achieve conformity to the Regional Official Plan.
497)	[New]	5.10.16 PLANNED CORRIDORS	A new definition is added to read as follows: " <u>PLANNED CORRIDORS</u> means corridors identified through Provincial Plans, this Plan, or preferred alignment(s) determined through the <u>Environmental Assessment Act process which are required to meet projected needs."</u>	To include a new definition and achieve conformity to the Regional Official Plan.
498)	338c) xliii.	5.10.16 PRIME AGRICUL-	Is modified to read as follows: "PRIME AGRICULTURAL AREA means areas	To achieve conformity with the Regional Official Plan.

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		TURAL AREA	where <u>prime agricultural lands</u> predominate. <i>Prime agricultural areas</i> have been identified by the Region of Halton through an agricultural evaluation system approved by the Province <u>and are identified on Schedule "O" of this Plan. Section 4.4.4 sets out policies for land within Prime Agricultural Areas.</u>	
499)	338 d)vi.	5.10.16 PRIME AGRICUL- TURAL LANDS	Is modified by deleting word " SOILS " and replacing it with the word " LANDS "; and further by adding the words " <u>,in this order of priority for protection</u> " at the end of the definition.	To align with Provincial Policy Statement.
500)	338c) xliv.	5.10.16 PROVINCIAL- LY SIGNIFICANT WETLANDS	Is modified by replacing the date " 1994 " with " 2013 " after "Ontario <i>Wetland</i> Evaluation System".	To update reference to appropriate manual.
501)	[New]	5.10.16 RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS	A new definition is added to read as follows: <u>"RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event."</u>	To include a new definition and achieve conformity to the Regional Official Plan.
502)	[New]	5.10.16 SECONDARY USES	A new definition is added to read as follows: <u>"SECONDARY USES means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property."</u>	To include a new definition and achieve conformity to the Regional Official Plan.
503)	[New]	5.10.16 SIGNIFICANT	A new definition is added to read as follows: <u>"SIGNIFICANT means:</u> <u>a) in regard to wetlands, an area as set out under the definition of significant wetlands in this Plan;</u> <u>b) in regard to coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;</u> <u>c) in regard to the habitat of endangered species and threatened species, the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;</u> <u>d) in regard to woodlands, an area as set out under the definition of significant woodlands in this Plan; and.</u>	To include a new definition and achieve conformity to the Regional Official Plan.

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			<u>e) in regard to other components of the Regional Natural Heritage System, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.”</u>	
504)	[New]	5.10.16 SIGNIFICANT WETLANDS	<p>A new definition is added to read as follows:</p> <p>“SIGNIFICANT WETLANDS means:</p> <p><u>a) for lands within the Niagara Escarpment Plan Area, Provincially Significant Wetlands and wetlands as defined in the Niagara Escarpment Plan that make an important ecological contribution to the Regional Natural Heritage System;</u></p> <p><u>b) for lands within the Greenbelt Plan Area but outside the Niagara Escarpment Area, Provincially Significant Wetlands and wetlands as defined in the Greenbelt Plan;</u></p> <p><u>c) for lands within the Regional Natural Heritage System but outside the Greenbelt Plan Area, Provincially Significant Wetlands and wetlands that make an important ecological contribution to the Regional Natural Heritage System; and,</u></p> <p><u>d) outside the Regional Natural Heritage System, Provincially Significant Wetlands.”</u></p>	To include a new definition and achieve conformity to the Regional Official Plan.
505)	338c)l.	5.10.16 SIGNIFICANT WOODLAND	Is modified by deleting the word “ Management ” after the word “ Watershed ” and further by replacing the words “ Sub-watershed ” with the word “Subwatershed”.	To align terminology with the Regional Official Plan and correct typographical error.
506)	[New]	5.10.16 SITE ALTERATION	<p>A new definition is added to read as follows:</p> <p>“SITE ALTERATION means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site but does not include <i>normal farm practices</i> unless such practices involve the removal of fill off the property or the introduction of fill from off-site locations.”</p>	To include a new definition and achieve conformity to the Regional Official Plan.
507)	338c)lix.	5.10.16 UTILITY	Is modified by adding the words “ transit or ” after the word “public”.	To achieve conformity with the Regional Official Plan.
508)	[New]	5.10.16 VEGETATION PROTECTION ZONE	<p>A new definition is added to read as follows:</p> <p>“VEGETATION PROTECTION ZONE means, as it applies within the Greenbelt Plan Area, a vegetated buffer area surrounding a <i>Key Feature</i> within which only those land uses permitted within the feature itself are permitted. The width of the <i>vegetation protection zone</i> is to be determined when new <i>development or site alteration</i> occurs within 120 metres of a <i>Key Feature</i>, and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated</p>	To include a new definition and achieve conformity to the Regional Official Plan.

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			<u>activities that will occur before, during, and after construction, and where possible, restore or enhance the feature and/or its function.”</u>	
509)	[New]	5.10.16 WATERSHED PLAN	<p>A new definition is added to read as follows:</p> <p>“WATERSHED PLAN means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. Watershed Plans shall include, but are not limited to, the following components:</p> <p>a) a water budget and conservation plan;</p> <p>b) land and water use and management strategies;</p> <p>c) a framework for implementation;</p> <p>d) an environmental monitoring plan;</p> <p>e) requirements for the use of environmental management practices and programs;</p> <p>f) criteria for evaluation the protection of water quality and quantity, and key hydrologic features and functions; and</p> <p>g) targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation.”</p>	To include a new definition and achieve conformity to the Regional Official Plan.
510)	338d)viii.	5.10.16 WAYSIDE PIT AND QUARRY	<p>Is modified to read as follows:</p> <p>“WAYSIDE PIT OR AND QUARRY means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way lands from which consolidated or unconsolidated aggregate is temporarily excavated solely for use in a project of a public agency 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.”</p>	To achieve conformity with the Regional Official Plan and consistency with the Provincial Policy Statement.
511)	338d)ix.	5.10.16 WETLANDS	<p>Is modified by adding the following to the end of the definition:</p> <p>“Within the Greenbelt Plan Area, wetlands include only those that have been identified by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.”</p>	To achieve conformity with the Regional Official Plan and the Greenbelt Plan.

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
Part C – SECONDARY PLAN / CHARACTER AREA PLANS				
C2	MILTON 401 INDUSTRIAL / BUSINESS PARK SECONDARY PLAN			
512)	353	C.2.5.3.2	Is modified by deleting the words “ west of Regional Road 25 and ” after the word “designation”.	To carry through changes made to the Official Plan related to the Major Commercial Centre designation.
513)	356	C.2.5.5	Is modified by adding the words “ <u>and 4.9</u> ” after the words “in Sections 3.12, and 4.8” and further by adding the word “ <u>System</u> ” after the words “Natural Heritage”.	To update cross reference and terminology.
514)	[New]	C.2.6.1	Is modified by deleting the cross reference to “ 5.2.3.15 ” and replacing it with a cross reference to “ <u>5.2.3.4</u> ”.	To update cross reference.
C3	HAMLET OF CAMPBELLVILLE SECONDARY PLAN			
515)	[New]	C.3.1	Is modified by deleting the words “ except in accordance with the policies of subsection 5.3.3.10 of this Plan ” after the word “permitted”.	To carry through changes made to the Official Plan related to Hamlet expansions.
516)	[New]	C.3.1.9	Is modified by deleting the reference to “Section 2.5 ” and replacing it with a reference to “Section <u>4.9</u> ”.	To update cross reference.
C4	HAMLET OF BROOKVILLE SECONDARY PLAN			
517)	[New]	C.4.1.1	Is modified by deleting the words “ except in accordance with the policies of subsection 5.3.3.10 of this Plan ” after the word “permitted”.	To carry through changes made to the Official Plan related to Hamlet expansions.
518)	[New]	C.4.1.6	Is modified by replacing “ 30m ” with “ <u>35m</u> ”.	To update reference to ROW width.
C5	HAMLET OF MOFFAT SECONDARY PLAN			
519)	[New]	C.5.1.1	Is modified by deleting the words “ except in accordance with the policies of subsection 5.3.3.10 of this Plan ” after the word “permitted”.	To carry through changes made to the Official Plan related to Hamlet expansions.
520)	[New]	C.5.1.5	Is modified by replacing “ 25m ” with “ <u>35m</u> ”.	To update reference to ROW width.
SCHEDULES				
521)	365	Figure C	Is modified by deleting Figure C in its entirety.	To increase clarity and reduce duplication.
522)	[New]	Schedule 1	Is modified by adding a new “Schedule 1 – Town Structure Plan” shown herein as Attachment #3.	To achieve conformity with the Regional Official Plan.
523)	[New]	Schedule 1A	Is modified by adding a new “Schedule 1A – Provincial Planning Structure” shown herein as Attachment #4.	To achieve conformity with the Regional Official Plan.
524)	366	Schedule A	Is modified by deleting and replacing “Schedule A – Rural Land Use Plan” with the version shown herein as Attachment #5.	To achieve conformity with the Regional Official Plan.
525)	367	Schedule B	Is modified by deleting and replacing “Schedule B –	To achieve conformity with the

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			Urban Area Land Use Plan” with the version shown herein as Attachment #6.	Regional Official Plan.
526)	368	Schedule C	Is modified by deleting and replacing “Schedule C – Central Business District Land Use Plan” with the version shown herein as Attachment #7.	To achieve conformity with the Regional Official Plan.
527)	372	Schedule E	Is modified by deleting and replacing “Schedule E – Rural Area Transportation Plan” with the version titled “Schedule E – Transportation Plan” shown herein as Attachment #8.	To achieve conformity with the Regional Official Plan.
528)	373	Schedule F	Is modified by deleting “Schedule F – Urban Area Transportation Plan” in its entirety.	To increase clarity and reduce duplication.
529)	374	Schedule G	Is modified by deleting and replacing “Schedule G – Known Landfill Sites” with the version shown herein as Attachment #9.	Minor modifications to appropriately reflect changes made to related Schedules.
530)	376	Schedule H	Is modified by deleting “Schedule H – Urban Area Structure Plan” in its entirety.	To increase clarity and reduce duplication.
531)	377	Schedule I	Is modified by deleting and replacing “Schedule I – Rural Area Specific Policy Areas” with the version shown herein as Attachment #10.	Minor modifications to appropriately reflect changes made to related Schedules.
532)	378	Schedule I1	Is modified by deleting and replacing “Schedule I1 – Urban Area Specific Policy Areas” with the version shown herein as Attachment #11.	Minor modifications to appropriately reflect changes made to related Schedules.
533)	380	Schedule K	Is modified by deleting and replacing “Schedule K – Intensification Areas” with the version shown herein as Attachment #12.	To achieve conformity with the Regional Official Plan.
534)	381	Schedule L	Is modified by deleting and replacing “Schedule L – Municipal Wellhead Protection Zones” with the version shown herein as Attachment #13.	Minor modifications to appropriately reflect changes made to related Schedules.
535)	382	Schedule M	Is modified by deleting and replacing “Schedule M – Key Features Within the Greenbelt and Natural Heritage System” with the version titled “Schedule M – Key Features Within the Greenbelt and Regional Natural Heritage Systems” shown herein as Attachment #14.	To achieve conformity with the Regional Official Plan.
536)	383	Schedule N	Is modified by deleting and replacing “Schedule N – Future Strategic Employment Areas” with the version shown herein as Attachment #15.	To achieve conformity with the Regional Official Plan.
537)	384	Schedule O	Is modified by deleting and replacing “Schedule O – Prime Agricultural Areas” with the version titled “Schedule O – Agricultural System and Settlement Areas” shown herein as Attachment #16.	To achieve conformity with the Regional Official Plan.
538)	385	Schedule P	Is modified by deleting and replacing “Schedule P – Identified Mineral Resource Areas and Mineral Resource Extraction and Protection Areas” with the version titled “Schedule P – Identified Mineral Resource Areas and Mineral Resource Extraction Areas” shown herein as Attachment #17.	To achieve conformity with the Regional Official Plan.
539)	386	Schedule C2A	Is modified by deleting and replacing “Schedule C2A – Milton 401 Industrial/Business Park	Minor modifications to appropriately reflect changes made to related

Region No.	OPA 31 Item No.	Section No.	Modification	Explanation of Modification
			Secondary Plan – Structure Plan” with the version shown herein as Attachment #18.	Schedules.
540)	387	Schedule C2B	Is modified by deleting and replacing “Schedule C2A – Milton 401 Industrial/Business Park Secondary Plan – Land Use Plan” with the version shown herein as Attachment #19.	Minor modifications to appropriately reflect changes made to related Schedules.
541)	396	Schedule C7A	Is modified by deleting and replacing “Schedule C7A – Central Business District Height Limits” with the version shown herein as Attachment #20.	Minor modifications to appropriately reflect changes made to related Schedules.
542)	397	Schedule C7B	Is modified by deleting and replacing “Schedule C7B – Open Space, Linkages and Nodes” with the version shown herein as Attachment #21.	Minor modifications to appropriately reflect changes made to related Schedules.
543)	398	Schedule C7C	Is modified by deleting and replacing “Schedule C7C – Central Business District Special Heritage Areas” with the version shown herein as Attachment #22.	Minor modifications to appropriately reflect changes made to related Schedules.

Figure 2 – Regional Phasing

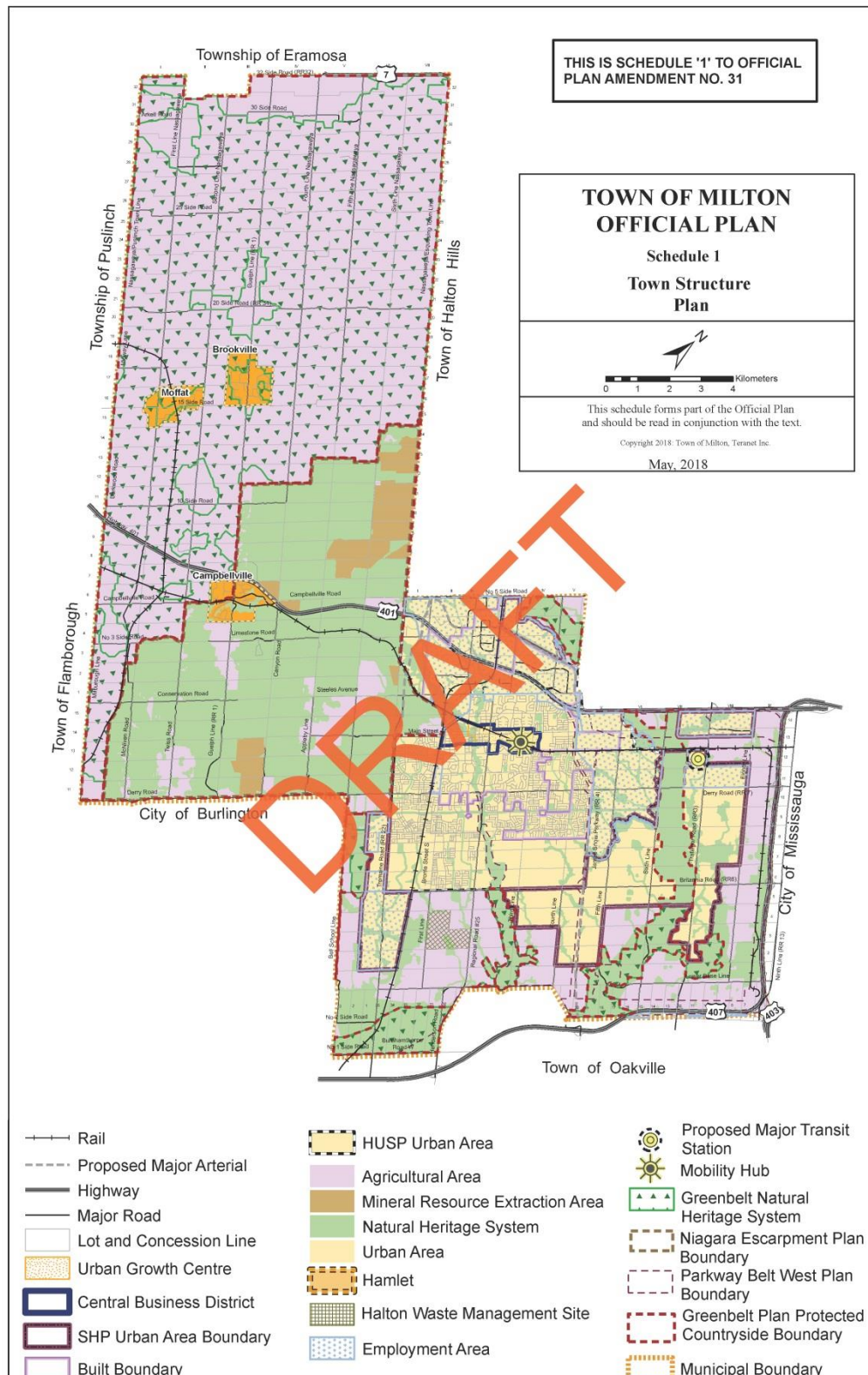
	<u>2012-2016</u>	<u>2017-2021</u>	<u>2022-2026</u>	<u>2027-2031</u>
<u>Units in <i>Designated Greenfield Area</i></u>	<u>10,644</u>	<u>10,175</u>	<u>10,075</u>	<u>9,126</u>
<u>Low Density Units</u>	<u>7,030</u>	<u>6,991</u>	<u>7,067</u>	<u>7,398</u>
<u>Medium & High Density Units</u>	<u>3,614</u>	<u>3,184</u>	<u>3,008</u>	<u>1,728</u>
<u>Units inside the <i>Built Boundary</i></u>	<u>1,910</u>	<u>3,502</u>	<u>2,558</u>	<u>2,764</u>
<u>Employment (Number of Jobs)</u>	<u>18,102</u>	<u>18,552</u>	<u>15,525</u>	<u>17,699</u>

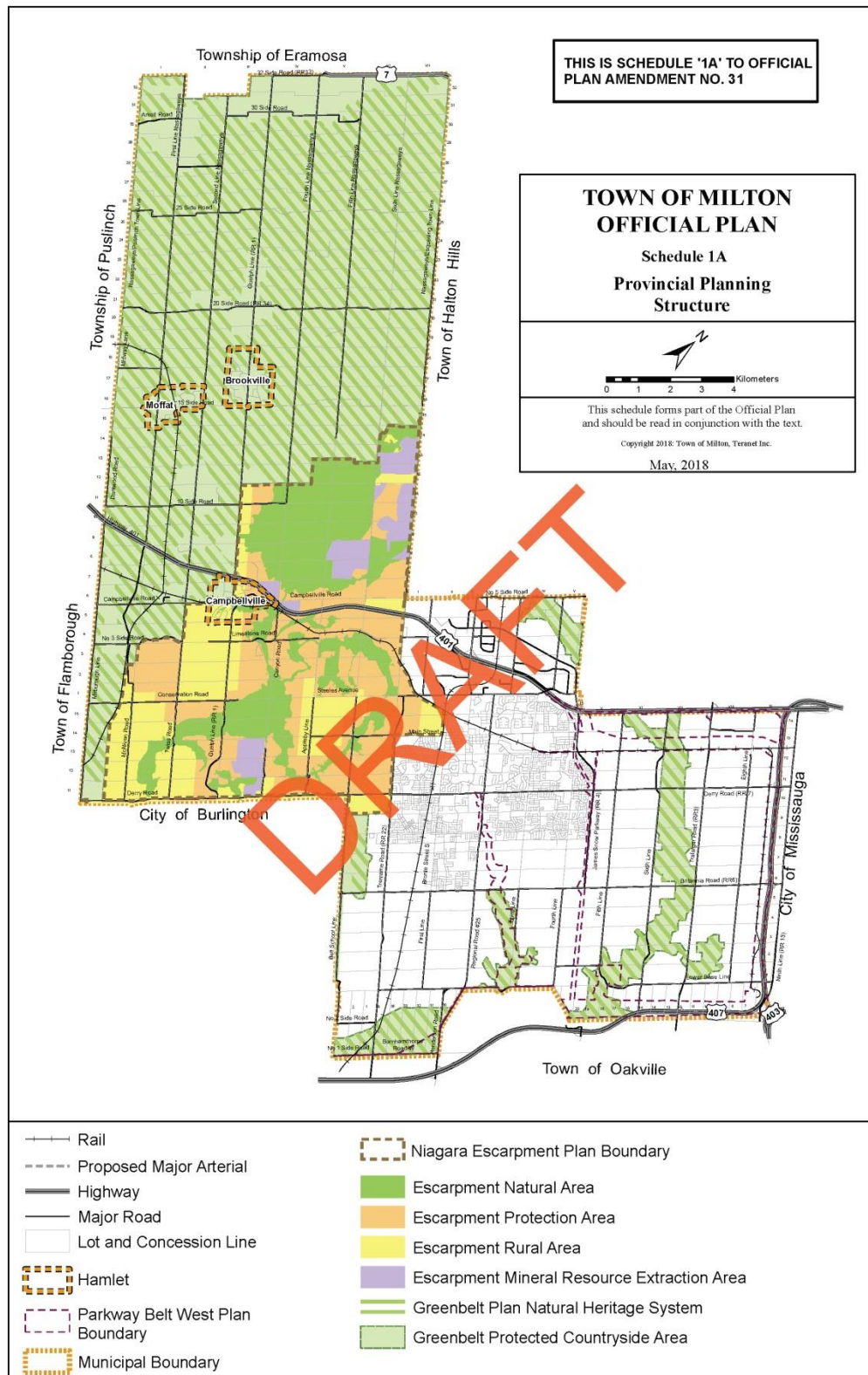
TABLE 2 – Function of Transportation Facilities

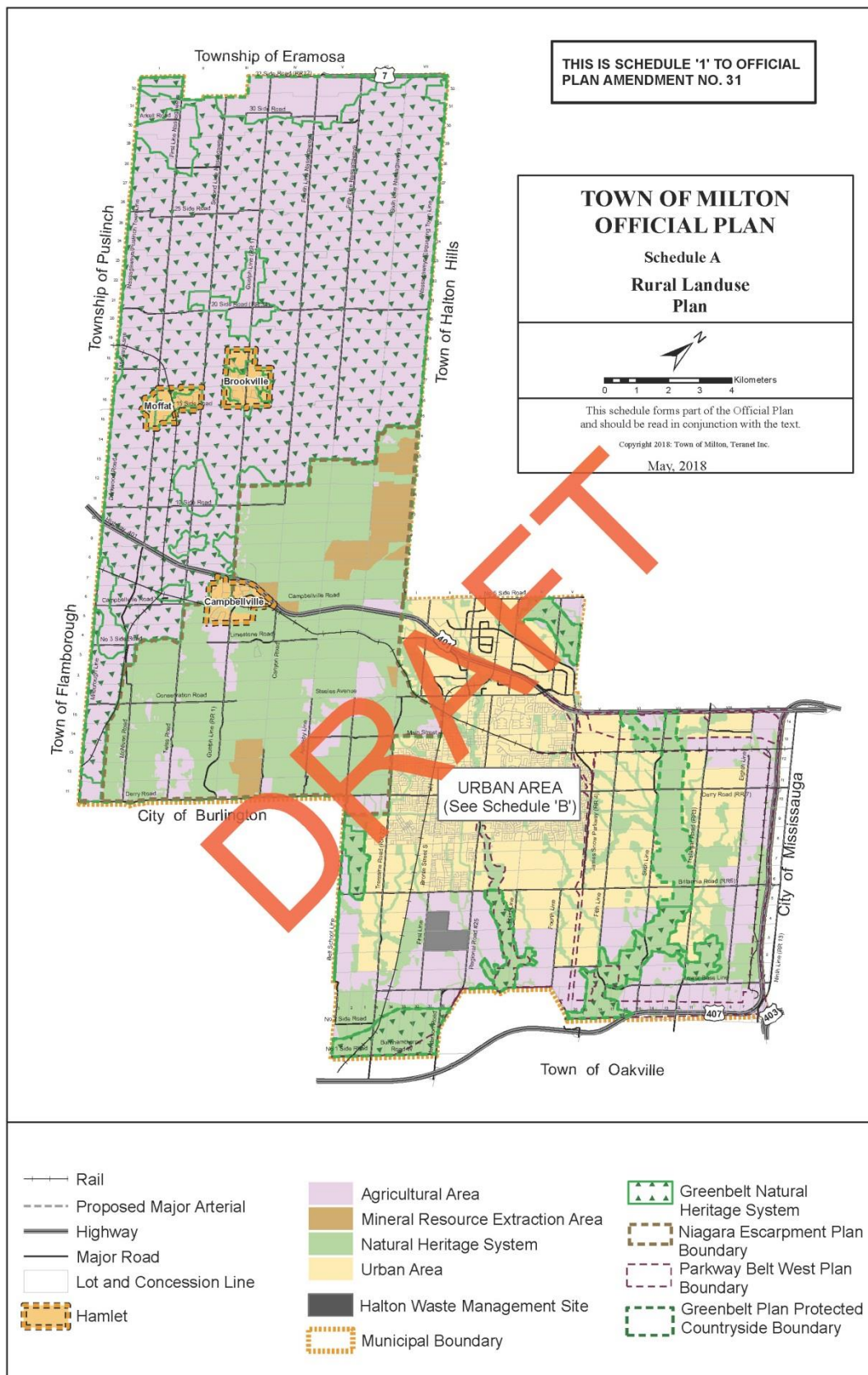
FACILITY TYPE	FUNCTION	GENERAL DESIGN GUIDELINES
Provincial Freeways	<ul style="list-style-type: none"> Serve mainly inter-regional travel demands Accommodate all truck traffic Accommodate high-order transit higher order transit services and high occupancy vehicle lanes Carry high volumes of traffic Connect Urban Areas in different regions 	<ul style="list-style-type: none"> Full access control Noise <i>sensitive land uses</i> to be discouraged along right-of-way Minimum 4 travel lanes
Provincial Highways	<ul style="list-style-type: none"> Serve mainly inter-regional travel demands Accommodate all truck traffic Accommodate high-order transit higher order transit services and high occupancy vehicle lanes Carry high volumes of traffic Connect Urban Areas in different regions 	<ul style="list-style-type: none"> High degree of access control Transit-supportive, high density, mixed use development to be encouraged along right-of-way within <i>urban areas</i> Right-of-way requirements vary.
Major Arterials	<ul style="list-style-type: none"> Serve mainly inter-regional and regional travel demands May serve an Intensification Corridor. Accommodate all truck traffic Accommodate high-order transit higher order transit services and high occupancy vehicle lanes Connect Urban Areas in different municipalities Carry high volumes of traffic Distribute traffic to and from Provincial Freeways and Highways Accommodate active transportation 	<ul style="list-style-type: none"> High degree of access control Transit-supportive, high density, mixed use development to be encouraged along right-of-way Right-of-way requirements up to 50m In the construction, reconstruction or improvement of arterial roads, consideration be given for the provision of facilities for active transportation where appropriate.
Multi-purpose Arterials	<ul style="list-style-type: none"> Serve a mix of functions of Major Arterials and Minor Arterials Accommodate active transportation 	<ul style="list-style-type: none"> Intermediate degree of access control Transit-supportive, high density, mixed use development to be encouraged along right-of-way Right-of-way requirements up to 50m In the construction, reconstruction or improvement of arterial roads, consideration be given for the provision of facilities for active transportation where appropriate.
Minor Arterials	<ul style="list-style-type: none"> Serve mainly local travel demands May serve an Intensification Corridor. Accommodate local truck traffic Accommodate local transit services Connect Urban Areas within the same municipalities Carry moderate to high volumes of traffic Distribute traffic to and from Major and Multi-Purpose Arterials Accommodate active transportation 	<ul style="list-style-type: none"> Intermediate degree of access control Right-of-way requirements up to 35m unless specifically identified in a Local Municipal Official Plan. In the construction, reconstruction or improvement of arterial roads, consideration be given for the provision of facilities for active transportation where appropriate.
Higher Order Transit Corridors	<ul style="list-style-type: none"> Serve inter-municipal and inter-regional travel demands by public transit 	<ul style="list-style-type: none"> Exclusive right-of-way for transit vehicles where possible.

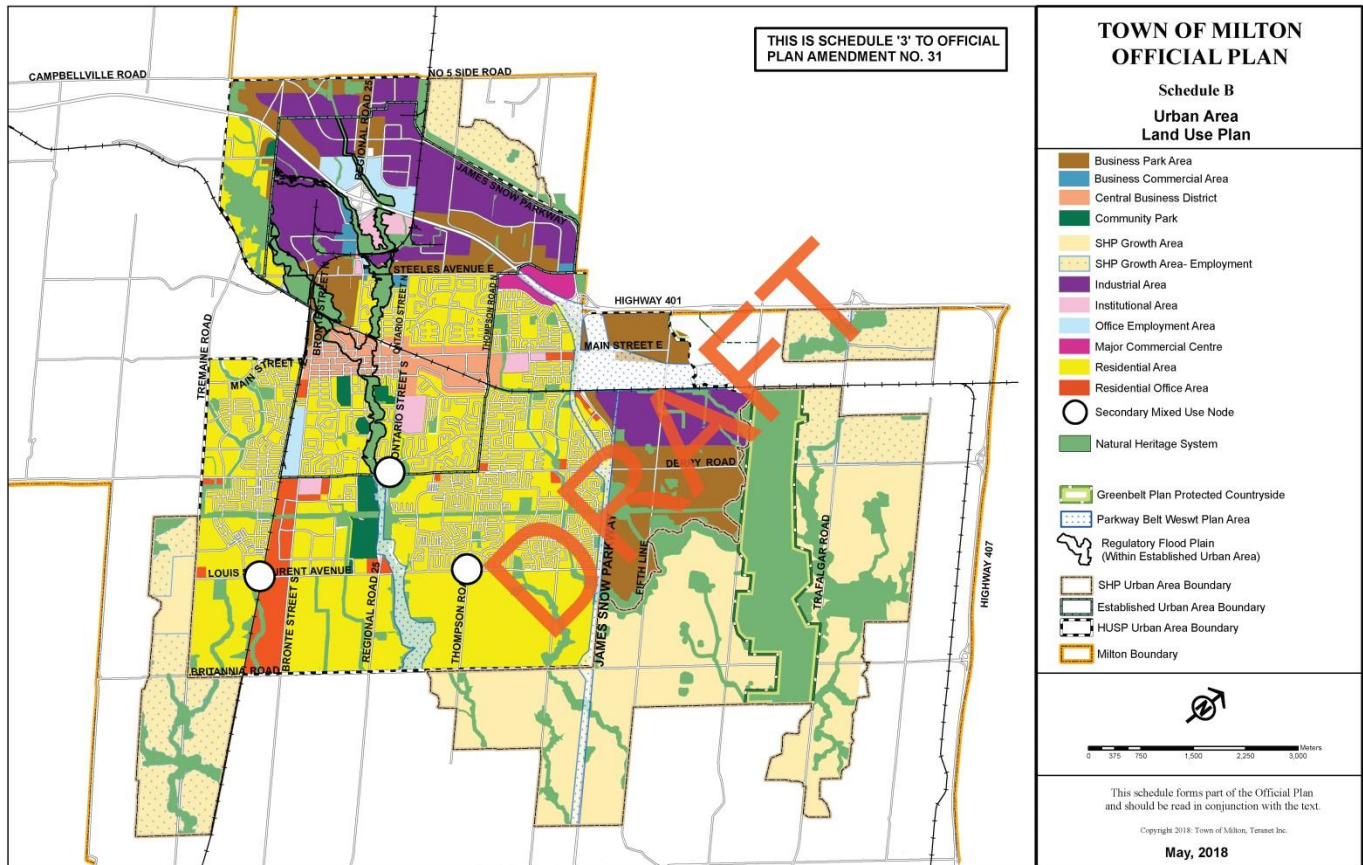
Attachment #2

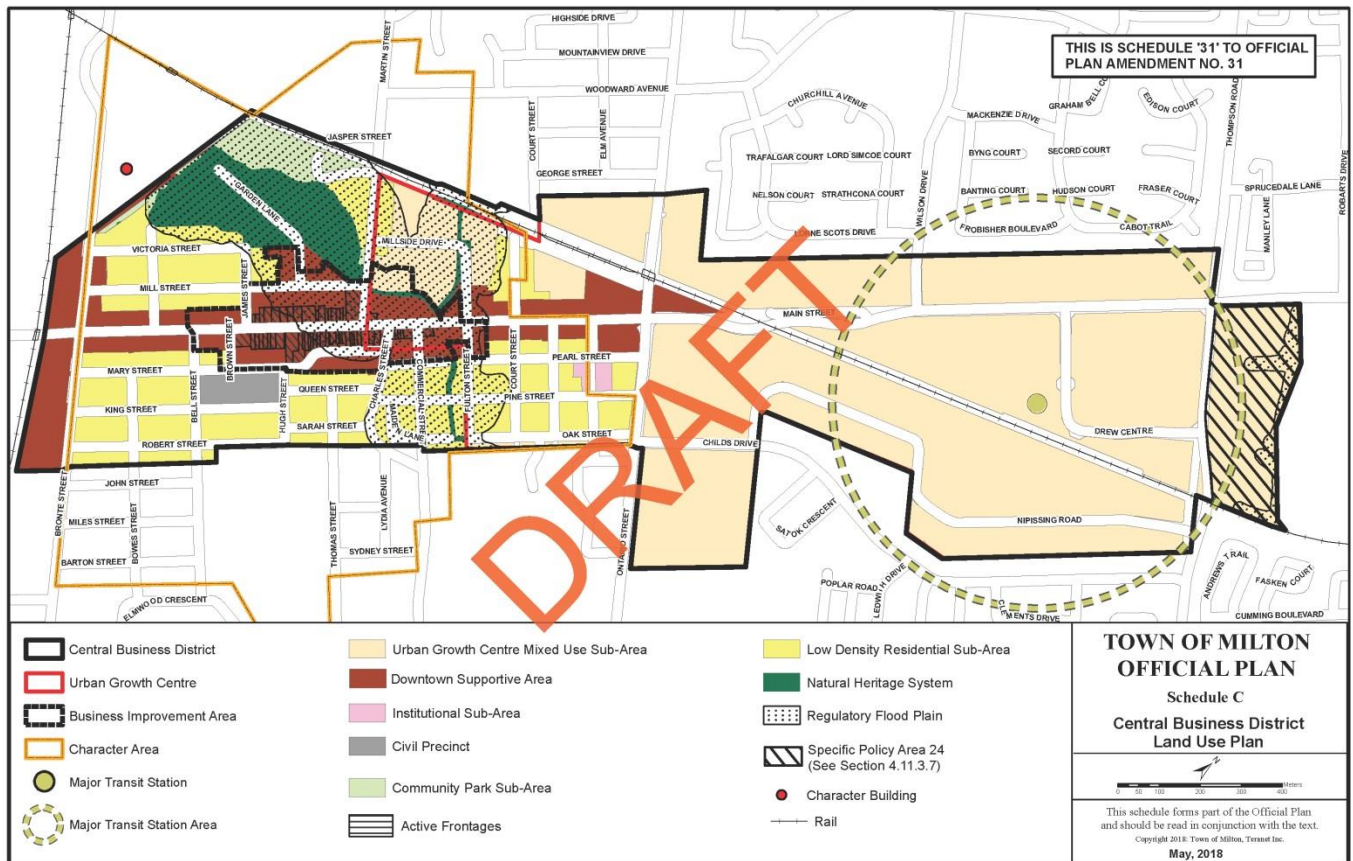
	<ul style="list-style-type: none"> • Serve an <i>Intensification Corridor</i> • Accommodate <i>higher order transit services</i> • Connect <i>Urban Growth Centres</i> and <i>Mixed Use Nodes</i> 	<ul style="list-style-type: none"> • Transit-supportive, <i>high density, mixed use development</i> to be encouraged around stations • <u>Connection of active transportation facilities and transportation and transit infrastructure, at stations.</u>
Major Transit Stations	<ul style="list-style-type: none"> • Part of the <i>higher order transit</i> network • Serve inter-municipal and inter-regional travel demands by public transit • Complements <i>Intensification Areas</i> 	<ul style="list-style-type: none"> • Connecting the <i>higher order transit</i> service with other transportation modes • Facilities for mode transfers such as bicycle parking, automobile drop-off/pick up • Surrounded by transit-supportive, <i>high density, mixed use development</i> to ensure the viability of a high level of transit services. • <u>Connection of active transportation facilities and transportation and transit infrastructure.</u>
Rail Lines	<ul style="list-style-type: none"> • Serve all types of people and goods movements by rail at the regional or national scale • Accommodate commuter rail movement to <i>Urban Growth Centres</i> in the Greater Toronto and Hamilton Area and the surrounding region 	<ul style="list-style-type: none"> • Grade separations at intersections with other major transportation facilities, <i>where warranted</i> • Noise or vibration-sensitive <i>land uses</i> to be discouraged along right-of-way • Transit-supportive, <i>high density, mixed use development</i> to be encouraged around <i>Major Transit Stations</i>.
Collector Road	<ul style="list-style-type: none"> • Serves local travel demands • Accommodates local transit service • Connects Collector and local Roads to Arterials 	<ul style="list-style-type: none"> • No access control • Up to four travel lanes • Provision for on-street parking on one or two sides • Right-of-way requirements up to 26.0 metres
Local Road	<ul style="list-style-type: none"> • Serves residential neighbourhood or <i>employment area</i> travel demands • Connects individual properties to Collectors and Arterials 	<ul style="list-style-type: none"> • No access control • Two travel lanes • Right-of-way requirements up to 20.0 metres
Lane	<ul style="list-style-type: none"> • Serves residential neighbourhood or commercial "Main Street" travel demands • Provides rear access to individual properties and connects them to Local Roads and Collectors 	<ul style="list-style-type: none"> • No access controls • Provides two narrow lanes • No on-street parking permitted • Right-of-way requirements 7.2-9.0 metres (if <i>utilities</i> required)

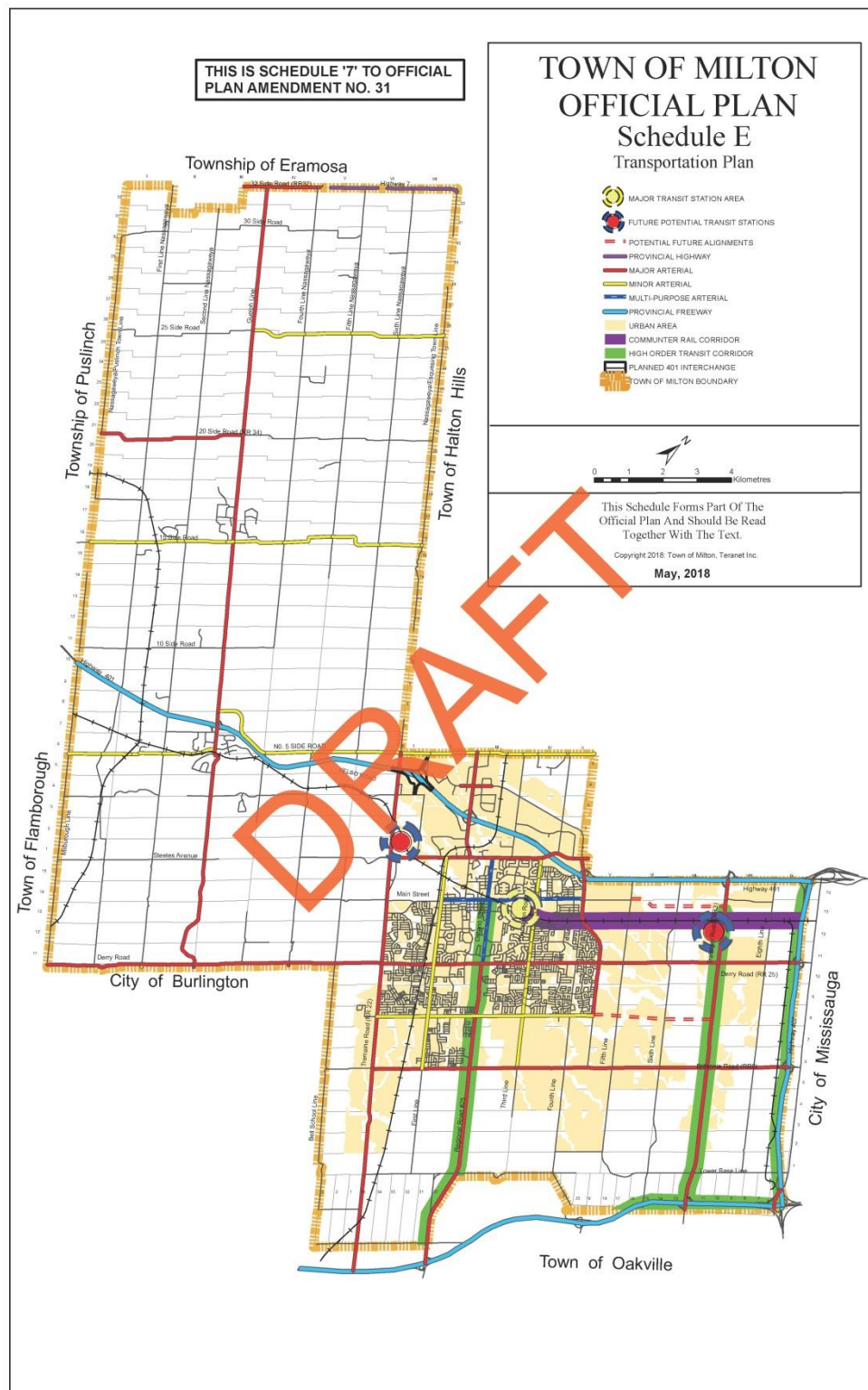


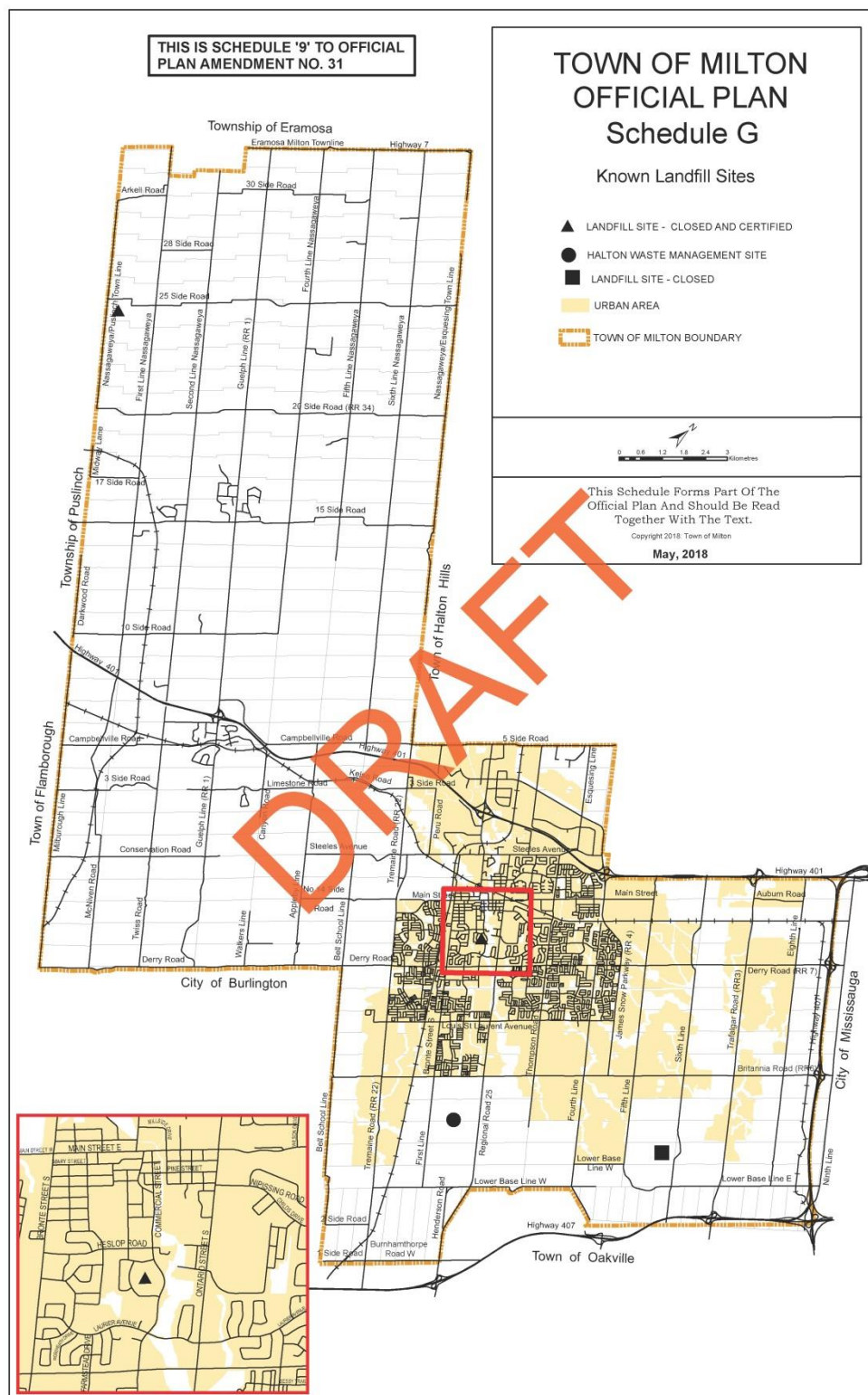


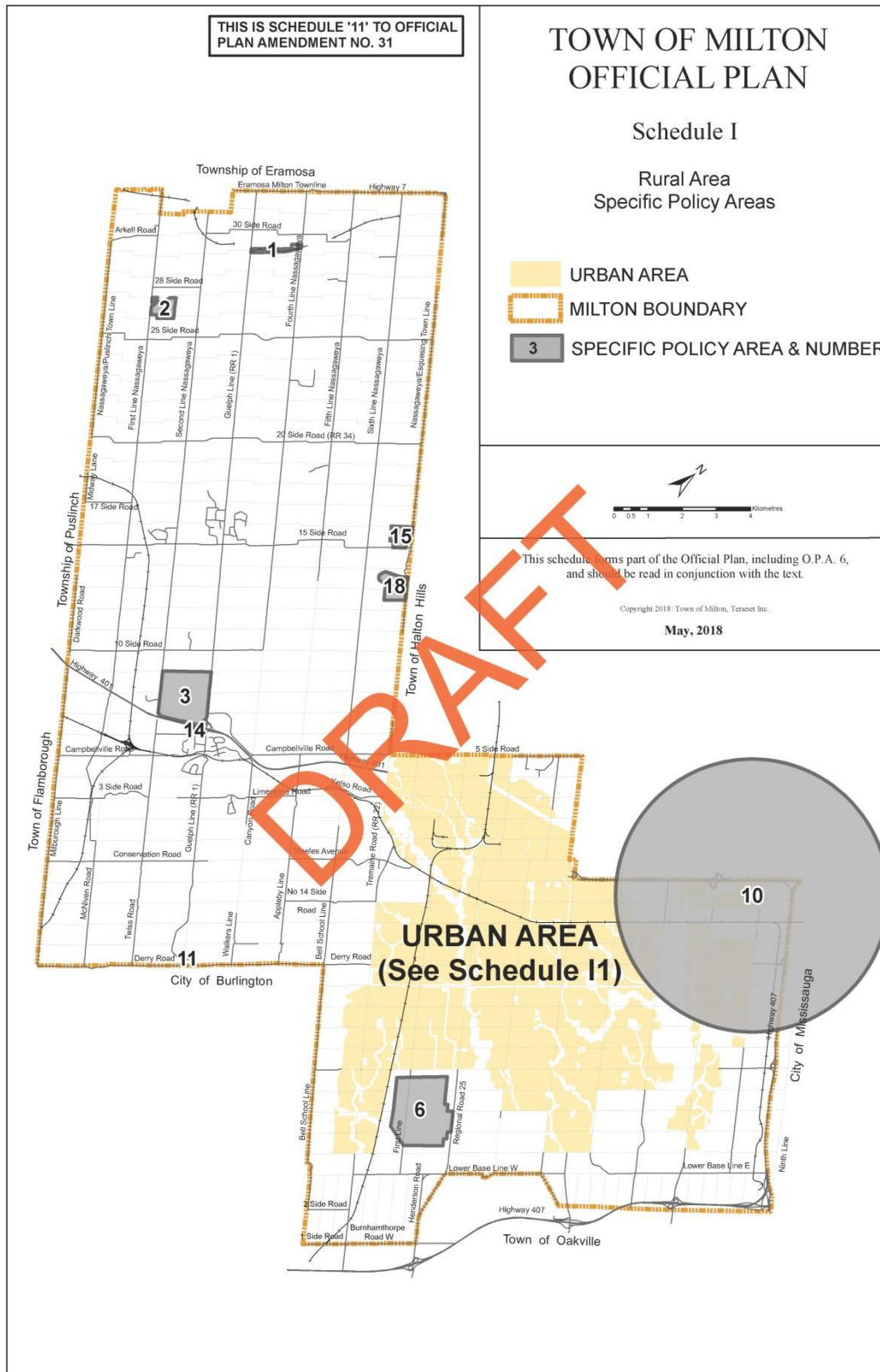


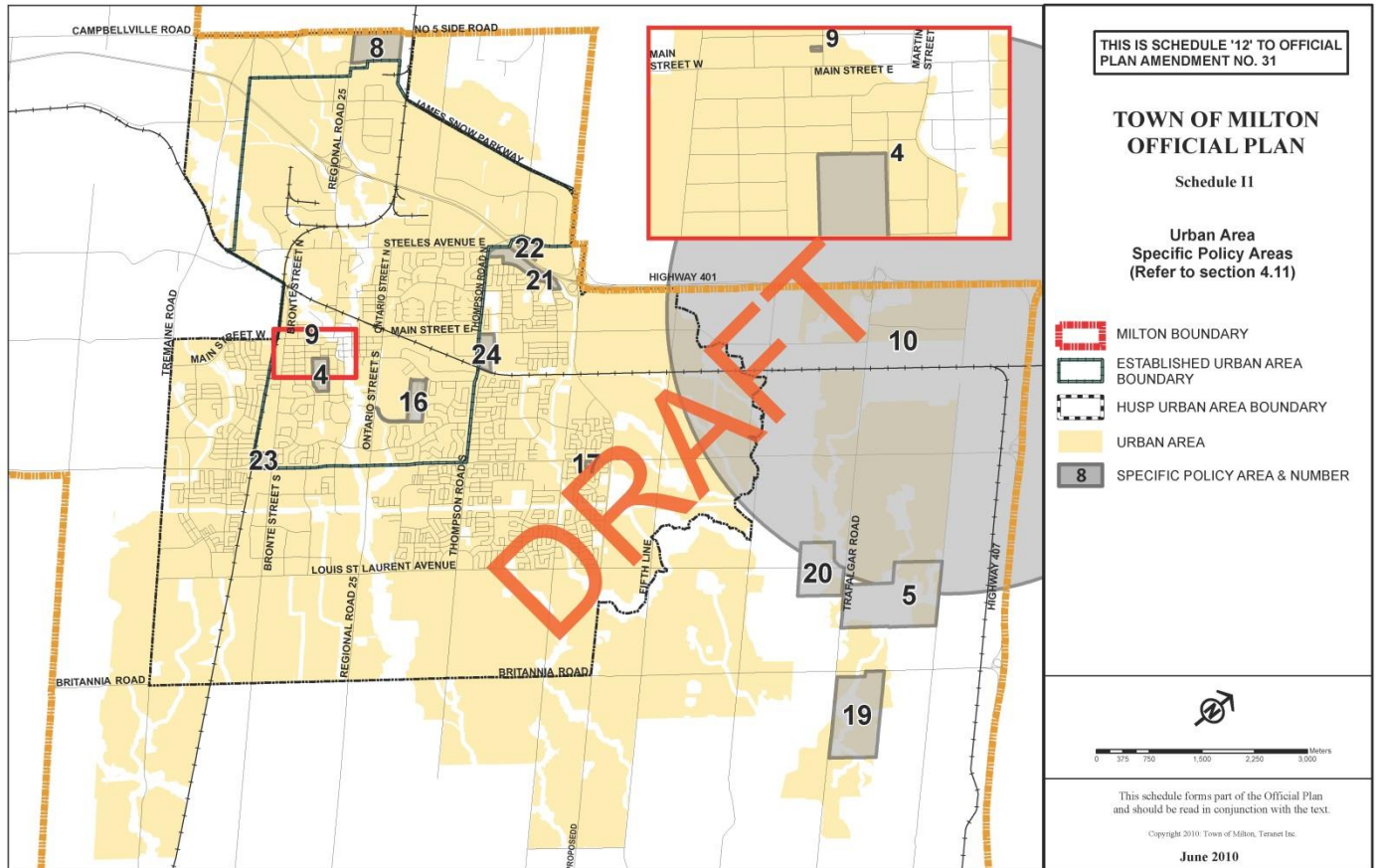


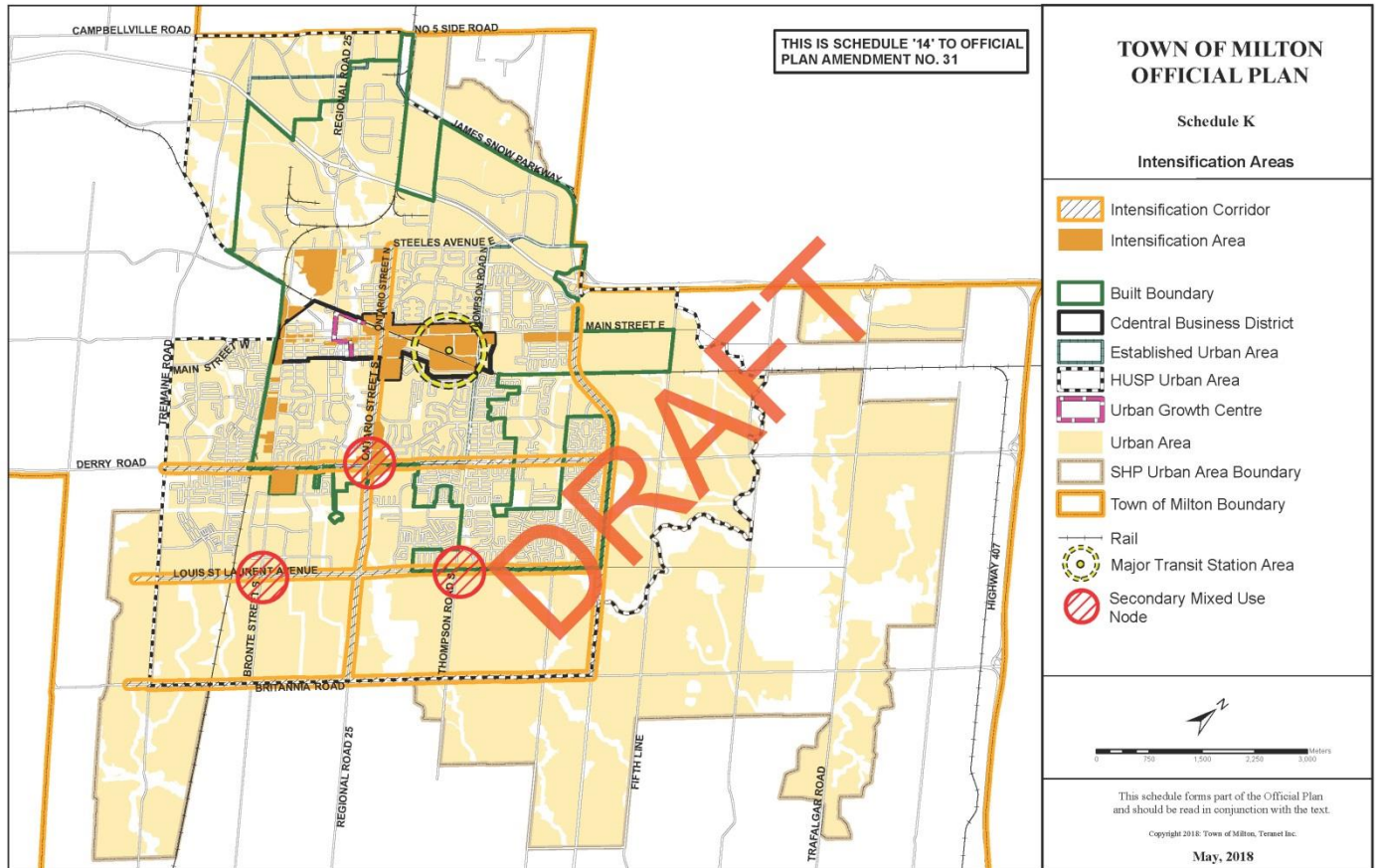


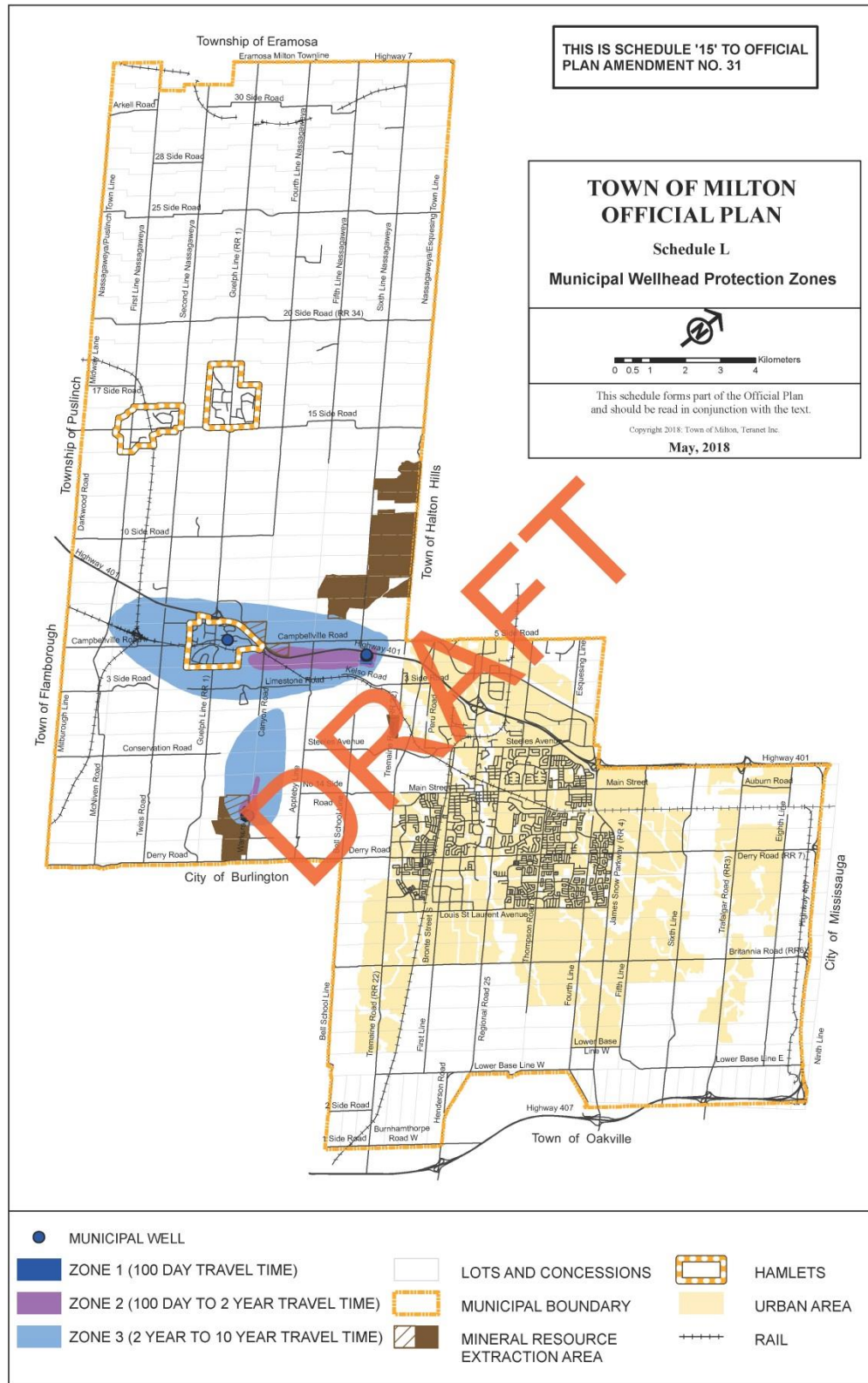


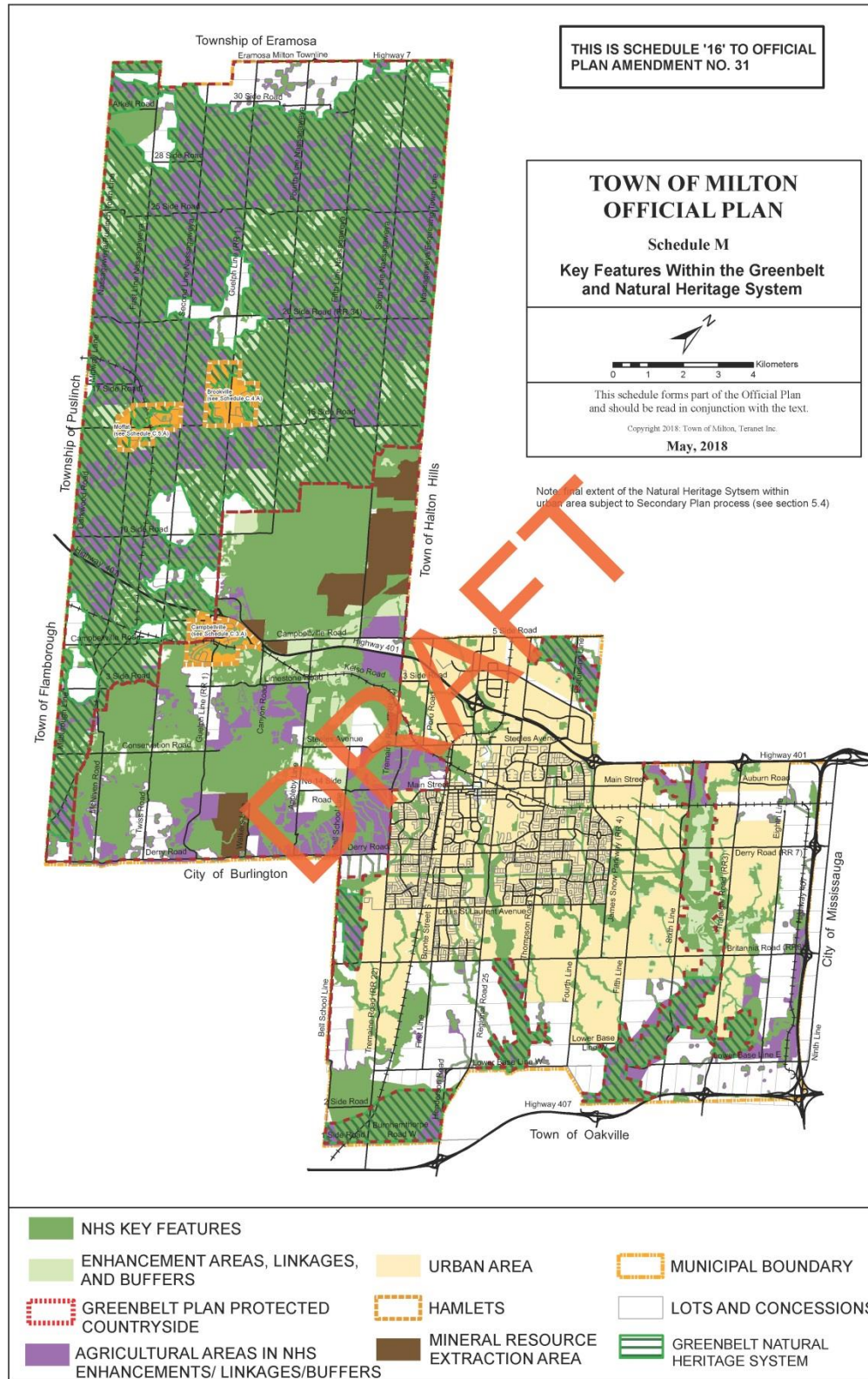


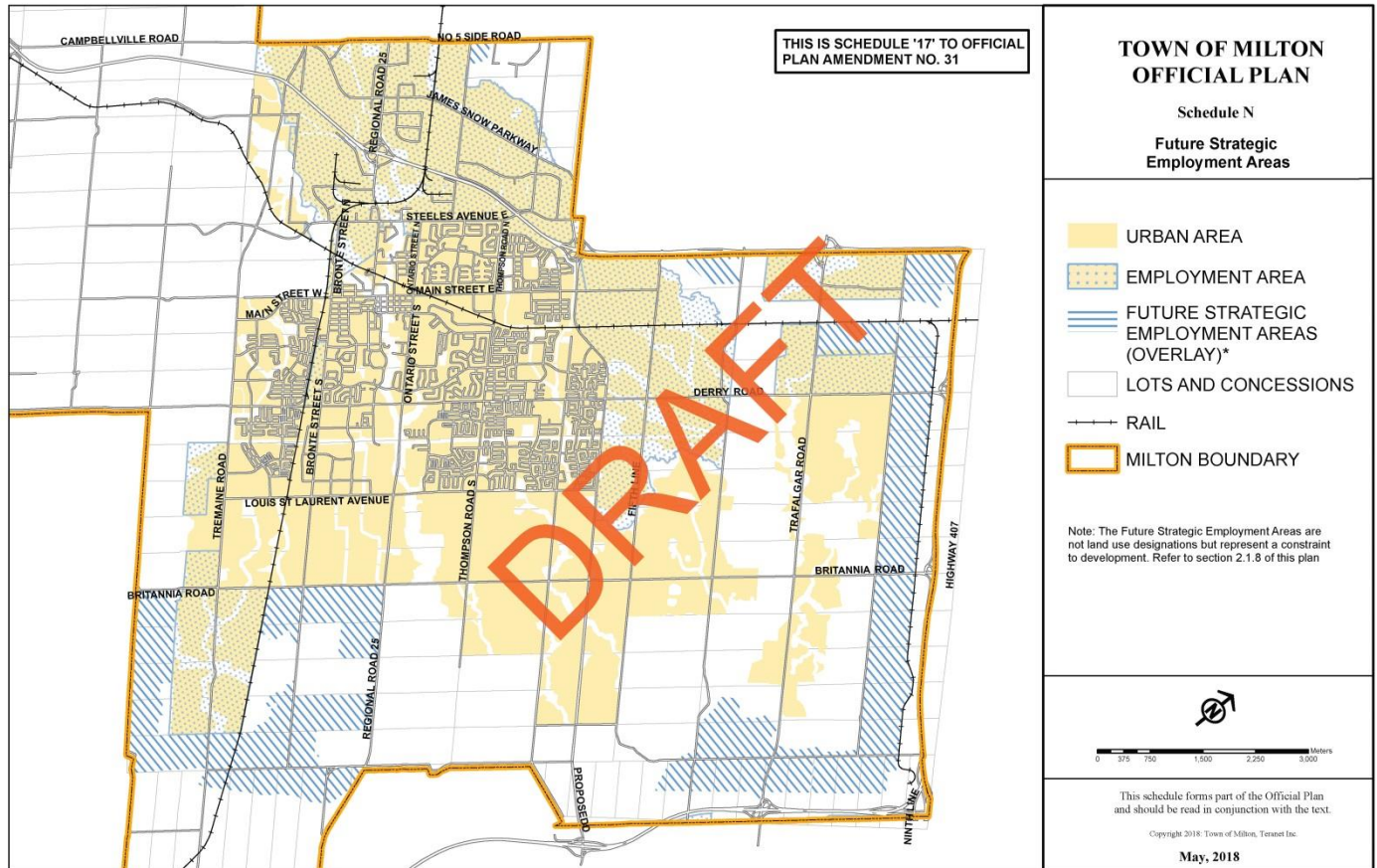


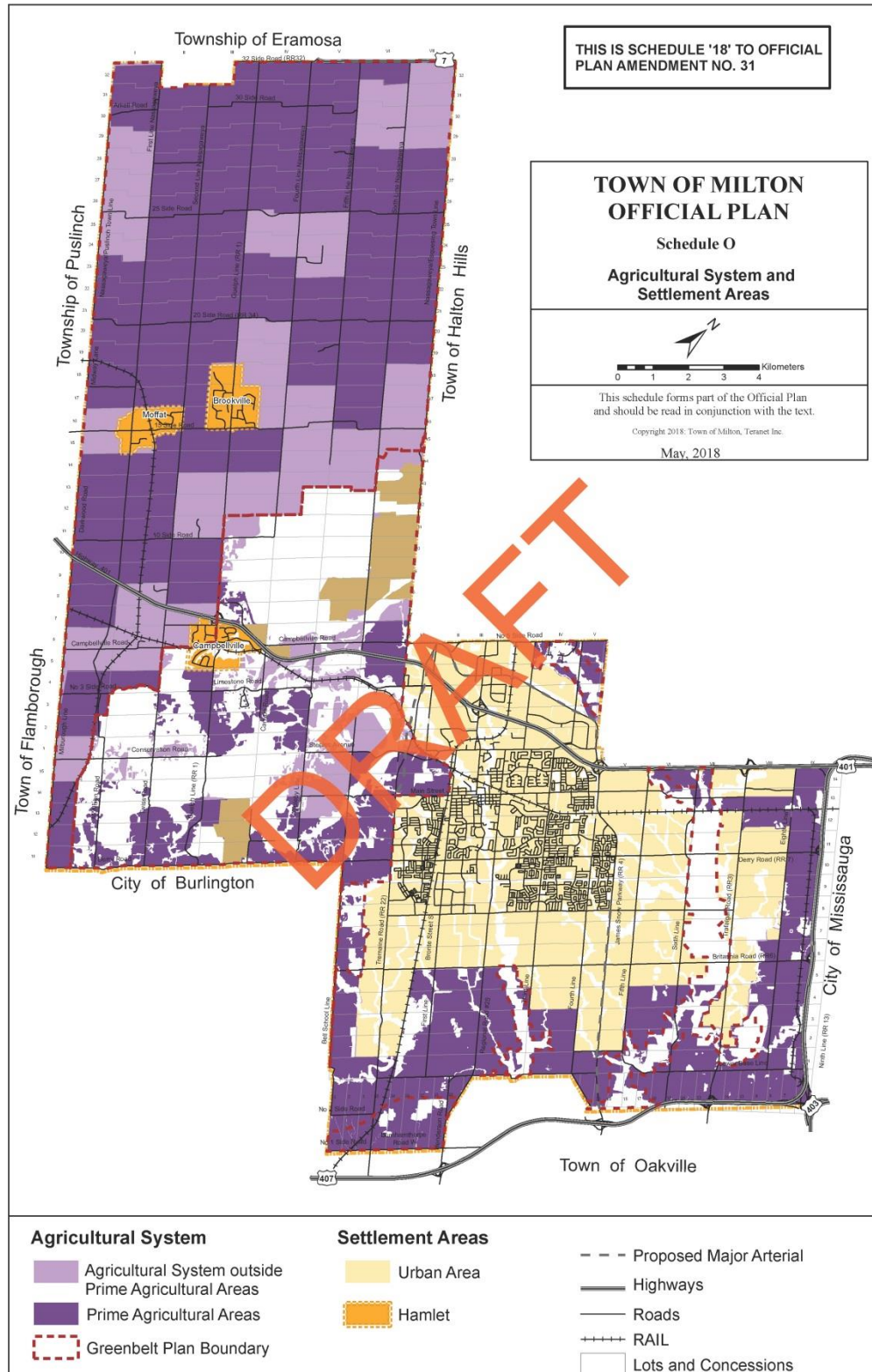


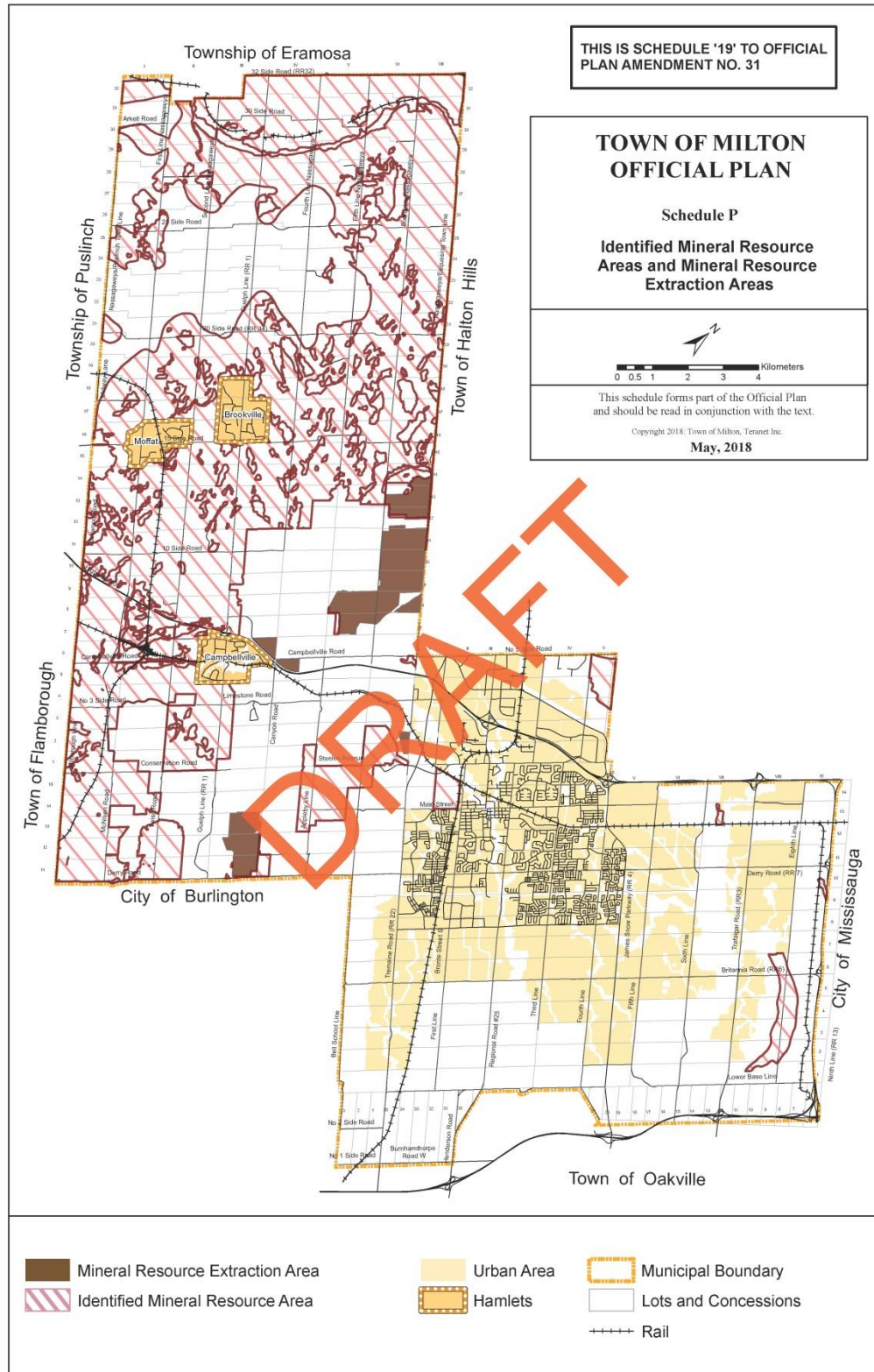


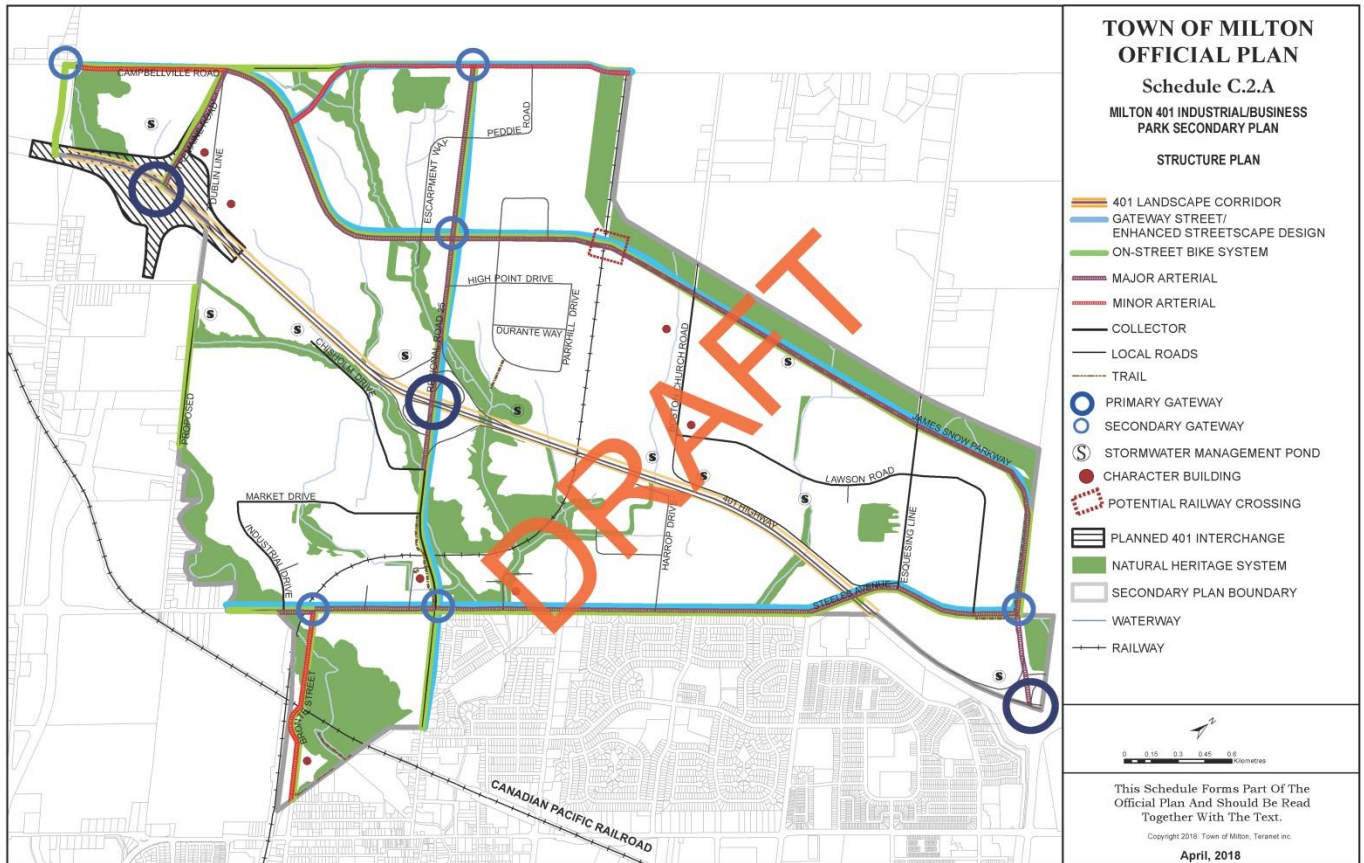


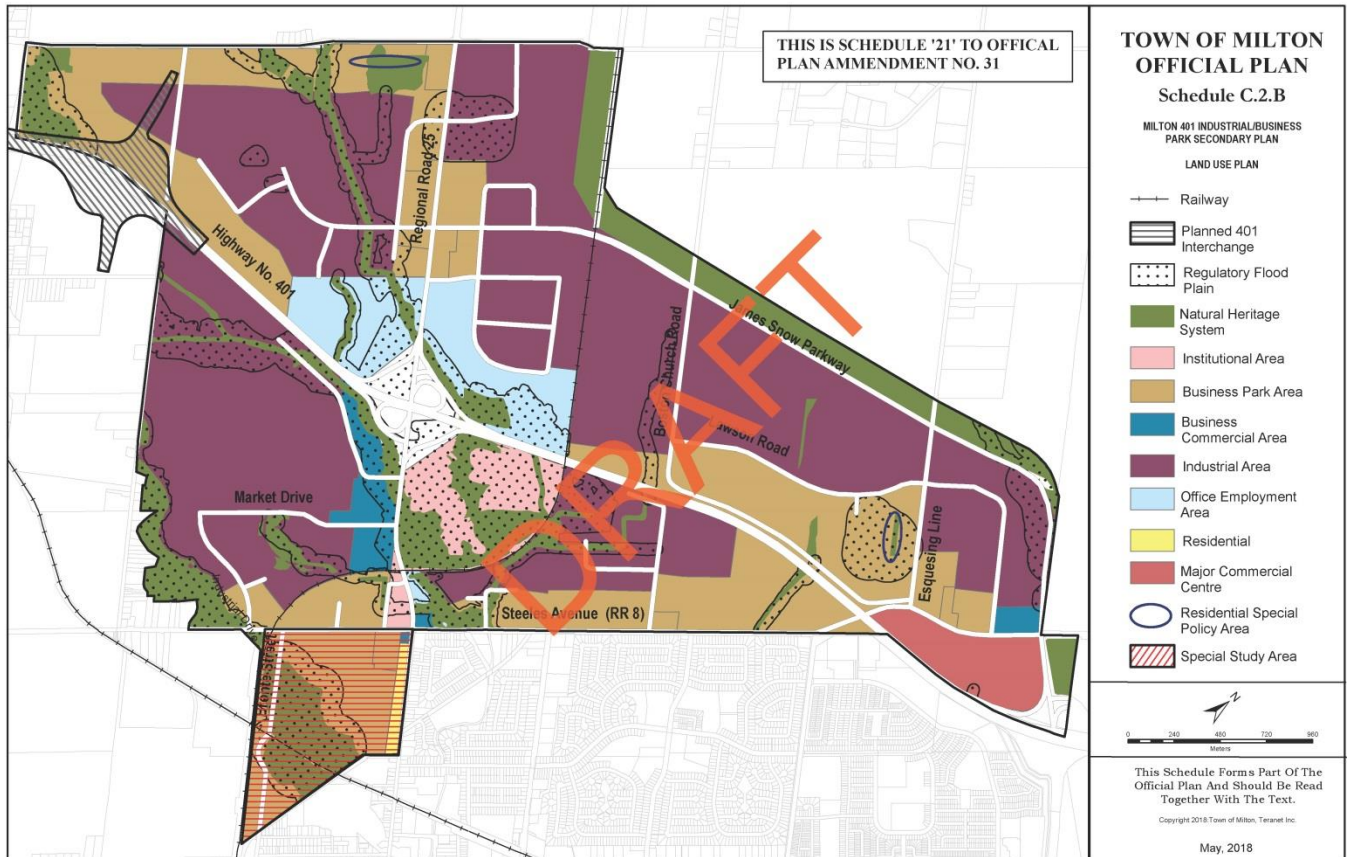


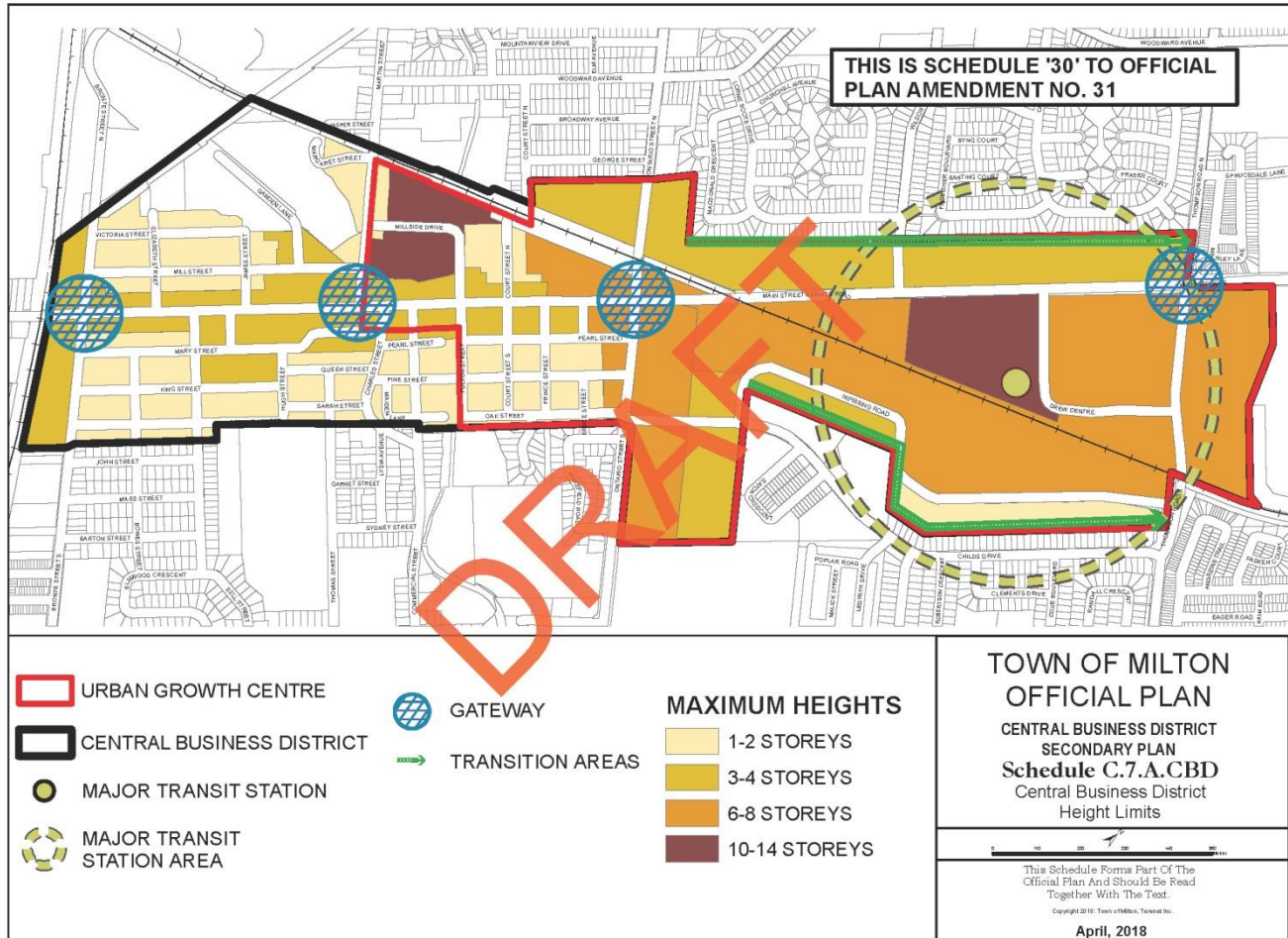


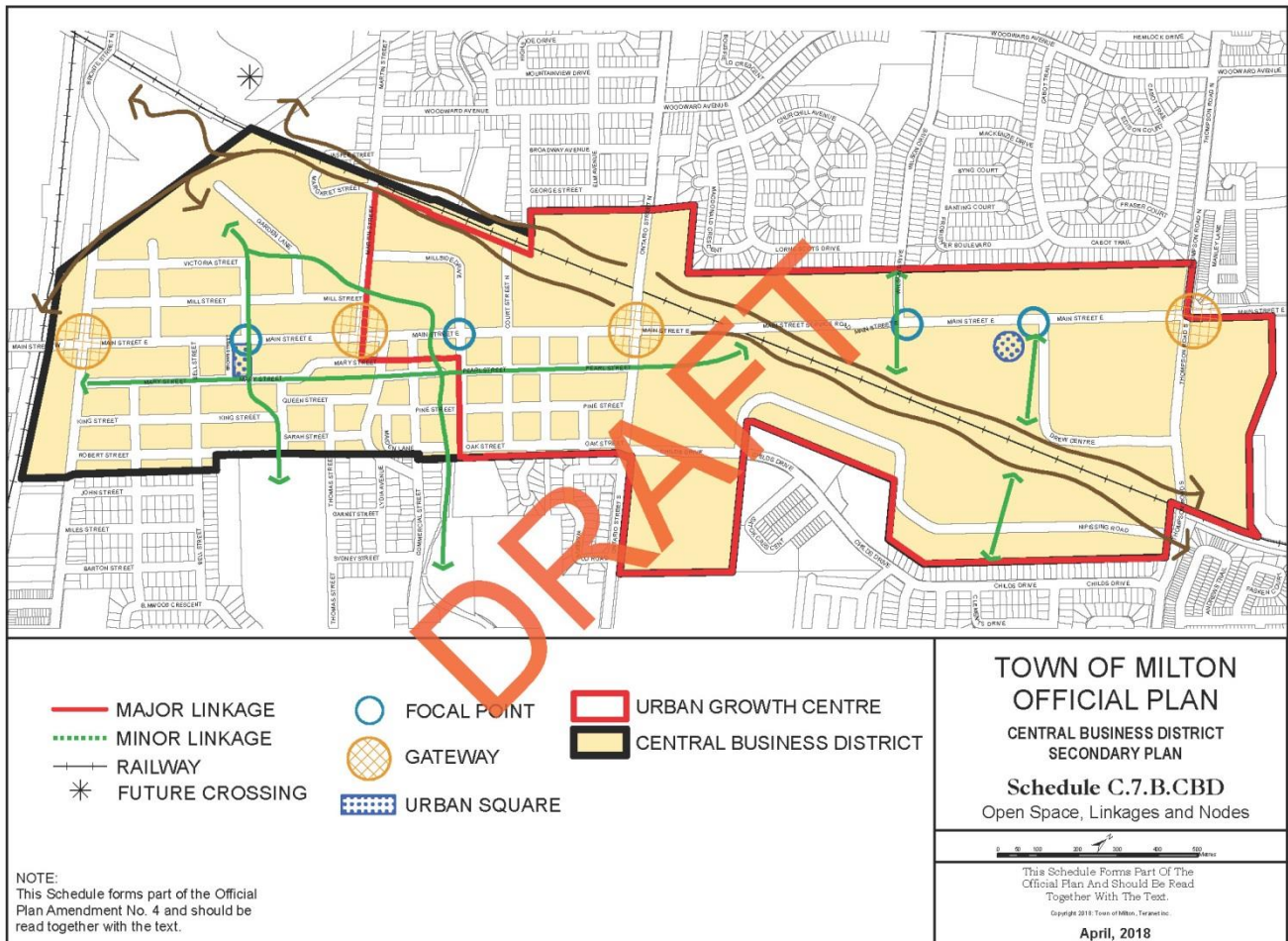


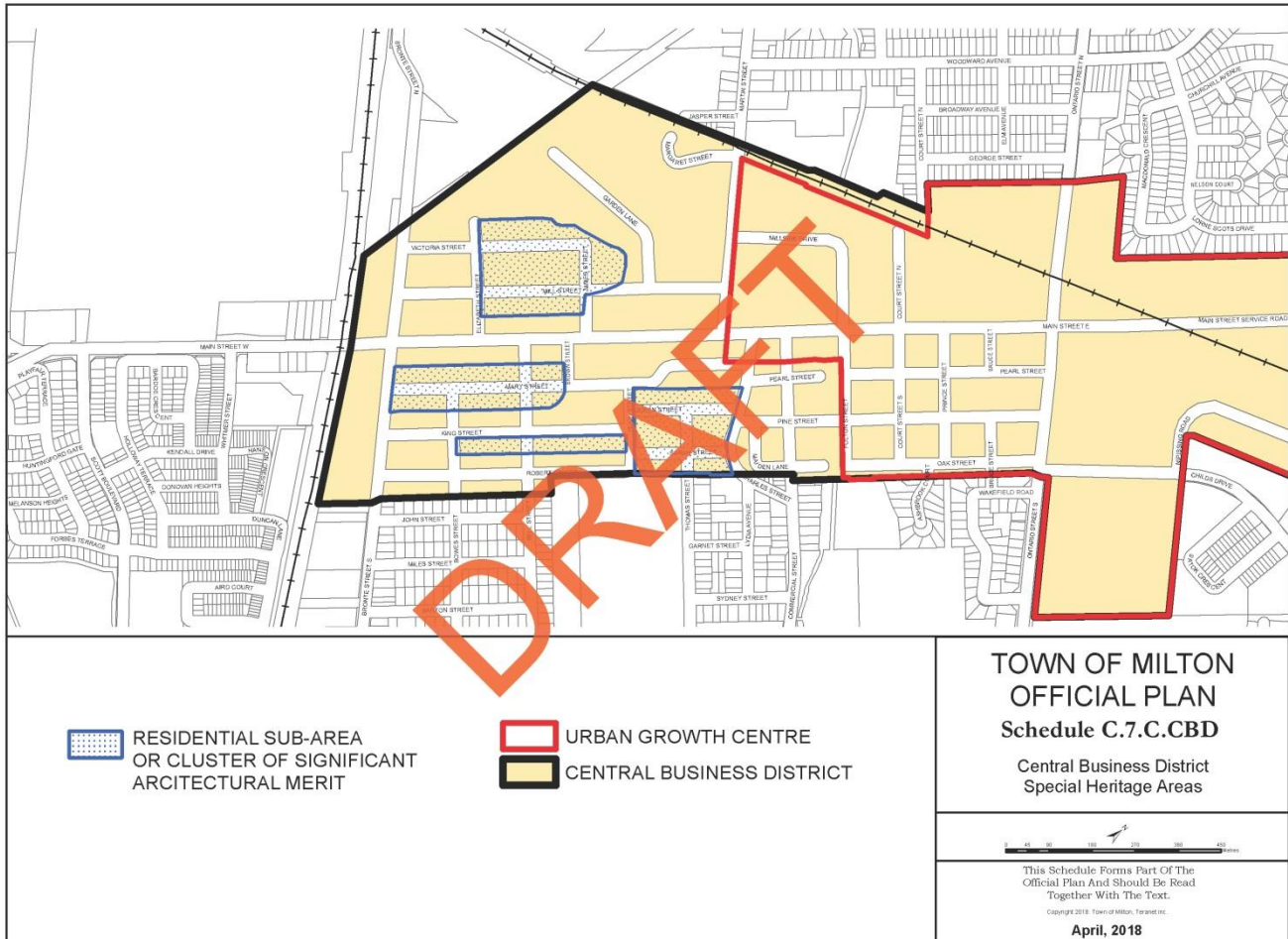












DRAFT

TOWN OF MILTON OFFICIAL PLAN

Official Plan Review – Conformity Exercise
Official Plan Amendment No. 31
June 14, 2010

REGIONAL DECISION CONSOLIDATION

This Consolidation of the Town of Milton Official Plan presents proposed Regional Modifications to Official Plan Amendment (OPA) No. 31.

Additions are shown in red underline while deletions are shown in ~~yellow strikethrough~~.

The Consolidation is based on a “clean” version of the OPA 31 Consolidation dated June 14, 2010. All OPA 31 deletions have been removed while all OPA 31 additions remain shown in blue for reference.

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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 “1”, “1A”, “A”, “A1”, “B”, “C”, “D1”, “D2”, “E”, “F”, “G”, “H”, “I”, “I1”, “J”, “K”, “L”, “M”, “N”, “O”, “P” “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.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 Goals & Strategic Objectives,

Section 3: Urban Land Use Policies

Section 4: Rural System and Natural Heritage System Land Use Policies, and Specific Policy Areas

Section 5: Implementation

Part C - Secondary Plans

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 Central Business District Secondary Plan

Section C.8 Sherwood Survey Secondary Plan

1.1.3 OFFICIAL PLAN - SCHEDULES

The Official Plan includes the following schedules:

Schedule 1: Town Structure Plan

Schedule 1A: Provincial Planning Structure

Schedule A: Rural Land Use Plan

Deleted: Policies

Schedule A1: Halton Waste Management Site and Specific Policy Area
Schedule B: Urban Area Land Use Plan
Schedule C: Central Business District Land Use Plan
Schedule D1: Urban and Rural Districts
Schedule D2: Urban Districts and Neighbourhoods
Schedule E: Transportation Plan
Schedule G: Known Landfill Sites
Schedule I: Rural Area Specific Policy Areas
Schedule I1: Urban Area Specific Policy Areas
Schedule J: Urban Trails and Active Transportation Plan
Schedule K: Intensification Areas
Schedule L: Municipal Wellhead Protection Zones
Schedule M: Key Features Within the Greenbelt and Regional Natural Heritage Systems
Schedule N: Future Strategic Employment Areas
Schedule O: Agricultural System and Prime Agricultural Areas
Schedule P: Identified Mineral Resource Areas and Mineral Resource Extraction Areas

Deleted: Rural Area

Deleted: Schedule F: Urban Area Transportation Plan

Deleted: Schedule H: Urban Area Structure Plan

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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: Central Business District Height Limits
Schedule C.7.B.CBD: Central Business District Open Space, Linkages and Nodes
Schedule C.7.C.CBD: Central Business District Special Heritage Areas
Schedule C-8-A: Sherwood Survey Secondary Plan Community Structure Plan
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

This Official Plan is a *policy* document which is intended to serve as the basis for making land use decisions and managing change and the effects on the social, economic and natural environments within the Town.

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 require financial impact analysis and to establish policies for implementing financial plans related to *development*;
- f) 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*);
- g) to guide Town Council, municipal and regional administrators, and the Committee of Adjustment and Consent when administering matters such as the Zoning By-law, site plan control, *development* control, applications for building permits, plans of subdivision and consents;
- h) 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,
- i) 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, R.S.O. 1990, c.P.13, as amended. 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 *growth and development* in the *Town to 2031*. 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.

~~The Bristol Survey, Sherwood Survey, Boyne Survey and Derry Green Corporate Business Park Secondary Plans, have been prepared to provide a policy framework to guide development and manage growth within these secondary plan areas. Where there is a conflict between the policies for these secondary plan areas and this Plan as amended by Official Plan Amendment 31, the Secondary Plan policies shall prevail. References to Town-wide growth management forecasts and targets including those found in Section 2.1.4 and 2.1.5 of this Plan apply to and take into account these secondary plan areas.~~

Notwithstanding the foregoing, the policies of this Plan, as amended by Official Plan Amendment 31, shall apply to that area of Bristol Survey identified as Specific Policy Area No. 24 and designated Urban Growth Centre Mixed Use Sub-Area.

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;
- b) conform to The Niagara Escarpment Plan and any applicable amendments thereto;
- c) conform to the Growth Plan for the Greater Golden Horseshoe and any applicable amendments thereto;
- d) conform to the Greenbelt Plan and any applicable amendments thereto;
- e) conform to The Parkway Belt West Plan and any applicable amendments thereto; and,
- f) conform with the Regional Plan for the Regional Municipality of Halton and any applicable amendments thereto.

Deleted: Except as noted in this paragraph, the policies of this Plan as amended by Official Plan Amendment 31 do not apply to:

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1.5 **PRECEDENCE**

In the event of a conflict between provisions of the Town of Milton Official Plan and the policies of the [Growth Plan for the Greater Golden Horseshoe](#), the Niagara Escarpment Plan, the [Greenbelt Plan](#), the Parkway Belt West Plan, or the [Region of Halton Official Plan](#), the applicable Provincial or Regional 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, the policies of the Town of Milton Official Plan shall apply. *DI(i)

1.6 **PUBLIC INFRASTRUCTURE**

Notwithstanding any other policies of this Plan related to development phasing, permit the provision of water and wastewater services to, municipal infrastructure, facilities and public institutions in any Regional phase, if deemed prudent and feasible by the Region in coordination with the Town. Any such facilities shall be designed and developed in a manner which is *compatible* with the existing or planned neighbourhood.

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Deleted: and services such as, but not limited to, parks, emergency response services (e.g. ambulance, fire, police), pumping stations, and above or below ground *utilities* such as gas lines or telecommunications facilities may be located in any land-use designation other than in the Natural Heritage System and may proceed at any time, even if the precise requirements of any applicable phasing plan have not been satisfied

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2.0 COMMUNITY GOALS AND STRATEGIC OBJECTIVES

2.1 THE PLANNING FRAMEWORK

2.1.1 COMMUNITY VISION AND GOALS

2.1.1.1 Milton's vision as established through the Destiny Milton 2 process, is to be an engaging, balanced and connected community. The following goals have been established as a basis to implement this vision:

- a) A responsible, cost effective and accountable local government;
- b) Well managed growth, well planned spaces;
- c) A safe, livable, healthy and *complete community*;
- d) A diverse and sustainable economy;
- e) A thriving *natural environment*.

2.1.2 COMMUNITY DIRECTIONS AND STRATEGIC OBJECTIVES

2.1.2.1 Establish priorities that support the municipal service requirements of the majority of local residents;

2.1.2.2 Engage in transparent and accountable decision-making processes and actions;

2.1.2.3 Properly fund municipal services and community *infrastructure* through a combination of fiscally responsible operating budgets, capital budgets, effective reserves and reserve fund management;

2.1.2.4 Demonstrate leadership on matters that affect Milton;

2.1.2.5 Encourage the provisions and maintenance of an appropriate mix of residential, commercial and *institutional uses*;

2.1.2.6 Facilitate the safe movement of people and goods and enhanced travel to, from and within the community;

2.1.2.7 Encourage cost effective and timely municipal/community *infrastructure* development;

2.1.2.8 Encourage well timed service delivery;

- 2.1.2.9 Promote and facilitate active and healthy lifestyles and life long learning;
- 2.1.2.10 Maximize community safety and security;
- 2.1.2.11 Protect and enhance our heritage, identity and *character*;
- 2.1.2.12 Make the Central Business District the main focal point of the community;
- 2.1.2.13 Attract and retain employers that provide a range of employment opportunities and assessment growth;
- 2.1.2.14 Encourage the private sector to meet the retail needs of a growing population in a reasonably timely manner;
- 2.1.2.15 Protect and enhance natural heritage;
- 2.1.2.16 Encourage new *development* to be integrated with the *natural environment*; and,
- 2.1.2.17 Promote the enjoyment and responsible use of natural areas.

2.1.3 MUNICIPAL STRUCTURE AND COMMUNITY CONTEXT

The *Town's* basic structure, as shown on Schedule 1 – Town Structure Plan, consists of the central *urban area*, the *rural area* to the southeast and the northwest, and an interconnected system of *natural heritage features and areas* extending across all of these areas. This structure is shaped and influenced by a number of Provincial Plans, including the Niagara Escarpment Plan; the Greenbelt Plan, the Parkway Belt West Plan and the Growth Plan for the Greater Golden Horseshoe, as well as the Regional Official Plan.

2.1.3.1 Provincial Plans

The Niagara Escarpment Plan applies to a band of land north and west of the *urban area* and prescribes designations, policies and Development Criteria to regulate land uses to protect the prominent environmentally significant Escarpment landform feature, which is also designated a UNESCO World Biosphere Reserve. Within the Niagara Escarpment Plan Area, *development* is to be in accordance with the Niagara Escarpment Plan as well as applicable policies of this Plan. The Niagara Escarpment Plan Area within the *Town* is shown on Schedule “A”.

The Parkway Belt West Plan applies to specific areas to the south and east of the *urban area* and applies to lands identified by the Province to create a multi-purpose utility corridor, a permanent urban separator and a linked open space system. Since its

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original implementation in 1978, considerable land within Milton has been removed from this Plan area to allow urban growth and expansion.

The Greenbelt Plan applies to extensive areas of the *Town* within both the agricultural and rural areas. The purpose of the Plan is to identify areas where *development* is not to occur in order to provide permanent protection to the agricultural land base and natural heritage features and functions. The Greenbelt Plan includes lands within the Niagara Escarpment Plan Area and builds upon the ecological protections inherent in that Plan. The policies of the Niagara Escarpment Plan are the policies of the Greenbelt Plan for the Niagara Escarpment Plan Area. The Greenbelt Plan also complements and supports the *policy* direction of the Parkway Belt West Plan and protects major natural heritage corridors.

The Growth Plan for the Greater Golden Horseshoe provides a *policy* framework to direct and manage growth to build stronger, prosperous communities. The Growth Plan applies to Milton's existing *urban area*, as expanded through the Sustainable Halton Plan (Regional Plan Amendment 38) as well as to additional lands to the south and east of the defined *urban area*. It defines a *built boundary* around a *built-up area* within which a significant amount of infill and *intensification development* is directed. It also identifies an Urban Growth Centre and *major transit station area* within which a vibrant mix of residential, employment and complementary land uses are to be achieved.

2.1.3.2 Urban Area

The *Town's urban area* consists of the original historic *Town* site as defined through regionalization in 1974 and subsequently expanded by the Halton Urban Structure Plan (ROPA 8) in 1995 and the Sustainable Halton Plan (ROPA 38) in 2009. The *urban area* encompasses a full range of residential, commercial, industrial/employment, *institutional* and open space land uses. It is intended to be the focus of urban *development* over the life of this Plan.

The Central Business District, containing the historic downtown and the Urban Growth Centre is the nucleus of the *urban area* and functions as the civic and commercial core of the *Town*. The historic downtown plays an important role in defining the community identity and is intended to be preserved, protected and enhanced over the life of this Plan.

Higher density mixed use *development* is generally directed to the Urban Growth Centre. The Urban Growth Centre for the *Town* is generally centred along Main Street, in the easterly area of the Central Business District and is a focal area for investment in *institutional* and Region-wide public services, as well as commercial, recreational, *cultural* and *entertainment uses*. It is to be planned as a vibrant high density, mixed use regional centre supported by a full range of public and

complementary services and major transit *infrastructure*. It will accommodate and support a significant share of population and employment growth as well as major transit *infrastructure* to be achieved over the life of this Plan. The majority of the *Town's intensification* will be directed to the Urban Growth Centre, particularly to the *major transit station area*, located around the existing GO Station.

Additional mixed use *development* at higher densities is planned to occur within secondary mixed use nodes, located at significant intersections, and along *intensification corridors*, located along major transit routes. These areas will accommodate a full range of complementary uses which support the population at both the individual neighbourhood and community levels.

The Central Business District is surrounded by both established and developing *residential areas*. The established residential neighbourhoods, located around the Central Business District, are planned to remain relatively stable, and suburban in *character*, over the life of this Plan. Only modest *redevelopment* is planned to occur, largely taking the form of modest infill projects. Residential *greenfield development* will continue to occur however will be characterized by higher, urban densities within the HUSP and Sustainable Halton urban expansion areas in accordance with approved secondary plans.

Significant *employment areas* accommodating a range of *office*, manufacturing, logistics and other employment uses are located along the Highway 401 corridor and the east side of the *Urban Area*. Major employment opportunities will continue to be fostered in these locations, and expansions to the employment land base will be considered in order to maintain a sustainable balance between employment and residential growth.

Two major Provincial institutions are located within the Milton *Urban Area*: Maplehurst Correctional Facility at Highway 401 and Regional Road 25 and EC Drury School for the Deaf on Ontario Street, south of the Urban Growth Centre. These facilities are anticipated to continue to be significant features on the urban landscape.

A regional scale major commercial centre, is located at the James Snow Parkway interchange, with Highway 401. By virtue of its location and scale, this centre, will accommodate facilities that have a regional or inter-regional draw.

Finally, a system of interconnected parkland and open space is provided through the *Town* and fulfilling its dual role to meet the recreational needs of the residents and to protect and enhance the features and functions of the natural heritage system, both within and beyond the *urban area* boundary.

2.1.3.3 Rural System

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Deleted: 2.1.3.3 – Greenbelt Plan Protected Countryside Area¶

The Town's rural area, outside of the Niagara Escarpment Plan Area, is entirely within the Protected Countryside Area of the Greenbelt Plan. Agriculture is, and will continue to be, the predominant use of land in this area, co-existing in harmony with the extensive natural heritage features and functions prevalent in the area. A number of aggregate extraction areas are also located within the rural area and will continue to form part of the Town's rural landscape.¶

Within the Protected Countryside area, the Town's three hamlet areas (Campbellville, Brookville and Moffat) will continue to be the focus of settlement for the area, providing limited opportunities for development. Growth beyond the current hamlet boundaries is not contemplated.¶

2.1.3.4¶

2.1.3.3 . Agricultural Rural Area¶

The Town's rural system consists of an Agricultural System and a Natural Heritage System, as well as the Hamlet Area and the Mineral Resource Extraction Area designations.

The Town's Agricultural System is, and will continue to be, an area where the predominant use of land is agriculture.

Within the rural area, the Town's three Hamlet Areas (Campbellville, Brookville and Moffat) will continue to be the focus of settlement, providing limited opportunities for development. Growth beyond the existing Hamlet Area boundaries is prohibited.

A number of mineral aggregate operations are also located within the rural area and will continue to form part of the Town's rural landscape.

The Natural Heritage System is an interconnected system of the natural features, areas, functions and linkages that provides for their permanent management and protection. The Natural Heritage System is also integrated within the Urban Area.

Deleted: The Town's agricultural rural area is also interspersed with open space areas subject to the Protected Countryside Policies of the Greenbelt Plan. Unlike the Protected Countryside area, however, the natural heritage features on this landscape tend to consist of more identifiable major valley systems. Agriculture will also continue to be the predominant use of land in the area, with all growth being directed to the adjacent urban areas upon completion of the requisite secondary plans.[¶]

Deleted: 2.1.3.5 – Natural Heritage System[¶]
The Natural Heritage System is intended to identify an interconnected system of the most significant and sensitive key natural features, functions and linkages and provide for their permanent management and protection.

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Growth Management

2.1.4 GROWTH MANAGEMENT

2.1.4.1 In accordance with the policies of the Growth Plan for the Greater Golden Horseshoe, the policies of this Plan are intended to plan and manage growth and support the development of a compact, vibrant and complete urban community while protecting and preserving the surrounding agricultural and natural heritage landscapes.

2.1.4.2 This Plan contains policies to guide land use planning and development decisions through to the 2031 horizon year based upon the following population and employment targets:

Figure 1 – Population & Employment Targets

<u>Population</u>		<u>Employment</u>	
<u>2006</u>	<u>2031</u>	<u>2006</u>	<u>2031</u>
<u>56,000</u>	<u>238,000</u>	<u>28,000</u>	<u>114,000</u>

These targets are to be accommodated within the urban area as depicted on Schedule "B" to this Plan by the planning horizon year of 2031.

2.1.4.3 Between the years of 2015 and 2031, a minimum of 5,300 new housing units are to be added within the built boundary shown on Schedule K to this Plan.

2.1.4.4 Within the designated greenfield area, a minimum overall development density target of 58 residents and jobs combined per gross hectare is required to be achieved.

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2.1.4.5 Within the HUSP *Urban Area*, the minimum overall *development density* shall be in accordance with the approved Secondary Plans.

2.1.4.6 Within the Sustainable Halton Plan *Urban Area*, the *minimum development density*, as determined through a *Secondary Planning Process*, shall contribute toward achieving the overall *development density* target in Section 2.1.4.4.

2.1.4.7 Within the Urban Growth Centre as identified on Schedule H, a *minimum development density* of 200 persons and jobs combined per gross hectare is to be achieved by 2031 or earlier subject to the availability of appropriate *infrastructure*.

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2.1.4.8 Within the *Major Transit Station Area*, additional height and density beyond the target for the Urban Growth Centre is encouraged.

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2.1.4.9 Within the *Urban Area*, balanced growth between *designated greenfield areas* and on lands within the *built boundary* is encouraged.

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2.1.5 PHASING AND SUPPLY OF URBAN LAND

2.1.5.1 The phasing of development within the *Urban Area* shall be in achieved in accordance with the *Regional Phasing* identified in Figure 2 and in accordance with the provisions of Section 5.2 of this Plan.

Figure 2 – Regional Phasing

	<u>2012- 2016</u>	<u>2017- 2021</u>	<u>2022- 2026</u>	<u>2027- 2031</u>
<u>Units in Designated Greenfield Area</u>	<u>10,644</u>	<u>10,175</u>	<u>10,075</u>	<u>9,126</u>
<u>Low Density Units</u>	<u>7,030</u>	<u>6,991</u>	<u>7,067</u>	<u>7,398</u>
<u>Medium & High Density Units</u>	<u>3,614</u>	<u>3,184</u>	<u>3,008</u>	<u>1,728</u>
<u>Units inside the Built Boundary</u>	<u>1,910</u>	<u>3,502</u>	<u>2,558</u>	<u>2,764</u>
<u>Employment (Number of Jobs)</u>	<u>18,102</u>	<u>18,552</u>	<u>15,525</u>	<u>17,699</u>

2.1.5.2 The supply of urban land 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 the *supply of urban lands* reflects:

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- projections of population and employment for the year 2031;
- the phasing to be achieved every 5 years to the year 2031;

- e) planned servicing and transportation capacity;
- d) provision of a range and mix of housing types and residential densities;
- e) potential for residential *intensification* within the *Built Boundary* as shown on Schedule “K”;
- f) provision of sufficient employment lands to ensure adequate choice of sites; and
- g) the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.

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- 2.1.5.3** The *Town* will establish as a minimum, 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.

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2.1.6 INTENSIFICATION

- 2.1.6.1 The *Town* shall promote *intensification* in order to support the *development* of compact, efficient, vibrant, complete and healthy communities that:

- a) Support a strong and competitive economy;
- b) Protect, conserve, enhance and wisely use land, air and water;
- c) Optimize the use of existing and new *infrastructure*;
- d) Manage growth in a manner that reflects Milton’s vision, goals and strategic objective; and,
- e) Support achievement of the intensification and density targets of this Plan.

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Deleted: 2.1.6.3 – In addition to the specific intensification areas identified in Section 2.1.6.2, intensification may also occur within major nodes and minor sub-nodes. Major nodes are integrated concentrations of mixed uses and higher residential densities located at key intersections. These areas are intended to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit. Minor sub-nodes are smaller concentrations of mixed uses and higher residential densities at secondary intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit. ¶

. Major nodes and minor sub-nodes shall be identified during the preparation of Secondary Plans or Area-Specific Plans and designated by amendment to this Plan. ¶

The main permitted uses may include a variety of high rise residential, institutional and office uses and community facilities. All drive-through service facilities shall be prohibited. ¶

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- 2.1.6.2** *Intensification Areas* are located within the *Urban Area* and consist of the Urban Growth Centre, *Major Transit Station Areas*, *Intensification Corridors* and Secondary Mixed Use Nodes along with specific sites. These areas along with the *Built Boundary* as delineated by the Province, have been identified on Schedule K. The specific sites shown on Schedule “K” that are within an Employment Area designation are identified for the purposes of employment intensification.

- 2.1.6.3** *Intensification and the development of Intensification Areas* shall be promoted to achieve the following objectives:

- a) To provide an urban form that is complementary to existing developed areas, uses space more economically, promotes live-work relationships, fosters social interaction, enhances public safety and security, reduces travel by private

automobile, promotes *active transportation*, and is environmentally more sustainable;

- b) To provide opportunities for more cost-efficient and innovative urban design;
- c) To provide a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit;
- d) To provide a diverse and *compatible* mix of land uses, including residential and employment uses, to support neighbourhoods;
- e) To create a vibrant, diverse and pedestrian-oriented urban *environment*;
- f) To cumulatively attract a significant portion of population and employment growth;
- g) To provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places;
- h) To support transit and *active transportation* for everyday activities;
- i) To generally achieve higher densities than the surrounding areas;
- j) To achieve an appropriate transition of *built* form to adjacent areas;
- k) For *Major Transit Station Areas, Intensification Corridors, and Secondary Mixed Use Nodes*:
 - i) to achieve increased residential and employment densities in order to ensure the viability of existing and planned transit *infrastructure* and service; and,
 - ii) to achieve a mix of residential, *office, institutional* and commercial development, where appropriate;
- l) For *Major Transit Station Areas*:
 - i) to provide access from various transportation modes to the transit facility, including consideration of but not limited to, pedestrians, bicycle routes and bicycle parking, commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles;
- m) For *Intensification Corridors, and Secondary Mixed Use Nodes*:
 - i) to accommodate local services, including recreational, *cultural* and *entertainment uses*, where appropriate; and,

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2.1.6.4 In addition to the specific *Intensification Areas* identified in Section 2.1.6.2, *intensification* may also occur within Major Nodes and Minor-Sub Nodes. Major Nodes are integrated concentrations of mixed uses and higher residential densities located at key intersections within *Intensification Corridors*. These areas are intended to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit. Minor Sub-Nodes are smaller concentrations of mixed uses and higher residential densities at secondary intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit.

Major Nodes and Minor Sub-Nodes shall be identified during the preparation of Secondary Plans or Area-Specific Plans and designated by amendment to this Plan.

The main permitted uses may include a variety of high rise residential, *institutional* and *office uses* and *community facilities*. All drive-through service facilities shall be prohibited.

The development of Major Nodes and Minor Sub-Nodes shall be promoted to achieve the following objectives:

- a) to design *development* to ensure compatibility and transition between the Node and adjacent development;
- b) to encourage land assembly to create larger viable holdings and facilitate comprehensive *development* or redevelopment;
- c) to encourage a variety of building heights and forms with the highest buildings being oriented to the primary intersection and stepped back or terraced abutting *development* outside of the Node;
- d) to ensure that buildings are located on or close to the street line and massed at intersections to establish a strong street edge;
- e) to require pedestrian traffic generating activities, particularly retail commercial uses and restaurants, to be located at grade level, with residential and *office uses* in upper storey locations except in purpose designed buildings;
- f) to encourage parking to be located underground or within parking structures; surface parking, where permitted, should be minimized and shall be located away from the street line; and,
- g) to design *development* to facilitate access to public transit.

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2.1.6.5 It is the policy of the Town to:

- a) Recognize the Milton GO Station as a Major Transit Station and the surrounding area as a *Major Transit Station Area* to which residential and

employment *intensification* including *major office* and appropriate *major institutional uses* are to be directed in accordance with Section 3.5 of this Plan;

- b) Provide opportunities for further *intensification* within *Intensification Corridors* and *Secondary Mixed Use Nodes* in accordance with the policies of this Plan;
- c) Encourage alternative and innovative forms of housing, including those that support *Affordable Housing* and, in particular, higher density housing types that can accommodate a range of household types;
- d) Direct *development* with higher densities, including mixed uses and transit supportive land uses to *Intensification Areas*;
- e) Encourage alternative design standards for Arterial Roads through *Intensification Areas* to promote *active transportation*, pedestrian-oriented *development* and transit-friendly facilities while maintaining the mobility function of the Major Arterial Road;
- f) Ensure the proper integration of *Intensification Areas* with surrounding neighbourhoods through pedestrian walkways, cycling paths and transit routes, and the protection of the physical *character* of these neighbourhoods through urban design;

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Prohibit site-specific Official Plan or Zoning By-law amendments to reduce *development density* within an *Intensification Area* except through a *municipal comprehensive review* or a review of the Area-Specific Plan for the *Intensification Area*;

- h) Promote *development densities* that will support existing and planned transit services;
- i) Consider *intensification* and *development* of *Intensification Areas* as the highest priority of urban *development* within the *Town* and consider programs and incentives, including Community Improvement Plans under the Planning Act, to promote and support intensification;
- j) Pre-zone *intensification areas* or sites that are suitable for intensification, where locations were established through a secondary planning exercise or other public process;
- k) Adopt parking standards for *Intensification Areas* that promote the use of *active transportation* and public transit;
- l) Consider incentives to promote the *development* of *Intensification Areas*;

- m) Direct Regional, local and other *public agency* services and facilities, appropriate in an urban setting, to *Intensification Areas*;
- n) Direct *major office*, retail, *cultural* and appropriate major *institutional uses* to the Urban Growth Centre, *Major Transit Station Area*, and areas with existing frequent transit services, or existing or planned *higher order transit* services;
- o) Monitor, in conjunction with the *Region*, the performance of the *Intensification Areas* in achieving the goals and objectives and implementing the policies and targets of this Plan;
- p) The introduction of a new *Intensification Area* or the redevelopment of an existing *Intensification Area* shall require the preparation of detailed official plan policies or an *Area-Specific Plan* in accordance with Section 2.11 (Community Improvement) or Section 5.4 (Secondary Planning Process) of this Plan, and incorporating the following:
 - i) a transportation network designed to integrate *active transportation*, local transit services and inter-municipal/inter-regional *higher order transit* services;
 - ii) urban design guidelines to promote *active transportation* and transit supportive land uses;
 - iii) a demonstration of the regard for the Regional Healthy Community Guidelines; and,
 - iv) a network of *active transportation* facilities that serves a transportation function and provides convenient access to *Intensification Areas* and transit routes.
- q) Co-ordinate Regional and *Town* capital *infrastructure* projects to support intensification; and,
- r) Encourage the timely and co-ordinated provision of Regional water and wastewater servicing and transportation *infrastructure* to support intensification.
- s) Promote the use of rehabilitated *brownfield* and *greyfield sites* for residential intensification.
- t) Encourage the early introduction of transit service in *Intensification Areas* and support *Intensification Areas* by extending transit services to *Intensification Areas* and areas where transit supportive densities will be achieved.

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2.1.7 SUSTAINABLE HALTON PLAN URBAN AREA

2.1.7.1 The Sustainable Halton Plan (SHP) *Urban Area* designation as depicted on Schedule 1 – Town Structure Plan, represents lands that have been designated to accommodate population and employment growth in the *Town* for the planning period 2021 to 2031.

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2.1.7.2 Prior to *development* within the SHP, Urban Area, land uses shall be established through a secondary planning exercise in accordance with Section 5.4.3 of this Plan and supported by appropriate phasing and financial plans. In addition, adequate water supply and wastewater treatment services must be available to accommodate such future *development* and amenities.

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2.1.7.3 Development within the SHP, Urban Area shall be phased over the 2021 to 2031 Regional phasing period in accordance with Figure 2. Detailed sub-phasing will be implemented by the Town through the Secondary Plan process, including policies which identify the requirements for the progression of development from one sub-phase to the next.

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2.1.8 FUTURE STRATEGIC EMPLOYMENT AREAS

2.1.8.1 The purpose of the Future Strategic Employment Areas, shown as an overlay on Schedule N, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing Employment Areas and are best suited for employment purposes beyond the planning horizon of this Plan. The underlying land use designations are shown on Schedule A and are subject to the policies of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses.

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2.1.8.2 It is the *policy* of the *Town* to:

- a) Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as *institutional* and recreational uses;
- b) Investigate, as part of the Region of Halton's Joint Infrastructure Staging Plan, the feasibility and costs to service the Future Strategic Employment Areas; and,

c) Consider the inclusion of any land within the Future Strategic Employment Areas into the *Urban Area* by amendment to this Plan, on the basis of the following:

- i) only after the completion of a *municipal comprehensive review*, as part of the *Region's* statutory five-year review of its Official Plan; and,
- ii) demonstration that the *Region* and Local Municipalities will not be able, through *intensification* and *development* outside the *built boundary* to meet the employment targets set out in both the Town of Milton and Region of Halton Official Plans.

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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 [strategy](#) 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.

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* and [erosion hazards](#) for the protection of life and property.

2.2.2.8 To protect significant scenic and [natural heritage resources and landscapes](#).

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 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 **Natural Heritage** System.

2.2.2.13 To encourage the creation of a sustainable urban streetscape by diversified group planting.

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* and *Conservation Authority'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 a **Natural Heritage Advisory Committee (NHAC)** to advise and assist the Region of Halton in the management and conservation of the *natural environment* in Halton.

THE **NATURAL HERITAGE** SYSTEM

2.2.3.6 The focus of the **Natural Heritage** System for the Town of Milton is to **protect and enhance** natural features and areas **and their ecological functions**, including **those set out in Section 4.8.1.3 of this Plan**.

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2.2.3.7

The boundaries of the Natural Heritage System on Schedules "A" and "B" shall be used as a basis for the preparation of the Zoning By-law provisions which will implement the policies of this Plan. Refinements to the boundaries of the Natural Heritage System shall occur in accordance with Section 4.8.3.14 of this Plan. 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.

Deleted: 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.

FLOOD PLAINS

2.2.3.8

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 ~~agro-forestry~~ operations, both as an *essential* conservation land use and as a potentially significant resource industry.

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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 ~~best management practices~~.

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- 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.
- 2.3.2.13** To increase public awareness of the importance and value of an adequate, sustainable supply of clean water for both human use and the *natural environment*.
- 2.3.2.14** To increase our collective knowledge of the water resources in Milton.
- 2.3.2.15** To support the protection of water quality and quantity, both rate and volume, in accordance with the *objectives of Watershed Plans* and Sub- watershed Studies, where they exist, or through *best management practice*, where such Plans/Studies do not exist.
- 2.3.2.16** To promote and support efficient and sustainable use of water resources, including the practices for water conservation and sustaining water quality.
- 2.3.2.17** To recognize Lake Ontario as a valuable and important natural resource on which Milton relies for drinking water, wastewater treatment, recreation and economic development.

2.3.3 STRATEGIC POLICIES

FORESTRY

- 2.3.3.1** The *Town*, in addition to the implementation of the *Natural Heritage* System in accordance with the strategic policies identified in Section 4.0 of this Plan will

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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 *regulated areas within Halton*;
- 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;
- 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 the maximum degree possible, preserve existing trees and plant additional trees in accordance with good forestry management practice and* 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 unless the development will not result in the removal of any trees.

- 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 woodlands* or individual *trees*, to the maximum degree possible in accordance with the Environmental Management policies of Section 2.2 of this Plan. Specifically, no development or site alteration shall be permitted within *significant woodlands* unless it has been demonstrated that there will be no negative impacts on the feature or its ecological functions.

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CONSERVATION

- 2.3.3.2.a. The Town shall encourage all new *development* by a public authority, to adhere to the minimum requirements for green building as set out in the Green Energy Act.
- 2.3.3.2.b. The Town shall further encourage the integration of minimum green building standards for all new *development* to mirror the public standard set by the Green Energy Act.

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ENERGY CONSERVATION

- 2.3.3.3 The Town shall promote (in partnership with the *Region*, where applicable) energy conservation programs which achieve energy efficiency standards as set out in the Green Energy Act, 2009, for all those living and working within the *Town*, including the municipality itself.
- 2.3.3.4 The Town shall maximize opportunities for energy efficient modes of travel by increasing opportunities for non-auto transportation and promoting other modes such as public and active transportation.
- 2.3.3.5 The Town shall promote energy conservation during the preparation of Secondary Plans and in the review of all *development* applications.
- a) All new *development* will be encouraged to integrate features that minimize energy consumption such as:
- i) the inclusion of mixed use developments and live-work relationships, where appropriate;
 - ii) the retention of significant and augmentation of existing vegetation and installation of new vegetation wherever feasible;
 - iii) the orientation of *development* to provide opportunities for solar gain; and,

- iv) the integration of renewable energy technologies, as defined by the Green Energy Act, 2009, where appropriate, in both new and retrofit construction.
- b) All new *development* within the *Urban Area* will be required to consider in its design:
 - i) the provision of accessible *active transportation* through pedestrian walkways and bicycle paths; and,
 - ii) access to public transit within a maximum walking distance of 400 metres.

WATER CONSERVATION

- 2.3.3.6 The *Town* shall encourage the building and *development* industry and private property owners to build and retrofit buildings during renovation to current efficiency standards.
- 2.3.3.7 Landscaping firms and property owners shall be encouraged to utilize and promote low water use landscaping practices, such as xeriscaping.
- 2.3.3.8 The *Town* shall work with the *Region* to develop a strong water conservation program, which will form an integral part of the *Region's* wastewater strategy and include both demand and supply management measures. This will allow 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 Plans*, subwatershed studies and site or area specific storm water management plans, in accordance with the policies of subsections 2.6.3.34 through to 2.6.3.36 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 the policies of this Plan and guidelines of the Regional Plan. 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 in accordance with the policies of this Plan and Regional guidelines.

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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 2.6.3.34 through to 2.6.3.36 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 *Natural Heritage* System.

2.3.3.11.a. The *Town* shall restrict *development* and *site alteration* in or near sensitive surface and groundwater features and require the proponent to carry out an Environmental Impact Assessment (EIA) and, where appropriate, hydrogeological and hydrological studies to protect, improve, or restore such features in accordance with Regional Guidelines.

SOURCE WATER PROTECTION

2.3.3.11 b. The following source water protection related policies are designed to protect sources of drinking water within the *Town* from contamination. Upon release of the approved Drinking Water Source Protection Plans affecting Halton, this Plan will be amended to comply with the provisions of the Clean Water Act.

2.3.3.11.c. The following Municipal Wellhead Protection Zones as shown on Schedule L have been identified based on the migratory pattern of groundwater upstream from each of the active municipal wells within Milton:

- i) Zone 1—100-day travel time, which is immediately adjacent to the municipal well and allows limited time for natural remediation of any contaminants in the groundwater.
- ii) Zone 2—100-day to 2-year travel time, which is considered to be close to the wellhead, whereby groundwater contaminated with petroleum hydrocarbons or industrial solvents within this area would arrive at the well in a relatively short time frame.
- iii) Zone 3—2-year to 10-year travel time, which is further from the wellhead, whereby any groundwater contamination within this area would have some time to be attenuated and diluted before reaching the municipal well; in addition, there may be sufficient time to secure a new water supply or

undertake remedial action prior to the contamination of the wellhead.

- 2.3.3.11.d.** The Zoning By-law will be amended to implement the boundaries of the Municipal Wellhead Protection Zones and regulations that prohibit or restrict within these areas, land uses that have the potential to contaminate or significantly affect the quality of groundwater in accordance with Tables A and B. In the Niagara Escarpment Plan Area, this policy will be applied through the Niagara Escarpment Development Permit System, as administered by the Niagara Escarpment Commission. Development Permits may be issued where the development proposed under such Permits complies with the Niagara Escarpment Plan.

TABLE A: LAND USE GROUPS BY RISK TO GROUNDWATER QUALITY

<i>Group 1—High Risk Land Uses</i>			
<ul style="list-style-type: none"> ▪ Landfills, waste transfer stations, & putrescible waste disposal ▪ Lagoons for sewage treatment ▪ Auto wrecking & salvage yards ▪ Commercial or industrial dry cleaning of textiles & textile products ▪ Foundries, non-ferrous metal smelting & refining, & casting operations ▪ Metal finishing operations (electroplating, electrocoating, galvanizing, painting, application of baked enamel) ▪ Vehicle stampings ▪ Wood & wood product preservation & treatment 	<ul style="list-style-type: none"> ▪ Airports ▪ Bulk liquid trucking ▪ Local inter-municipal passenger service terminals ▪ Warehousing, bulk storage or retail sale of: <ul style="list-style-type: none"> - Oil, natural gas & petroleum products - Household or industrial cleaning products - Agricultural pesticides, herbicides, fungicides & chemicals ▪ Manufacturing of: <ul style="list-style-type: none"> - Petroleum products or asphalt batching (including processing) - Motor vehicles, trucks, & bus bodies - Aircraft & aircraft parts - Trailers 	<ul style="list-style-type: none"> - Rail cars - Mobile homes - Ships & boats - Industrial chemicals - Printing inks - Adhesives - Small electrical appliances - Electric lamps - Wet batteries - Dry electrical industrial equipment - Vehicle engines - Cable & wire - Pharmaceuticals & medicines - Paints & varnishes - Major electric appliances - Plastics & synthetic resins - Lighting fixtures 	<ul style="list-style-type: none"> - Wet electrical equipment - Steering & suspension parts - Engine parts - Motor vehicle wiring - Jewellery & precious metals - Reinforced fibreglass plastic - Electronic components (semi-conductors, printed circuit boards, cathode ray tubes) - Unfinished fabricated metal products - Wheels & brakes - Leather products - Soaps & toilet preparations
<i>Group 2—Moderate Risk Land Uses</i>			
<ul style="list-style-type: none"> ▪ Golf courses ▪ Photo developing facilities ▪ Printing of newspapers, packaging & books ▪ Repair of industrial machinery 	<ul style="list-style-type: none"> ▪ Repair of motor vehicles, aircraft, watercraft, rail vehicles & trucks ▪ Manufacturing of: <ul style="list-style-type: none"> - Plastic parts for vehicles - Telephones 	<ul style="list-style-type: none"> - Business machines - Plastic products - Paper & newsprint - Stereo equipment - Fax machines - Dry batteries - Glass & glass products 	<ul style="list-style-type: none"> - Furniture, caskets, cabinets & other wood products - Radios & televisions - Computing equipment - Rubber products - Photographic equipment
<i>Group 3—Low Risk Land Uses</i>			
<ul style="list-style-type: none"> ▪ Funeral homes & cemeteries ▪ Medical, health & other laboratories ▪ Storage, repair yards & facilities for contractors ▪ Asphalt paving & roofing contractor yards 	<ul style="list-style-type: none"> ▪ Retail sale of agricultural pesticides & herbicides ▪ Repair (including welding) of: <ul style="list-style-type: none"> - Photographic equipment - Watches - Electronic equipment - Appliances 	<ul style="list-style-type: none"> - Jewellery - Electronic motors - Small motors - Vending machines - Computer equipment ▪ Manufacturing of: <ul style="list-style-type: none"> - Textiles (including dyeing) 	<ul style="list-style-type: none"> - Dairy - Processed foods & meats - Soft drinks & alcohol - Baked goods - Canned goods - Frozen foods

<ul style="list-style-type: none"> ▪ Lawn care contractors ▪ Machinery equipment rental yards 	- Furniture	- Vehicle fabric accessories	
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TABLE B: LAND USE PROHIBITIONS AND RESTRICTIONS WITHIN MUNICIPAL WELLHEAD PROTECTION ZONES

	<i>Zone 1 100-day Travel Time</i>	<i>Zone 2 100-day to 2-year Travel Time</i>	<i>Zone 3 2-year to 10-year Travel Time</i>
<i>Group 1—High Risk Land uses</i>	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited
<i>Group 2—Moderate Risk Land uses</i>	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Permitted with <i>Best Management Practices</i> & a groundwater monitoring program*
<i>Group 3—Low Risk Land Uses</i>	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Permitted with <i>Best Management Practices</i>*
<i>Other Prohibitions</i>	<ul style="list-style-type: none"> ▪ Construction of new sanitary sewage systems ▪ Spreading or storage of biosolids, septage or manure ▪ Installation of new septic systems 	<ul style="list-style-type: none"> ▪ None 	<ul style="list-style-type: none"> ▪ None
<i>Other Restrictions</i>	<ul style="list-style-type: none"> ▪ New residential development over 20 units will be required to undertake a monitoring program of groundwater quality for a period of at least five years after completion of the development 	<ul style="list-style-type: none"> ▪ New residential development over 20 units will be required to undertake a monitoring program of groundwater quality for a period of at least five years after completion of the development 	<ul style="list-style-type: none"> ▪ None

• As prescribed in Region's Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.

2.3.3.11.e. The Wellhead Protection Zones for municipal wells serving neighbouring municipalities shall be implemented through the *Town's* Zoning By-law and the *Town* shall request similar protection from neighbouring municipalities for municipal wells serving residents of Milton.

2.3.3.11.f. Any development proposal that has the potential to ~~release or discharge contaminants~~

Deleted: ~~contaminate or~~

to affect the quality of groundwater shall be subject to a review by the *Region* to assess the risk of such uses to potentially contaminate the groundwater system in Halton. As such, the *Town* will support the Regional recommendations arising from such a review.

- 2.3.3.11.g The *Town* shall identify, jointly with the *Conservation Authorities* and ~~the *Region*~~, those sub-watershed areas that are or may be subject to problems as a result of existing conditions or impending development.

Deleted: Local Municipalities

- 2.3.3.11.h The *Town* shall carry out, prior to or as part of Secondary Plan process where applicable, Sub-watershed Studies to:

- i) provide an inventory of existing geology, hydrology, hydrogeology, limnology, fish habitats and other environmental data;
- ii) establish water quality targets in accordance with the *Watershed Plan*;
- iii) determine base flows to maintain water quality and existing ecological conditions;
- iv) recommend appropriate storm water management techniques in accordance with provincial guidelines;
- v) refine the boundaries of the Natural Heritage System and identify other constraints under which *development* may not be permitted, in accordance with policies of this Plan;
- vi) provide detailed guidelines for *development* design and construction; and
- vii) establish procedures for monitoring water quality and quantity before, during, and after development.

Deleted: Management

- 2.3.3.11.i Encourage the protection and enhancement of ~~*watercourses*~~ and headwaters areas as an integral component for maintaining natural hydrological processes within a watershed.

Deleted: water courses

Deleted: and promote their integration with the Natural Heritage System

- 2.3.3.11.j Promote the regeneration of natural areas near water courses.

- 2.3.3.11.k Promote *best management practices* in agricultural operations that minimize the impact to ground and surface water systems.

- 2.3.3.11.l Promote the protection of the water quality in water bodies receiving treated effluent from wastewater treatment plants.

- 2.3.3.11.m Consider the impact of *development* on fish habitat and ensure compliance with the Federal Fisheries Act.

2.3.3.11.n. Undertake programs to promote:

- i) the conservation of water use by residential, commercial and industrial water users;
- ii) public awareness of water conservation; and
- iii) safe drinking water programs among residents serviced by private individual wells.

2.3.3.11.o. Require landscaping and plans to utilize low water use techniques and plant material in the designs.

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.

Deleted: 2.3.3.11.p— Restrict *development* and site alteration in or near sensitive surface and ground water features and require the proponent to carry out an Environmental Impact Assessment and, where appropriate, hydrogeological and hydrological studies to protect, improve or restore such features.

NOISE AND VIBRATION

- 2.3.3.16** Proposed *development* adjacent to railway lines or railway yards 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, including mitigation measures and the restriction of new residential and other sensitive land uses:
- a) noise studies, if the *development* is within 300 metres of the railway right-of-way or 1000 metres of a railway yard;
 - b) vibration studies, if the *development* is within 75 metres of the railway right-of-way or railway yard; and
 - c) air quality studies, if the development contains sensitive land uses and is within 1,000m of a railway yard.
- 2.3.3.17** Any mitigation measures, including noise and vibration control measures, required as a result of studies in Section 2.3.3.16 of this Plan, 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.
- 2.3.3.18** The *Town* shall, despite the inclusion of the recommended mitigation measures, including 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.
- 2.3.3.19** Proponents of sensitive land uses in proximity to industrial, transportation and utility sources of noise, vibration, odour and air pollutants shall be required to submit appropriate studies and undertake necessary mitigating actions in accordance with the Region's Land Use Compatibility Guidelines, Air Quality Impact Assessment Guidelines, and any applicable Ministry of the Environment guidelines. Specifically, an air quality study based on Regional guidelines for development proposed within 150 metres of a Provincial Freeways, or within 30 metres of a Major Arterial road, as shown on Schedule "E" or Schedule "F" of this Plan. 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.
- 2.3.3.20** Notwithstanding the provisions of subsection 2.3.3.19, 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.
- 2.3.3.21** 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

Deleted: 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 or railway yard shall be considered vibration sensitive. ¶
2.3.3.17¶

Deleted: 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. ¶

Deleted: 2.3.3.18¶

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Deleted: Applicants for residential developments or developments with an outdoor passive recreation component in noise sensitive and vibration sensitive areas

Deleted: a noise feasibility study within any area which may be affected by excessive road noise levels;

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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 guidelines.

- | 2.3.3.22 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 Regional and Ministry of Environment guidelines.

Deleted: 2.3.3.23 ¶

SITE CONTAMINATION

- | 2.3.3.23 The *Town* shall only consider *development proposals* after the proponent undertakes a process in accordance with the *Region's* Guidelines (Protocol) for Reviewing *Development Applications with Respect to Contaminated or Potentially Contaminated Sites* and any applicable Provincial legislation, regulations and guidelines to determine whether there is any potential contamination on the site and the steps necessary to bring the site to a condition suitable for its intended use.

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Deleted: of closed landfill sites as designated on Schedule "G" and other potentially contaminated sites from previous uses as identified by the Region of Halton

Deleted: for any development proposal

- | 2.3.3.24 The *Town* may only permit *development* upon determination that 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 guidelines and *Regional protocols*.

Deleted: 2.3.3.25 ¶

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Deleted: of closed landfill sites as designated on Schedule "G" and other potentially contaminated sites from previous uses as identified by the Region of Halton

- | 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 as designated on Schedule "G" and other potentially contaminated sites from previous uses as identified by the Region of Halton. It should be noted that sites other than those identified on Schedule G or by the Region of Halton may also have the potential for site contamination.

Deleted: 2.3.3.26 ¶

LANDFILL SITES

- | 2.3.3.26 In accordance with the policies of the Regional Plan, the *Town* shall ensure that prior to the consideration of any proposed development on or within 500 metres of all known landfill sites as identified on Schedule "G" to this Plan appropriate studies as determined by the *Region*, the *Town*, and the appropriate Ministries shall be required.

Deleted: 2.3.3.27 ¶

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Deleted: shall require

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 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 accommodate the provision of cemeteries to meet long-term needs, in accordance with the policies of this Plan.

Deleted: ensure that provision is made to

Deleted: 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 *Natural Heritage System*. However, the focus of the areas which form part of the *Natural Heritage System* shall be on the protection of the *natural environment*. 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.

Deleted: which will result in limited development including limited recreation facilities.

- 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*.

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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 *Natural Heritage System* 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 *Natural Heritage System* 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

<u>LEVEL</u>	<u>DESCRIPTION</u>
Community Park	Community Parks serve residents of the <i>Town</i> . 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 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, <i>utility</i> rights-of-way, <i>easements</i> across private lands and other similar areas. They may accommodate a system of pedestrian trails and a system of bicycle trails developed by the <i>Town</i> .

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 the [Natural Heritage System](#) and 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* [may](#) 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 *HUSP Urban Area and the Sustainable Halton Urban Area, in accordance with a community infrastructure plan based on the Region's Community Infrastructure Guidelines* 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 CARE FACILITIES

- 2.5.3.18** The *Town* shall work with the *Milton District Hospital, the Halton Health Care Services*, appropriate government and service agencies and the community to assist in providing the maximum level of health *care* service *for the Town*.
- 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 [HUSP Urban Area](#) or the [Sustainable Halton Urban 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 Region and Ministry of the Environment 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 and redevelopment* areas and in Intensification 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*; and,
- j) support an efficient and safe GO Transit system.

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

FACILITY TYPE	FUNCTION	GENERAL DESIGN GUIDELINES
Provincial Freeways	<ul style="list-style-type: none"> Serve mainly inter-regional travel demands Accommodate all truck traffic Accommodate higher order transit services and high occupancy vehicle lanes Carry high volumes of traffic Connect Urban Areas in different regions 	<ul style="list-style-type: none"> Full access control Noise <i>sensitive land uses</i> to be discouraged along right-of-way Minimum 4 travel lanes
Provincial Highways	<ul style="list-style-type: none"> Serve mainly inter-regional travel demands Accommodate all truck traffic Accommodate higher order transit services and high occupancy vehicle lanes Carry high volumes of traffic Connect Urban Areas in different regions 	<ul style="list-style-type: none"> High degree of access control Transit-supportive, high density, mixed use development to be encouraged along right-of-way within <i>urban areas</i> Right-of-way requirements vary.
Major Arterials	<ul style="list-style-type: none"> Serve mainly inter-regional and regional travel demands May serve an Intensification Corridor. Accommodate all truck traffic Accommodate higher order transit services and high occupancy vehicle lanes Connect Urban Areas in different municipalities Carry high volumes of traffic Distribute traffic to and from Provincial Freeways and Highways Accommodate active transportation 	<ul style="list-style-type: none"> High degree of access control Transit-supportive, high density, mixed use development to be encouraged along right-of-way Right-of-way requirements up to 50m In the construction, reconstruction or improvement of arterial roads, consideration be given for the provision of facilities for active transportation where appropriate.
Multi-purpose Arterials	<ul style="list-style-type: none"> Serve a mix of functions of Major Arterials and Minor Arterials Accommodate active transportation 	<ul style="list-style-type: none"> Intermediate degree of access control Transit-supportive, high density, mixed use development to be encouraged along right-of-way Right-of-way requirements up to 50m In the construction, reconstruction or

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FACILITY TYPE	FUNCTION	GENERAL DESIGN GUIDELINES
		improvement of arterial roads, consideration be given for the provision of facilities for <i>active transportation</i> where appropriate.
Minor Arterials	<ul style="list-style-type: none"> Serve mainly local travel demands May serve an <i>Intensification Corridor</i>. Accommodate local truck traffic Accommodate local transit services Connect <i>Urban Areas</i> within the same municipalities Carry moderate to high volumes of traffic Distribute traffic to and from Major and Multi-Purpose Arterials <u>Accommodate active transportation</u> 	<ul style="list-style-type: none"> Intermediate degree of access control Right-of-way requirements up to 35m unless specifically identified in a Local <i>Municipal</i> Official Plan. In the <u>construction</u>, reconstruction or improvement of arterial roads, consideration be given for the provision of facilities for <i>active transportation</i> where appropriate.
Higher Order Transit Corridors	<ul style="list-style-type: none"> Serve inter-municipal and inter-regional travel demands by public transit Serve an <i>Intensification Corridor</i> Accommodate <i>higher order transit</i> services Connect Urban Growth Centres and Mixed Use Nodes 	<ul style="list-style-type: none"> Exclusive right-of-way for transit vehicles where possible. Transit-supportive, high density, mixed use <i>development</i> to be encouraged around stations <u>Connection of active transportation facilities and transportation and transit infrastructure, at stations.</u>
Major Transit Stations	<ul style="list-style-type: none"> Part of the <i>higher order transit</i> network Serve inter-municipal and inter-regional travel demands by public transit Complements <i>Intensification Areas</i> 	<ul style="list-style-type: none"> Connecting the <i>higher order transit</i> service with other transportation modes Facilities for mode transfers such as bicycle parking, automobile drop-off/pick up Surrounded by transit-supportive, high density, mixed use <i>development</i> to ensure the viability of a high level of transit services. <u>Connection of active transportation facilities and transportation and transit infrastructure.</u>
Rail Lines	<ul style="list-style-type: none"> Serve all types of people and goods 	<ul style="list-style-type: none"> Grade separations at intersections

FACILITY TYPE	FUNCTION	GENERAL DESIGN GUIDELINES
	<p>movements by rail at the regional or national scale</p> <ul style="list-style-type: none"> Accommodate commuter rail movement to Urban Growth Centres in the Greater Toronto and Hamilton Area and the surrounding region 	<p>with other major transportation facilities, where warranted</p> <ul style="list-style-type: none"> Noise or vibration-sensitive land uses to be discouraged along right-of-way Transit-supportive, high density, mixed use development to be encouraged around Major Transit Stations.
Collector Road	<ul style="list-style-type: none"> Serves local travel demands Accommodates local transit service Connects Collector and local Roads to Arterials 	<ul style="list-style-type: none"> No access control Up to four travel lanes Provision for on-street parking on one or two sides Right-of-way requirements up to 26.0 metres
Local Road	<ul style="list-style-type: none"> Serves residential neighbourhood or <i>employment area</i> travel demands Connects individual properties to Collectors and Arterials 	<ul style="list-style-type: none"> No access control Two travel lanes Right-of-way requirements up to 20.0 metres
Lane	<ul style="list-style-type: none"> Serves residential neighbourhood or commercial “Main Street” travel demands Provides rear access to individual properties and connects them to Local Roads and Collectors 	<ul style="list-style-type: none"> No access controls Provides two narrow lanes No on-street parking permitted Right-of-way requirements 7.2-9.0 metres (if <i>utilities</i> required)

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

ROADS	BETWEEN	AND	FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH
REGIONAL ROADS				
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)	Centre Line of 407 ETR	Major Arterial	*1
Derry Road (RR 7)	Milborough Line (RR24)	Centre Line of 407 ETR	Major Arterial	*1
Guelph Line (RR 1)	Derry Road (RR 7)	32 Side Road (RR 32)	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
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
TOWN ROADS - Rural				
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)	Centre Line of 407 ETR	Collector	26m
Milborough Line	5 Side Road	Highway 401	Collector	26m
Nassagaweya/Esquesing Town Line	Township of Eramosa Boundary	5 Side Road	Collector	26m
Steeles Avenue	Appleby Line	Tremaine Road (RR 22)	Collector	26m
TOWN ROADS - Urban				
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

ROADS	BETWEEN	AND	FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH
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 Avenue	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			Local	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 *Urban Area* 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 *Town*, 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 and protect for future Regional requirements. 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. Exceptions to this could occur where it is not possible to acquire right-of-ways due to constraints beyond the *Town's* control or where an Environmental Assessment or functional design study recommends an asymmetric alignment. 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.

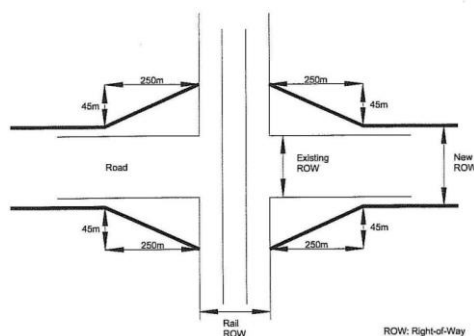
2.6.3.9

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 and Urban Growth Centre, in accordance with the policies of [Section 3.5](#) 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 **and anticipated levels of 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 or in proximity to railways/yards/terminals or within railway rights-of-way shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the *Town and the Region* in consultation with the appropriate railway.

2.6.3.25 In considering applications for *development* or redevelopment adjacent to a railway corridor, the *Town* shall apply, where appropriate, the policies of subsections 2.3.3.16 through to 2.3.3.22 inclusive, Noise and Vibration, 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; and,
 - iii) the needs of public transit.

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 In accordance with the Transportation and Trails Master Plan, the Town shall provide and maintain, within the *Urban Area*, a trail and active transportation system. This system shall connect the open space corridor and other public and private lands (i.e. Ontario Hydro or TransCanada Pipeline rights-of-way) and public transit services that link 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

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rights-of-way. The preferred location of this trail and *active transportation* system for the Established *Urban Area* and within the 401 Industrial/Business Park Secondary Plan Area is shown on Schedule J and C.2.A of this Plan.

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 Established *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 Established *Urban Area*, and new *development* in the HUSP *Urban 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.

HAMLET AREA WASTEWATER AND WATER SYSTEMS

- 2.6.3.32** 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.
- 2.6.3.33** 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 PLANS AND SUB-WATERSHED STUDIES

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

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because of existing conditions or impending development, a Sub-watershed Study shall be carried out to:

- a) provide an inventory of existing geology, hydrology, hydrology, hydrogeology, limnology, fish habitats and natural heritage features and functions;
- b) establish water quality targets in accordance with the Watershed Plan;
- c) determine base flows to maintain or improve where possible water quality and existing ecological conditions;
- d) recommend appropriate storm water management techniques in accordance with Provincial guidelines 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;
- g) establish procedures for monitoring water quality and quantity before, during and after development.
- h) refine the boundaries of the Natural Heritage System and/or its Key Features; and
- i) identify best management practices to minimize stormwater volumes and contaminant loads from both urban and rural uses, to control stormwater flows.

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The lack of a watershed 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 4.7.3.13 (c) of this Plan.

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BEST MANAGEMENT PRACTICE

2.6.3.35

Where a Subwatershed Plan is not required in accordance with the policies of subsection 2.6.3.34, 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) ~~no negative impacts~~ to the Natural Heritage System.

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STORMWATER MANAGEMENT PLANS

- 2.6.3.36** 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

- 2.6.3.37** 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.

- 2.6.3.38** 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 *Natural Heritage System* 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

- 2.6.3.39** 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.

- 2.6.3.40** 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

- 2.6.3.41** *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, environmental protection and air quality for lands within or adjacent to all *utility* corridors shall be provided to the satisfaction of the Ministry of Environment and the Ministry of Energy and Infrastructure.

- 2.6.3.42** 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

- 2.6.3.43** The *Town* supports local and Regional efforts to promote the principles of reduce, reuse, recycle and resource recovery including the recycling of aggregate wastes (including used concrete and used asphalt) and *solid wastes*.
- 2.6.3.44** Small-scale household composting will be encouraged subject to the *Town's* Zoning By-laws.
- 2.6.3.45** The *Town* shall permit collection for recycling and reuse in all land use designations subject to approval of the specific location by Council.
- 2.6.3.46** 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.
- 2.6.3.47** *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.
- 2.6.3.48** 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.

2.6.3.49 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.

2.6.3.50 Notwithstanding the policies of subsection 2.6.3.49, 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 2.6.3.49 of this Plan;
- b) inorganic waste except as provided in subsection 2.6.3.49 of this Plan;
- c) composting of organic material except as provided in subsections 2.6.3.45 and 2.6.3.48 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

- 2.6.3.51** Notwithstanding the provisions of subsection 2.6.3.50, the collection of hazardous wastes at approved locations will be permitted, subject to approval by the appropriate Ministries.

SOLID WASTE COLLECTION AND DISPOSAL

- 2.6.3.52** 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, except in the Niagara Escarpment Plan Area, where such uses are prohibited.

- 2.6.3.53** 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 an appropriate range and mix of housing by density, type, and affordability are permitted within the *Town* to meet a wide range of needs of current and future households;
- b) encouraging the development industry to design innovative housing forms that stress flexibility in use, mix of *compatible* land uses, good environmental practices, incorporate *universal physical access*, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles;
- 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;
- e) improving public awareness and understanding of the housing issues facing the *Town*;
- f) supporting the use of surplus public and not-for-profit lands, where appropriate, for developing assisted housing and affordable housing;
- g) making efficient use of existing developed lands, housing stock, and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods;
- h) expediting the development approval process in the provision of assisted, affordable and special needs housing and further giving priority to those receiving government funding;
- i) permitting special needs housing as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria; and,
- k) encouraging and promoting assisted and *affordable housing* in *intensification areas* where public transit, retail, and other facilities are readily accessible.

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2.7.2 OBJECTIVES

2.7.2.1 To maintain at all times the ability to accommodate residential growth for a minimum of ten-years in accordance with the identified housing targets and Section 2.1.5 of this Plan.

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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 provision of assisted housing, affordable housing and special needs housing and its integration with market housing.

Deleted: 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 *Built Boundary*, subject to the appropriate criteria and review in accordance with the policies of this Plan.

2.7.3 STRATEGIC POLICIES

HOUSING TARGETS

2.7.3.1 Housing targets for the *Urban Area* shall be in accordance with the following:

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- a) that at least 50 per cent of new housing units produced annually be in the form of townhouses or multi-storey buildings; and
- b) that at least 30 per cent of new housing units produced annually be *Affordable or Assisted Housing*.

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The *Town* shall establish, in conjunction with the *Region*, annual targets for the production of housing units by density, type and affordability specific to the *Town*, based on the targets above.

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HOUSING MIX

2.7.3.2 In order to meet the housing targets, the *Town* will require an appropriate mix of housing by density, type and affordability throughout the *Urban Area* once servicing issues have been resolved. In areas identified for major residential development,

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proposals which provide a mix of housing forms and densities in each Planning District in the *Urban Area* shall be generally encouraged.

- 2.7.3.3 All proposals for residential *development* 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 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 and mix of housing types can be provided in each *development* phase.

2.7.3.4 [DELETED. SECTION NOT IN USE.]

- 2.7.3.5 The *demolition* or conversion of rental housing to condominium, equity co-ops or other forms of *ownership* tenure or other uses shall not be permitted unless:

- a) the *rental housing* vacancy rate *threshold* in the *Town* is a minimum of 3% as determined by the *Regional Official Plan*; and
- b) the proposal meets other criteria as set out in the *Joint* Municipal Housing Statement which is consistent with the objectives of this section of the Plan.

- 2.7.3.6 The *Town* will monitor the delivery of housing and where necessary, initiate agreements with developers to ensure the balanced delivery of housing by type and that the annual housing targets are met.

AFFORDABILITY

2.7.3.7 [DELETED. SECTION NOT IN USE.]

- 2.7.3.8 The *Town* will *review* on an annual basis the housing *mix provided by density, type and affordability* to determine whether it is consistent with current and projected demands reflecting socio-economic and demographic trends and will encourage the *development* of these forms of housing to meet the *affordable housing target* identified in Section 2.7.3.1.

2.7.3.9 [DELETED. SECTION NOT IN USE.]

- 2.7.3.10 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.

- 2.7.3.11 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* and

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Deleted: e) - 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.

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Deleted: to ensure that demonstrated need is met. Agreements between the *Town* and developers may be required

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assisted housing and the *development and/or* rehabilitation of *affordable and assisted housing*.

- 2.7.3.12** The *Town* will require that *Assisted and Affordable Housing* projects receiving government funding include, as appropriate, units with *Universal Physical Access* and energy conservation standards.

RESIDENTIAL INTENSIFICATION

- 2.7.3.13** 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 *residential* unit subject to Section 3.2.3.9 of this Plan;
- 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 3.2.3.5 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, except in *Employment Areas*, 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.

- 2.7.3.14** The addition of a second *residential* unit in an existing *dwelling* will be permitted subject to Section 3.2.3.9 of this Plan.

- 2.7.3.15** *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;
- 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;

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- 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.

2.7.3.16 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.

2.7.3.17 Residential *Intensification* in accordance with the policies of subsections **2.7.3.13** through to **2.7.3.16** of this Plan shall only apply in the Urban and Hamlet Area designations.

CONSERVATION AND REHABILITATION

2.7.3.18 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 sustainable urban *development* by adhering to *sustainable* design principles *and standards* which respect the natural bioregion, reinforce natural processes, and conserve natural resources.
- 2.8.2.2** To achieve a *consistently* high standard of design in the *built environment* *that is complementary to and compatible with existing development and the Town's natural and cultural heritage in all areas including site, building and landscape design.*
- 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 Healthy Communities [Guidelines](#) and require that all proponents have regard for such guidelines.
- 2.8.2.18** To encourage all new *development* by a *public agency* to adhere to the minimum requirements for green building as set out by the Green Energy Act, 2009.

- 2.8.2.19** To ensure high quality design is employed in all public facilities and parks and open spaces, which will contribute to an improved urban *environment* and support opportunities for transit and *active transportation*.
- 2.8.2.20** To encourage the integration of minimum green building standards for all new *development* to mirror the public standard set by the Green Energy Act, 2009.
- 2.8.2.21** To ensure the safety and security of public and publicly accessible places.
- 2.8.2.22** To ensure that all new urban *development* considers in its design, the provision of safe and accessible *active transportation* facilities and access to public transit services, or stops where they are likely to be located, within a walking distance of 400 m.
- 2.8.2.23** To encourage innovation in urban design which contributes to affordability and energy and natural resource conservation.

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 *Established* Urban and *HUSP Urban 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 *Brief* 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 *Brief* 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.

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- 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, [transit](#) 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 *Established Urban Area* shall be supported so that new buildings ~~do~~ not substantially alter the street relationship.

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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.

2.9.2.7 To implement Crime Prevention through Environmental Design (CPTED) Guidelines through the site plan approval process.

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.

DRAFT

2.10 **CULTURAL HERITAGE RESOURCES**

Through its *cultural 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 *cultural heritage resources* to provide a sense of place and community. The *cultural heritage resource* management strategy is envisaged as a partnership between the *Town*, public agencies, private property owners and members of the community. Together, a *cultural 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 *cultural heritage resources* can provide. The Town shall implement appropriate procedures for informing and consulting with First Nations and Métis communities on development proposals that may affect defined cultural heritage and archaeological resources.

2.10.1 **GOAL**

To provide for:

- a) the conservation of the *Town's cultural 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 *cultural heritage resources* into the *Town's* general planning approach; and,
- c) the promotion of an understanding and appreciation of the *cultural 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 *cultural 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 cultural heritage resources* and to update the Heritage List, as appropriate.
- 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 *cultural 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

HERITAGE MILTON (Formerly Known as LACAC)

2.10.3.1 The *Town* shall continue to maintain a citizens heritage advisory committee known as *Heritage Milton*, to advise and assist *Town Council* on all *cultural* heritage matters which affect the *Town*. In particular, *Heritage Milton* 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 *cultural 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 / *occupants* with respect to appropriate conservation/maintenance practices, and to the extent practical, assist in facilitating heritage conservation work.

HERITAGE REGISTER

2.10.3.2 The Town of Milton shall keep a register of properties that are of cultural heritage value or interest. This shall include properties that are designated under Part IV of the Ontario Heritage Act and properties that are included on the Council approved Heritage List. In addition the register shall also include all heritage conservation districts as designated under the provisions of Part V of the Ontario Heritage Act.

The register shall include the following information:

- a) For properties designated under the provisions of Part IV of the Ontario Heritage Act:
 - i) A legal description of the property;
 - ii) The name and address of the owner; and
 - iii) A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

- b) For properties included on the Heritage List:
 - i) A description of the property that is sufficient to readily ascertain the property.
- c) For Heritage Conservation Districts designated under Part V of the Ontario Heritage Act:
 - i) A map or description of the area of each Heritage Conservation District.

HERITAGE LIST

- 2.10.3.3** The Town of Milton shall, in consultation with Heritage Milton and other interested groups or individuals and public agencies, maintain and update, as necessary, a list of properties that contain one or more buildings structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history. This is to be known as the Heritage List.
- 2.10.3.4** If a resource is not on the *Town's Heritage List*, it does not necessarily mean that the property and/or resource is not of *cultural* heritage interest.
- 2.10.3.5** During the processing of *development* applications, resources of potential *cultural* heritage interest will be identified, evaluated and *following approval by Council, will be* added to the *Town's Heritage List* as appropriate.

DESIGNATION OF INDIVIDUAL PROPERTIES

- 2.10.3.6** The Town of Milton, in *consultation* with *Heritage Milton* and individual property owners, will seek to recognize significant *cultural 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).
- 2.10.3.7** In order to promote the preservation of *cultural heritage resources*, the *Town* may designate significant heritage properties and districts by by-law (pursuant to Sections IV and V of the *Ontario Heritage Act*), following consultation with Heritage Milton.
- 2.10.3.8** The *Town* will evaluate an individual *cultural heritage resource* to determine whether it is considered significant and worthy of designation based on compliance with one or more of the following criteria:
- a) Design / physical value
 - i) It is a rare, unique, representative or early example of a style, type, expression, material, engineering or construction method;

- ii) It displays a high degree of craftsmanship or artistic merit; or
 - iii) Elements of the property demonstrate a high degree of technical or scientific achievement.
- b) Historical value;
 - i) It has direct associations with a theme, event, movement, belief, person, activity, organization or institution that is significant to a community;
 - ii) It yields, or has potential to yield, information that contributes to an understanding of a community or culture; or
 - iii) It demonstrates or reflects the work or ideas of an architect, artist, builder, designer, landscape architect or theorist which is significant to the community.
- c) Contextual value.
 - i) It is important in defining, maintaining or supporting the *character* of an area;
 - ii) It is physically, functionally, visually or historically linked to its surroundings; or
 - iii) It is a landmark.

DESIGNATION OF HERITAGE CONSERVATION DISTRICTS

- 2.10.3.9** In order protect its *cultural heritage resources*, the *Town* may designate areas of Milton as Heritage Conservation Districts, pursuant to the provisions of Part V of the Ontario Heritage Act. Heritage Conservation Districts may comprise of a block, a streetscape, an intersection, or any other contiguous area, which Council considers to be significant to the community.
- 2.10.3.10** Council may undertake Heritage Conservation District Studies to examine the *character* of an area and to assist in the delineation of a boundary of a proposed Heritage Conservation District.
- 2.10.3.11** The Heritage Conservation District may include buildings of no present architectural or heritage interest but which contribute towards the *character* or appearance of the District.
- 2.10.3.12** Council may prepare and adopt a Heritage Conservation District Plan containing policies, guidelines and relevant information which will enhance the historical

character and appearance of the area and provide a framework for repairs, renovation, alternations and new development.

- 2.10.3.13** In planning and designing public works and landscaping in areas designated as a Heritage Conservation District, Council shall have regard for the conservation and enhancement of existing roads and streetscapes, and the impact of such improvements on historical, architectural, scenic or *archaeological resources*.
- 2.10.3.14** Where the *Town*, having satisfied the provisions of subsection 2.10.3.8, 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.
- 2.10.3.15** The *Town* may identify designated *cultural* heritages features and areas by establishing plaques on or adjacent to such features or areas.
- 2.10.3.16** The *Town* may present plaques and certificates to building owners and persons representing contributions to the restoration and conservation of the *Town's cultural heritage resources* by means of a biannual conservation awards program.
- 2.10.3.17** The *Town* shall encourage the Region of Halton to prepare an Archaeological Management Plan to inventory, classify and map important *archaeological resources* in Halton and to provide direction with respect to their assessment and preservation.

PROTECTION OF CULTURAL HERITAGE RESOURCES

- 2.10.3.18** The *Town* shall *conserve significant cultural heritage resources* and shall protect *cultural 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 a *Heritage Impact Assessment*, plans and any other information as is deemed necessary, 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 Assessment*, where deemed necessary by the *Town*, that shall demonstrate to the satisfaction of the *Town*, in consultation with *Heritage Milton*, that the proposal will not adversely impact the heritage significance of the property or a Heritage Conservation District in which it is located.

- 2.10.3.19** The Town will generally seek to prevent the demolition of a building or structure by passing a Notice of Intention to designate under the provisions of Part IV of the Ontario Heritage Act if the property in question is considered to be of heritage significance.
- 2.10.3.20** Notwithstanding the provisions of subsection 2.10.3.18 and 2.10.3.19, 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.
- 2.10.3.21** The Town may require the submission of a Heritage Impact Assessment, plans or other information as deemed necessary, if the demolition of any buildings or structures on properties included on the Heritage Register is proposed.
- 2.10.3.22** Where a demolition permit is granted for a property designated under the Ontario Heritage Act or included on the *Town's Heritage List* of *cultural heritage resources*, the recording of the property prior to demolition, to a standard acceptable to *Heritage Milton* shall be a condition of the demolition permit.
- 2.10.3.23** 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 *cultural 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.
- 2.10.3.24** All new *development* permitted by this Plan which involves, or is located in or near, *cultural heritage resources* shall be required to:
- a) study and consider the preservation, relocation and/or adaptive reuse of *historic* buildings and 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

- 2.10.3.25** Signs on designated *properties* and on *properties* in Heritage Conservation Districts and Heritage Conservation District Study Areas shall be subject to the approval of Council. The *Town* will *generally require* signs which are *compatible* with a heritage building, *structure* and/or District and which conform with *relevant* guidelines for *alterations* to heritage buildings and areas.

SPECIAL RESOURCES

- 2.10.3.26** Council shall encourage the retention of pioneer cemeteries in their original location and may provide for their designation.
- 2.10.3.27** Council shall discourage the closure and relocation of small cemeteries.
- 2.10.3.28** 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

- 2.10.3.29** Where there is information available that indicates that an *archaeological potential occurs near or* exists on a site, the *Town* shall, prior to any development, require an archaeological assessment *by a qualified professional in accordance with provincial requirements and the Regional Archaeological Management Plan* 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.

Archaeological resources that are located on a proposed *development* site shall be conserved in accordance with the recommendations of the approved assessment.

- 2.10.3.30** 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 2.10.3.29, 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 Culture](#) 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 Culture](#).

FUNDING AND ADVOCACY

- 2.10.3.31** 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 Culture](#) and other appropriate authorities.
- 2.10.3.32** The *Town* may provide loans and/or grants to property owners or groups undertaking restoration or rehabilitation of designated or significant [cultural](#) heritage properties. Other forms of financial assistance will be investigated, developed and utilized wherever appropriate.
- 2.10.3.33** The *Town* will encourage public awareness and the provision of information concerning [cultural](#) heritage issues.
- 2.10.3.34** The *Town* will encourage the consultation and involvement of local residents in [cultural](#) heritage planning matters.

CHARACTER AREA PLANS

- 2.10.3.35** The *Town* in consultation with [Heritage Milton](#) 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.

- 2.10.3.36** 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.
- 2.10.3.37** The *Town* in consultation with [Heritage Milton](#) shall require that Character Area Plans be developed for specific areas in accordance with subsection 5.4.3.12 of this Plan.
- 2.10.3.38** 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.
- 2.10.3.39** 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.
- 2.10.3.40** The *Town* in consultation with [Heritage Milton](#) 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 **and facilitate** 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 **centralized** off-street 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 of older employment and industrial areas and, where appropriate, encourage the relocation of existing businesses *within the Central Business District* whose operations are in conflict with *existing and planned* adjacent land uses to sites within new industrial parks or *employment areas*.
- 2.11.2.14 To identify *Intensification Areas* as the highest priority of Urban development.
- 2.11.2.15 To promote the *development* and redevelopment of rehabilitated *brownfield* and *greyfield sites*.
- 2.11.2.16 To promote the provision of *assisted, affordable* and *special needs housing*.

2.11.3 STRATEGIC POLICIES

AREA SELECTION CRITERIA

- 2.11.3.1 Community Improvement Areas have been and will be identified based on conformity with one or more of the following criteria:
 - a) a substantial portion of the building stock is in need of rehabilitation, maintenance or redevelopment;
 - b) improvements are required to the municipal water system, sanitary and/or storm sewer system roads, sidewalks, street lighting facilities or Hydro facilities;
 - c) deficiencies exist in community services such as libraries, community centres and recreational services;
 - d) deficiencies exist in parks and open space;
 - e) problems exist related to access, traffic circulation, parking or loading facilities;
 - f) land use conflicts exist;

- g) areas experiencing changes in density and land use;
- h) areas requiring streetscape improvements to improve the appearance, attractiveness and function;
- i) areas experiencing substantial changes due to the economic instability of *existing uses*;
- j) unused or underutilized lands and/or buildings exist that could be developed, renovated or converted to another use.

COMMUNITY IMPROVEMENT AREAS

2.11.3.2 As outlined on Schedule "D1" of this Plan, ~~the Central Business District Community Improvement Area~~, includes the historic core of Milton as well as the Urban Growth Centre.

2.11.3.3 ~~A Community Improvement Area has been identified within the Hamlet of Campbellville as shown on Schedule C.3.A, to assist in enhancing the central area of the hamlet as a tourist destination.~~

2.11.3.4 The boundaries of the Community Improvement Areas 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

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

- a) Designating community improvement project areas *by* 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:

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Deleted: The Campbellville Central Area as shown on Schedule C.3.A to this Plan has also been identified as a

- i) the financial capacity of the *Town* 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 *Heritage Milton* and heritage conservation through the Ontario Heritage Act;
- k) Where appropriate, encouraging and supporting infill development;
- l) Acquiring buildings and lands, where feasible, to *achieve* community improvement objectives; and,
- m) Considering approaches to zoning in community improvement areas which best meet community improvement objectives.

PUBLIC INTEREST OBJECTIVES

Central Business District

2.11.3.6

It is the goal of the *Town* to foster the enhancement and maintenance of a strong and vibrant Central Business District. In this regard, and to guide the preparation and approval of a Community Improvement Plan (CIP) for the Central Business District, it shall be the goal of the CIP to:

- a) maintain a positive business *environment* where innovation is strongly encouraged;

- b) provide for the expansion, improvement and renewal of existing businesses;
- c) provide for the improvement of public spaces to improve the aesthetics of the area;
- d) incorporate a number of sustainable design elements into the public realm to enhance the area's attractiveness;
- e) provide the basis for the improvement of the facades of existing buildings;
- f) provide the basis for the acquisition of land for *public use*;
- g) provide for the provision of additional on-street and off-street parking opportunities;
- h) provide for the improvement of public parkland;
- i) establish the means by which buildings and structures can be upgraded to be more energy efficient;
- j) provide funding mechanisms and establish the processes to encourage the *development of affordable housing*;
- k) provide funding mechanisms for environmental site assessments and environmental remediation;
- l) establish the means by which loans and grants may be given to landowners to assist with the implementation of the Community Improvement Plan; and,
- m) promote *intensification* and *development of Intensification Areas* as the highest priority of urban *development* and implement programs and incentives to promote and support intensification.

Campbellville

2.11.3.7

It is the goal of the *Town* to foster the enhancement of the Campbellville central area and to build upon its strengths as a tourist destination. In this regard, and to guide the preparation and approval of a Community Improvement Plan (CIP) for Campbellville, it shall be the goal of the CIP to:

- a) maintain a positive business *environment* where innovation is strongly encouraged;
- b) provide for the expansion, improvement and renewal of existing businesses;
- c) provide for the improvement of Main Street North through the upgrading and/or provision of street lighting, street *trees* and sidewalks;

Deleted: Central Area

- d) provide for the management and potential sharing of driveways accessing businesses on Main Street North;
- e) establish the basis for incorporating appropriate gateway features in key locations;
- f) provide for the improvement of public spaces to improve the aesthetics of the area)
- g) provide the basis for the acquisition of land for *public use*;
- h) provide for the provision of additional on-street and off-street parking opportunities;
- i) provide for the improvement of public parkland;
- i) establish the means by which buildings and structures can be upgraded to be more energy efficient;
- k) provide funding mechanisms for environmental site assessments and environmental remediation; and,
- l) establish the means by which loans and grants may be given to landowners to assist with the implementation of the Community Improvement Plan.

2.12 FINANCE

The *development* or redevelopment of lands and *intensification* of land uses collectively referred to in this Section as “new development”, both have a direct impact on the *Town's* tax base and its existing taxpayers. Therefore, the evaluation and impact of all new *development* as it relates to the municipal tax base and operating and capital budgets must be completed in a timely manner to the satisfaction of the *Town*.

2.12.1 GOAL

To evaluate and respond to the impact of new *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 *exercises* may have on the municipal tax base.

2.12.2.4 To control *or phase* the rate of growth in order to ensure sustainable and cost-effective growth, the logical and orderly progression of development, and a balance between the demand for *development* and the *provision of* 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 *new 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 *Urban Area* shall be in accordance with the policies of Section 5.2 of this Plan. *D2(vi)

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2.12.3.2

The Town of Milton will encourage the Region of Halton, in conjunction with other *local* 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 and human services*.

DRAFT

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* as shown on Schedule 1 – Town Structure Plan, of this 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.

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PLANNING DISTRICTS

- 3.1.1.2 Detailed land use designations and policies for *Urban Area* Planning Districts, Character Area, and Community Improvement Area as identified on Schedule "D1" 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.

Deleted: Planning Districts or Neighbourhoods, or specific portions of Planning Districts or Neighbourhoods as identified on Schedule "D"

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, 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 and Strategic, Objectives, of this Plan. In particular, no *development* will be permitted outside the boundary of the Established 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*.

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Deleted: or the replacement of such uses with related uses

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" identifies lands within the *Urban Area* where the predominant use of land is, or is intended to be, a mix of low, medium and high density residential development.

RESIDENTIAL INTENSIFICATION

- 3.2.1.2** *Intensification* within the "Residential Area" designation is encouraged within the built-up area and is generally directed to the *intensification areas* and to nodes and corridors as identified on Schedule "K" and in Section 2.1.6 of this Plan. Residential intensification shall generally take the form of medium and high density residential uses in accordance with policies 3.2.3.1, 3.2.3.2 and 3.2.3.3 of this Plan and shall be guided by the following:

- a) The *character* of adjacent established residential neighbourhoods shall be respected in terms of height, massing and setbacks;
- b) Buildings shall be stepped back, terraced or setback to maintain an appropriate transition and relationship between the different *built* forms;
- c) Rear or side yards abutting existing residential *development* shall be designed to include fencing and landscaping and other design features to mitigate noise, light and visual impacts;
- d) The *development* shall not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) The site shall be easily accessible by public transit;
- f) Site design shall take advantage of natural topography and vegetation to minimize the impacts of building height on adjacent land uses;
- g) Surface parking shall be discouraged; and,
- h) Impacts on adjacent properties resulting from grading, drainage, service area locations, access and parking shall be minimized.

RESIDENTIAL INFILLING

- 3.2.1.3** Residential *intensification* outside of *Intensification Areas* will generally occur through infilling to maintain and protect the *character* of established neighbourhoods.

Deleted: intensification areas

3.2.1.4 Infill residential *development* within the *urban area* on Schedule “B” shall be *compatible* with the established land use pattern of the surrounding area in terms of dwelling unit type, *lot* size and configuration and building size and design.

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3.2.1.5 Infill *lots* may be created subject to the policies of Section 5.7 of this Plan and following criteria:

- a) the proposed *lot* is consistent with the predominant *lot* fabric of the surrounding neighbourhood;
- b) *trees* and vegetation is retained and enhanced;
- c) new driveways are sited to minimize *tree* loss; and,
- d) the orientation and sizing of the new *lots* do not have a negative impact on significant views and vistas

3.2.1.6 Infill residential developments proposing other forms of housing may be considered provided that:

- a) the bulk, scale, massing and height of the project is *compatible* with the surrounding area;
- b) setbacks, building orientation and separation distances are consistent with the surrounding neighbourhood;
- c) densities are *compatible* with the surrounding area; and
- d) the Community-wide policies of Section 2.0 of this Plan are met.

RESIDENTIAL MIX IN DESIGNATED GREENFIELD AREAS

3.2.1.7 In accordance with the provisions of Section 2.7, Housing, and other applicable policies of this Plan, residential *development* within *designated greenfield areas* shall:

- a) Encourage an intermixing of dwelling unit types and densities;
- b) encourage a general distribution of street-oriented Medium Density I Residential Uses, in small blocks of 15 to 30 dwelling units, throughout the individual planning districts;
- c) encourage a higher distribution of Medium Density II and High Density Residential Uses, particularly within nodes and along corridors;
- d) encourage medium and high density *development* that is street-oriented;
- e) discourage *development* on private streets or lanes; and,

- f) ~~contribute toward achieving~~ the density target set out in Section 2.1.4 and ~~Regional Phasing set out in Section 2.1.5~~ of the Plan in order to contribute to the creation of healthy, complete communities.

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3.2.2 PERMITTED USES *DI(iii), D4

The Residential Area designation on Schedule "B" permits a full range of residential uses and densities. Complementary, non-residential 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 ~~single detached dwellings~~, duplex and semi-detached dwellings, ~~townhouses~~ and quattroplexes, at a maximum of 30 units per net hectare, ~~within the built-up area only~~;
- b) Low rise residential uses categorized as Medium Density Residential I such as ~~single detached dwellings~~, duplex and semi-detached dwellings, townhouses, stacked townhouses, triplexes, and quattroplexes, with a density of range of 31 to 45 units per net hectare in accordance with the policies of subsection 3.2.3.1;
- c) Mid-rise multiple attached residential uses categorized as Medium Density Residential II such as stacked townhouses and apartments with a density range of 46 to 85 units per net hectare in accordance with the policies of subsection 3.2.3.2;
- d) High rise apartment residential uses categorized as High Density Residential within a density range of ~~86~~ to 150 dwelling units per net hectare.
- e) ~~Assisted and Special needs housing~~, including Group Homes Type 1 and Group Homes Type 2, but not Correctional Group Homes or Residential Care Facilities accommodating more than 8 persons, in accordance with the policies of subsection 3.2.3.4;
- f) Rooming, boarding and lodging houses and bed and breakfast establishments in accordance with the policies of subsection 3.2.3.5;
- g) A second residential unit within an existing ~~dwelling~~ unit in accordance with the policies of subsection 3.2.3.9;
- h) 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

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and community centres, in accordance with the policies of subsections 3.2.3.6 and 3.2.3.7;

- i) 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;
- j) *Home Occupation* uses in accordance with the policies of subsection 3.2.3.8; and,
- k) 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, *except for applications for single detached dwellings, duplex, and semi-detached dwellings on individual lots*, 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 [Established and HUSP Urban 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 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) *Built-Up Area:*

New Medium Density Residential II *development* in the Residential Area designation in the *Built-Up 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.

HIGH DENSITY RESIDENTIAL USES

3.2.3.3

Applications for *development* of high density residential uses in the High Density Residential Use category, 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 eight storeys except in accordance with the policies of subsection 5.5.3.8 of this Plan or unless specifically permitted by other policies of this Plan; and,
- ii) the height or bulk of the proposed *development* 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 shall be provided.

ASSISTED, AFFORDABLE AND SPECIAL NEEDS HOUSING

3.2.3.4

The *Town* recognizes the need for *assisted housing*, *affordable housing* and *special needs housing* forms and will continue its efforts to improve access to *assisted*

housing, affordable housing and 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 Schedule "B" to this Plan, where a single-detached dwelling is permitted.
- b) *Assisted housing, affordable housing and special needs housing* shall be integrated with *market housing*.

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ROOMING, BOARDING AND LODGING HOUSES AND BED AND BREAKFAST ESTABLISHMENTS

3.2.3.5

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.

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) 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) 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) 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) the service to be provided by the proposed use is needed at the proposed location in the Residential Area designation and 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:
 - i) 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*;
 - ii) 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,
 - iii) 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 3rd 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* may be permitted in the Residential Area designation provided that:

- a) the use is secondary to the use of the residential dwelling unit and does not involve any significant changes to the external *character* of the residential 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) the use is non-retail in nature; and,
- e) regulations have been incorporated into the Zoning By-law.

SECOND RESIDENTIAL UNITS

3.2.3.9

Second residential units within existing ~~single-detached, semi-detached, row houses, and in accessory structures~~, shall be permitted as-of-right in the Residential Area designation, provided that all of the following criteria can be met:

- a) the use shall be located in an existing ~~single-detached, semi-detached, row houses, and in accessory structures~~ where adequate municipal piped water and wastewater services are available and connected;
- b) the site is accessible to public transit;
- c) there will be no significant changes to the external *character* of the building or property;
- 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 are satisfied; and,
- e) the existing dwelling is not within the *Regulatory Flood Plain*.

3.2.3.10

Second residential units shall not be subject to the density provisions of this Plan. As a condition of approval, the *Town* shall require that *dwelling* units containing a second residential unit be registered with the *Town* in accordance with the provisions of the Municipal Act.

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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 *Established Urban Area* and *HUSP 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 *high rise residential uses*, 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 *high rise residential uses* at a minimum density of 85 units per net hectare and a maximum density of 150 units per net hectare . The following additional uses may also be permitted:

- a) *Office uses* in accordance with the policies of subsection 3.3.3.6;
- b) *Assisted and 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 3.2.3.4;
- c) *Local Institutional Uses* which by their activity, scale and design are *compatible* with residential uses and which serve adjacent *residential areas*, including elementary 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;
- d) *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;
- e) 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 *D1(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 *be considerate of protecting* views of the Escarpment from adjacent low profile uses.

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 *HUSP Urban 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.

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 criteria *as set out in Section 3.2.3.3 for residential uses in the High Density Residential Use category*.

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:

Minimum density shall be 100 employees per hectare

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 eight storeys except where permitted by other policies of this Plan.

3.4 **COMMERCIAL AREA**

3.4.1 **GENERAL *D1(v)**

PURPOSE

The Commercial Area designation identifies locations intended to accommodate concentrations of retail and *service commercial uses* at various scales in accordance with their planned function established through the *Town's* retail hierarchy, to meet the needs of residents, employees and businesses.

3.4.1.1 It is the objective of this Plan to:

- a) encourage commercial *development* that will provide a full range of goods and services, at appropriate locations, to meet the needs of the *Town's* residents, employees and businesses;
- b) anticipate and accommodate new trends in retailing at appropriate locations in the *Town*;
- c) improve the look, feel and vibrancy associated with the *built* form and public realm;
- d) encourage and promote *development* that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a human-scale pedestrian *environment*;
- e) promote the efficient use of existing and planned *infrastructure* by creating the opportunity for various forms of commercial and residential intensification, where appropriate;
- f) require a high standard of urban design for *development* and redevelopment;
- g) establish a comprehensive set of design policies that foster the establishment of an urban *environment* that is safe, functional and attractive;
- h) ensure that all new *development* is *compatible* with adjacent development; and,
- i) ensure that a full range of *institutional uses* is available to meet the social, cultural and educational needs of *Town* residents.

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LOCATION

3.4.1.2 The Commercial Area designations as shown on Schedule B, C.2.B, C.6.D and C.8.D

to this Plan applies to areas where retail and *service commercial uses* are the principal use. The Commercial Area designation is divided into the following sub-areas:

- a) Major Commercial Centre;
- b) Secondary Mixed Use Node; and,
- c) Local Commercial.

GENERAL COMMERCIAL POLICIES

- 3.4.1.3** Policies dealing with Commercial uses in the Central Business District are contained within Section 3.5 of this Plan.

NEED FOR MARKET IMPACT STUDIES

- 3.4.1.4** If an Amendment to this Plan is required to permit the *development* of additional commercial gross floor area, Council shall require the preparation of a market impact study. The purpose of the market impact study shall be to determine whether a proposal can proceed on the basis of market demand without having a negative impact on the planned function of the commercial designations contained in this Plan. The study is not intended to assess the impacts of any proposal on the market share of an individual business or interfere with normal market competition.

- 3.4.1.5** In order to implement this *policy*, the Zoning By-law shall restrict the size of commercial uses in each of the commercial zones, as appropriate.

- 3.4.1.6** Consultation with the *Region* and other local municipalities in Halton shall occur early in and throughout the planning process prior to approving a commercial *development* whose primary trade area may extend into other local municipalities in Halton or beyond to ensure the following:

- a) Need for the proposed use in both the short term and the long term for the *Town* and the *Region* as a whole;
- b) Existing retail uses within the primary trade area, especially historic ones such as those in the downtown areas are not unduly affected;
- c) Appropriate studies on the impact of the proposed use on the surrounding area carried out as required, and to the satisfaction of the *Town* and the *Region*;
- d) The proposed location of the use supports the *intensification* policies and other policies of this Plan and the Regional Plan and does not displace existing or planned non-retail employment uses near highway interchanges;
- e) The use is incorporated by amendment to this Plan with its own separate

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designation; and,

- f) All *Town* and Regional policies and requirements, financial or otherwise, are met.

URBAN DESIGN

3.4.1.7 All new *development* requiring a *Planning Act* approval shall conform to Section 2.8 (Urban Design) of this Plan in order to achieve the following:

- a) improvements to the aesthetics of the public realm (roads, parks, and sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate;
- b) the siting, scale and massing of buildings contributes to a safe and attractive pedestrian *environment* and streetscape;
- c) parking facilities are designed and located to not dominate the streetscape; and,
- d) landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development.

3.4.1.8 In addition to the above, the Zoning By-law shall contain provisions relating to building siting, location and massing to implement the urban design policies of this Plan.

3.4.2 MAJOR COMMERCIAL CENTRE

PURPOSE

3.4.2.1 The Major Commercial Centre designation on Schedule B is intended to accommodate a major concentration of commercial facilities serving the broader regional community.

3.4.2.2 The objectives of the Major Commercial Centre designation is to:

- a) maintain and enhance the function of this area as the major multi-use, multi-purpose commercial area of the *Town*;
- b) foster *development* and redevelopment that provides a diverse range of regional or sub-regional commercial development, including retail stores and complementary community facilities, service commercial and commercial recreational uses serving all or a major part of the *Town*;
- c) encourage the consolidation, *intensification* and expansion of major commercial uses in this area;

Deleted: This designation is to be applied to lands that are located at the intersection of major arterial roads in close proximity to highway access.

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- d) encourage the redevelopment of existing major commercial uses to foster a more pedestrian-oriented *environment*; and,
- e) ensure that large scale retail uses are consolidated and attractively designed.

PERMITTED USES

- 3.4.2.3** Lands that are designated Major Commercial Centre may be used for the *development of regional and sub-regional* scale retail uses and may include: a department store, *food store* and retail commercial stores, subject to the submission of an acceptable market impact analysis .
- 3.4.2.4** Large format retail, retail warehouse, *entertainment*, conference, convention and banquet facilities, and recreational uses may also be permitted.
- 3.4.2.5** Outdoor display of goods and products for sale may be permitted in conjunction with permitted retail uses subject to the submission of an overall design plan incorporating landscaping and other design elements to screen and shield such areas, particularly from abutting roads and Highway 401.

MAJOR COMMERCIAL CENTRE POLICIES

- 3.4.2.6** It is the intent of this Plan that the lands within the Major Commercial Centre designation continue to be a main focus of retail activity in the *Town*. As the *Town* continues to grow, it is expected that there will be pressure to develop new retail and service uses and expand and intensify existing retail and service uses within this designation.
- 3.4.2.7** Given the prime location and visibility of the lands, it is the intent of this Plan that any *development* and redevelopment in this area be carefully planned to improve the aesthetics, vibrancy and human-scale of the area. On this basis, it is the intent of this Plan that:
 - a) new buildings, particularly smaller buildings, be located close to the street to better define the street edge;
 - b) parking areas be designed to not dominate the site; and,
 - c) improvements to the public realm, in the form of landscaping, boulevard treatments and lighting be implemented to enhance the aesthetics of the area.
- 3.4.2.8** The retail and *service commercial uses* within the Major Commercial Centre designation are to be accommodated within an enclosed shopping mall, large freestanding buildings or through groupings of buildings. These areas shall be developed in a nodal configuration to minimize traffic impacts on adjacent uses.

3.4.2.9 *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 Major Commercial Centre 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 detrimental 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*.

3.4.2.10 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 high quality landscaping particularly adjacent to higher order roads.
- b) Common parking and access facilities with abutting commercial uses where feasible; and,

3.4.2.11 The following additional policies are intended to guide proposals for new *development* or redevelopment in the Major Commercial Centre designation.

- a) Surface parking lots should be broken up into small sections with appropriate amounts of landscaping in order to modify the effects created by large asphalted areas.
- b) A strong landscaped street edge treatment should be provided.
- c) *Intensification* strategies to reinforce a better street presence should be pursued, including the siting of smaller buildings at the street line.
- d) To support transit friendliness, well-articulated and visible pedestrian walkways traversing parking areas should be provided between the street and main entrances.

- e) Given the potentially large scale of buildings under this category, massing strategies should be employed to modify its impacts, and the building facades should be articulated accordingly.
- f) Signage associated with *development* should be seen as providing opportunities for visual interest and contributing to a lively urban *environment*. Signage should be designed to blend with on-site landscaping and should be scaled to not detract from buildings on the site.

3.4.2.12 Specific site policies for proposals for new *development* or redevelopment in the Major Commercial Centre designation shall be described within a Specific Policy Area in Section 4.11 through an amendment to this Plan.

3.4.3 SECONDARY MIXED USE NODES

3.4.3.1 See Secondary Mixed Use Node policies in Section 3.6.

3.4.4 LOCAL COMMERCIAL

3.4.4.1 The local commercial designation is intended to provide for a range of retail and *service commercial uses* primarily to service local convenience needs of the adjacent neighbourhoods. Local commercial areas are typically located at intersections of collector roads or at the intersection of a collector road with an arterial road with accessibility to the neighbourhood.

3.4.4.2 See additional Local Commercial policies in Section 3.2.3.6 and 3.2.3.7.

3.5 CENTRAL BUSINESS DISTRICT

3.5.1 GENERAL

PURPOSE

- 3.5.1.1 The “Central Business District” (CBD) as identified on Schedule “B”, composed of the historic downtown area and the Urban Growth Centre (UGC), is the focal point of the municipality. The UGC, as identified on Schedule “C”, will serve as the focal area for investment in institutional and region-wide public services as well as residential, commercial, recreational, cultural and entertainment uses.

The UGC is the primary focus for intensification and therefore is subject to the policies for Intensifications Areas as set out in Section 2.1.6 of this Plan, as appropriate.

- 3.5.1.2 It is intended that the CBD, outside of the Regulatory Flood Plain, will continue to be the primary multi-functional centre of the Town, providing a broad range of commercial, civic and cultural services at a Town-wide scale. Higher density mixed-use development and residential intensification, including major office, retail and appropriate major institutional development, will be directed to the UGC, and especially to the Major Transit Station Area located around the GO station. Development will be planned to:

- Accommodate and support major transit infrastructure and multi-modal access to the GO station with active transportation infrastructure and connections to nearby trip generators, such as community facilities;
- Serve as a high density major employment centre that will attract provincially, nationally or internationally significant employment uses; and,
- Accommodate a significant share of population and employment growth and within the UGC, achieve a minimum development density of 200 residents and jobs per gross hectare by 2031 or earlier, subject to the availability of appropriate infrastructure.

3.5.2 PERMITTED USES

- 3.5.2.1 The Central Business District designations on Schedule “C” shall permit a variety of commercial, institutional and office uses, and community facilities, including a diversified mixture of basic shopping facilities, specialty retail, business and professional offices, personal service uses, assisted, affordable and special needs housing and religious, recreational, entertainment and cultural facilities, unless

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otherwise specified in the Sub-Area classifications as set out in Section 3.5.3.

- 3.5.2.2** Residential uses shall be permitted in accordance with the policies of the various sub-areas as outlined in Section 3.5.3.

3.5.3 CENTRAL BUSINESS DISTRICT POLICIES

- 3.5.3.1** The intent of the Central Business District land use designation is to preserve, promote and enhance the function of the core area of the *Town* as the primary centre for commerce, tourism and civic activity at a pedestrian-scale.

- 3.5.3.2** New principal public facilities and expansions of existing facilities such as the Library and Municipal Offices should continue to be accommodated within the Central Business District to maintain a civic focus which distinguishes it from other commercial areas.

- 3.5.3.3** ~~[DELETED. SECTION NOT IN USE.]~~

- 3.5.3.4** All *development* within the CBD shall be evaluated on its ability to be serviced by the regional water and wastewater sewer systems. The timing of *development* shall be co-ordinated with the financing and delivery of the *infrastructure* required to support it.

- 3.5.3.5** The *development* of a wide range of complementary uses to contribute to the vitality of the Central Business District and foster a live-work relationship, including the *development* of residential units above commercial establishments or offices, shall be encouraged.

- 3.5.3.6** Unplanned commercial *development* along the periphery of the Central Business District shall be restricted to protect the planned function of the Central Business District.

- 3.5.3.7** Transit-supportive densities and pedestrian oriented, active streetscapes and improvements to the public realm that revitalize and enhance the *character* of the Central Business District are required.

- 3.5.3.8** New *development* shall exhibit high quality architectural and urban design and shall be integrated with adjacent, established residential neighbourhoods through the incorporation of appropriate transitions to minimize impacts.

- 3.5.3.9** The scale and location of new *development* within the historic downtown area shall be sensitive to and *compatible* with the existing *character* and appearance.

- 3.5.3.10** The conservation, preservation and adaptive re-use of *built* heritage resources for *compatible* residential *intensification* and/or other appropriate and *compatible* uses

Deleted: Significant mixed use *development* and residential *intensification* within the Central Business District shall be directed to the Urban Growth Centre, particularly in the major transit station area, upon the availability of appropriate *infrastructure*.

shall be encouraged.

3.5.3.11 *Active transportation* opportunities for pedestrians, cyclists and transit will be promoted to reduce automobile dependency.

3.5.3.12 No *development* within the *Regulatory Flood Plain*, as shown on Schedule C, is permitted unless approved by the Halton Region Conservation Authority.

3.5.3.13 Land uses and built form, including drive-through service facilities and automotive related uses, that would adversely affect the achievement of the minimum development density target for the UGC, compact built form, and pedestrian-oriented environments shall be prohibited.

Deleted: All drive-through service facilities and automotive related uses including dealerships, gas bars, rental agencies, service stations and washing establishments are prohibited.

3.5.3.14 The maximum floor space of individual retail uses shall be limited to approximately 500 square metres.

3.5.3.15 Building heights shall be in accordance with the ranges provided on Schedule C.7.A.CBD.

CORE COMMERCIAL SUB-AREA

3.5.3.16 ~~The Core Commercial Sub Area consists of a major concentration of retail, service commercial, office and institutional uses.~~

3.5.3.17 ~~New development and redevelopment in this area should reinforce its character as a pedestrian-oriented shopping area in a traditional main street setting, and shall be guided by the following policies:~~

- ~~a) Pedestrian traffic generating activities, particularly retail commercial uses and restaurants, shall be located at grade level, with office and/or residential uses in upper storey locations; and,~~
- ~~b) Parking shall be provided in accordance with the policies of subsection 3.5.3.48. On site parking shall generally be restricted to the rear yard.~~

SECONDARY COMMERCIAL SUB-AREA

3.5.3.18 ~~The Secondary Commercial Sub Area applies to lands adjacent to the Core Commercial Sub Area. In addition to the uses permitted within the Central Business District land use designation, small scale Medium Density Residential I or II developments and special needs housing may be permitted. Office uses in mixed use buildings may be permitted at grade level.~~

3.5.3.19 ~~New development and redevelopment in this area should be complementary to the Core Commercial Sub Area, and shall be guided by the following policies:~~

- a) ~~Pedestrian traffic generating activities, particularly retail commercial uses and restaurants, shall be located at grade level, with residential uses in upper storey locations;~~
- b) ~~Parking shall be provided in accordance with the policies of subsection 3.5.3.48. On site parking shall generally be restricted to the rear yard;~~
- e) ~~Rear or side yards abutting residential development shall be designed to include fencing and landscaping and other design features to mitigate noise, light and visual impacts; and~~
- d) ~~New buildings shall be designed to be oriented to Main Street.~~

~~3.5.3.20 Development in the Secondary Commercial Sub-Area between Bronte Street and Brown Street is encouraged to take place within existing buildings. Any new buildings shall be designed to maintain the character of the surrounding area.~~

LOW DENSITY RESIDENTIAL SUB-AREA

3.5.3.21 The permitted uses within the Central Business District Low Density Residential Sub-Area shall be single detached, semi-detached and duplex dwellings. *Development shall conform to the Character Area policies in subsections 2.10.3.35 to 2.10.3.40 inclusive (Character Area Plans) and subsections 5.4.3.11 and 5.4.3.12 (Character Areas) and the residential policies of this Plan.*

URBAN GROWTH CENTRE MIXED USE SUB-AREA

3.5.3.22 The Urban Growth Centre Mixed Use Sub-Area designation makes up the majority of the CBD and is to be planned as a concentrated, vibrant urban centre that accommodates a significant share of the *Town's* population and employment growth supported by Regional scale public services and major transit *infrastructure*.

3.5.3.23 In addition to the uses permitted within the Central Business District land use designation, within the Urban Growth Centre Mixed Use Sub-Area designation, higher density residential and employment uses, major office, retail, hotels and convention centres and appropriate major institutional uses, may be permitted. All permitted uses within the Urban Growth Centre Mixed Use Sub-Area shall contribute to achieving the overall minimum development density target for the UGC of 200 residents and jobs combined per hectare, subject to the availability of appropriate infrastructure.

Deleted: high density residential uses, hotels and convention centres shall be permitted

3.5.3.24 New *development* and redevelopment in this area may take the form of purpose-designed or mixed use buildings and shall be guided by the following policies:

- a) Land assembly to create larger viable holdings and facilitate comprehensive redevelopment shall be encouraged;

Deleted: to achieve an overall minimum density of 200 persons and employees per hectare

- b) Pedestrian traffic generating activities, particularly retail commercial uses and restaurants, shall be located at grade level, with residential and *office uses* in upper storey locations, except within purpose designed buildings;
- c) Parking shall be provided in accordance with the policies of subsection 3.5.3.48, with the majority of the required parking being provided in a structured parking garage or underground;
- d) Rear or side yards abutting residential *development* shall be designed to include fencing and landscaping and other design features to mitigate noise, light and visual impacts;
- e) Buildings abutting established residential neighbourhoods shall be stepped back, terraced or setback to maintain an appropriate transition and relationship between the different *built forms*;
- f) All new buildings shall be located close to or at the street line;
- g) Building heights may be increased within the *Major Transit Station Area* as shown on Schedule C and in gateway locations as shown on Schedule C.7.A.CBD, in accordance with the applicable bonusing policies of this Plan; and,
- h) *Development* shall be designed to facilitate access to public transit, including commuter pick-up/drop-off areas and bicycle parking, and encourage walking and cycling.

3.5.3.25 A pedestrian linkage across the rail line to connect Nipissing Road and Childs Drive to the GO Station and Main Street will be encouraged.

3.5.3.26 A new trail system shall be developed along each side of the rail line from Thompson Road to Ontario Street.

3.5.3.27 The comprehensive redevelopment of existing industrial and automotive-related establishments within the Urban Growth Centre and replacement with intensive, high density residential, *office* and *institutional uses* shall be promoted.

3.5.3.28 Redevelopment of large surface parking areas, particularly the GO Station parking area fronting on Main Street, is encouraged. A new urban square, located along the Main Street frontage, shall be a prominent feature of any redevelopment proposal for the GO Station site.

3.5.3.29 A Comprehensive *Development Plan* shall be required in support of any major redevelopment proposal. A major redevelopment proposal consists of either multiple purpose designed buildings or a single building having a gross floor area exceeding 10,000 square metres. The Comprehensive *Development Plan* shall include:

- a) a detailed overall concept plan, identifying the location and use(s) of all of the proposed buildings and structures;
- b) a detailed phasing strategy, if applicable, that describes the sequencing of *development* and the timing of any *infrastructure* improvements;
- c) the location of any lands and/or facilities to be dedicated to the *Town* as a condition of approval;
- d) conceptual building elevation drawings and/or a computer generated three dimensional model illustrating the proposed *character*, massing, scale and design of the *development* including architectural detailing;
- e) the location of appropriate access points onto the abutting road network;
- f) the location and layout of access and parking areas and pedestrian and vehicular circulation routes, including access to service areas, in the context of an overall parking management strategy;
- g) urban design guidelines, landscaping plans and proposed streetscape treatments and sustainable design elements including street *trees*, plant materials, paving treatments, street furniture, waste and recycling containers and bicycle parking facilities; and,
- h) a detailed Functional Servicing Report identifying the location of stormwater management facilities/controls.

3.5.3.30 *Development* proposals which would have the effect of reducing the *development density* or the minimum height as shown on Schedule C.7.A.CBD on a site shall be prohibited unless it is part of a *municipal comprehensive review* or the review of the *Secondary Plan for the Central Business District*.

Deleted: considered contrary to the intent of this Plan

3.5.3.31 Lands within the Urban Growth Centre Mixed Use Sub-Area land use designation shall be pre-zoned to facilitate the redevelopment of these lands to meet the *intensification* and mixed-use objectives of this Plan, including the *intensification* target set out in Section 2.1.4.3 and the density target set out in Section 3.5.3.3 of this Plan. A holding provision (H) may be implemented through the Zoning By-law amendment in order to ensure that the proposed development:

- a) conforms to all other relevant policies of this Plan;
- b) is sensitive to the *character* of adjacent residential neighbourhoods with respect to building height, massing and setbacks and provides for suitable transition;
- c) is appropriately integrated with surrounding land uses;

- d) municipal services are adequate and available.

CIVIC PRECINCT SUB-AREA

- 3.5.3.32** The Town Hall site including Victoria Park Square is identified as a Civic Precinct Sub-Area. *Built* form and existing features are to be protected and enhanced to ensure that these elements remain a focal point for the community.

INSTITUTIONAL SUB-AREA

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

COMMUNITY PARK SUB-AREA

- 3.5.3.34** The Mill Pond and surrounding park area is identified as Community Park Sub-Area and shall be subject to the policies of Section 3.11 of this Plan.

CENTRAL BUSINESS DISTRICT ENHANCEMENT

- 3.5.3.35** 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 retail and major 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 and enhanced connections throughout the various sub-areas of the CBD.

Deleted: major

OPEN SPACE, LINKAGES AND NODES (Gateways and Focal Points)

- 3.5.3.36** Schedule "C.7.B.CBD" identifies a system of open spaces, linkages and nodes (classified Gateway or Focal Point). *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.

- 3.5.3.37** *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.
- 3.5.3.38** 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.
- 3.5.3.39** 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.
- 3.5.3.40** 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.
- 3.5.3.41** A corridor width of 5 to 20 metres will be achieved on both sides of the CPR right-of-way.
- 3.5.3.42** 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.
- 3.5.3.43** 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.

ENVIRONMENTAL

- 3.5.3.44** *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 shall have regard for the CBD Urban Design Guidelines.

- 3.5.3.45** 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.

URBAN DESIGN

- 3.5.3.46** 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 CBD Urban Design Guidelines.
- 3.5.3.47** 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.

PARKING

- 3.5.3.48** 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) where common parking facilities have been provided, 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;
 - c) 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;
 - d) 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;

- e) 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,
- f) all proposed developments should illustrate through their site plans how parking areas will be developed having regard for the CBD Urban Design Guidelines.

HERITAGE

3.5.3.49

The most substantial portions of Milton's *cultural 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) The Town of Milton 's Site Plan Control By-law shall 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.C.CBD;
- b) Schedule ."C.7.C.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 *cultural heritage resources* 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; and,
- 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 Heritage Milton, DBIA and Milton Historical Society.

SIGNIFICANT CHARACTER BUILDINGS

3.5.3.50

Prior to the *development* of a site which includes a significant *character* building as designated on Schedule "C", 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.

3.6 SECONDARY MIXED USE NODES *DI(vi)

3.6.1 GENERAL *DI(vi)

PURPOSE

3.6.1.1 The Secondary Mixed Use Node designation on Schedule "B" identifies higher order commercial nodes which will form focal points for surrounding residential neighbourhoods with pedestrian and transit-supportive development.

3.6.1.2 Secondary Mixed Use Nodes will generally include between 65 and 80 hectares of land.

3.6.2 PERMITTED USES *DI(vi)

3.6.2.1 Secondary Mixed Use Nodes will generally include between 9,300 and 13,935 square metres of commercial uses. Secondary Mixed Use Nodes may also include office employment uses, a full range of medium II and high density residential development, and Civic, recreational, cultural, entertainment and institutional uses, including secondary schools. Park uses will also be permitted.

3.6.3 SECONDARY MIXED USE NODE POLICIES *DI(vi)

3.6.3.1 Development within areas designated "Secondary Mixed Use Node" 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 detrimental 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.

Deleted: 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 medium II and high density residential uses

Deleted: 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.

Deleted: 3.6.2.2 No new development shall be permitted within areas designated "Secondary Mixed Use Node" within the HUSP Urban 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.

3.6.3.2 Secondary Mixed Use Nodes within the *HUSP Urban 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.

3.6.3.3 The early introduction of public transit service to Secondary Mixed Use Nodes shall be encouraged.

3.6.3.4 Notwithstanding the policies of Section 3.6.2.1 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;
- c) The southeast corner of this node shall be developed primarily for high density residential uses at a density of 85 to 150 dwelling units per net hectare. Accessory commercial and/or *office uses* may also be permitted within a multi-storey building. The maximum building height shall not exceed 10 storeys unless specifically permitted by other policies of this Plan.
- d) the integration of this particular node with surrounding *development* shall be considered in the context of the existing development.

3.6.3.5 Notwithstanding the policies of Section 3.6.2.1, the Secondary Mixed Use Nodes located at *Thompson Road* and Louis St. Laurent *Avenue* and at *Bronte Street (formerly First Line)* and Louis St. Laurent *Avenue* 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,

Deleted: 3.6.3.2 – Secondary Mixed Use Nodes within the *HUSP Urban 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 *HUSP Urban Area* will generally include between 9,300 and 13,935 square metres of commercial uses. Secondary Mixed Use Nodes may also include *office* employment uses, a full range of *medium II and high density* residential development, and Civic, recreational, cultural, entertainment and institutional uses, including secondary schools.

3.6.3.4

Deleted: 3.6.3.5

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Deleted: 3.6.3.8

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- b) unless the total commercial floor space exceeds 14,864 square metres, the submission of a market impact study shall not be required.

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3.7 EMPLOYMENT

3.7.1 GENERAL

PURPOSE

- 3.7.1.1** *Employment areas* are intended to provide industrial, business and office activities, which will be the major source of employment opportunities within the *Town*. The *employment areas* permit a wide range of business and economic activities and are defined by five specific employment land use designations: Prestige Office, Office Employment, Business Park, Industrial and Business Commercial. The employment land use designations provide for *compatible* uses in appropriate locations with a variety of form, scale, and intensity of development.

OBJECTIVES

- 3.7.1.2** It is the objective of this Plan to:

- a) ensure that sufficient designated lands are available *within the Urban Area* for the creation of diverse employment opportunities at *appropriate* strategic locations, particularly in the vicinity of existing major highway interchanges and rail yards;
- b) ensure that the *Town* is positioned to accommodate new and expanded business activities that provide jobs to local residents;
- c) ensure that new industrial *development* occurs in an orderly manner;
- d) encourage and promote compact *development* *that* accommodates a mix of employment uses and supporting uses to facilitate the efficient use of urban land and *infrastructure*; and,

GENERAL EMPLOYMENT POLICIES

- 3.7.1.3** No new *development* shall be permitted within areas designated for employment uses within the *HUSP Urban Area or Sustainable Halton Urban Area* as shown 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 of or modifications to *existing uses*.

- 3.7.1.4** *Development* within the employment designations within the established *urban area* on Schedule B or within an approved secondary plan, shall be permitted subject to:

- a) the provisions of the applicable Secondary Plan in Part C of this Plan;

Deleted: The Business Commercial designation is to provide *service commercial* uses for the surrounding *employment areas* or for the travelling public.

Deleted: e) prohibit residential and other non-employment uses including major retail uses in *employment areas* except to recognize uses permitted by specific policies of this Plan on the date of adoption of ROPA 38 (December 16, 2009). ¶

Deleted: or the replacement of such uses with related uses

- b) 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 employment 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) a high quality of landscaped site development, particularly adjacent to Provincial Freeways, Highways , Major Arterial, Minor Arterial or Multi-Purpose Arterial roads; and
- f) the provision of any other study that the *Town* may require.

3.7.1.5 *Intensification* and increased densities in both new and existing *Employment Areas* shall be promoted by facilitating compact, transit-supportive *built-form* and minimizing surface parking.

3.7.1.6 All new *development* requiring a *Planning Act* approval shall conform to Section 2.8 (Urban Design) of this Plan as appropriate.

3.7.1.7 In addition to the above, the Zoning By-law shall contain provisions relating to building siting, location and massing to implement these same urban design policies.

EMPLOYMENT LAND CONVERSION

3.7.1.8 It is the *policy* of the *Town* to protect and preserve *employment areas*.

3.7.1.9 *Employment Areas* are defined by this Plan as all lands shown within the Employment Area overlay on Schedule 1 – Town Structure Plan and all lands designated for employment uses under Section 3.7.

3.7.1.10 The conversion of lands within *Employment Areas* to non-employment uses, including major retail uses, shall be prohibited unless approved through a *Municipal Comprehensive Review* where the following conditions have been satisfied:

- a) there is a demonstrated need for the uses proposed by the conversion;
- b) the conversion will not compromise the ability of the *Town or Region* to meet the employment and development phasing targets provided in Section 2.1.4 and Section 2.1.5 of this Plan;

Deleted: 3.7.1.10 – Amendments to this Plan that have the effect of reducing the extent of any *Employment Area* designation can only be considered at the time of a *Municipal Comprehensive Review* as defined by this Plan. **3.7.1.11 . ¶**

- c) the conversion will not adversely affect the overall viability of the *Employment Area* and achievement of the *intensification* and density targets in accordance with Section 2.1.4 and other policies of this Plan;
- d) the conversion will not impact the ability of adjacent lands or *development* to be used or continue to be used for employment purposes;
- e) there is existing or planned *infrastructure* to accommodate the proposed conversion;
- f) the lands are not required for employment purposes over the long-term;
- g) cross-jurisdictional issues have been considered; and
- h) all other policies and requirements of this Plan, financial and otherwise have been satisfied.

3.7.1.11 Notwithstanding the above, the re-designation of employment lands to the Natural Heritage System designation is not considered to be an employment land conversion.

Deleted: 3.7.1.12

NON-EMPLOYMENT USES

3.7.1.12 Within *Employment Areas*, residential and other non-employment uses, including major retail uses, shall be prohibited, except:

- a) to recognize uses permitted by specific policies of this Plan prior to December 16, 2009; or
- b) for institutional uses identified as a result of a detailed study that sets limits and criteria on such uses based on the following principles:
 - [i] the use is small scale and such uses collectively within the *Employment Area* shall not change the *character* of that *Employment Area*;
 - [ii] the location and design of the use meet the Region of Halton's Land Use Compatibility Guidelines;
 - [iii] the use is located at the periphery of the *Employment Area*
 - [iv] such uses do not collectively displace employment from *Employment Areas* to result in a shortfall in *Employment Areas* to meet the employment forecast contained in Section 2.1.4 of this Plan.

3.7.2 ~~DELETED. SECTION NOT IN USE.~~

3.7.3 OFFICE EMPLOYMENT

PURPOSE

- 3.7.3.1 The Office *Employment Area* designation on Schedule "B" applies to lands where a mix of employment uses is appropriate because of specific locational considerations. The intent of the designation is to recognize existing *development* and to continue to be the site of a wide range *office* and employment uses that either depend on automobile traffic and/or provide *service commercial* needs and employment to residents in adjacent neighbourhoods in the *Town*.

OBJECTIVES

- 3.7.3.2 It is the objective of this designation to:
- recognize existing linear commercial *development* that has occurred along certain corridors in the *Town*;
 - encourage the consolidation, *intensification* and expansion of certain commercial and light industrial uses in these areas; and,
 - encourage the redevelopment of existing commercial and light industrial uses to foster a more pedestrian-oriented *environment*.

PERMITTED USES

- 3.7.3.3 This area shall be used primarily for business and medical offices in free-standing buildings, ~~hotels, conference, convention and banquet facilities~~ and training and commercial educational facilities. Limited *service commercial uses*, ~~associated retail functions and ancillary facilities~~ may be permitted on the ground floor of and in conjunction with permitted uses.

OFFICE EMPLOYMENT POLICIES

- 3.7.3.4 Prior to considering any application for *development* or redevelopment requiring a *Planning Act* approval, Council shall be satisfied that:
- the proposed uses will contribute to the vibrancy of the area;
 - the *development* will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
 - the *development* will be planned to provide maximum pedestrian accessibility to surrounding areas;

Deleted: **PRESTIGE OFFICE AREA**

Deleted: **PURPOSE**

3.7.2.1 The Prestige Office Area designation is an employment designation which applies to key sites that have high visibility, excellent accessibility and are developed primarily within major transit stations, along higher order transit corridors and at important gateways. These areas also serve as a transitional area providing a buffer between uses.

PERMITTED USES

3.7.2.2 The following uses shall be the only uses permitted on lands with the Prestige Office Area designation, subject to the submission of a development plan and architectural elevation drawings which illustrate how the policies of this Plan and the urban design guidelines will be addressed:

- Offices;
 - Research and development uses excluding uses which produce biomedical waste; and
 - Limited service commercial uses including restaurants in conjunction with a permitted use where such uses form part of an office building.
- 3.7.2.3 Uses permitted in the Prestige Office designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.

PRESTIGE OFFICE POLICIES

- 3.7.2.4 Lands designated "Prestige Office Area" shall be reviewed by the Town in accordance with the applicable Urban Design Guidelines. In particular:
- development shall be designed with significant, high-profile office buildings with strong architectural design;
 - buildings shall have a minimum height of three storeys;
 - the lands in this designation shall be developed with street-related sites including a continuous frontage of buildings wherever feasible;
 - no parking shall be located between the building and the street, and surface parking shall be located to the rear and sides of the building. In addition, the amount of lot frontage allocated for surface parking shall be restricted in the zoning by-law, and structured or below grade parking is encouraged; and,
 - buildings shall be of a scale and massing designed to foster an urban character, and sited to contribute to the pedestrian orientation of the street.

3.7.2.5 A Comprehensive Development Plan

Deleted: halls, places of assembly and convention centres, hotels and motels,

Deleted: and complementary uses,

- d) the *development* will conform with Section 2.8 (Urban Design) of this Plan;
- e) elements of the public realm will be improved as a condition of development/redevelopment; and,
- f) the uses are designed and located to minimize impacts on adjacent *residential areas* through buffering and landscaping treatments.

3.7.3.5 Uses permitted in the Office Employment designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.

3.7.3.6 Office *Employment areas* are generally to be located on arterial roadways and on the edge of concentrations of industrial and *service commercial uses*. These areas also serve as a transitional area providing a buffer between uses.

3.7.4 BUSINESS PARK AREA

See Business Park Area policies in Section 3.8.

3.7.5 INDUSTRIAL AREA

See Industrial Area policies in Section 3.9.

3.7.6 BUSINESS COMMERCIAL AREA

PURPOSE

3.7.6.1 The Business Commercial Area designation as shown on Schedule “B” is an employment designation which provides for service commercial uses to support the surrounding employment areas and the travelling public.

Deleted: s

PERMITTED USES

3.7.6.2 Uses permitted in the Business Commercial Area designation may include offices, hotels, motels, training and commercial educational facilities, automobile related uses including vehicle wash facilities, automobile sales and service, truck stops and service commercial uses, associated retail functions and ancillary facilities directly related to industry,

Deleted: and convenience retail

Deleted: including restaurants. Offices may also be permitted

BUSINESS COMMERCIAL AREA POLICIES

3.7.6.3 New business commercial *development* and redevelopment of such uses shall only be permitted in the following locations subject to the general employment policies of section 3.7.1 and 3.7.6:

- a) lands located on the west side of Hwy. #25 south of Hwy. #401 to the CN rail line, south side of Steeles Avenue between Martin and Ontario Streets, and north of Steeles Avenue between Lawson Road and James Snow Parkway,
- b) lands identified through a Secondary Plan exercise or *Municipal Comprehensive Review*.

Deleted: b) lands zoned for uses characteristic of this designation, prior to the establishment of this specific Business Commercial Area designation; and, ¶

3.7.6.4 Applications for approval of new developments in the Business Commercial 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 Business Commercial Area designation.

3.7.6.5 Evaluation of an application for new business 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; and
- b) Common parking and access facilities with abutting commercial uses are proposed where feasible.

3.7.6.6 Where Business Commercial Area uses are to be located adjacent to *residential areas*, significant buffering from the residential use will be required. Outdoor storage, including garbage enclosures, and display areas shall generally not be permitted and will be restricted through the Zoning By-law.

3.7.6.7 Limitations on the type and size of uses within the Business Commercial areas shall be defined within the Zoning By-law.

3.7.6.8 Convenience retail uses on sites designated Business Commercial Area shall not exceed 930 m2 in total floor area.

Deleted: 3.7.6.9 – Business Commercial areas shall apply primarily to existing *service commercial uses* located along major arterial roads and near Highway interchanges. ¶

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 HUSP Urban Area or the Sustainable Halton Plan Urban 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*.

Deleted: ~~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) Accessory service, wholesale, retail and *office uses* directly related to the industrial use and located within the industrial building;
- b) Research and *development* uses excluding uses which produce biomedical waste; and,
- c) Restaurants that are part of and are located wholly within a light industrial or office building, other than an industrial mall.
- d) Institutional uses, only on lands fronting onto Steeles Avenue within the Established Urban Area provided that:
 - i) the location and design of the use meet the Region of Halton's Land Use Compatibility Guidelines in accordance with policy 2.3.3.19; and
 - ii) such uses do not collectively displace employment from Employment Areas to result in a shortfall in Employment Areas to meet the employment forecast contained in Section 2.1.4 of this Plan.

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 *D1(viii)

3.8.3.1 *Development* within areas designated "Business Park Area" within the [Established Urban Area](#) on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions of the [applicable](#) Secondary Plan as outlined within Part C of this Plan;
- b) the submission of a *development plan* 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.

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 *HUSP Urban Area* or the *Sustainable Halton Plan Urban 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 to or modifications of *existing uses*.

Deleted: 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 2.6.3.43 through to 2.6.3.50 inclusive, of this Plan. In addition, accessory service, wholesale, retail and *office uses* directly related to the industrial use shall be permitted *within the industrial building*. *Outdoor storage may be permitted subject to appropriate screening and containment*.

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 *Established Urban Area* on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions of the applicable Secondary Plan as outlined within Part C of this Plan;
- b) the submission of a *development plan* 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.

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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 intended to recognize major public and quasi-public uses which are of a size and scale that serve Town-wide and/or Region-wide functions.

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, ~~assisted and special needs housing~~, Residential Care Facilities and Correctional Group Homes; and other major community uses on sites which generally exceed 1 hectare.

Deleted: supportive housing

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 ~~assisted and special needs housing~~ may also be permitted in conformity with the policies of subsection 3.10.3.2.

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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) compliance with the Community-wide policies of Section 2.0 of this Plan; and,
- c) 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) **compliance** 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** Mill Pond represents a key focal point in the *Established Urban Area* on Schedule "B". The *Town* has significantly improved this facility and will continue to maintain and enhance it.

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POTENTIAL COMMUNITY PARK AREAS

- 3.11.3.2** One potential Community Park Area has been identified in the *HUSP Urban Area* on Schedule "B". The conceptual designation of this park 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 the park. During the preparation of the relevant Secondary Plan(s), the *location* 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 ~~"I1"~~, in accordance with the policies of Section 4.11 of this Plan.

Deleted: "B"

3.12 REGIONAL NATURAL HERITAGE SYSTEM

3.12.1 GENERAL

PURPOSE

- 3.12.1.1** The Regional Natural Heritage System designation as shown on Schedule "B" recognizes those areas within the *Urban Area* where protection and preservation of natural heritage features and areas and their ecological functions is required, in accordance with the policies of Sections 4.8 and 4.9 of this Plan.

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Deleted: and hydrologic

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Deleted: linkages that connect them

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3.12.2 PERMITTED USES

The permitted uses in the Regional Natural Heritage System designation within the *Urban Area* shall be in conformity with the policies of Section 4.9 of this Plan.

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3.12.3 REGIONAL NATURAL HERITAGE SYSTEM POLICIES

- 3.12.3.1** The Regional Natural Heritage System is subject to the policies of Section 4.9 of this Plan, to all other relevant policies of this Plan and to the policies of the *Conservation Authority*, the *Region of Halton* and the applicable Provincial Plans.

Deleted: 4.8

3.13 ***[DELETED. SECTION NOT IN USE.]***

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3.14 REGULATORY FLOOD PLAIN

3.14.1 GENERAL

PURPOSE

- 3.14.1.1** The *Regulatory Flood Plain* boundary within the **Central Business District**, 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.

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.

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 162/06.

PROHIBITED USES

- 3.14.2.2** Notwithstanding the provisions of Subsection 3.14.1.2 and 3.14.2.1 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,

Deleted: However, the area within the *Regulatory (Regional Storm) Flood Plain* in the **Central Business District** 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 **Central Business District** of Milton designated as a Special Policy Area by the Ministry of Municipal Affairs & Housing and the Ministry of Natural Resources.

Deleted: with the exception of the **Central Business District**

Deleted: 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 **Central Business District** 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.¶

Deleted: Until such time that the **Central Business District** 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 162/06 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 162/06.¶
- e) Watershed management and flood and erosion control projects carried out or

Deleted: 3.14.1.3.

- 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 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. *Notwithstanding the foregoing, such uses are strongly encouraged to relocate outside of the flood hazard.*

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 NATURAL HERITAGE SYSTEM LAND USE POLICIES, AND SPECIFIC POLICY AREAS

4.1 RURAL SYSTEM

4.1.1 GENERAL

PURPOSE

- 4.1.1.1 The Rural System Land Use Policies establish directions for all of the lands outside the *Urban Area* General Land Use designations. The Rural System includes the Agricultural System as described in Section 4.3 and the Natural Heritage System as described in Section 4.8 as well as the Agricultural Area, Regional Natural Heritage System, Hamlet Area, Mineral Resource Extraction Area, and Parkway Belt West Plan Area designations as shown on Schedule “A” of this Plan. Policies which may apply throughout the Rural System are established in Section 4.1.1. *DI(xiv)

Deleted: lands in the Agricultural Rural, Hamlet, Parkway Belt West Plan, Mineral Resource Extraction, Escarpment Protection, Escarpment Rural, and Escarpment Natural Areas on Schedule “A” of this Plan. These include

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SECONDARY PLANS

- 4.1.1.2 Detailed land use designations and *policy* directives for each of the Hamlet Areas identified on Schedule D1, *Urban and 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.

4.1.1.3 [DELETED. SECTION NOT IN USE.]

Deleted: GREENBELT NATURAL HERITAGE SYSTEM

Deleted: The Greenbelt Natural Heritage System designation is an overlay designation that is intended to protect a continuous and permanent land base necessary to support human and ecological health in the Greenbelt and beyond while recognizing agricultural uses and normal farm practices. The Greenbelt Natural Heritage System is made up of both natural features and water resources that often coincide given ecological linkages between the terrestrial and water-based functions. The Greenbelt Natural Heritage System policies are intended to protect natural heritage, hydrologic and/or landform features, which are often functionally inter-related and which collectively support biodiversity and overall ecological integrity. ¶
4.1.1.3a Permitted uses within the Greenbelt Natural Heritage System are those permitted by the underlying land use designation however all development is subject to the policies of this Plan, the Greenbelt Plan, as they apply to its Natural Heritage System and Section 5.3 of the Greenbelt Plan. In the event of a conflict between these policies, the more restrictive policies shall apply.¶

RESIDENTIAL DEVELOPMENT

- 4.1.1.4 The creation of new *lots* for residential purposes shall be prohibited in the Rural System, except in the Hamlet Area designation, in accordance with the provisions of the relevant Secondary Plan in Part C of this Plan. The creation of new *lots* by consent may only be permitted in accordance with the policies of section 5.7.3.11 of this Plan.

HOME OCCUPATIONS AND COTTAGE INDUSTRIES

- 4.1.1.5 Where permitted in the Rural System Land Use Designations, *Home Occupations* and *Cottage Industries* shall be subject to the regulations of the Zoning By-law, Provincial Plan regulations including the policies of the Niagara Escarpment Plan, Greenbelt Plan and Parkway Belt West Plan, where applicable, and in accordance with the following:

Deleted: RURAL ESTATE

Deleted: by rural estate residential development or infilling

- 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,
- e) any *home occupation or cottage industry* does not exceed the lesser of a gross floor area of 100 sq. m. or 25% of the residential living area.

HOME INDUSTRIES

4.1.1.6

Where *home industries* are permitted in the Rural System Land Use designations, they shall be subject to Site Plan Control. Prior to approving a Site Plan application, Council shall be satisfied that:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) the use is clearly secondary to the primary *agricultural use on the lot* and is *compatible* with surrounding uses;
- c) the *character* of the area is preserved;
- d) adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations *compatible* with surrounding land uses;
- e) the use will not cause a traffic hazard;
- f) the use can be serviced with an appropriate individual private water supply and an appropriate means of individual private sewage disposal;
- g) the signage advertising the use is to be designed and located in accordance with the *Town's* sign by-law and where applicable the *development* criteria contained in the Niagara Escarpment Plan;
- h) the building housing the proposed use is located within the existing farm-building cluster and shall utilize a common driveway with the principal use of the property,

Deleted: residential use or

- i) the use does not have a gross floor area in excess of ~~200~~ square metres in an *accessory building*;
- j) the proposed use maintains sufficient setbacks from all *lot* lines to appropriately buffer adjacent properties from the use;
- k) where permitted, open storage associated with the proposed use shall be entirely screened from view and located within a solid fenced compound;
- l) the use has a limited number of employees; and,
- m) retail sales shall be limited to goods or products produced on the property.

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4.1.1.7 Appropriate performance standards for *home industries* shall be established in the Zoning By-law.

MAJOR TOURIST AND RECREATIONAL FACILITIES

4.1.1.8 Major tourist and recreational facilities shall not be permitted within *prime agricultural areas* as designated on Schedule “O” to this Plan or on lands below the Niagara Escarpment Plan Area. Major tourist and recreational facilities may be considered outside of *prime agricultural areas* above the *Escarpment Brow*, only by amendment to this Plan and the Regional Plan, a zoning by-law amendment, an amendment to the Niagara Escarpment Plan, where applicable, and site plan approval provided that the following have been submitted to the satisfaction of Council:

Deleted: Niagara Escarpment Plan Area

- a) A Planning Justification Report demonstrating that:
 - i) there is a need within the planning horizon for the proposed use;
 - ii) the type and scale of the proposed *development* is justified based on demand for the use;
 - iii) the choice of location is appropriate for the proposed use
 - iv) the use is appropriate for the proposed site; and,
 - v) conformity with the purpose and objectives of the Greenbelt Plan and the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan, if applicable;
- b) An Agricultural Impact Assessment evaluating the agricultural capability of the subject lands and demonstrating that there are no reasonable alternate locations on lower capability agricultural land and that the proposed use will

not have a negative impact on adjacent *agricultural uses* and is *compatible* with *normal farm practices*;

- c) An Environmental Impact Assessment which, in addition to meeting the requirements of Section 4.9.3.2 or Section 4.10.1.6d), shows a net gain, or at the minimum no net loss of overall natural features and areas or their ecological functions as a result of the development, through appropriate studies, site designs and mitigative measures, to the satisfaction of the Town and the Region;
- d) A Vegetation Enhancement Plan for lands within the Greenbelt Natural Heritage System that incorporates planning, design, landscaping and construction measures that:
- i) maintain, or where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent key natural heritage features and key hydrologic features;
 - ii) wherever possible, keep intermittent stream channels and drainage swales in a naturalized, low maintenance condition;
 - iii) minimize the application and use of pesticides and fertilizers; and,
 - iv) locate new natural self-sustaining vegetation in areas that maximize the ecological functions and ecological value of the area
- e) A Conservation Plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets;
- f) A Servicing Analysis including a hydrogeological study conducted to the satisfaction of the *Town*, the *Conservation Authority* the appropriate Ministries, and the Region when the proposed use involves significant taking of ground or surface water. The Servicing Analysis must demonstrate that the proposed development can be adequately provided with a private individual water supply and a private individual wastewater treatment system and that there will be no negative impact on the quality and quantity of ground water and surface water and any adjacent environmental features;
- g) Detailed site plan, landscaping and grading plans, which demonstrate:
- i) the integration of the proposed new *development* with the existing landscape;

Deleted: i) – provides an inventory and analysis of all natural and hydrologic 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;¶
ii) – demonstrates that there will be no negative impacts on any key natural heritage features and/or key hydrologic features or their related ecological functions; and,¶
iii) – demonstrates that there are no negative impacts on the biodiversity of the Natural Heritage System and that the connectivity of the Natural Heritage System is maintained and where possible, improved.¶

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- ii) the maintenance of natural ecological systems and processes;
 - iii) minimal disruption to existing *landforms* and landscape features; and,
 - iv) the provision of landscaping and berms where necessary to secure the rural, open-space *character* of the area and to appropriately buffer adjacent uses;
- h) A traffic analysis which will demonstrate that adequate access can be provided to the proposed facility;
 - i) 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;
 - j) A financial analysis of *infrastructure* and public service costs report and acceptance of the costs by Council; and,
 - k) Any other studies deemed necessary by the *Town*.

4.1.1.9

The approval of any major tourist and/or recreation facility shall be subject to the recommendations of the reports identified in Section 4.1.1.8 and the following conditions:

- a) Residential dwelling units shall not be permitted;
- b) There is no overnight accommodation for users or guests of the facility;
- c) ~~Within the Greenbelt Natural Heritage System, small scale structures such as boardwalks, footbridges, and fences may be permitted within *Key Features* provided that the *negative impacts* on these features is minimized;~~
- d) there is adequate separation distance from the proposed facilities to licensed *mineral aggregate operations*, as determined by the *Town*, the *Region* and the appropriate Ministries; and,
- e) The design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council.

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BED AND BREAKFAST ESTABLISHMENTS

4.1.1.10

Where permitted in the Rural System Land Use designations, *Bed and Breakfast Establishments* shall:

Deleted: be subject to subsection 3.2.3.5 of this Plan and to the regulations of the Property Standards By-law and the Zoning By-law, and in accordance with Provincial Plan regulations including the policies of the Niagara Escarpment Plan, Greenbelt Plan and Parkway Belt West Plan, where applicable, and the following

- a) be subject to the regulations of the Property Standards By-law and the Zoning By-law;
- b) demonstrate compliance with the Ontario Building Code;
- c) have frontage on and access to a regional or arterial road;
- d) be in accordance with Provincial Plan regulations including the policies of the Niagara Escarpment Plan, Greenbelt Plan and Parkway Belt West Plan, where applicable;
- e) be subject to the Town's Sign By-law, or the Development Criteria of the Niagara Escarpment Plan, where applicable;
- f) provide one parking space per guest room; and,
- g) 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.

Deleted: 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; f) b)

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ACCESSORY FARM DWELLING

4.1.1.11

One second dwelling accessory to an agricultural operation, which must be mobile or portable if located within the Niagara Escarpment Plan Area, for the accommodation of (a) person(s) employed by the owner on a full time basis in the activity of farming shall be permitted subject to an amendment to the Zoning By-law provided that:

Deleted: retiring farmer or

- 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 ~~accessory residential uses on farm properties within the Escarpment Protection Area and the Escarpment Rural Area shall be in accordance with the appropriate development criteria contained in 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) FORMULAE

4.1.1.12

All new uses, ~~including the creation of new lots, and new or expanding livestock facilities within the Agricultural System or within the Regional Natural Heritage System that abuts the Urban Area, shall comply with the Minimum Distance Separation (MDS) Formulae.~~

SMALL-SCALE BUSINESSES

4.1.1.13

~~Where permitted within the Agricultural Area and Regional Natural Heritage System, small-scale businesses that provide supplementary income to the farming operation that are located on a commercial farm and secondary to the farming operation may be permitted subject to the policies of this Plan and provided that:~~

- a) ~~their scale is minor and does not change the appearance of the farming operation;~~
- b) ~~their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and~~
- c) ~~they meet all criteria as stated in the On-Farm Business Guidelines adopted by Regional Council;~~

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Deleted: specifically the following criteria:

Deleted: a) All new farm structures and buildings shall comply with the Minimum Distance Separation Formulae; and, b) All new non-farm uses and structures shall comply with the Minimum Distance Separation Formulae or a distance separation of 305 metres, whichever is greater. ¶

HORTICULTURAL TRADE USES

4.1.1.14 Horticultural trade uses, where permitted within the Agricultural Area and the Regional Natural Heritage System, shall be subject to the policies of this Plan and shall require an amendment to the implementing Zoning By-law. Before considering such an amendment, Council shall be satisfied that:

- a) the use meets all the criteria under Section 4.1.1.13;
- b) the farm property accommodating the uses is at least 4 hectares in size;
- c) at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;
- d) the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no tree removals;
- e) the gross floor area of the use does not exceed 500 sq m
- f) the outdoor storage area does not exceed 1,000 sq m;
- g) the use including buildings, outdoor, storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public highways;
- h) the use can be accommodated by the private water supply and waste water treatment systems located on the property;

4.1.1.15 A horticultural trade use shall also be subject to a Site Plan Agreement in accordance with Section 5.6.3 of this Plan.

ANIMAL KENNELS

4.1.1.16 Where permitted within the Agricultural Area and Regional Natural Heritage System, animal kennels in conjunction with a single detached dwelling located on a commercial farm and secondary to the farming operation may be permitted, outside of Prime Agricultural Areas, subject to an amendment to the implementing Zoning By-law. Before considering such an amendment, Council shall be satisfied that:

- a) the size of the proposed animal kennel is appropriate for the area;
- b) the building housing the animal kennel and the associated animal runs is set back at least 100 metres from lot lines;
- c) the use is located at least 500 metres from lands within the Urban Area, and

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Hamlet Area designations;

- d) the noise emanating from the *animal kennel* will not have an adverse impact on the enjoyment of adjacent properties;
- e) an appropriate animal waste management plan is put in place;
- f) an undue concentration of *animal kennels* does not already exist in the general vicinity of the proposed kennel; and,
- g) where applicable, the use conforms with Section 4.4.3 of this Plan.

4.1.1.17

A new *animal kennel* shall also be subject to a Site Plan Agreement in accordance with Section 5.6.3 of this Plan.

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NEW MINERAL RESOURCE EXTRACTION AREAS

4.1.1.18

New Mineral Resource Extraction Areas may be designated by amendment to this Plan, provided that they can be accommodated in accordance with the goals, objectives and policies of this Plan, the Region of Halton Official Plan, and where applicable, the Niagara Escarpment Plan and the Greenbelt Plan.

Deleted: 4.1.1.16 ¶

4.2 ~~DELETED. SECTION NOT IN USE~~

~~Deleted: NIAGARA ESCARPMENT PLAN AREA~~

~~Deleted: 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 excluding motorized vehicle trails or the use of motorized trail vehicles;~~
- ~~e) – Forest, wildlife and fisheries management;~~
- ~~f) – Archaeological activities;~~
- ~~g) – Essential transportation and utility facilities;~~

4.3 AGRICULTURAL SYSTEM

Deleted: ~~DELETED SECTION NOT IN USE~~

4.3.1 PURPOSE

4.3.1.1 The goal of the Agricultural System is to maintain a permanently secure, economically viable *agricultural industry* and to preserve open-space character and landscape of Halton's non-urbanized areas.

4.3.1.2 The Agricultural System, as shown on Schedule "O", consists of two components: lands designated as Agricultural Area and those parts of the Regional Natural Heritage System outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest. While the second component is subject to the relevant goals, objectives, permitted uses and policies as parts of the Natural Heritage System, agricultural operations are compatible uses and are promoted and supported within these areas as part of the Agricultural System.

4.3.1.3 Parts of the Agricultural System that are Prime Agricultural Areas as shown on Schedule "O" are subject to the policies of Section 4.4.4 and other applicable policies of this Plan.

4.4 AGRICULTURAL SYSTEM, AGRICULTURAL AREA & PRIME AGRICULTURAL AREAS

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4.4.1 GENERAL

PURPOSE

4.4.1.1 The purpose of the Agricultural System is:

Deleted: Rural Area designation

- a) To recognize and support agriculture as the primary activity and predominant land use in the Agricultural System;
- b) To provide the continuous and permanent land base necessary to support long-term agricultural production and economic activity;
- c) To preserve prime agricultural areas as shown on Schedule "O", and prime agricultural lands;
- d) To maintain as much as possible lands for existing and future farm use;
- e) To protect farms from incompatible activities and land uses which would limit agricultural productivity or efficiency;
- f) To promote normal farm practices and to protect the right to farm;

- g) To protect against the loss and fragmentation of the agricultural land base and to provide for the consolidation of lands suitable for agriculture;
- h) To promote the rental for farming of lands not so used;;
- i) To promote a diverse, innovative and economically strong agricultural industry in Milton;
- j) To promote agriculture-related tourism and direct sales of farm produce and accessory products to visitors and local businesses;
- k) To preserve the farm community as an important part of the Town's rural fabric;
- l) To promote environmentally sensitive and sustainable farm practice;
- m) To retain or increase tree cover for harvest, soil erosion protection and buffering from adjoining non-farm land;
- n) To preserve the open-space character, topography and heritage landscape of the Agricultural System;
- o) To recognize existing rural uses and allow their continuation in a manner sensitive to the ecological balance and the farming community;
- p) To maintain scenic values of lands in the vicinity of the escarpment;
- q) To provide a buffer for the more ecologically sensitive areas of the Escarpment; and,
- r) To prohibit the dumping of non-agricultural soils, fill, concrete or other such materials anywhere within the Agricultural System.

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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 uses may be permitted subject to the policies of Section 4.4 of this Plan, and where applicable, policies of the Greenbelt Plan, Niagara Escarpment Plan, and Parkway Belt West Plan, and any applicable Zoning By-laws:

Deleted: Rural

- a) All types, sizes and intensities of agricultural operations;
- b) Normal farm practices;

- c) Existing uses;
- d) Single detached dwellings on existing lots;
- e) Dwelling(s) accessory to an *agricultural operation*, which must be mobile or portable if located in the Niagara Escarpment Plan Area, in accordance with the policies of subsection 4.1.1.11 of this Plan;
- f) 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;
- g) Forest, wildlife and fisheries management;
- h) Archaeological activities;
- i) Transportation and utility facilities;
- j) Accessory buildings, or structures;
- k) Incidental uses;
- l) Home occupations and cottage industries in accordance with the policies of subsection 4.1.1.5 of this Plan;
- m) uses permitted in an approved Niagara Escarpment Park and Open Space Master / Management Plan, if the subject land is located within the Niagara Escarpment Plan Area.
- n) Watershed management and flood and erosion control projects carried out or supervised by a public agency;
- o) 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;
- p) Bed and breakfast establishments with 3 or less guest bedrooms in accordance with the policies of subsection 4.1.1.10 of this Plan;
- q) Farm vacation homes with 3 or less guest bedrooms as defined in Section 5.10.6 of this Plan;
- r) A sanitary land fill operation and accessory uses 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

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Deleted: and facilities to an *agricultural operation* (e.g. a garage or farm pond) and site modifications required to accommodate them

Deleted: (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal

Deleted: m) Veterinary clinics serving primarily the agricultural community, outside of prime agricultural areas within the Greenbelt Plan Protected Countryside;

Township of Trafalgar and designated "Halton Waste Management Site" on Schedule "A" to this Plan subject to the policies of Section 4.11; and,

s) the following uses only if located on a *commercial farm* and secondary to the *farm* operation:

i) *home industries* in accordance with the policies of subsection 4.1.1.6 and 4.1.1.7 of this Plan;

ii) retail uses with a gross floor area not exceeding ~~500~~ sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm, and,

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iii) *agriculture* related tourism uses with a gross floor area not exceeding 500 sq m.

~~iv) animal kennels serving the agricultural community primarily, in accordance with the policies of Section 4.1.1.16 and 4.1.1.17 of this Plan.~~

~~v) Veterinary clinics~~ serving ~~primarily the~~ agricultural community, outside of *prime agricultural areas* within the Greenbelt Plan Protected Countryside;

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~~vi) small-scale businesses that provide supplementary income to the farming operation in accordance with Section 4.1.1.13 of this Plan.~~

~~vii) subject to approval of a zoning by-law amendment and site plan approval, horticultural trade uses in accordance with Section 4.1.1.14 and 4.1.1.15 of this Plan~~

4.4.3 POLICIES

Deleted: ~~AGRICULTURAL RURAL AREA~~

4.4.3.1

Subject to the policies of this Plan, the Town of Milton shall recognize and protect lands within the Agricultural ~~System~~, as shown on Schedule "~~O~~", of this Plan, as an important natural resource to the economic viability of agriculture and to this end:

Deleted: ~~Rural Areas~~

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a) Direct non-farm uses to ~~the~~ *Urban Area* and Hamlets, ~~unless specifically permitted by policies of this Plan.~~

b) Promote the maintenance or establishment of ~~woodlands~~ and *treescapes* on farms.

Deleted: ~~woodlots~~

- 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 Agricultural ~~System~~, as shown on Schedule “O” of this Plan, and to this end:

- a) Support and develop plans and programs that promote and sustain *agriculture*.
- b) Monitor, investigate and periodically report on its conditions, problems, trends and means to maintain its competitiveness.
- c) Require that new land uses, including the creation of lots and new or expanding livestock facilities within the Agricultural System shall comply with the Provincially developed Minimum Distance Separation formulae. The criteria in the Provincially developed Minimum Distance Separation Formulae shall be applied in the Zoning By-law in accordance with Regional Council adopted Livestock Facility Guidelines to support and provide flexibility to livestock operations and to promote best management practices in improving their compatibility with 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 Regional Council.
- e) Support programs to reduce trespassing on *agricultural operations* and discourage the location of public trails near *agricultural operations*.
- f) Preserve the agricultural land base by protecting Prime Agricultural Areas as identified on Schedule “O”.

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*;
- b) Promote *life science industries* in the Town that complement and support *agriculture* where appropriate; and,

Deleted: d) – Outside of *prime agricultural areas*, the proponent of any non-agricultural land use that may be 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 based upon the guidelines adopted by Regional Council and demonstrate that:

- i) – The use is appropriate for location in a rural area;
- ii) – Private servicing is available and appropriate for the use;
- iii) – There are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and
- iv) – There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.

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- c) Promote the location of farm support operations within the Milton *Urban Area and the Hamlets*.

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.
- e) Support the use of sewage sludge suitable for fertilizer, subject to Regional and Provincial environmental protection guidelines.
- f) Cooperate with the *Region* to ensure enforcement of Weed Control By-laws.
- g) Support a fresh farm produce network that promotes direct sales of farm produce and related products to residents, local businesses and visitors.
- h) Support provincial and federal programs to attract farmers to the Town of Milton.
- i) Encourage the establishment and/or continuation of the following within the *Town*;
 - i) Without creating a new *lot*, one second dwelling within the existing farm building cluster of an active farm for accommodating *full-time farm help*, *in accordance with Section 4.1.1.11 of this Plan*.
 - ii) *Home occupations, cottage industries and home industries on commercial farms*, on-farm businesses and *agriculture*-related tourism in accordance with Regional and *Town policy*.
 - iii) Municipal by-laws and enforcement in a manner that is sensitive to and does not present barriers to *normal farm practices*.

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4.4.3.5.

Require that all *development* in the Agricultural *System* *be only on the basis of* private, individual well water supply and private, individual waste water treatment system that conform to Local and Regional By-laws and standards, and to Provincial

Deleted: *Rural Area*

legislation, regulations and standards, unless specifically exempted by amendment to this Plan.

4.4.3.6 Require an Environmental Impact Assessment for new *development* or *site alteration* in accordance with Sections 4.9.3.2, 4.9.3.3 and 4.10.1.6d).

4.4.3.7 Ensure that *Key Features*, identified in Section 4.9.1.3 and 4.10.1.2 that may exist outside the Natural Heritage System are protected in accordance with Section 4.8.1.3.

4.4.3.8 Consider major tourist and recreational facilities in the Agricultural Area only by amendment to this Plan and the Regional Plan in accordance with Section 4.1.1.8 of this Plan.

4.4.4 PRIME AGRICULTURAL AREAS

PURPOSE

4.4.4.1 The *Prime Agricultural Areas* shown on Schedule “O” include lands in the Agricultural Area and Regional Natural Heritage System designations. Together these lands support and advance the *goal* to maintain a permanently secure, economically viable *agricultural industry* and to preserve the open space character and landscape of the *Town’s* non-urbanized area.

POLICIES

4.4.4.2 It is the *policy* of the *Town* to:

- a) Within the Greenbelt Plan Area, prohibit the redesignation of land within *Prime Agricultural Areas* to permit non-agricultural uses, except where permitted by the Greenbelt Plan.
- b) Outside the Greenbelt Plan Area, permit the removal of land from *Prime Agricultural Areas* only where the following have been demonstrated through appropriate studies to the satisfaction of the *Town* and the *Region*:
 - [i] necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;
 - [ii] amount of land area needed for such uses;
 - [iii] reasons for the choice of location;
 - [iv] justification that there are no reasonable alternate locations of lower capability agricultural lands;

[v] no negative impact to adjacent *agricultural operations* and the *natural environment*;

[vi] there are no reasonable alternatives that avoid *Prime Agricultural Areas* as shown on Schedule “O”, and

[vii] the land does not comprise a *specialty crop area*.

Extraction of *mineral aggregate resources* is permitted in *Prime Agricultural Areas* in accordance with Section 4.7.3.12.

DRAFT

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 designated to accommodate 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. Expansions to Hamlets shall not be permitted.

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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 and

[Greenbelt Plan](#) 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.

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 [in accordance with the Region's Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection](#) for any [single](#) residential proposal with [three](#) or more *lots* or any other proposal resulting in [three](#) or more *lots* satisfactory to the *Town*, the Region of Halton and the Ministry of the Environment or its delegate;
- c) submission of a hydrogeological study for any residential proposal with less than [three](#) *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 [assisted and special needs housing](#) are permitted in conformity with the relevant policies of subsection [3.2.3.4](#), [Assisted and 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.

Deleted: 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

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 and breakfast establishment](#);
- 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.
- 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 and the *Conservation Authority*, and the provisions of this Plan.

4.6 PARKWAY BELT WEST PLAN AREA

4.6.1 GENERAL

The Parkway Belt West Plan, 1978, as amended from time to time, applies to lands designated as Parkway Belt West Area on the accompanying schedules.

This designation has been applied as an overlay to indicate where the Parkway Belt West Plan impacts the underlying designations and that the Parkway Belt West Plan shall be consulted in terms of additional constraints, permitted uses and policies in effect.

PURPOSE

4.6.1.1 The purpose of the Parkway Belt West Plan Area designation is in general, to recognize lands that have been identified by the Parkway Belt West Plan to accommodate future linear facilities for transportation, community and utility purposes.

More specifically, in relation to the *Town*, the purpose of this designation is:

- a) To direct into one corridor as many as possible of the major transportation, community 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, community 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

4.6.2.1 The policies within the Parkway Belt West Plan, 1978, as amended, shall govern the use of land within the Parkway Belt West designation on the accompanying schedules.

4.6.2.2 Where it has been determined that lands have been removed from and/or no longer subject to the Parkway Belt West Plan, and the mapping has not been revised to reflect that change, the permitted uses for the underlying land use designation shall apply.

4.6.3 PARKWAY BELT WEST PLAN AREA POLICIES

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, and applicable Provincial Plans and land use regulations, as well as policies of the Regional Plan and this Plan.

4.6.3.2 The *Town* will encourage the Province to continue to remove lands subject to the Parkway Belt West Plan from its jurisdiction. Any such lands will then be under the jurisdiction of the *Town* and this Plan, unless superseded by another Provincial 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 mineral aggregate operations from incompatible land uses;
- b) To conserve mineral aggregate resources as a non-renewable natural resource for future use;
- c) To ensure that as much of the mineral aggregate resources as is realistically possible shall be made available within the Town and Region to supply mineral resource needs;
- d) To ensure that mineral aggregate resource extraction and accessory operations occur in a manner that minimizes social, environmental, and human health impacts in accordance with Town, Region and Provincial standards and requirements;
- e) To ensure that the features and functions the Natural Heritage Systems are maintained or where possible, enhanced during and after the extraction operations
- f) To provide policies and criteria for evaluating new licence applications for mineral aggregate operations;
- g) To ensure the progressive and final rehabilitation of mineral aggregate operations to the appropriate after use; and,
- h) To ensure the rehabilitated after-uses of mineral aggregate operations be integrated into part of the Greenbelt or Regional Natural Heritage System or the Agricultural Area, with the proposed after-uses being in conformity with the applicable policies of that land use designation.

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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 *where applicable* to permit the operation of legally existing *mineral aggregate operations* in accordance with the Aggregate Resources Act, to protect them from new land uses incompatible with such operations *for reasons of public health, public safety, or environmental impact or which would preclude or hinder the expansion or continued use of such operations.*

Deleted: *pits and quarries*

4.7.1.4 The *Town* shall adopt bylaws regulating the operation of *mineral aggregate operations*, as permitted by The Municipal Act and the Aggregate Resources Act, to minimize adverse impact on surrounding land uses.

Deleted: *pits and quarries*

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, *applicable policies of the Greenbelt Plan, the Niagara Escarpment Plan and the Regional Plan*, the applicable Zoning By-laws, and site plan and conditions of the licence *under the Aggregate Resources Act*, 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.

Deleted: *the applicable detailed permitted uses and development criteria of the Niagara Escarpment Plan;*

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) *Normal farm practices;*

c) *Existing uses;*

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d) *Mineral aggregate operations* licensed pursuant to and in compliance with the Aggregate Resources Act.

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e) *Associated facilities to a mineral aggregate operation used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources, and derived products such as asphalt and concrete, or the production of secondary related products, provided that such associated facilities are:*

Deleted: *i) – for land within part of Lots 12, 13 and 14, Concession VII (Nassagaweya), Town of Milton extraction operations are further restricted by Order in Council 2384/2006;*

i) *directly associated with the extraction of mineral aggregate resources from an integrated mineral aggregate operation, which may consist of more than one Aggregate Resource Act License;*

Deleted: *excluding asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses;*

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ii) *designed to be temporary and not to be utilized after extraction has ceased; and,*

Deleted: *on the same site*

- iii) located in a manner that does not affect the final rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan;

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- f) Forest, fisheries and wildlife management;
- g) Archaeological activities;
- h) Non-Intensive recreational uses such as nature viewing and pedestrian trail activities;
- i) Essential transportation and utility facilities;
- j) Watershed management and flood and erosion control projects carried out or supervised by a public agency;
- k) Incidental uses; and,
- l) Uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area.

Deleted: and site modifications required to accommodate them, provided that the impact on the natural environment are minimal

Deleted: PROTECTION OF MINERAL RESOURCES¶

4.7.3.1 – It is the objective of the Town to protect as much of its high potential mineral aggregate resources, as identified in mapping generally based on mapping supplied by the Ministry of Northern Development, Mines and Forestry or the Ministry of Natural Resources on Schedule P, for future use as is realistically possible in the context of the other land use planning objectives of this Plan, including the objectives and policies of the Niagara Escarpment Plan. ¶

a) – The identification of these mineral resource areas on Schedule P does not imply support by the Town for any licence application under the Aggregate Resources Act in these areas or for any amendment to this Plan thereof. ¶

4.7.3 MINERAL RESOURCE EXTRACTION AREA POLICIES

The Town will support the Regional requirement to have proponents of any land use changes, Zoning By-law Amendments or consents on land that is located wholly or partially within 300m of a sand and gravel deposit or 500m of a selected bedrock and shale resource, as identified Schedule P, demonstrate support of the restrictions, through appropriate studies.

NEW MINERAL RESOURCE EXTRACTION AREAS

4.7.3.1 In areas outside the Greenbelt Natural Heritage System, the Town shall consider applications for new or expanded mineral aggregate operations by amendment to this Plan, the Regional Plan and/or the Niagara Escarpment Plan in appropriate land use designations other than the following areas:

- a) The Niagara Escarpment Plan Area, the Escarpment Rural Area,
- b) Provincially Significant Wetlands,
- c) Significant habitat of endangered species and threatened species as confirmed by the Province,
- d) For quarries, areas within 200 m of the Escarpment Brow, and

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Deleted: d) – Significant woodlands within the Greenbelt Natural Heritage System unless the woodland is occupied by young plantation or early successional habitat, as confirmed by the Province; such prohibition only applies to new extractive operations and is subject to policies of the Greenbelt Plan, and¶

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e) The Urban Area and Hamlet Areas as identified by policies of this Plan.

4.7.3.2

Require an amendment to this Plan, the Regional Official Plan, and where applicable, the Niagara Escarpment Plan, for any applications to designate new or expanded Mineral Resource Extraction Areas; and evaluate them based on their individual merit and consideration of all the following factors:

- a) [DELETED. SECTION NOT IN USE]
- b) [DELETED. SECTION NOT IN USE]
- c) adverse impacts and proposed measures to minimize or address such adverse impacts on:
 - i) the Greenbelt Natural Heritage System and the Regional Natural Heritage System in accordance with Section 4.7.3.3;
 - ii) quality and quantity of surface and ground waters;
 - iii) adjacent sensitive land uses including their sources of drinking water;
 - iv) any cultural heritage resources;
 - v) transportation system;
 - vi) the surrounding farming and rural communities;
 - vii) visual character of the area; and
 - viii) air quality.
- d) Cumulative impacts of the proposal and other extractive operations in the general area;
- e) proposed rehabilitation plan and compatibility of the proposed after-use with the goals and objectives of this Plan and the Regional Official Plan; and,
- f) risk of public financial liability during and after extraction where continuous active on-site management is required.

4.7.3.3

In accordance with Section 4.9.3.2c) of this Plan, apply the following systems based approach in the assessment of the impact of a new or expanded mineral aggregate operation on the Natural Heritage System:

- a) Where a proposal has the potential to negatively affect the Key Features of the Regional Natural Heritage System, as set out in Section 4.9.1.3a) of this Plan,

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Deleted: g) The location, if applicable, within the Niagara Escarpment Plan Area, as 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.

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Deleted: for mineral resource extraction includes or negatively affects areas of

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require the proponent to demonstrate through an EIA that the proposal will result in no negative impact on the Key Features or their ecological functions for which the area is identified.

- b) In addition to Section 4.7.3.3a), where the proposal has the potential to negatively affect the Regional Natural Heritage System, require the proponent to demonstrate through an EIA that the proposal will maintain, restore or where possible enhance the diversity and connectivity of natural heritage features in an area, and the long term ecological functions and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
- c) Where the proposal has the potential to negatively affect the Greenbelt Natural Heritage System, the provisions of Section 4.3.2 of the Greenbelt Plan apply.
- d) Where the proponent has satisfied the requirements of Sections 4.7.3.3a) through 4.7.3.3c) as applicable, require any application for a new or expanded mineral aggregate operation to consider a “net environmental gain” approach to the preservation and enhancement of the Greenbelt and/or Regional Natural Heritage System based on the following principles:
- A) Outside Prime Agricultural Areas, or where agricultural rehabilitation is not required in accordance with Section 4.7.3.12, the site is to be rehabilitated to function as part of the Greenbelt and/or Regional Natural Heritage Systems.
- B) The Key Features and ecological functions of the Greenbelt and/or Regional Natural Heritage Systems will, where possible, be enhanced both in the short and long terms as a result of implementing the rehabilitation plan of the proposed extractive operation and/or an off-site enhancement plan. Such enhancements may include but not necessarily be limited to:
- [i] increase in the spatial extent of the Greenbelt and/or Regional Natural Heritage Systems,
- [ii] increase in biological and habitat diversity,
- [iii] enhancement of ecological system function,
- [iv] enhancement of wildlife habitat,
- [v] enhancement of natural succession,

Deleted: The proposal is consistent with the Provincial Policy Statement and the Provincial Greenbelt Plan, where applicable, and results in no negative impact on the functions and features of the Natural Heritage System. Following such demonstration, the Town and Region may consider a “net environmental gain” approach to the preservation and enhancement of the Natural Heritage System following the principles of the Region’s protocol as set out in the Regional Plan.

- [vi] creation of new wetlands or woodlands,
- [vii] enhancement of riparian corridors,
- [viii] enhancement of groundwater recharge or discharge areas, and
- [ix] establishment or enhancement of linkages between significant natural heritage features and areas.
- C) Priorities for restorations or enhancements to the Greenbelt and/or Regional Natural Heritage Systems through post-extraction rehabilitation shall be based on the following in descending order of priority:
 - [i] restoration to the original features and functions on the areas directly affected by the extractive operations,
 - [ii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions on the balance of the site,
 - [iii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions in the areas immediately surrounding the site,
 - [iv] enhancements to that part of the Greenbelt and/or Regional Natural Heritage Systems in general vicinity of the site in the Town, and
 - [v] enhancements to other parts of the Greenbelt and/or Regional Natural Heritage Systems in Halton.
- D) Restorations or enhancements shall proceed immediately after extraction in a timely fashion.
- E) Consideration should be given to the transfer of the ownership of any privately owned rehabilitation or enhanced lands to a public body.
- F) A detailed implementation plan of the proposed restorations and enhancements shall form part of the rehabilitation plan in the site plan or be included as a condition of the licence under the Aggregate Resources Act.

4.7.3.4 Ensure coordination among the *Region*, Ministry of Natural Resources, affected conservation authorities, Niagara Escarpment Commission, surrounding Local

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Municipalities, and other agencies in the review and public consultation of proposals, to designate new or expanded Mineral Resource Extraction Areas.

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4.7.3.5 Require the proponent of any proposal for a new or expanded Mineral Resource Extraction Area to demonstrate, to the satisfaction of the *Town* and the *Region*, that the transportation of aggregate and related products associated with the proposed extractive operation can be adequately accommodated by the transportation system in Halton, including:

Deleted: 4.7.3.12

a) If applicable, alternative routes and alternative modes of transporting the products are considered and evaluated; and,

Deleted: a) — Standards and policies set by the *Town* and the *Region* of Halton to minimize impacts on social, environmental, and human health are followed;

b) Any improvements to the Regional and Local transportation *infrastructure* to accommodate the transportation of aggregate shall be at the expense of the proponent.

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AFTER USES

4.7.3.6 Consider mineral aggregate resource extraction as an interim use and require the rehabilitation of all sites to form part of the Greenbelt or Regional Natural Heritage System or the Agricultural Area with the proposed after-uses being in conformity with the applicable policies of that land use designation.

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4.7.3.7 Support the progressive and final rehabilitation of extractive operations that:

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a) takes place in a timely fashion

b) limits the amount of disturbed area on an on-going basis;

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c) adopts prevailing *best management practices*;

d) Is rehabilitated in accordance with site plans approved under the Aggregate Resources Act;

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e) Is *compatible* with and has minimal impact upon the surrounding *visual environment* and *existing uses* and has no negative impact on the surrounding natural environment; and

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f) conforms with the applicable policies of the Greenbelt Plan.

4.7.3.8 Discourage the use of *adaptive management plans* or similar measures that will require continuous or perpetual active on-site management post rehabilitation.

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4.7.3.9 After use of a mineral aggregate operation shall require an amendment to this Plan, the Regional Plan, and, where applicable, the Niagara Escarpment Plan for any change in land use; except:

- a) If the after use is progressive rehabilitation including forestry, and wildlife and fisheries management; or
- b) If the after use falls under subsection 4.7.2.2 of this plan;

4.7.3.10 Where specific after use rehabilitation of a mineral aggregate operation is being undertaken, the rehabilitation shall occur in accordance with Section 4.7.3.3d) and Section 4.7.3.12 of this Plan.

WAYSIDE PITS OR QUARRIES

4.7.3.11 Ensure that the Regional and Town policies, standards and criteria are duly considered in the location, regulation and rehabilitation of wayside pits and quarries.

MINERAL EXTRACTION ON PRIME AGRICULTURAL LAND

4.7.3.12 Require the rehabilitation of mineral aggregate operations on prime agricultural lands, within Prime Agricultural Areas to be carried out so that substantially the same areas and same average soil quality for agriculture are restored.

On prime agricultural lands, complete agricultural rehabilitation is not required if:

- a) there is substantial quantity of mineral aggregate resources below the water table, warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) other alternative locations have been considered in accordance with the Provincial Policy Statement (2014) by the applicant and found unsuitable; and,
- c) agricultural rehabilitation in remaining areas is maximized.

ENVIRONMENTAL ISSUES

4.7.3.13 The Town shall require that all extraction and accessory operations as well as air, noise and blasting studies be conducted in a manner which minimizes social, environmental and human health impacts in accordance with Provincial standards and requirements and the policies of the Regional Plan and this Plan.

4.7.3.14 The Town shall require that surface and ground water resources be protected from the adverse impacts of extraction. Accordingly, the proponent of new or expanded mineral aggregate operations is required to carry out comprehensive studies and undertake

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Deleted: b) Be in conformity with the purpose and permitted uses of the applicable re-designation as determined through the policies of this Plan. 4.7.3.9 -- All after uses within a Mineral Resource Extraction Area designation, excepting those uses listed in subsection 4.7.3.8 (a) of this Plan, in the Niagara Escarpment Plan Area shall; 4.7.3.9 -- All after uses within a Mineral Resource Extraction Area designation, excepting those uses listed in subsection 4.7.3.8 (a) of this Plan, in the Niagara Escarpment Plan Area shall;

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recommended mitigation and/or remedial measures and ongoing monitoring in accordance with Provincial requirements and policies of the *Region* and in consultation with the *Conservation Authorities*.

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4.7.4 PROTECTION OF MINERAL AGGREGATE RESOURCES

4.7.4.1 The *objectives* of the *Town* are:

- a) To recognize existing *mineral aggregate operations* and protect them from activities that would preclude or hinder their continued use or expansion.
- b) To protect known mineral aggregate deposits and areas of high potential *mineral aggregate resources*, as shown on Schedule “P”, for potential future extraction.
- c) To support *mineral aggregate resource conservation*.

The *Town* recognizes that within the Niagara Escarpment Plan Area, these objectives are subject to the priorities set by the purpose, objectives and policies of the Niagara Escarpment Plan.

4.7.4.2 The *Town* shall protect high potential *mineral aggregate resource* areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale areas, except for those areas considered to be unsuitable for extraction based largely on Section 4.7.3.1 of this Plan, the Regional Plan, Provincial policies, and Provincial Plans.

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These resource areas are identified generally on Schedule P based on mapping supplied by the Ministry of Northern Development, Mines and Forestry or the Ministry of Natural Resources. Schedule P is not drawn to scale and the boundaries are only approximate.

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The identification of these *mineral aggregate resource* areas on Schedule P does not imply that extraction in these areas conforms to Provincial Plans or policies, nor does it imply support by the *Town* for any licence application under the Aggregate Resources Act in these areas or for any amendment to this Plan thereof.

Deleted: for future use as is realistically possible in the context of the other land use planning objectives of this Plan, including the objectives and policies of the Niagara Escarpment Plan.

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4.7.4.3 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 "P" of this Plan.

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4.7.4.4 The *Town* shall require the proponent of any land use change through an amendment to this Plan, zoning amendments, or consents on land that is wholly or partially within

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300m of a sand and gravel deposit or 500m of a selected bedrock and shale resource identified under Section 4.7.4.2 and that has the potential to preclude or hinder continued expansion of existing operations, establishment of new operations or access to the mineral aggregate resources, to demonstrate through the appropriate studies to the satisfaction of the Town and the Region that:

- a) extraction 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 impact related to the proposed land use or development being located adjacent to a potential future extraction operation are addressed.

Deleted: In areas adjacent to or in known deposits of minerals aggregates, as identified by the Ministry of Northern Development, Mines and Forestry or the Ministry of Natural Resources, as shown on Schedule P development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:¶

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Deleted: 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. ¶

4.8 **NATURAL HERITAGE SYSTEM**

4.8.1 **GENERAL**

PURPOSE

4.8.1.1 The Natural Heritage System consists of the Regional Natural Heritage System and the Greenbelt Natural Heritage System.

4.8.1.2 The Regional Natural Heritage System designation is shown on Schedule “1”, Schedule “A” and Schedule “B”. The Greenbelt Natural Heritage System as it applies within the Town is shown as an overlay on Schedule “1” and Schedule “A”.

4.8.1.3 The *Key Features* within the Regional and Greenbelt Natural Heritage Systems, as identified in Sections 4.9.1.3 and 4.10.1.2, are shown on Schedule “M” to assist in the implementation of the *policies* of this Plan. There may exist other *Key Features* within the Regional and Greenbelt Natural Heritage Systems that are not shown on Schedule “M” or that may exist in other land use designations. The Town shall ensure that these *Key Features* are protected through appropriate *Area-Specific Plans* or studies related to development and/or site alteration applications in accordance with Section 4.9.3.

4.8.1.4 Those parts of the Natural Heritage System that are outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest also form parts of the Agricultural System, as described in Section 4.3 and shown on Schedule “O”. Within these areas, *agriculture* is recognized, supported and promoted in accordance with *policies* of the Agricultural System.

4.8.1.5 The *goal* of the Natural Heritage System is to ensure that the biological diversity and *ecological functions* within the Town and broader Halton Region will be preserved and enhanced for future generations.

OBJECTIVES

4.8.1.6 The objectives of the Natural Heritage System are:

- a) To protect, maintain and enhance natural heritage, hydrologic and landform features and functions including protection of habitat for flora and fauna and particularly species at risk;
- b) To improve or restore the quality and quantity of ground and surface water and the hydrologic *functions* of watersheds;
- c) To protect or enhance *Key Features*, without limiting the ability of existing

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Deleted: Within the Protected Countryside Area of the Greenbelt Plan, in conformity with the Natural Heritage System designation, an overlay designation has been applied. Outside of the Greenbelt Plan area, a Regional Natural Heritage System designation has been applied.

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- agricultural uses to continue.*
- d) To direct *development* to locations outside of *hazard lands*;
 - e) To contribute to a continuous natural open space system to provide continuous corridors and inter-connections between the Key Features and their ecological functions and a visual separation of communities;
 - f) To protect significant scenic and heritage resources and preserve the aesthetic character of *natural features*;
 - g) To protect or enhance air quality;
 - h) To protect or enhance *wildlife habitats* and fish habitats;
 - i) To maintain the most natural Escarpment features, stream valleys, *wetlands* and related significant natural areas and associated *cultural heritage resources*;
 - j) To maintain and enhance the landscape quality and open space *character* of Escarpment features;
 - k) To provide a buffer to prominent Escarpment features;
 - l) To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant *landforms*;
 - m) To preserve native species and communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment;
 - n) To preserve examples of the landscape that display significant earth science features and their associated processes; and
 - o) To preserve examples of original, *characteristic* landscapes that contain representative examples of bedrock, surface *landforms*, soils, flora and fauna, and their associated processes.
 - p) To support *agriculture* as a complementary and compatible use outside the Key Features;
 - q) To recognize and support *agriculture* as a primary activity within Prime Agricultural Areas, in accordance with Section 4.4.4; and
 - r) To provide opportunities for scientific study and education related to earth sciences.

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Deleted: i) – significant habitat of endangered and threatened species;
ii) – significant wetlands;
iii) – significant woodlands;
iv) – significant wildlife habitat; and
v) – significant areas of natural and scientific interest;

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- s) To provide opportunities, where appropriate, for non-intensive, recreational activities.

4.9 REGIONAL NATURAL HERITAGE SYSTEM

4.9.1 CRITERIA FOR DESIGNATION

4.9.1.1 The Regional Natural Heritage System consists of:

- a) areas so designated on Schedules A and B to this Plan;
- b) significant habitats of endangered species and threatened species which may not be included in the designation on Schedules A and B to this Plan;

4.9.1.2 Included within the Regional Natural Heritage System are:

- a) Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan;
- b) Regulated flood plains as determined and mapped by the appropriate Conservation Authority; and
- c) Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest, where agricultural operations are promoted and supported as compatible and complementary uses in the protection of the Natural Heritage System in accordance with policies of the Agricultural System.

4.9.1.3 The Regional Natural Heritage System is a systems approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of the following components:

- a) Key Features, which include:
 - i) significant habitat of endangered and threatened species,
 - ii) significant wetlands,
 - iii) significant coastal wetlands,
 - iv) significant woodlands,
 - v) significant valleylands,

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vi) significant wildlife habitat,

vii) significant areas of natural scientific interest,

viii) fish habitat,

b) enhancements to the Key Features including Centres for Biodiversity,

c) linkages,

d) buffers,

e) watercourses that are within a Conservation Authority Regulation Limit or that provide a linkage to a wetland or a significant woodland, and

f) wetlands other than those considered significant under Section 4.9.1.3a)ii)

Key Features, enhancements to the Key Features, including Centres for Biodiversity, linkages and buffers that have been identified are shown on Schedule “M”.

4.9.1.4 The designation of lands in the Regional Natural Heritage System does not imply that the lands are open to the public nor that they will necessarily be purchased by a public agency.

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4.9.2 PERMITTED USES

4.9.2.1 Subject to other policies of this Plan, applicable policies of the Greenbelt Plan, the Niagara Escarpment Plan, and the Regional Plan and the appropriate Conservation Authority regulations, the following uses may be permitted;

a) All types, sizes and intensities of agricultural operations except within:

[i] Escarpment Natural Area and

[ii] Key Features of the Regional Natural Heritage System.

Notwithstanding Section 4.8.1.2a)[ii], agricultural operations are permitted within the Regional Natural Heritage System where the only Key Feature is a significant earth science area of natural and scientific interest;

Deleted: 4.8.1.5 The Natural Heritage System is intended to encompass features and functions including general buffers and setbacks which comprise the system. ¶
4.8.1.6 The specific buffers of the Natural Heritage System, including those of any natural features, shall be established through an approved Environmental Impact Assessment or Subwatershed Study, identified on a site by site basis at the time of planning application through consultation with the appropriate agencies including but not limited to the applicable Conservation Authority and the Region. ¶
4.8.1.7 An application to re-designate lands within the Natural Heritage System shall include a study to justify why the area does not meet the criteria for identification. ¶
4.8.2 ¶

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b) Normal farm practices;

c) Existing uses including existing agricultural operations;

d) Single detached dwelling on existing lots;

- e) Dwellings accessory to an agricultural operation, except within the Escarpment Natural Area and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area;
- f) non-intensive recreation uses such as nature viewing and pedestrian trail activities only on publicly owned lands or on the Bruce Trail;
- g) forest, fisheries and *wildlife management*;
- h) archaeological activities;
- i) *essential* transportation and utility facilities;
- j) *accessory buildings, or structures*;
- k) *incidental uses*;
- l) uses permitted in an approved *Niagara Escarpment Park and Open Space Master/Management Plan* if the subject land is located within the Niagara Escarpment Plan Area;
- m) *home occupations and cottage industries* with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser;
- n) outside the Escarpment Natural Area or the Key Features of the Regional Natural Heritage System other than those areas where the only Key Feature is a significant earth science area of natural and scientific interest, the following uses, only if located on a commercial farm and secondary to the farming operation:
 - i) bed and breakfast establishments with three or fewer guest bedrooms in accordance with the policies of Section 4.1.1.10 of this Plan;
 - ii) veterinary clinics serving primarily the agricultural community;
 - iii) home industries in accordance with the policies of Section 4.1.1.6 and 4.1.1.7 of this Plan;
 - iv) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm, and
 - v) agriculture-related tourism uses with a gross floor area not exceeding 500 sq m.

Deleted: and facilities (e.g., a garage or farm pond) and site modifications required to accommodate them provided that the impact on the natural environment is minimal

Deleted: (e.g., swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal

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vi) animal kennels serving the agricultural community primarily, in accordance with the policies of Section 4.1.1.16 and 4.1.1.17 of this Plan.

vii) small-scale businesses that provide supplementary income to the farming operation in accordance with Section 4.1.1.13 of this Plan.

viii) subject to approval of a zoning by-law amendment and site plan approval, horticultural trade uses in accordance with Section 4.1.1.14 and 4.1.1.15 of this Plan.

- o) essential watershed management and flood and erosion control projects either carried out or supervised by a public agency, or approved in this Plan as of December 16, 2009;

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4.9.3 REGIONAL NATURAL HERITAGE SYSTEM POLICIES

DEVELOPMENT

4.9.3.1 The Town shall apply a systems based approach to implementing the Regional Natural Heritage System by:

- a) Prohibiting development and site alteration within significant wetlands, significant coastal wetlands, significant habitat of endangered and threatened species and fish habitat except in accordance with Provincial and Federal legislation or regulations;
- b) Not permitting the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions; in applying this policy, agricultural operations are considered as compatible and complementary uses in those parts of the Regional Natural Heritage System under the Agricultural System and are supported and promoted in accordance with policies of this Plan;
- c) Refining the boundaries of the Regional Natural Heritage System in accordance with Section 4.9.3.12; and
- d) Introducing such refinements at an early stage of the development or site alteration application process and in the broadest available context so that there is greater flexibility to enhance the ecological functions of all components of the system and hence improve the long-term sustainability of the system as a whole.

Deleted: p) – outside the Escarpment Natural Area or the Key Features of the Natural Heritage System, the following uses only if located on a commercial farm and secondary to the farming operation: ¶
i) home industries with a gross floor area not exceeding 100 sq m; ¶
ii) retail uses with a gross floor area not exceeding 50 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm; and ¶
iii) agriculture-related tourism uses with a gross floor area not exceeding 500 sq m; ¶

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4.9.3.2 The proponent of any *development or site alteration* that meets the criteria set out in Section 4.9.3.3 is required to carry out an Environmental Impact Assessment (EIA), unless:

- a) it is a use conforming to this Plan and permitted by the zoning by-law;
- b) it is a use requiring only an amendment to the Zoning By-law and is exempt from this requirement by specific policies of this Plan; or
- c) exempt or modified by specific policies of the Regional Plan; or
- d) the proponent can demonstrate to the satisfaction of the Town and Region that the proposal is minor in scale and/or nature and does not warrant an EIA.

The purpose of an EIA is to demonstrate that the proposed *development or site alteration* will result in no *negative impacts* to that portion of the Natural Heritage System or unmapped Key Features affected by the *development or site alteration* by identifying components of the Regional Natural Heritage System as listed in Section 4.9.1.3 and their associated *ecological functions* and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. The EIA, shall, as a first step, identify Key Features on or near the subject site that are not mapped on Schedule "M".

4.9.3.3 The criteria for the requirement of an EIA for proposed *developments* and *site alterations* are as follows:

- a) For proposed agricultural buildings with a footprint not exceeding 1,000 sq m or *single detached dwellings* on existing *lots* and their *incidental uses*, the preparation of an EIA under Section 4.9.3.2 will be required only where the proposed building is located wholly or partially inside or within 30 m of any Key Feature of the Regional Natural Heritage System other than those areas where the only key feature is a significant earth science area of natural and scientific interest. If the proposed agricultural building is located entirely within the boundary of an existing farm building cluster surrounded by *woodlands*, no EIA is required as long as there is no *tree* removal involved within woodlands;
- b) For proposed agricultural buildings with a footprint over 1,000 sq m. the requirement for an EIA under Section 4.9.3.2 will apply only to those instances where the proposed building is located wholly or partially inside or within 30 m of the Natural Heritage System; and.

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c) For any other development or site alteration, including public works, that is located wholly or partially inside or within 120 m of the Regional Natural Heritage System.

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Deleted: is required to carry out an Environmental Impact Assessment (EIA), unless:

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4.9.3.4 The recommendations of an Environmental Impact Assessment, including the placement of lot lines and structures, carried out under Section 4.9.3.2 and endorsed by the Town and the Region shall be implemented through this Plan, the zoning by-law, site plan control, conditions of planning approval or regulations by the appropriate authority.

4.9.3.5 Apply, as appropriate, policies of this Plan that support and promote agriculture and normal farm practices on those parts of the Regional Natural Heritage System under the Agricultural System where such uses are permitted. These policies include but are not limited to Sections 4.4.3.2 to 4.4.3.4.

4.9.3.6 Through the development approvals process and where appropriate, the function of the Regional Natural Heritage System within the Urban Area shall be enhanced by locating local open space adjacent to or near the Regional Natural Heritage System.

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4.9.3.7 The development of trails within the Regional Natural Heritage System shall be encouraged provided that:

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- a) the trails are located on publicly owned lands or are part of the Bruce Trail;
- b) the trails and associated activities do not impact negatively on ecologically sensitive areas or resource uses such as agricultural operations;
- c) proper regard is given to the issues of trespassing on private properties and liability in the event of property damages or personal injuries; and
- d) adjacent landowners potentially affected by the trails are consulted.

4.9.3.8 Through the development approval process and as permitted by legislation, the Town shall acquire parts of the Regional Natural Heritage System.

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4.9.3.9 The Town shall promote the concept and functions of the Regional Natural Heritage System and encourage landowners and local residents to participate in its identification, protection, enhancement, and maintenance.

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4.9.3.10 The Town shall promote, in conjunction with other public agencies and through stewardship programs, the donation of privately owned lands in the Regional Natural Heritage System to public agencies or charitable organizations, or the transfer of the protection of the ecological functions and features on such lands to a public agency or charitable organization through a conservation easement agreement.

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4.9.3.11 The Town shall support the interconnection of its Regional Natural Heritage System with those of adjacent municipalities.

BOUNDARIES

4.9.3.12 The boundaries of the Regional Natural Heritage System designation have been determined by the Region in consultation with the Town, the appropriate Conservation Authority and the Ministry of Natural Resources, and may be refined with additions, deletions and/or boundary adjustments through:

- the preparation of a Subwatershed Study accepted by the Region and undertaken in the context of an Area Specific Plan;
- an individual Environmental Impact Assessment accepted by the Town and Region, as required by this Plan ; or;
- similar studies based on terms of reference accepted by the Town and Region.

Where the Town and Region are satisfied, in consultation with the appropriate Conservation Authority, that the boundary of the Regional Natural Heritage System designation can be refined and approved through an approval process under the Planning Act, the refinement will be in effect on the date of such approval.

ZONING

4.9.3.13 Lands located within the Regional Natural Heritage System will be zoned Regional Natural Heritage System in the implementing Zoning By-law except within the Niagara Escarpment Plan Area, where zoning does not apply. New construction and the expansion or replacement of existing non-conforming uses within hazard lands, and significant habitat of endangered or threatened species shall be prohibited except where specifically exempted by the Town and the Region, in consultation with the appropriate Conservation Authority, the Ministry of Natural Resources and the Ministry of Municipal Affairs and Housing. Special Policy Areas including any policy or boundary changes thereto, must be approved by the Minister of Municipal Affairs and Housing prior to municipal adoption.

4.9.3.14 The Zoning By-law shall impose for development appropriate setbacks from Regulated Flood Plains based on the kind, extent and severity of existing and potential hazard to public safety. The setbacks 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, 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

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Deleted: 4.8.3.12 — Notwithstanding any other policies of this Plan, to the contrary, development within the Greenbelt Natural Heritage System is subject to the Natural System policies of the Greenbelt Plan as they apply to its Natural Heritage System and to the detailed implementation policies of this Plan.

Deleted: 4.8.3.13 — With the exception of the significant habitat of endangered, threatened and special concern species, the Key Features within the Greenbelt Natural Heritage System and the Natural Heritage System designations, as shown on Schedule M to this Plan, specifically include:

Key Natural Heritage Features

- Significant habitat of endangered species, threatened species and special concern species;
- Known Fish habitat;
- Wetlands;
- Life Science Areas of Natural and Scientific Interest (ANSIs);
- Significant valleylands;

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circumstances. 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 or their occupants. 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 *Regulated Flood Plains* 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.

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OWNERSHIP

- 4.9.3.15** Where any land designated *Regional Natural Heritage System* 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 *acquired* 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 *Natural Heritage System* through the *development* approval process as permitted by legislation.

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PARKLAND DEDICATION

- 4.9.3.16** Where new *development* is proposed on a site, part of which is designated *Natural Heritage System* 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*.

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4.10 GREENBELT NATURAL HERITAGE SYSTEM

4.10.1.1 The purpose of the Greenbelt Natural Heritage System shown as an overlay on Schedules “1” and “A” is to implement *policies* of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.

4.10.1.2 The Greenbelt Natural Heritage System represents a systems approach to protecting *natural features* and functions within the Greenbelt Plan Area and its construct is equivalent to that of the Regional Natural Heritage System as described in Section 4.9.1.3. The *Key Features*, within the Regional Natural Heritage System referred to under Section 4.9.1.3a), and the following *Key Features* within the Greenbelt Natural Heritage System are shown on Schedule “M”:

- a) sand barrens, savannahs and tall grass prairies.
- b) permanent and intermittent streams.
- c) lakes.
- d) seepage areas and springs.
- e) alvars and.
- f) significant habitat of special concern species.

4.10.1.3 While the Greenbelt Natural Heritage System and the Regional Natural Heritage System have different sets of planning *policies*, they complement each other and together implement the *Town’s* vision of a sustainable natural heritage system that preserves and enhances the biological diversity and *ecological functions* of the *Town*. Within those parts of the Greenbelt and Regional Natural Heritage Systems that are under the Agricultural System described in Section 4.3, *agricultural operations* are considered as compatible and complementary uses towards implementing this vision.

4.10.1.4 *Development* within the Greenbelt Natural Heritage System is subject to *policies* of the Greenbelt Plan as they apply to its Natural Heritage System and to detailed implementation *policies* of this Plan in accordance with Section 5.3 of the Greenbelt Plan.

4.10.1.5 Refinements to the boundaries of the Greenbelt Natural Heritage System are not permitted unless as a result of amendments to the Greenbelt Plan but refinements to the boundaries of the *Key Features* within the Greenbelt Natural Heritage System may be considered through a Subwatershed Study, an individual Environmental Impact Assessment, or similar studies accepted by the *Town* and *Region*.

4.10.1.6 In accordance with the policies of the Greenbelt Plan and the policies of this Plan, the Town shall:

- a) Prohibit development or site alteration within the Key Features of the Greenbelt Natural Heritage System, except in accordance with policies of this Plan.
- b) Prohibit development or site alteration on lands adjacent to the Key Features of the Greenbelt Natural Heritage System unless the proponent has evaluated the ecological functions of these lands through an Environmental Impact Assessment in accordance with Section 4.10.1.6d).
- c) Notwithstanding Sections 4.10.1.6a) and b), permit the following uses within Key Features, subject to the applicable policies of this Plan:
 - [i] forest, fisheries and wildlife management that is carried out in a manner that maintains or, where possible, improves these features and their functions;
 - [ii] conservation and flood or erosion control projects if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
 - [iii] archaeological activities;
 - [iv] essential transportation and utility facilities;
 - [v] non-intensive recreation uses such as nature viewing, pedestrian trails and small-scale structures (such as boardwalks, footbridges, fences, docks, and picnic facilities), where negative impacts are minimized;
 - [vi] existing uses, including existing agricultural uses; and,
 - [vii] mineral aggregate resource extraction, subject to the policies of Section 4.7.3 of this Plan.
- d) Where proposed development or site alteration, including public works, is located wholly or partially within the Greenbelt Natural Heritage System or within 120m of a Key Feature, or, in the case of agriculture-related development or site alteration within 30m of a Key Feature, require the proponent to carry out an Environmental Impact Assessment (EIA). The EIA will identify a vegetation protection zone which:

- [i] is of sufficient width to protect the *Key Feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and
- [ii] is established to achieve, and be maintained as natural self-sustaining vegetation.
- e) Notwithstanding Section 4.10.1.6d)[i], require a minimum *vegetation protection zone* of 30m wide for *wetlands*, seepage areas and springs, *fish habitat*, permanent and intermittent streams, lakes, and *significant woodlands*, measured from the outside boundary of the *Key Feature*.
- f) Notwithstanding Sections 4.10.1.6d) and 4.10.1.6e), permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within *Key Features*, subject to the following being demonstrated to the satisfaction of the Town and the Region:
 - [i] there is no alternative and the expansion, alteration or establishment is directed away from the *Key Features* to the maximum extent possible;
 - [ii] the impact of the expansion or alteration on the *Key Feature* and its functions is minimized to the maximum extent possible; and,
 - [iii] sewage and water services as described in Section 4.4.3.5.

4.11 **SPECIFIC POLICY AREAS**

4.11.1 GENERAL

PURPOSE

- 4.11.1.1** The Specific Policy Area overlay designation on Schedule "I" and Schedule "I1" 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 "II" 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 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, 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, 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 **[DELETED. SECTION NOT IN USE.]**

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

Deleted: 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.

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. 9

- 4.11.3.9** The area identified as Specific Policy Area No. 9 on Schedule “I1” of this Plan, being the Waldie Blacksmith Shop building located at 16 James Street is located within the Low Density Residential Sub-Area within the Central Business District. 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.

SPECIFIC POLICY AREA NO. 10

- 4.11.3.10** The area identified as Specific Policy Area No. 10 on Schedule “I1” of this Plan, includes lands within a 4 Kilometre radius of the AM Radio transmission facilities located in Milton near the corner of Trafalgar Road and Highway #401. Where new employment uses are proposed within the radius, 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.

SPECIFIC POLICY AREA NO. 11

- 4.11.3.11** The area identified as Specific Policy Area No. 11 on Schedule “I” of this Plan, being Part of the South East Half of Lot 11, Concession 3, Town of Milton (formerly New Survey), Regional Municipality of Halton and identified as instrument No. 45719, within the Niagara Escarpment Plan Area, shall be used for a parking *lot*.

SPECIFIC POLICY AREA NO. 12

- 4.11.3.12** [DELETED. SECTION NOT IN USE.]

SPECIFIC POLICY AREA NO. 13

- 4.11.3.13** [DELETED. SECTION NOT IN USE.]

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

Deleted: 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.2.4.10 of this Plan and Part III, Section B6c19 of the Regional Plan. ¶

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:

- a) Accommodation for not more than 12 children needing care;
- b) Accommodation for the parents or guardians and family of the children needing care;
- c) The length of stay of the children, parents or guardians and family shall be short term only;
- d) Other uses accessory to the "Special *Residential Care Facility*" shall be permitted;
- e) 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 area identified as Specific Policy Area No. 19 on Schedule “I” of this Plan being 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 4.4.2 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.

Deleted: Section 4.2.3.9 (Escarpment Rural Area) and Section 4.3.2 (Rural 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 Regional Natural Heritage System land use designations 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.

Deleted: Rural

SPECIFIC POLICY AREA NO. 21

- 4.11.3.21** The area identified as Specific Policy Area 21 on Schedule II 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 3.4.2.9 and 3.4.2.10 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 3.4.2.9 and 3.4.2.10 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 *employment area* and uses, as well as the Milton Hospital and residential neighbourhoods immediately adjacent to the lands.

SPECIFIC POLICY AREA NO. 24

- 4.11.3.24** The area identified as Specific Policy Area 24 on Schedule I1 of this Plan applies to the lands on the south side of Main Street, east of Thompson Road which were originally developed as part of the Bristol Survey Secondary Plan area and are now included within the Urban Growth Centre and the Central Business District. Future permitted uses, *development* and re-development within this designation shall be

subject to and in accordance with the general Central Business District policies and the Urban Growth Centre Mixed Use Sub-area policies found in Section 3.5 of this Plan.

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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 Established Urban Area, HUSP Urban Area, and Sustainable Halton Plan Urban Area in the Official Plan is to ensure that residential and industrial / commercial *development* coincides with and supports the timely delivery of the necessary 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 HUSP and Sustainable Halton Plan Urban Areas are minimized.

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5.2.1.2

Within the Urban Area, *development* phasing strategies will give priority to achieving the targets for population, employment, density and intensification contained in Sections 2.1.4 and 2.1.5 of this Plan, and the development of Intensification Areas, employment lands, infilling and *completion* of existing neighbourhoods and communities, in accordance with provisions of the Regional Plan. Each development phase shall support the creation of healthy communities.

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.

5.2.2. PHASING AND FINANCE OBJECTIVES *D1(xvii)

5.2.2.1 From an overall perspective, it is the objective of the phasing and finance policies of this Plan, within the *Urban Area*:

- a) to give priority to *development* of *Intensification Areas*, employment lands, infilling and *completion* of existing neighbourhoods and communities and ensure that a full range and mix of housing types can be provided in each phase, in accordance with Figure 2 in Section 2.1.5 of this Plan;
- b) to control the progression from one phase to another within the *HUSP and Sustainable Halton Plan Urban Areas* 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, the Region where required, 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;

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- 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 Urban Area, approvals for all new *development* will be on the basis of connection to municipal water and wastewater system(s), unless otherwise exempt by other policies of the Regional Plan and in accordance with the Urban Services Guidelines adopted by the Region of Halton.

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5.2.3.2 In the Established 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 5.3.3.1 to 5.3.3.4 of this Plan.

5.2.3.4 In order to implement the *policy* of this Plan, applications for *development* within new Secondary Plan areas shall only be approved, and *development* shall only proceed from one development phase to the next when:

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a) the Region has approved a financial and implementation plan based on a Secondary Plan prepared in accordance with the provisions of Section 5.4.3 of this Plan and the municipal portion of the Joint Infrastructure Staging Plan as described in the Regional Plan will be required:

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b) 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 new Secondary Plan area;

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c) Phasing of development has been determined and implemented by the *Town* and the Region;

- d) The landowner(s) have entered into an agreement or agreements with the *Town* for the provision of funds or the provision of services or both in accordance with the approved financial plan for the new Secondary Plan area; and
 - i) in order to reflect particular circumstances that may apply to an individual phase or phases of *development* within the new Secondary Plan area, the *Town* may require a separate agreement or agreements with the landowners within such phase or phases; and,
 - ii) landowners who are not parties to the original agreements referred to in subsection d and d(i) herein shall enter into agreements assuming all the rights and obligations of the agreements, as applicable, as if they had been original signatories to that agreements;
- e) Landowners within the new Secondary Plan area have entered, or will enter, into a private cost sharing agreement or agreements amongst themselves to address the distribution of costs of *development* for the provision of matters such as community and *infrastructure* facilities; and,
- f) Any additional requirements of the *Town* and/or the Regional Municipality of Halton are satisfied.

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 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 *Established* Urban, *HUSP*, and *SHP Urban 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.

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- 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 **Derry Green Corporate Business Park Secondary Plan** 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 the **Derry Green Corporate Business Park area** will be subject to the preparation of a Secondary Plan which will, in addition to the provisions of Section 5.4.3, 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 **HUSP Urban Area** will be subject to the financing and timely construction of the proposed east-west arterial road.
- 5.2.3.15** ~~DELETED. SECTION NOT IN USE.~~
- 5.2.3.16** *Development* in the **HUSP Urban 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 **Established Urban, HUSP Urban Area, and SHP Urban Area** shall be phased in accordance with the policies of Section 5.2.3 of this Plan and on the basis of the following criteria:
- 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;
 - The need for, and timing of, local or Regional capital works projects to accommodate the proposed development;
 - The need for, and timing of, any required public services;
 - The proximity of the proposed *development* to existing and future community infrastructure;
 - 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;

Deleted: In order to implement the policy of this Plan, applications for *development* within new Secondary Plan areas shall only be approved, and *development* shall only proceed when:

- A financial plan and any related official plan amendments are adopted by Council;
- 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 new Secondary Plan area;
- Phasing of *development* has been determined and implemented by the Town;
- The landowner(s) have entered into an agreement or agreements with the Town for the provision of funds or the provision of services or both in accordance with the approved financial plan for the new Secondary Plan area; and,
- in order to reflect particular circumstances that may apply to an individual phase or phases of *development* within the new Secondary Plan area, the Town may require a separate agreement or agreements with the landowners within such phase or phases; and,
- landowners who are not parties to the original agreements referred to in subsection d and d(i) herein shall enter into agreements assuming all the rights and obligations of the agreements, as applicable, as if they had been original signatories to that agreement;
- Landowners within the new Secondary Plan area have entered, or will enter, into a private cost sharing agreement or agreements amongst themselves to address the distribution of costs of *development* for the provision of matters such as community and infrastructure facilities; and,
- Any additional requirements of the Town and/or the Regional Municipality of Halton are satisfied.

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- f) The logical and sequential extension of urban *development* to avoid scattered or disjointed *development* patterns; and,
- g) The requirements of, or participation in, existing or required local and/or Regional servicing and financial agreements under the Planning Act, Development Charges Act, or this Plan.

5.2.3.17 The sub-phasing of *development* within any Secondary Plan shall be determined in conjunction with and shall reflect the Financial Impact Analysis required under Section 5.2.3.15.

5.2.3.18 Within the *Urban Area*, *agricultural uses* are encouraged and permitted as interim uses until the lands are required for the orderly phasing of urban development.

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 [Natural Heritage System](#), 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, the Greenbelt Plan and Parkway Belt West Plan or changes to the Regional Plan or other circumstances which require an amendment.

EXPANSIONS TO URBAN BOUNDARIES *D1(xviii), D2(xxi)

- 5.3.3.9** Expansions to the *Urban Area* Boundary can only be introduced based on a *Municipal Comprehensive Review* undertaken by the *Region* as part of its statutory Five-Year Official Plan Review, subject to the policies of the Regional Plan are met.

The new *Urban Area* Boundary for Milton as determined through the Regional Five-Year Official Plan Review exercise shall be incorporated by an amendment to this Plan.

EXPANSION TO HAMLET AREAS

- 5.3.3.10** Expansions to existing Hamlets as shown on Schedule A – Rural Land Use Plan shall not be permitted.

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 *statutory* public open house or *statutory* 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 *statutory* public open house or *statutory* public meeting:
- i) 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

Deleted: Within the Greenbelt Plan Protected Countryside Area, hamlets shall not be expanded except for a one-time minor rounding out of the Campbellville Hamlet to include lands between North of Campbellville Avenue, South of Hwy. #401, East of Twiss Road and West of the existing Hamlet boundary subject to the requirement for the approval of any studies required by the Town including environmental consideration and to the extent permitted by Section 3.4.3 of the Greenbelt Plan. Any proposed boundary change for that portion of the Hamlet of Campbellville, which is located within the Niagara Escarpment Plan Area, may only be considered by amendment to this Plan and by an amendment to the Niagara Escarpment Plan, provided that: "f)

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."

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.

- ii) Notice of any privately initiated planning application requiring such notice outside of the *Urban Area* 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.
- 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 Commissioner 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.

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- 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 [Impact](#) Assessment and/or [Conservation Plan](#)
- Agricultural Impact 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 Commissioner 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.

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- j) Notwithstanding the foregoing, the Commissioner 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.

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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 *HUSP Urban Area and the Sustainable Halton Plan Urban 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, *including the Urban Growth Centre*. *DI(xix)

- 5.4.3.3** The *Town* shall require that Secondary Plans *be supported by* detailed studies *that are* carried out by the *Town* at the cost of the major landowners in each area. *The required* studies and plans *include*, but shall not be limited to:

- a) Stormwater Management or *if the scale of development justifies, a* Subwatershed *Study* in accordance with the requirements of the Regional Plan;
- b) Integrated Transportation Plans;
- c) Environmental Assessment/Impact Studies, *if any part of the Natural Heritage System is affected in an area not covered by a Subwatershed Study*;
- d) Servicing Studies;
- e) Urban Designs/Master Plans;

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- 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;
- m) *Community Facilities/Human Services* Impact Analysis;
- n) *Community Infrastructure Plan in accordance with the Regional Guideline;*
- ~~o) consideration for land use compatibility in accordance with the Regional and Provincial Guidelines;~~
- ~~p) Air Quality Impact Assessment in accordance with the Regional Guideline; and~~
- ~~q) Agricultural Impact Assessment on the potential impact of urban development on existing agricultural operations, including the requirements for compliance with the Minimum Distance Separation Formulae where an agricultural operation is outside the Urban Area.~~

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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, *protection of the Natural Heritage System and the protection of public health and safety within hazard lands;*
- d) Detailed urban design policies and directions;

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Deleted: 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

- e) A detailed transportation plan, including pedestrian and bicycle paths and transit routes, including a strategy for the early introduction of transit services in accordance with the policies of Section C.1.2 of this Plan;
- f) Refinements to the boundaries of the Natural Heritage System in accordance with the policies of this Plan, and a detailed strategy for the protection of the natural environment including the preservation of natural areas and vistas and the maintenance or enhancement of water quality, and establishment of an open space system and recreation facilities;
- ~~g) Policies establishing a servicing strategy including water and wastewater servicing and the provision of utilities.~~
- h) Population, housing unit and employment capacity targets, including targets for Affordable Housing, and the location, types and density of proposed land uses, and the proposed phasing, servicing and financing of development;
- ~~i) Policies to achieve development densities and land-use patterns, including the location of neighbourhood facilities, which foster compact and complete communities.~~
- ~~j) Overall development density for the area or community and, if it is located within the designated greenfield area, how this density will contribute towards achieving the minimum overall development density for the designated greenfield area and the Regional phasing as set out in Section 2.1.5 and 5.2 of this Plan; and.~~
- ~~k) Other implementation measures including leisure design policies, environmental/servicing design policies and heritage and archaeological requirements.~~

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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 *cultural 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) *cultural 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 be 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. *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, *affordable and assisted 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 [Natural Heritage System](#). 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 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 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.

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 **three** *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.

5.7.3.5.a Draft plans of subdivision will include a lapsing date under subsection 51(32) of the Planning Act. When determining whether draft approval should be extended for lapsing draft plans of subdivision, the policies of the Growth Plan for the Greater Golden Horseshoe and the Regional Plan shall be considered.

5.7.3.5.b If a plan of subdivision or part thereof has been registered for eight years or more and does not meet the growth management objectives of the Growth Plan for the Greater Golden Horseshoe and the Regional Plan, the Town may use its authority under subsection 50(4) of the Planning Act to deem it not to be a registered plan of subdivision, where construction or installation of Regional or Local services has not commenced, and, where appropriate, amend site-specific designations and zoning accordingly.

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 and Greenbelt 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 [Established 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 *Established 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* inside the *Established 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) Formulae*.

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 Northern Development, Mines and Forestry* or the Ministry of Natural Resources as shown on *Schedule P* 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.

GREENBELT PLAN PROTECTED COUNTRYSIDE, AGRICULTURAL RURAL 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 to the policies of Section 5.7 of this Plan, and applicable policies of the Regional and Provincial Plans. New *lots* may only be created:

- a) for the purposes of acquisition by a *public body*;
- b) for the purpose of consolidating *lots*;
- c) for adjusting *lot* lines provided that:
 - i) the adjustment is minor and for legal or technical reasons such as *easements*, corrections of deeds and quit claims; and,
 - ii) the proposal does not result in additional building *lots*; or
 - iii) for the purpose of creating a new *lot* for conservation purposes as part of the Bruce Trail within the Niagara Escarpment Plan Area provided that the *lot* creation is in accordance with policies of the Niagara Escarpment Plan and is consistent with Regional and *Town* Official Plan policies.

5.7.3.12 The creation of new building *lots* on private services must meet minimum criteria set forth by the *Region's* Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.

5.7.3.13

Single detached dwellings, where permitted by policies of this Plan, are limited to one permanent dwelling per *lot* unless:

- i) the residential use is accessory to *agriculture* in which case *objectives* and *policies* relating to the Agricultural Area designation apply; or
- ii) for the purpose of preserving the local, provincial or national heritage value of an existing *single detached dwelling* within the Niagara Escarpment Plan Area, in which case a second *single detached dwelling* may be permitted in accordance with policies of the Niagara Escarpment Plan and this Plan.

Deleted: Rural

Deleted: the Local Official Plan

Such additional dwellings on the same *lot* shall not be the basis for the creation of additional building *lots*.

NATURAL HERITAGE SYSTEM

5.7.3.14

When an application for consent is received for lands designated *Natural Heritage System* on Schedules "A" and "B" where uncertainty 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 *Province* and 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 *natural and cultural 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 [Natural Heritage System](#) 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.

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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 [Natural Heritage](#) 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.

The Plan is intended to be read in its entirety and the relevant policies are to be applied in each situation. While specific policies may cross-reference other policies, this does not detract from the need to read the Plan as a whole.

Directive Language

The auxiliary verbs “may”, “should” and “shall” are used throughout this Plan in the following context:

“May” is used to indicate that the *policy* is permissive and not mandatory or obligatory and that there is some discretion in the interpretation of and/or flexibility in the application of the particular *policy* of the Plan.

“Should” is used to indicate that the *policy* is directive and demands conformity unless it is demonstrated, on the basis of sound planning principles, that conformity cannot be achieved;

“Shall” is used to indicate that the *policy* is mandatory and conformity is required.

5.10.2 BOUNDARIES

5.10.2.1 Locations, boundaries, or limits described in the text or indicated on Schedules "A", "A1", "B", "C", "D1", "D2", "E", "F", "G", "H", "I", "I1", "J", "K", "L", "M", "N", "O", "P", "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.8.A", "C.8.A1", "C.8.B", "C.8.C", "C.8.D", "C.8.E" and "C.8.F", 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 [Plan or 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 [set](#) of key terms used in the Plan [have been defined as follows and](#) act as a guide to their interpretation:

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.

ACTIVE TRANSPORTATION means non-motorized or lightly-motorized travel, including walking, cycling, roller-blading and movements with mobility devices. The

Deleted: **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.*

active transportation network includes sidewalks, crosswalks, designated road lanes and off-road trails to accommodate *active transportation*.

ADAPTIVE MANAGEMENT PLAN means an approach to managing complex natural systems by continually improving management *policies* and practices based on learning from the outcomes of operational programs that include monitoring and evaluation.

ADVERSE EFFECT means, as defined in the Environmental Protection Act, one or more of

- i) Impairment of the quality of the *natural environment* for any use that can be made of it,
- ii) Injury or damage to property or plant or animal life,
- iii) harm or material discomfort to any person
- iv) an *adverse effect* on the health of any person
- v) impairment of the safety of any person
- vi) rendering any property or plant or animal life unfit for human use
- vii) loss of enjoyment of normal use of property, and
- viii) interference with normal conduct of business.

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 spending no more than 30 per cent of their gross household income.

a) Affordable rental housing should meet the demand of households at the low end, as described in the *Region's* annual State of Housing Report. Such households would be able to afford at least three out of ten rental units on the market.

b) Affordable ownership housing should meet the demand of households at the high end, as identified in the *Region's* annual State of Housing Report. Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living.

AGRICULTURE or AGRICULTURAL INDUSTRY or AGRICULTURAL OPERATION or AGRICULTURAL USE or FARMING means the growth of crops, including nursery and horticultural crops (but not *horticultural trade use*); raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

AGRICULTURE-RELATED USES means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm 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

Deleted: without government subsidies, Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living

Deleted: animal husbandry

Deleted: 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.

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 artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Deleted: 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

AREA-SPECIFIC PLAN means a Local Official Plan Amendment applying to a specific geographic area such as a secondary plan.

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.

BROWNFIELD SITES means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be under-utilized, derelict or vacant.

BUFFER means an area of land located adjacent to *Key Features* or *watercourses* and usually bordering lands that are subject to *development* or *site alteration*. The purpose of the *buffer* is to protect the features and *ecological functions* of the Regional Natural Heritage System by mitigating impacts of the proposed *development* or *site alteration*. The extent of the *buffer* and activities that may be permitted within it shall be based on the sensitivity and significance of the *Key Features* and *watercourses* and their contribution to the long term *ecological functions* of the Regional Natural Heritage System as determined through a Sub-watershed Study, an Environmental Impact Assessment or similar studies that examine a sufficiently large area.

BUILT means that a building permit has been issued for a specific *lot*.

BUILT BOUNDARY means the limits of the developed *urban area* as identified in the Provincial Paper, *Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006*, (2008).

BUILT-UP AREA means all land within the *Built Boundary*.

BUILT HERITAGE RESOURCES means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

CENTRE FOR BIODIVERSITY means an area identified through an official plan amendment that encompasses existing *natural heritage features* and associated *enhancements to the Key Features* and is of sufficient size, quality and diversity that it can support a wide range of native species and *ecological functions*, accommodate periodic local extinctions, natural patterns of disturbance and renewal and those species that are area sensitive, and provide sufficient habitat to support populations of native plants and animals in perpetuity. Any such amendment shall include a detailed and precise justification supporting the identification of the area, based on current principles of conservation biology.

Deleted: enhancement areas

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.

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.

COMPLETE COMMUNITIES means communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including *affordable housing*, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

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* or in an addition to the dwelling or an *accessory building* not further than 30m from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. 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 LANDSCAPES means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a

Deleted: **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."

significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.

CULTURAL HERITAGE RESOURCES means elements of the landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include *built heritage resources, cultural heritage landscapes, and archaeological resources.*

Deleted: include buildings, structures and properties designated or listed under the *Ontario Heritage Act*, significant *built heritage resources*, and significant *cultural heritage landscapes* as defined and interpreted by the applicable Provincial Policy Statement

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 *resources* 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*.

Deleted: *features*

DESIGNATED GREENFIELD AREA means the area within the *Urban Area* that is not *Built-Up Area*.

DEVELOPMENT means the creation of a new *lot*, a change in land use, or the construction of buildings and structures, any of which requires approval under the Planning Act, or that are subject to the Environmental Assessment Act, but does not include:

- activities that create or maintain *infrastructure* authorized under and environmental assessment process;
- activities or works under the Drainage Act; or
- within the *Greenbelt Plan Area*, the carrying out of *agricultural* practices on land that was being used for *agricultural uses* on the date the *Greenbelt Plan 2005* came into effect.

Deleted: the construction of facilities for transportation, *infrastructure* and utilities used by a public body

DEVELOPMENT CAPACITY means capacity of a site to support use or change in use without significant negative impact on the Greenbelt and Natural Heritage Systems.

DEVELOPMENT DENSITY means the number of residents and jobs combined per gross hectare. Areas of the Natural Heritage System are excluded from the calculation of this density.

DEVELOPMENT PLAN means a plan developed in conformity with the provisions of subsection 5.4.3.8 of this Plan.

DISABILITY means:

- a) any degree of physical *disability*, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical co-ordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device,
- b) a condition of mental impairment or a developmental *disability*,
- c) a learning *disability*, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language,
- d) a mental disorder, or
- e) an injury or *disability* for which benefits were claimed or received under the insurance plan established under the Workplace Safety and Insurance Act, 1997.

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.

ECOLOGICAL FUNCTION means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

EMERGENCY SHELTER means a facility that provides supervised temporary lodging, board and/or personal support services to homeless individuals round the clock.

EMPLOYMENT AREA means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

ENHANCEMENTS TO THE KEY FEATURES means ecologically supporting areas adjacent to *Key Features* and/or measures internal to the *Key Features* that increase the ecological resilience and function of individual *Key Features* or groups of *Key Features*.

ENTERTAINMENT USE means a *theatre*, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller rink, dance or music hall o curling rink; but does not include an *Adult Entertainment Use*.

Deleted: 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.

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.

ENVIRONMENTAL FARM PLAN means a voluntary, confidential, agricultural producer driven planning exercise that uses specifically designed resource material and technical assistance to develop a farm plan that identifies on farm environmental risks and establishes a priority sequence of action items to reduce those risks.

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.

ESSENTIAL means that which is deemed necessary to the public interest after all alternatives have been considered and where applicable, as determined through the Environmental Assessment process.

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, the amendment to this Plan giving effect to the subject section by Town Council, or in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan or an amendment to that Plan or, in the case of the Greenbelt Plan, a use which lawfully existed on December 15, 2004. An *existing use*, building or structure may expand or be replaced in the same location and of the same use in accordance with Local Zoning By-laws. For the purpose of horticultural trade uses, they are considered existing uses provided that they are recognized as legal uses under the Zoning By-law or through the issuance of a development permit by the Niagara Escarpment Commission; such a process must commence within one year and be completed within five years of December 16, 2009.

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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.

FISH HABITAT means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

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, for river, stream and small inland lake systems, the area, usually lowlands, adjoining the watercourse, which has been or may be subject to flooding hazards.

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.

GENERAL INDUSTRY means the full range of industrial uses including outdoor storage.

GREENFIELD AREA (See DESIGNATED GREENFIELD AREA).

Deleted: 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.

GREYFIELD SITES means developed properties that are not contaminated. They are usually, but not exclusively, commercial properties that may be under-utilized, derelict or vacant.

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 properties or lands that could be unsafe for *development* due to naturally occurring processes. Along *river stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.

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,

Deleted: river and stream systems

Chiroprodists, 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.

HIGHER ORDER TRANSIT means transit that generally operates in its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way.

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*, performed by one or more residents of the household on the same property. 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 a motor vehicle repair or paint shop or furniture stripping.

HOME OCCUPATION means an activity which provides a service as an accessory use within a *single detached dwelling* or in an addition to the dwelling or in an *accessory building* not further than 30 m away from the dwelling and serviced by the same private water and wastewater systems, performed by one or more of its residents of the household on the same property. Such activities may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser desk top publisher or word processor, computer processing provider, teacher or day care provider.

HOMELESSNESS means an immediate lack of housing, or no access to safe, stable housing, or living in extremely sub-standard housing, or being at risk of losing existing housing.

HORTICULTURAL TRADE USES means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal agricultural operation.

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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, bicycle lanes, sidewalks and multi-use paths, municipal water and wastewater systems, *solid waste* management facilities, storm water systems, schools, hospitals, libraries, community and recreation centres, other public service facilities 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.

INTELLIGENT TRANSPORTATION SYSTEM - means a broad spectrum of technologies, computers and strategies designed to optimize the use of available and planned roads and other transportation *infrastructure* at a fraction of the cost of adding additional *infrastructure*. Examples of such a system are: traffic signal coordination, demand responsive traffic signals, variable message signs, emergency route diversion, signal priority/pre-emption for transit vehicles and in-vehicle information systems.

INTENSIFICATION means the *development* of a property, site or area at a higher density than currently exists through:

- (1) redevelopment, including the reuse of *brownfield sites*;
- (2) the *development* of vacant and/or under-utilized *lots* within previously developed areas;
- (3) *infill development*; or
- (4) the expansion or conversion of existing buildings.

INTENSIFICATION AREAS means lands identified within the *Urban Area* that are to be the focus for accommodating *intensification*. *Intensification Areas* include Urban Growth Centres, *Major Transit Station Areas* (including Metrolinx designated Mobility Hubs), *Intensification Corridors* and Mixed Use Nodes.

INTENSIFICATION CORRIDORS means *Intensification Areas* identified along major roads, arterials or *higher order transit* corridors that have the potential to provide a focus for higher density mixed use *development* consistent with planned transit service levels.

KEY FEATURES means key natural heritage and hydrological features described in Section 4.9.1.3 and Section 4.10.1.2 of this Plan.

LANDFORMS means distinctive physical attributes of land such as slope, shape, elevation and relief.

LIFE SCIENCE INDUSTRIES means new, neo-traditional products or services using renewable resources and developed from the advanced understanding of the biology and chemistry of organisms. Examples are personalized genetic medicine, plastics made from corn, and fuel from farm products and waste.

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.

LINKAGE means an area intended to provide connectivity supporting a range of community and ecosystem processes enabling plants and animals to move between Key Features over multiple generations. Linkages are preferably associated with the presence of existing natural areas and functions and they are to be established where they will provide an important contribution to the long term sustainability of the Regional Natural Heritage System. They are not meant to interfere with normal farm practice. The extent and location of the linkages can be assessed in the context of both the scale of the proposed development or site alteration, and the ecological functions they contribute to the Regional Natural Heritage System.

LOT means a parcel of land:

- a) described in a deed or other document legally capable of conveying an interest in land, or
- b) shown as a *lot* or block on a registered plan of subdivision.

LOW AND MODERATE INCOME HOUSEHOLDS mean: those households defined through Halton's annual *State of Housing Report* and in accordance with definitions of *Affordable* and *Assisted Housing* in this Plan. The income thresholds for low and moderate income households should not be more than those as defined in the Provincial Policy Statement.

Deleted: 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 compose 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.

MAJOR CREEK OR CERTAIN HEADWATER CREEK means, as it applies to the fourth criterion under the definition of *significant woodlands* in this Plan, all *watercourses* within a *Conservation Authority* Regulation Limit as of the date of the adoption of this Plan and those portions of a *watercourse* that extend beyond the limit of the *Conservation Authority* Regulation Limit to connect a *woodland* considered *significant* based on the first three criteria under the definition of *significant woodland* in this Plan, and/or *wetland* feature within the Regional Natural Heritage System. The extent and location of *major creeks or certain headwater creeks* will be updated from time to time by the appropriate *Conservation Authority* and as a result may lead to refinements to the boundaries of *significant woodlands*.

MAJOR OFFICE means office buildings of 4,000 sq m or greater, or with 200 jobs or more.

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MAJOR TRANSIT STATION AREA means the area including and around any existing or planned *higher order transit* station within the *Urban Area*; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500m radius of a transit station, representing about a 10-minute walk.

MARKET HOUSING means private housing for rent or sale, where price are set through supplies and demands in the open market.

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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 or MINERAL AGGREGATES or MINERAL AGGREGATE RESOURCES means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

MINERAL AGGREGATE OPERATIONS means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to

permit continuation of the operation; and

- c) associated facilities used in extraction, transport, , processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary products but subject to limitations under Section 4.7.2.2e).

MINERAL AGGREGATE RESOURCE CONSERVATION means

- a) the recovery and recycling of manufactured materials derived from mineral aggregate resources (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregate resources; and
- b) the wise use of mineral aggregate resources including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

MINIMUM DISTANCE SEPARATION FORMULAE means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

MOBILITY HUB means Major Transit Station Areas (MTSA's) that are designated by Metrolinx as regionally significant given the level of transit service that is planned for them and the development potential around them. They are places of connectivity between rapid transit services, and also places where different modes of transportation, from walking to high-speed rail, come together. They have, or are planned to have a concentration of mixed use development around a major transit station. Given the high level of transit service at or forecasted for Mobility Hubs relative to other MTSA's, it is recommended that the Mobility Hub areas receive a commensurately higher level of development intensity and design consideration that supports transit and multi-modal travel than what may be applied in other MTSA's.

MUNICIPAL COMPREHENSIVE REVIEW means an official plan review, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Provincial Growth Plan.

NATURAL ENVIRONMENT means the air, land and water, or any combination or part thereof.

NATURAL FEATURES or NATURAL HERITAGE FEATURES or NATURAL HERITAGE FEATURES AND AREAS means features and/or areas which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NEGATIVE IMPACTS means:

- a) in regard to water, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- b) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- c) in regard to other components of the Regional Natural Heritage System, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

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

MASTER/MANAGEMENT PLAN 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.

NORMAL FARM PRACTICE means a practice that:

- i) is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar *agricultural operations* under similar circumstances, or
- ii) makes use of innovative technology in a manner consistent with proper advanced farm management practices.

If required, the determination of whether a farm practice is a *normal farm practice* shall be in accordance with the provision of the Farming and Food Production Protection Act, including the final arbitration on *normal farm practices* by the Farm Practices Protection Board under the Act.

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.

PLANNED CORRIDORS means corridors identified through Provincial Plans, this Plan, or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs.

PIT means land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Sub-section 1(3) of the Aggregate Resources Act.

POLICY means statement which guides the use of the municipality's powers in the pursuit of its goals and objectives.

PRIME AGRICULTURAL AREA means areas where *prime agricultural lands* predominate. *Prime agricultural areas* have been identified by the Region of Halton through an agricultural evaluation system approved by the Province and are identified on Schedule "O" of this Plan. Section 4.4.4 sets out policies for land within Prime Agricultural Areas.

PRIME AGRICULTURAL LANDS means *specialty crop lands* and 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, in this order of priority for protection.

Deleted: SOILS

PROVINCIALY SIGNIFICANT WETLANDS means *wetlands* so classified by the Ministry of Natural Resources based on the Ontario *Wetland Evaluation System, 2013* Southern Manual, as amended from time to time.

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PUBLIC AGENCY or PUBLIC BODY means any federal, provincial, regional, county or municipal agency including 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.

PUBLIC USE means use by a **PUBLIC AGENCY OR PUBLIC BODY**, 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 land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Sub-section 1(3) of the Aggregate Resources Act.

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*.

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.

RENEWABLE ENERGY SYSTEMS means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to: wind, water, biomass, biogas, biofuel, solar energy, geothermal energy, and tidal forces.

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.

RIGHT TO FARM means the right of a farmer to lawfully pursue *agriculture* in areas where *agriculture* is permitted by this Plan. This definition includes the right to move farm equipment in the pursuit of *agriculture*.

RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

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.

SECONDARY USES means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

SENSITIVE LAND USES means buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges, fumes, sound waves or radiation generated by a nearby major facility. *Sensitive land uses* may be part of the natural or *built* environment and include examples such as: residences, day care centres, hospitals, and schools.

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 means:

- a) in regard to *wetlands*, an area as set out under the definition of *significant wetlands* in this Plan;
- b) in regard to coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- c) in regard to the habitat of endangered species and threatened species, the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
- d) in regard to *woodlands*, an area as set out under the definition of *significant woodlands* in this Plan; and,
- e) in regard to other components of the Regional Natural Heritage System, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

SIGNIFICANT WETLANDS means:

- a) for lands within the Niagara Escarpment Plan Area, *Provincially Significant Wetlands* and wetlands as defined in the Niagara Escarpment Plan that make an important ecological contribution to the Regional Natural Heritage System;
- b) for lands within the Greenbelt Plan Area but outside the Niagara Escarpment Area, *Provincially Significant Wetlands* and wetlands as defined in the Greenbelt Plan;
- c) for lands within the Regional Natural Heritage System but outside the Greenbelt Plan Area, *Provincially Significant Wetlands* and wetlands that make an important ecological contribution to the Regional Natural Heritage System; and,
- d) outside the Regional Natural Heritage System, *Provincially Significant Wetlands*.

SIGNIFICANT WOODLAND means a *Woodland* 0.5ha or larger determined through a *Watershed* Plan, a Subwatershed Study or a site-specific Environmental Impact Assessment to meet one or more of the four following criteria:

- 1. the *Woodland* contains forest patches over 99 years old,
- 2. the patch size of the *Woodland* is 2 ha or larger if it is located in the *Urban*

Deleted: ~~Management~~

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- Area, or 4 ha or larger if it is located outside the *Urban Area* but below the *Escarpment Brow*, or 10 ha or larger if it is located outside the *Urban Area* but above the *Escarpment Brow*,
3. the *Woodland* has an interior core area of 4 ha or larger, measured 100m from the edge, or
 4. the *Woodland* is wholly or partially within 50m of a major creek or certain headwater creek or within 150m of the *Escarpment Brow*.

SINGLE DETACHED DWELLING means a separate building containing not more than one dwelling unit and may include a chalet, cottage, or mobile home.

SITE ALTERATION means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site but does not include *normal farm practices* unless such practices involve the removal of fill off the property or the introduction of fill from off-site locations.

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 any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, *group homes*, *emergency shelter*, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community-based support services in their own home.

SPECIALTY CROP AREA means an area designated using evaluation procedures established by the Province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

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.

TREE means any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5m above ground at physiological maturity.

TREESCAPE means a grouping of *trees* usually found along roads and stream courses, and between fields.

TRANSPORTATION SUPPLY MANAGEMENT means the application of various facility designs or operational measures to increase the carrying capacity of the transportation network and complement *travel demand management* strategies to achieve similar *objectives* of reducing travel and shifting modes or travel time. Examples include high-occupancy-vehicle lanes, reverse travel lanes, queue-jumping lanes and priority-signals for transit vehicles, commuter parking *lots*, and inter-modal transfer centres.

TRAVEL DEMAND MANAGEMENT means the application of a range of measures aimed at influencing travel patterns by reducing the amount of travel and shifting travel to non-peak periods or more efficient travel modes. Examples include carpooling, vanpooling, walking, cycling, public transit, alternative work hours and telecommuting.

UNIVERSAL PHYSICAL ACCESS means housing designs that incorporate the following principles and features:

1. universality—same means for all users,
2. flexibility—providing choice in methods of use and adaptable to the need of the user,
3. low physical effort—usable with a minimum of effort and fatigue,
4. accessibility—providing for adequate sight lines, reach, hand grip and use of helpful devices,
5. safety—minimal consequences of errors with fail-safe features,
6. simplicity—minimal complexity and accommodating a wide range of skills and

- abilities, and
7. perceptible information—communicating necessary information effectively and in various ways.

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.

URBAN AREA means the lands so designated on Map 1 of the Region of Halton Official Plan and consists of the Existing Urban Area, the HUSP Urban Area, and the Sustainable Halton Urban Area as depicted on Figure C of this Plan.

UTILITY means a water supply, storm water or wastewater system, gas or oil pipeline, the generation, transmission and distribution of electric power, including renewable energy systems, the generation, transmission and distribution of steam or hot water, towers, communication or telecommunication facilities and other cabled services, a public transit or transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include a new sanitary landfill site, incineration facilities or large-scale packer and/or recycling plants or similar uses.

VEGETATION PROTECTION ZONE means, as it applies within the Greenbelt Plan Area, a vegetated buffer area surrounding a Key Feature within which only those land uses permitted within the feature itself are permitted. The width of the vegetation protection zone is to be determined when new development or site alteration occurs within 120 metres of a Key Feature, and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated activities that will occur before, during, and after construction, and where possible, restore or enhance the feature and/or its function.

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.

WATERSHED PLAN means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. Watershed Plans shall include, but are not limited to, the following components:

- a) a water budget and conservation plan;
- b) land and water use and management strategies;

- c) a framework for implementation;
- d) an environmental monitoring plan;
- e) requirements for the use of environmental management practices and programs;
- f) criteria for evaluation the protection of water quality and quantity, and key hydrologic features and functions; and
- g) targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation.

WAYSIDE PIT ~~AND QUARRY~~ means a temporary *pit or quarry* opened and used by or for a *public authority* solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Deleted: **OR**

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. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *Wetlands* for the purposes of this definition. Within the Greenbelt Plan Area, *wetlands* include only those that have been identified by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

Deleted: lands from which consolidated or unconsolidated aggregate is temporarily excavated solely for use in a project of a *public agency* 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*

WILDLIFE MANAGEMENT means management of wildlife habitats for the purposes of sustaining the quantity and quality of wildlife.

WOODLAND means land with at least: 1000 *trees* of any size per ha, or 750 *trees* over 5 cm in diameter per ha, or 500 *trees* over 12 cm in diameter per ha, or 250 *trees* over 20 cm in diameter per ha but does not include an active cultivated fruit or nut orchard, a Christmas *tree* plantation, a plantation certified by the *Region*, a *tree* nursery, or a narrow linear strip of *trees* that defines a laneway or a boundary between fields. For the purpose of this definition, all measurements of the *trees* are to be taken at 1.37 m from the ground and *trees* in regenerating fields must have achieved that height to be counted.

DRAFT

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
- Section C.8 [Sherwood Survey Secondary Plan](#)

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 [Established Urban Area](#) and partially in the Town's [HUSP Urban 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 [natural heritage](#) 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 [natural heritage](#) 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 [natural/open space](#) 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 [natural/open space](#) 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 [Natural Heritage](#) 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 *Established 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 *trail and active transportation* 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 "*Natural Heritage System*" 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.

CONNEXIVITY/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.

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:

- a) Highway 401 and James Snow Parkway;
- b) Highway 401 and Regional Road 25; and,
- c) 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;
- e) Steeles Ave. and James Snow Parkway
- f) Steeles Ave. and Martin Street;
- g) Steeles Ave. and the Industrial Dr./Bronte St. area; and,
- h) 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 OFFICE 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 "Office 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*.

BUSINESS COMMERCIAL DEVELOPMENT

- C.2.5.1.2** In addition to the provisions of Section C.2.5.1.1 with respect to *development plans*, applications for **business** commercial development, including the redevelopment of existing sites, shall also comply with the provisions of Section 3.7.6 of the Official Plan. Further, notwithstanding the provisions of Section 3.7.6.6, no outdoor storage shall be permitted, including the storage of garbage.

MAJOR COMMERCIAL CENTRE DEVELOPMENT

- C.2.5.1.3** Applications for **Major Commercial Centre** commercial *development* shall comply with the provisions of Section 3.4.2.9 and 3.4.2.10 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 C.2.5.1.1:

- a) **Accessory service, wholesale, retail and office uses** directly related to the industrial use and located within the industrial building;
- b) **Restaurants** that are part of and are located wholly within a light industrial or office building, other than an industrial mall and,
- c) Open storage at the rear of a *lot*, subject to the policies of Section C.2.4.5.7 e) and C.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 **Major Commercial Centre** designation north of Highway 401; and lands which abut the James Snow Parkway and Highway 401.

Deleted: west of Regional Road 25 and

C.2.5.3.3 On such sites, as identified in Section C.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 C.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 NATURAL HERITAGE SYSTEM

The [Natural Heritage System](#) policies in Sections [3.12](#) and 4.8 [and 4.9](#) of this Plan shall apply to the lands in the [Natural Heritage System](#) designation on Schedule "C.2.B". However, it should be noted that the boundaries of the [Natural Heritage System](#) on [Schedule "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, [except where refined by an EIA, subwatershed study and/or through a subdivision application prior to implementing the Natural Heritage System designation](#). 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 [DELETED. SECTION NOT IN USE]

C.2.5.7 [DELETED. SECTION NOT IN USE]

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 PLANNED 401 INTERCHANGE

- C.2.5.10.1** The **Planned 401** Interchange designation is not intended to delay *development* in its vicinity. The lands in this designation, **and its vicinity as shown** 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 **planned** facility may be *built*. It also recognizes that additional study is required in this area before exact road alignments can be determined: **Prior to development in the vicinity of this interchange, policies in Section 2.6.3.5 shall apply.**

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.2.5.12 SPECIAL STUDY AREA

The "Special Study Area" designation for the area bound by Steeles Avenue, Martin Street, the CP Rail line and the CN Rail line on Schedule C.2.B" is an overlay designation. The lands in this Special Study Area, with the exception of the Natural Heritage Area and the *Residential Area* along Martin Street, have been identified as an *Intensification Area* on Schedule K to this Plan.

Development applications in this area shall be considered premature until the required study is completed.

Further study is required with respect to land use, transportation, servicing and environmental issues prior to redevelopment. Consideration of the introduction of any non-employment uses shall require the completion of a *municipal comprehensive review* and amendment to this Plan.

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~~ 5.2.3.4 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 *Natural Heritage System* 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) [Region of Halton Water/Wastewater Master Servicing Plan](#);
- b) [Region of Halton Master Transportation Plan](#); and,
- c) Sixteen Mile Creek, Subwatershed [Update](#) Study, Areas 2 and 7, [2009](#).

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.

Deleted: 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 4.9 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.

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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.
- 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 35 m.

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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.

Deleted: 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 35 m.

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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 [HUSP Urban Area](#) as shown on Schedule B of the Official Plan and is bounded by:

- a) North Highway 401;
- b) East James Snow Parkway
- c) South [Louis St. Laurent Avenue](#); 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 [natural heritage](#) 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 [Established 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, and Schedule "C.6.B", [Active Transportation and Open Space](#) Plan. They include:

a) Linked Open Space System

A linked open space system including [Natural Heritage](#) 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 *Active Transportation and Open Space* 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 *Established Urban Area* and its Central Business District.

C.6.3.2 OBJECTIVES

C.6.3.2.1 To create strong physical connections with the *Established 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 [Established 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 [Natural Heritage System](#), and increase its accessibility to the public by the creation of a character road along it's 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.B", *Active Transportation and Open Space 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.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 2.7.3.1 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 / **Urban Growth Centre**, 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 this section, shall apply to the

lands in the Bristol Survey Planning District in accordance with the land use designations on Schedule "C.6.C.", 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 [the Natural Heritage System](#);
- 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) *Single detached dwellings* with or without a *second residential unit*, 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.C." 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.C." 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 3.2.3.4 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) 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.C." shall be subject to the following policies:

PURPOSE

C.6.5.4.1 The Institutional Area designation on Schedule "C.6.C." 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.C." 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) 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.C." 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, this Node may be developed with up to 14,864 square metres of total commercial floor space.

C.6.5.6 NATURAL HERITAGE SYSTEM

The [Natural Heritage System](#) policies in Sections 3.12 and 4.8 of this Plan shall apply to the lands in the [Natural Heritage System](#) designation on Schedule "C.6.C.". However, it should be noted that the boundaries of the [Natural Heritage System](#) on Schedule "C.6.C." 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 [except where refined by an EIA, subwatershed study and/or through a subdivision application prior to implementing the Natural Heritage System designation.](#) 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 [DELETED. SECTION NOT IN USE]

C.6.5.8 VILLAGE SQUARE AREA

The Village Square designation on Schedule "C.6.A." 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 [DELETED. SECTION NOT IN USE]

C.6.5.10 MAJOR COMMERCIAL CENTRE DEVELOPMENT

Further to, and in accordance with, the policies of Section 3.4 of this Plan, applicants for *development* on lands designated "[Major Commercial Centre](#)" on Schedule "C.6.C." shall submit the following as part of the

development plan required in Subsections 3.4.2.9 and 3.4.2.10 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.

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 2.10.3.36 of this Plan, Fourth Line and the lands abutting that road, as designated on Schedule "C.6.C.", 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 2.10.3.38, 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 2.10.3.36 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.C." 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.C. 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.A." 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.C." 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 *Established Urban Area* on Schedule "B" or within an approved Secondary Plan shall be permitted subject to:

- a) The provisions of the *applicable* Secondary Plan as outlined within Part C of this Plan;
- 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.C." 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.6.5.17 LANDS WITHIN THE URBAN GROWTH CENTRE

Lands within the Urban Growth Centre designation on Schedule C.6.C of this Plan is an overlay designation and applies to the lands that are currently and/or being developed for *Town* facilities including an Arts and Entertainment Centre, a library, an arena and park uses. These lands have been developed as part of the Bristol Survey Secondary Plan area and are now also included within the Urban Growth Centre boundary. Future permitted uses, *development* and re-development within this designation shall be subject to the general and, Urban Growth Centre Mixed Use Sub-area policies for the Central Business District found in Section 3.5.

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.D". Prior to the commencement of *development* in Phase 1B and the first sub-phase of the *Sherwood Survey* 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.B") 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 **Natural Heritage System** 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.D.** 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.

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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	Central Business District Height Limits
Schedule C.7.B.CBD	Central Business District Open Space, Linkages and Nodes
Schedule C.7.C.CBD	Central Business District Special Heritage Areas

C.8 **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 **HUSP Urban 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 *natural/open space* system within the Planning District which is connected to the Niagara Escarpment and the *natural/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 *Established 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, and Schedule “C-8-B”, *Active Transportation and Open Space* Plan. They include:

- a) Linked *Natural/Open Space* System

A linked *natural/open space* system including *the Natural Heritage System*, 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.

b) Bicycle/Pedestrian Trail System

The *natural*/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 *Active Transportation and Open Space* 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 located within the Character Areas as defined on Schedule C.8.A, and the areas adjacent to them will be protected as character roads and areas:

- i) Existing Tremaine Road (Reg. Road 22) and 3rd 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 *Established Urban Area* and its Central Business District.

C.8.3.2 OBJECTIVES

- C.8.3.2.1** To create strong physical connections with the *Established 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 *natural*/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 [Established 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 3rd 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 [natural](#)/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 3rd 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-B”, *Active Transportation and Open Space Plan* establishes the proposed *active transportation and* 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-D 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 [Natural Heritage System](#) 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 2.7.3.1 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 2.7.3.2 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 [Natural Heritage System](#) 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 [Natural Heritage System](#) 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 *natural*/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 3rd 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. . 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 [the Natural Heritage 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-C”, 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 [the Natural Heritage System](#);
- 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;
- 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*; and,

- d) Notwithstanding the above noted policies, Residential Office uses will be permitted, north of Louis St. Laurent Avenue and west of Regional Road No. 25, westerly up to the Community Park designation, without further amendment to this plan. The residential/office Area policies (C.8.5.2.) will then apply.

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 a second residential unit, 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) *Single detached dwellings* with or without a second residential unit, 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

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-C" 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-C" 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 3.2.3.4 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-C” 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-C" shall be subject to the following policies:

C.8.5.4.1 PURPOSE

The Institutional Area designation on Schedule "C-8-C" 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-C" 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 3.2.3.4 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-C" 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 [Natural Heritage System](#), 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 NATURAL HERITAGE SYSTEM

The [Natural Heritage System](#) policies in Sections 3.12 and 4.8 of the Official Plan shall apply to the lands in the [Natural Heritage System](#) designation on Schedule "C-8-C". However, it should be noted that the boundaries of the [Natural Heritage System](#) designation on Schedule "C-8-C" 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, [except where refined by an EIA, subwatershed study and/or through a subdivision application prior to implementing the Natural Heritage System designation..](#) 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 [the Halton Region Conservation Authority](#).

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 [Natural Heritage System](#) can be altered, and the *Town* approves the recommendation, in consultation with [the Halton Region 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 [Natural Heritage System](#) designation and the underlying designation shall be removed from any lands added to the [Natural Heritage System](#).

Further, the lands in the [Natural Heritage System](#) designation are considered to be a crucial part of the proposed [natural](#) 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 [the Natural Heritage Area](#) 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 [Natural Heritage System](#) 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.8.5.8 [DELETED. SECTION NOT IN USE]

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-C](#)". 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-A](#)" 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.8.5.12 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-C 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 3rd 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 2.10.3.36 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-A", 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 2.10.3.38, 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 3rd 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 2.10.3.36 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-A" 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-A 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-A" 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-C" and shall be designed to be integrated with the [natural](#)/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 Rural Area and Niagara Escarpment Protection Area – Passive Open Space designations on Schedule "C-8-C" 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 – [Natural Heritage System](#)

This designation incorporates lands which have been identified through the Indian Creek Subwatershed Study as "[Natural Heritage System](#)". Therefore, in addition to the policies of Section 4.2 of the Plan, regard shall also be had to the policies of Section 4.8, [Natural Heritage System](#), 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 [natural](#)/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 [natural](#)/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.

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-E". 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 **Established 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-C, 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 *designated greenfield 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-C" shall be conveyed to the *Town* prior to the release of any lands for development;
- d) The District Park Area on Schedule "C-8-C" 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 [Natural Heritage System](#) 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.

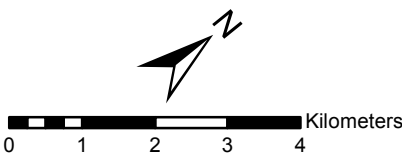
C.8.6.4 POTENTIAL SHALE RESOURCE

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.

THIS IS SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

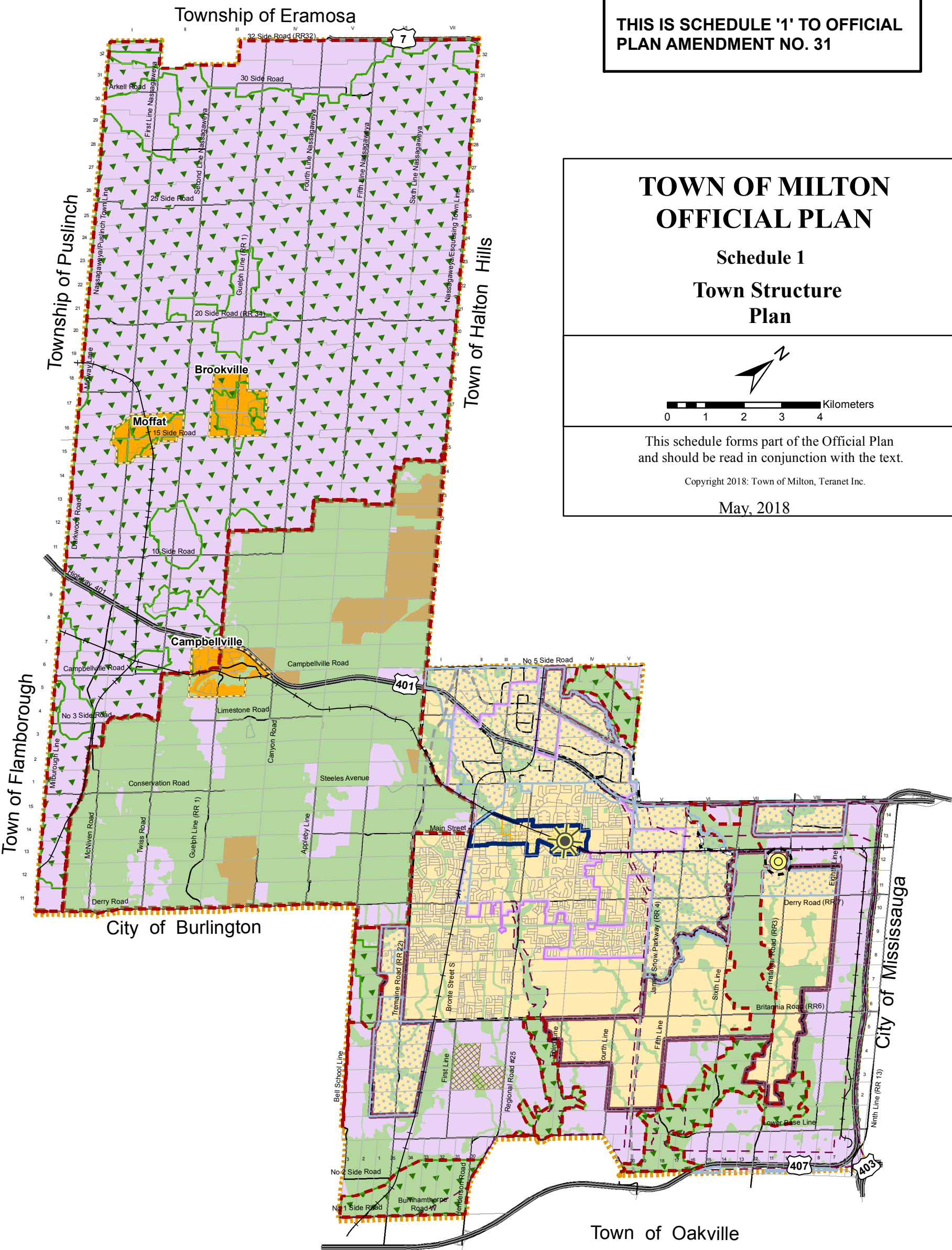
Schedule 1 Town Structure Plan



This schedule forms part of the Official Plan
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—+—+— Rail

- - - - - Proposed Major Arterial

— Highway

— Major Road

□ Lot and Concession Line

Urban Growth Centre

Central Business District

SHP Urban Area Boundary

Built Boundary

HUSP Urban Area

Agricultural Area

Mineral Resource Extraction Area

Natural Heritage System

Urban Area

Hamlet

Halton Waste Management Site

Employment Area

Proposed Major Transit Station

Mobility Hub

Greenbelt Natural Heritage System

Niagara Escarpment Plan Boundary

Parkway Belt West Plan Boundary

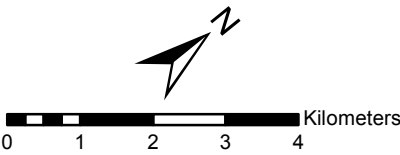
Greenbelt Plan Protected Countryside Boundary

Municipal Boundary

THIS IS SCHEDULE '1A' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON
OFFICIAL PLAN

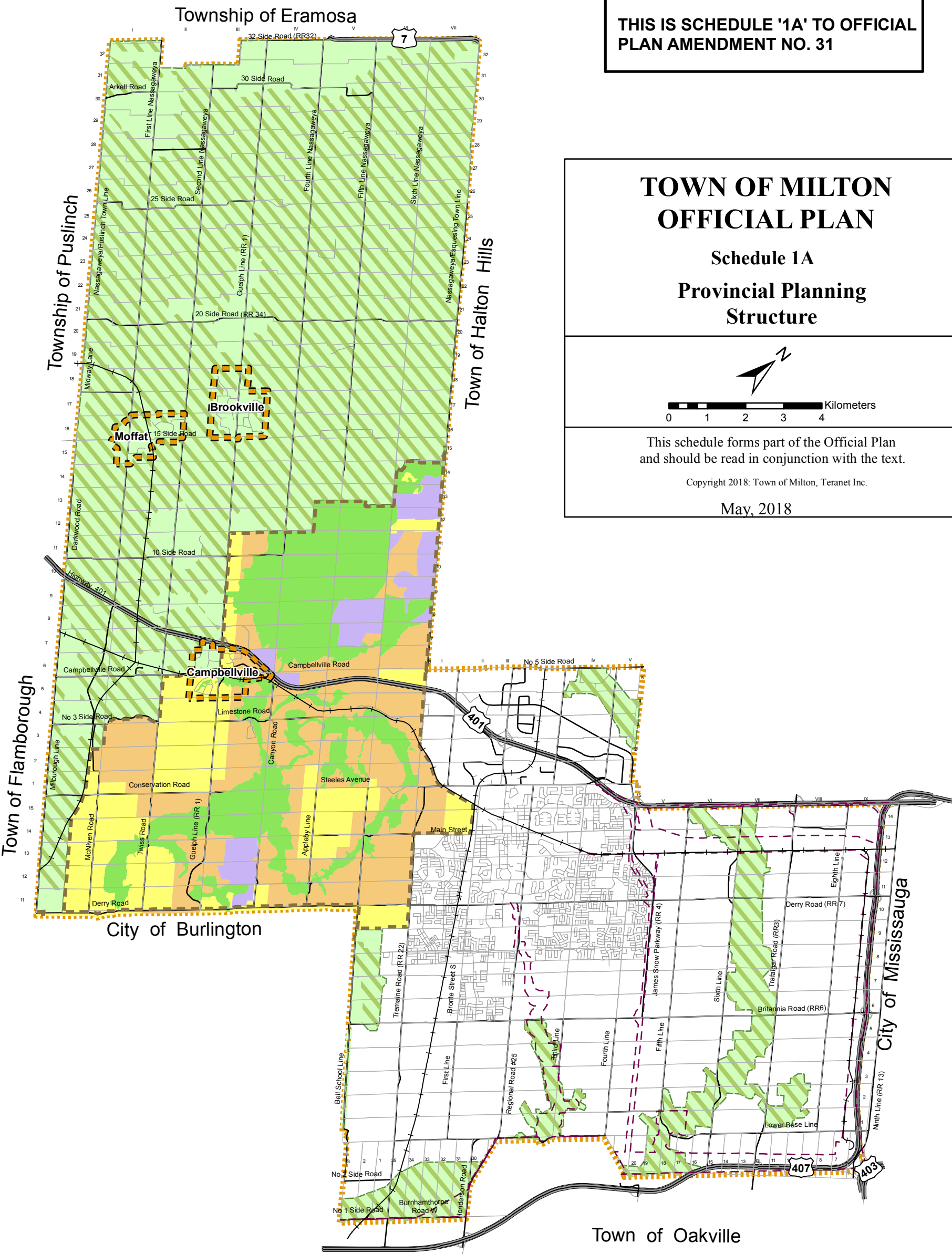
Schedule 1A
Provincial Planning
Structure



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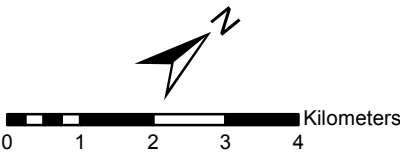
- Rail
- Proposed Major Arterial
- Highway
- Major Road
- Lot and Concession Line
- Hamlet
- Parkway Belt West Plan Boundary
- Municipal Boundary

- Niagara Escarpment Plan Boundary
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Escarpment Mineral Resource Extraction Area
- Greenbelt Plan Natural Heritage System
- Greenbelt Protected Countryside Area

THIS IS SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON
OFFICIAL PLAN

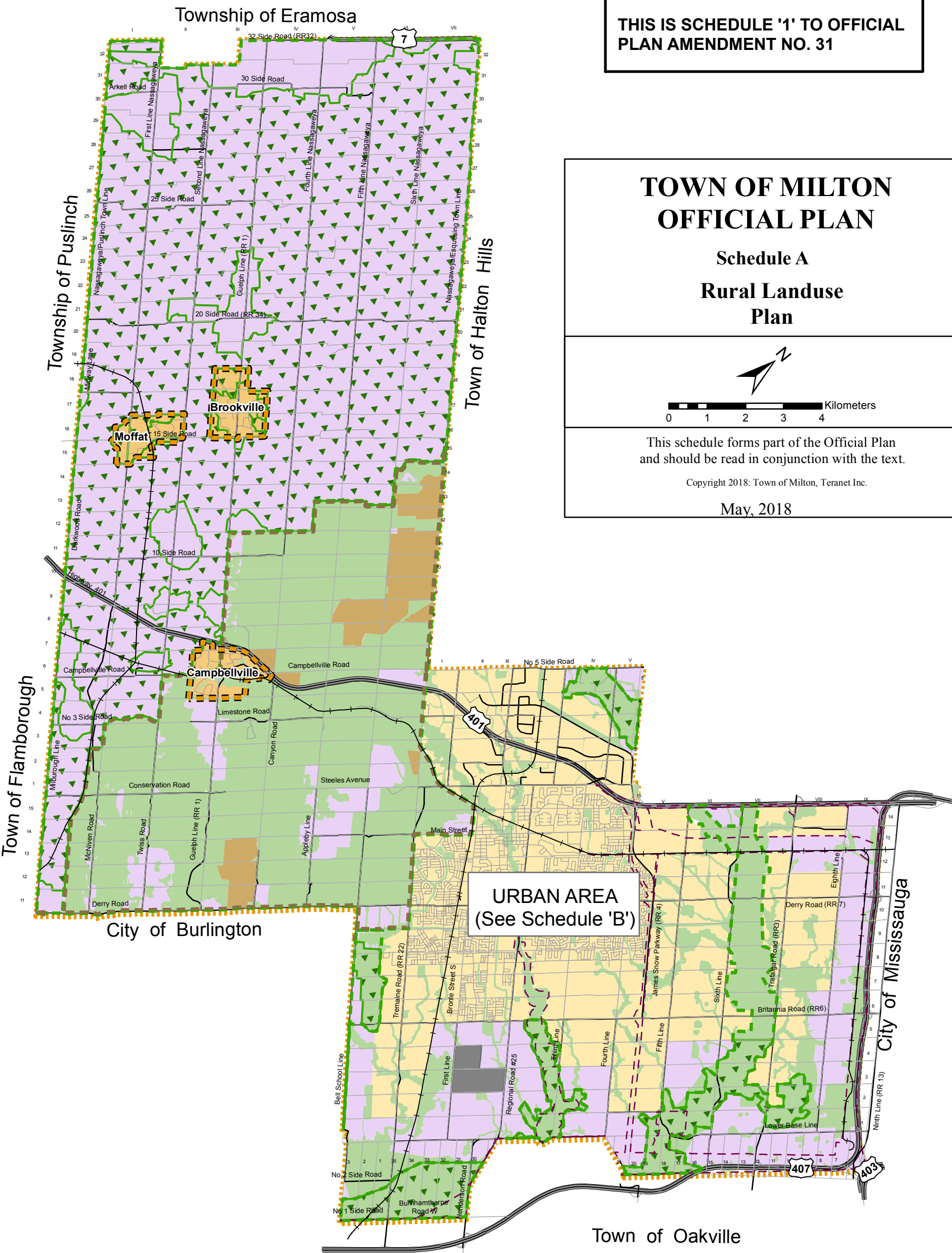
Schedule A
Rural Landuse
Plan



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- Rail
- Proposed Major Arterial
- Highway
- Major Road
- Lot and Concession Line
- Hamlet

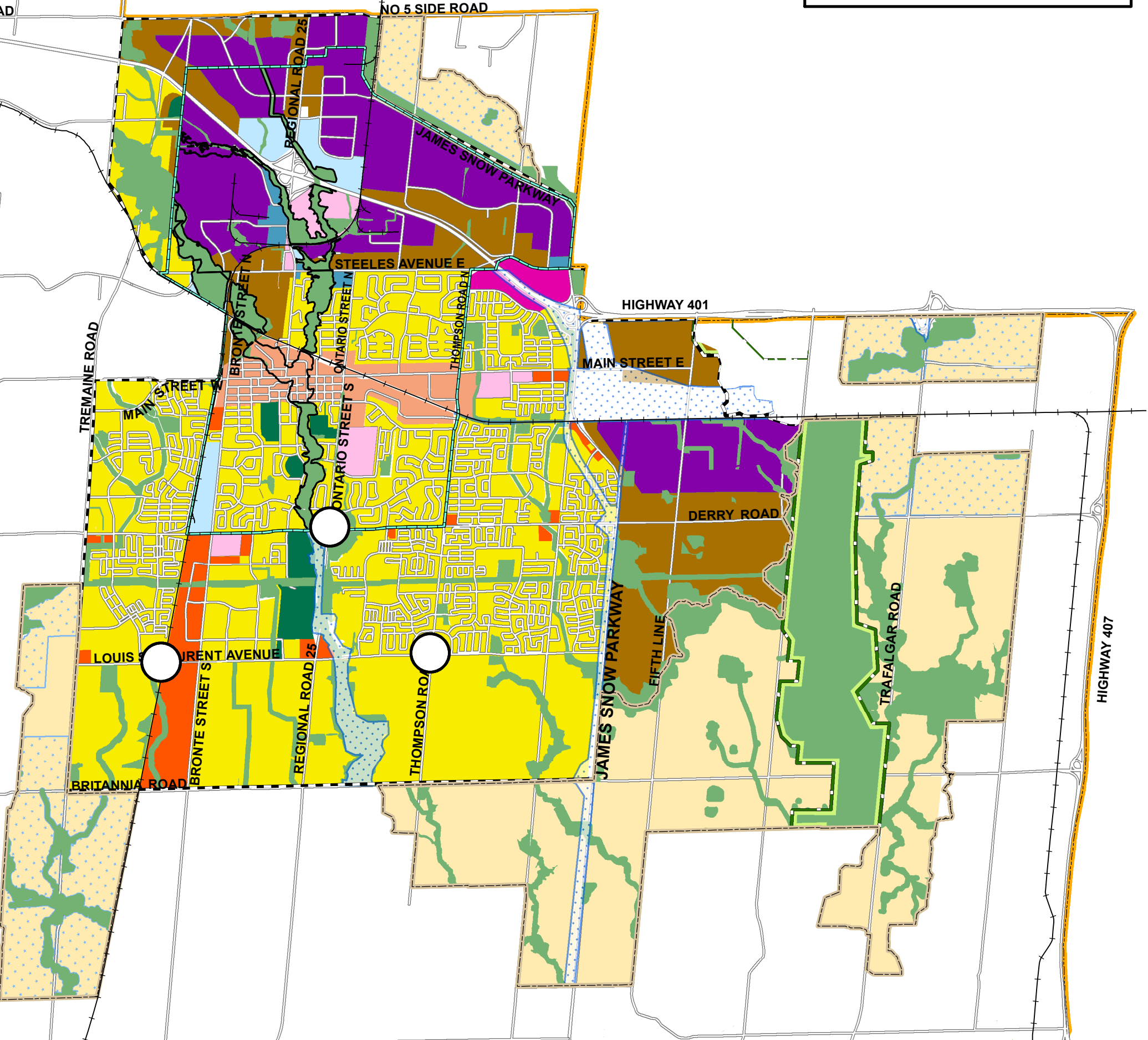
- Agricultural Area
- Mineral Resource Extraction Area
- Natural Heritage System
- Urban Area
- Halton Waste Management Site
- Municipal Boundary

- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Greenbelt Plan Protected Countryside Boundary

THIS IS SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. 31

**TOWN OF MILTON
OFFICIAL PLAN**

**Schedule B
Urban Area
Land Use Plan**



- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System

- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain
(Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary

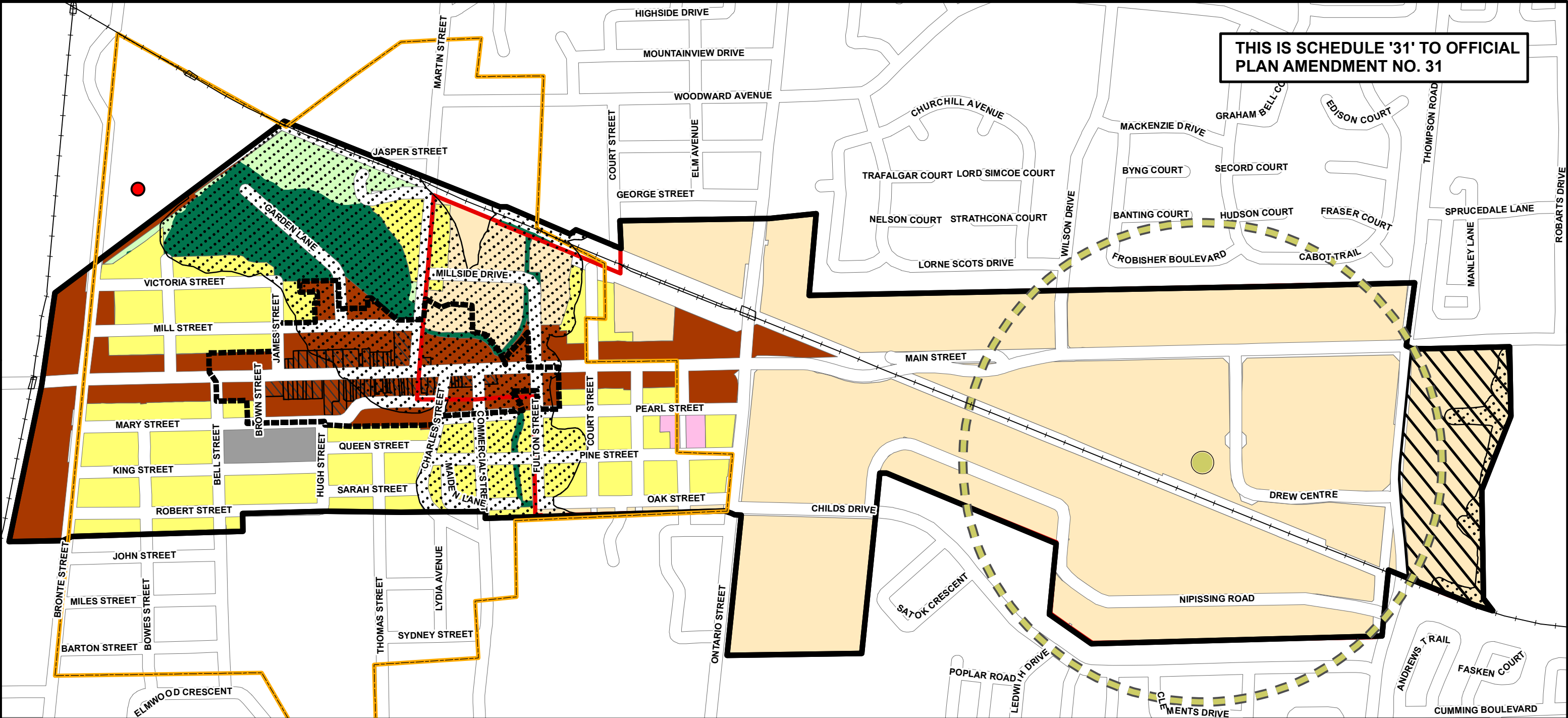


0 375 750 1,500 2,250 3,000 Meters

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- | | | |
|----------------------------|--|--|
| Central Business District | Urban Growth Centre Mixed Use Sub-Area | Low Density Residential Sub-Area |
| Urban Growth Centre | Downtown Supportive Area | Natural Heritage System |
| Business Improvement Area | Institutional Sub-Area | Regulatory Flood Plain |
| Character Area | Civil Precinct | Specific Policy Area 24 (See Section 4.11.3.7) |
| Major Transit Station | Community Park Sub-Area | Character Building |
| Major Transit Station Area | Active Frontages | Rail |

TOWN OF MILTON
OFFICIAL PLAN
Schedule C
Central Business District
Land Use Plan



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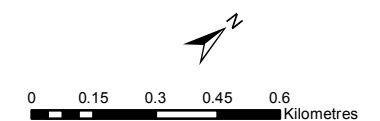
TOWN OF MILTON OFFICIAL PLAN

Schedule C.2.A

MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN

STRUCTURE PLAN

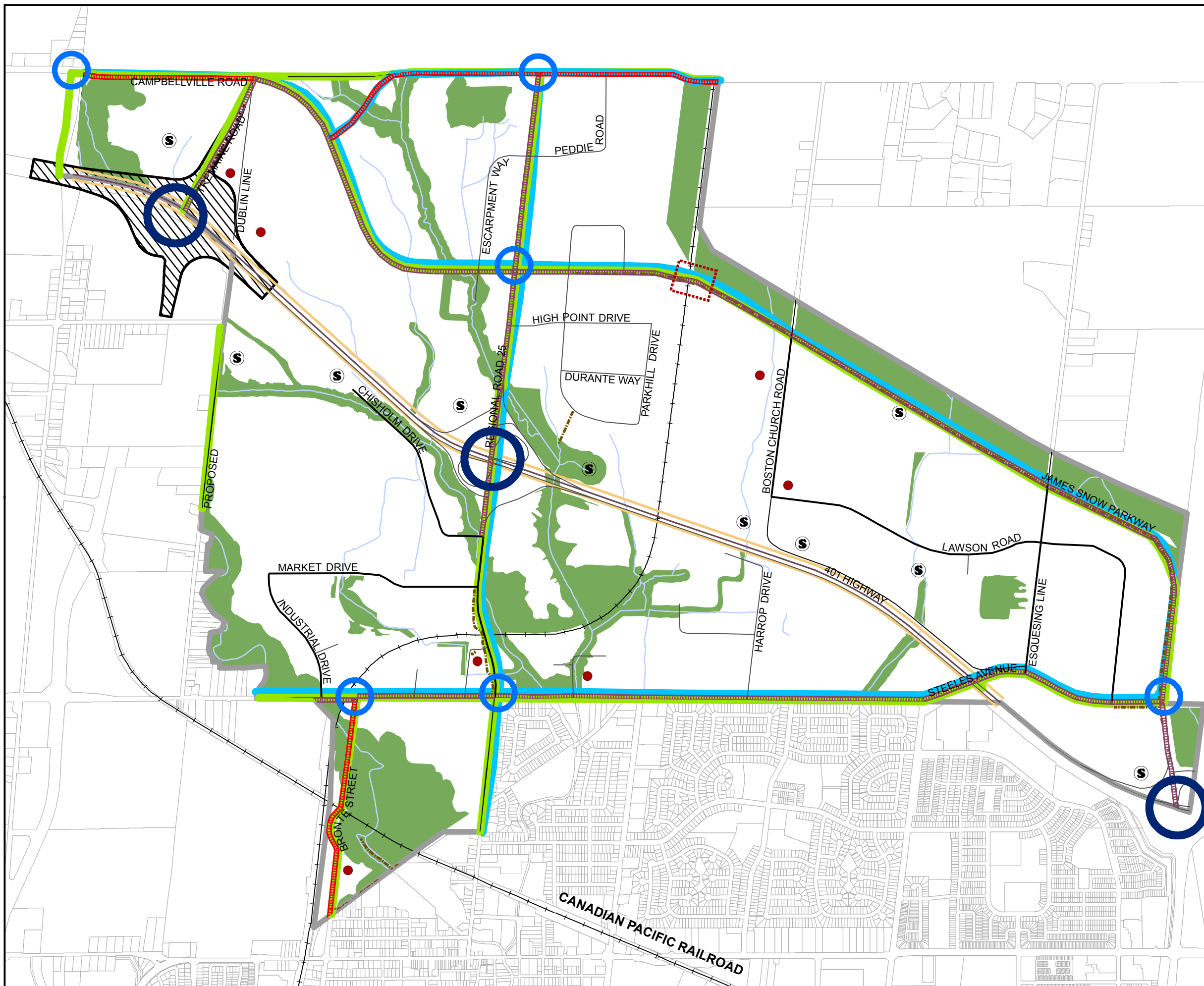
- 401 LANDSCAPE CORRIDOR
- GATEWAY STREET/
ENHANCED STREETSCAPE DESIGN
- ON-STREET BIKE SYSTEM
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROADS
- TRAIL
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- STORMWATER MANAGEMENT POND
- CHARACTER BUILDING
- POTENTIAL RAILWAY CROSSING
- PLANNED 401 INTERCHANGE
- NATURAL HERITAGE SYSTEM
- SECONDARY PLAN BOUNDARY
- WATERWAY
- RAILWAY



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THIS IS SCHEDULE '21' TO OFFICAL
PLAN AMMENDMENT NO. 31

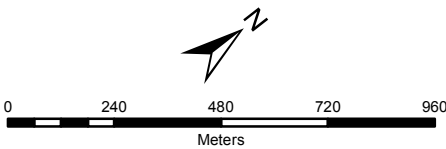
TOWN OF MILTON OFFICIAL PLAN

Schedule C.2.B

MILTON 401 INDUSTRIAL/BUSINESS
PARK SECONDARY PLAN

LAND USE PLAN

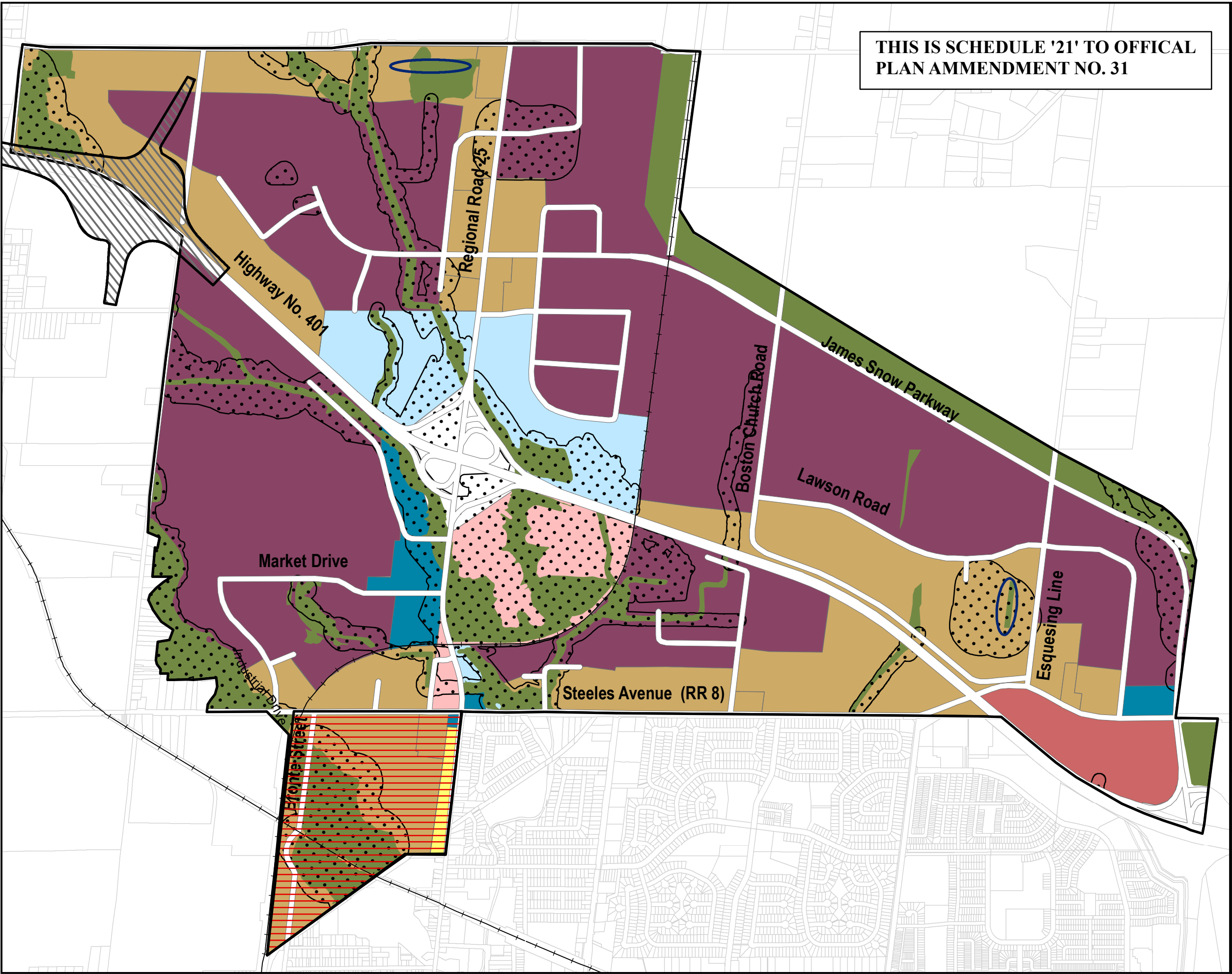
-  Railway
-  Planned 401 Interchange
-  Regulatory Flood Plain
-  Natural Heritage System
-  Institutional Area
-  Business Park Area
-  Business Commercial Area
-  Industrial Area
-  Office Employment Area
-  Residential
-  Major Commercial Centre
-  Residential Special Policy Area
-  Special Study Area

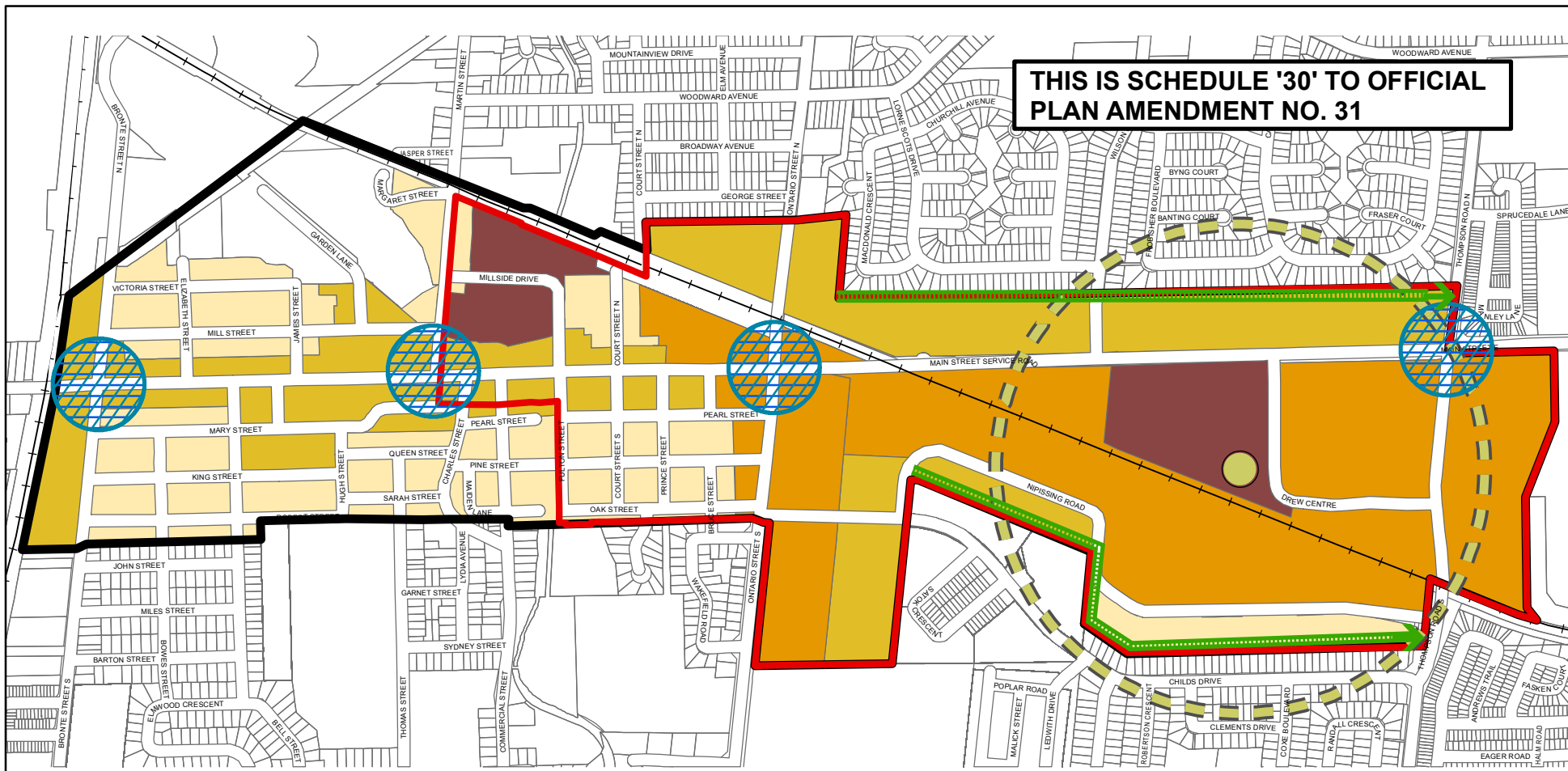






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







-  URBAN GROWTH CENTRE
-  CENTRAL BUSINESS DISTRICT
-  MAJOR TRANSIT STATION
-  MAJOR TRANSIT STATION AREA

-  GATEWAY
-  TRANSITION AREAS

MAXIMUM HEIGHTS

-  1-2 STOREYS
-  3-4 STOREYS
-  6-8 STOREYS
-  10-14 STOREYS

TOWN OF MILTON OFFICIAL PLAN

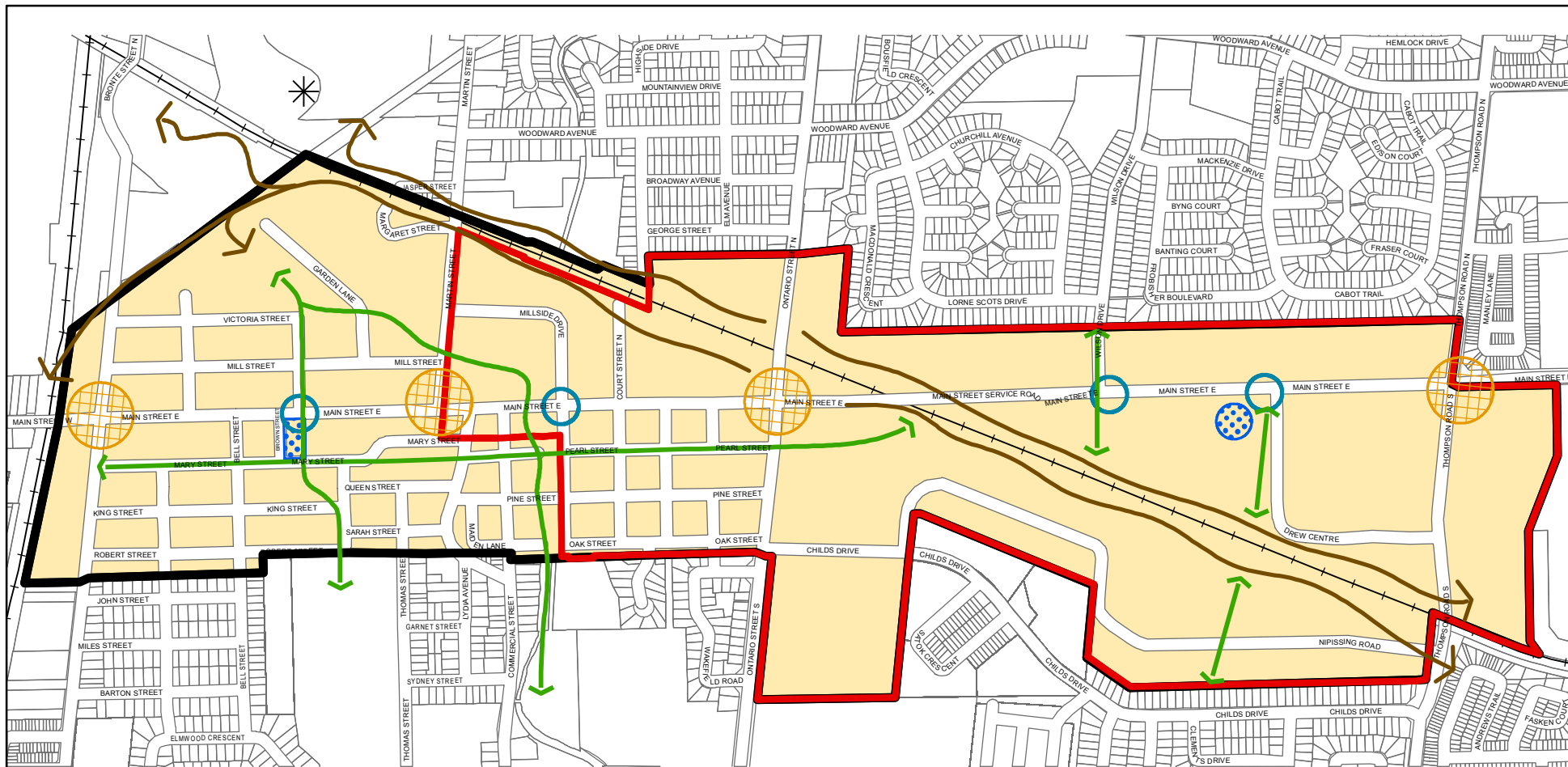
**CENTRAL BUSINESS DISTRICT
SECONDARY PLAN
Schedule C.7.A.CBD
Central Business District
Height Limits**



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- MAJOR LINKAGE
- MINOR LINKAGE
- RAILWAY
- FUTURE CROSSING

- FOCAL POINT
- GATEWAY
- URBAN SQUARE

- URBAN GROWTH CENTRE
- CENTRAL BUSINESS DISTRICT

TOWN OF MILTON OFFICIAL PLAN CENTRAL BUSINESS DISTRICT SECONDARY PLAN Schedule C.7.B.CBD Open Space, Linkages and Nodes

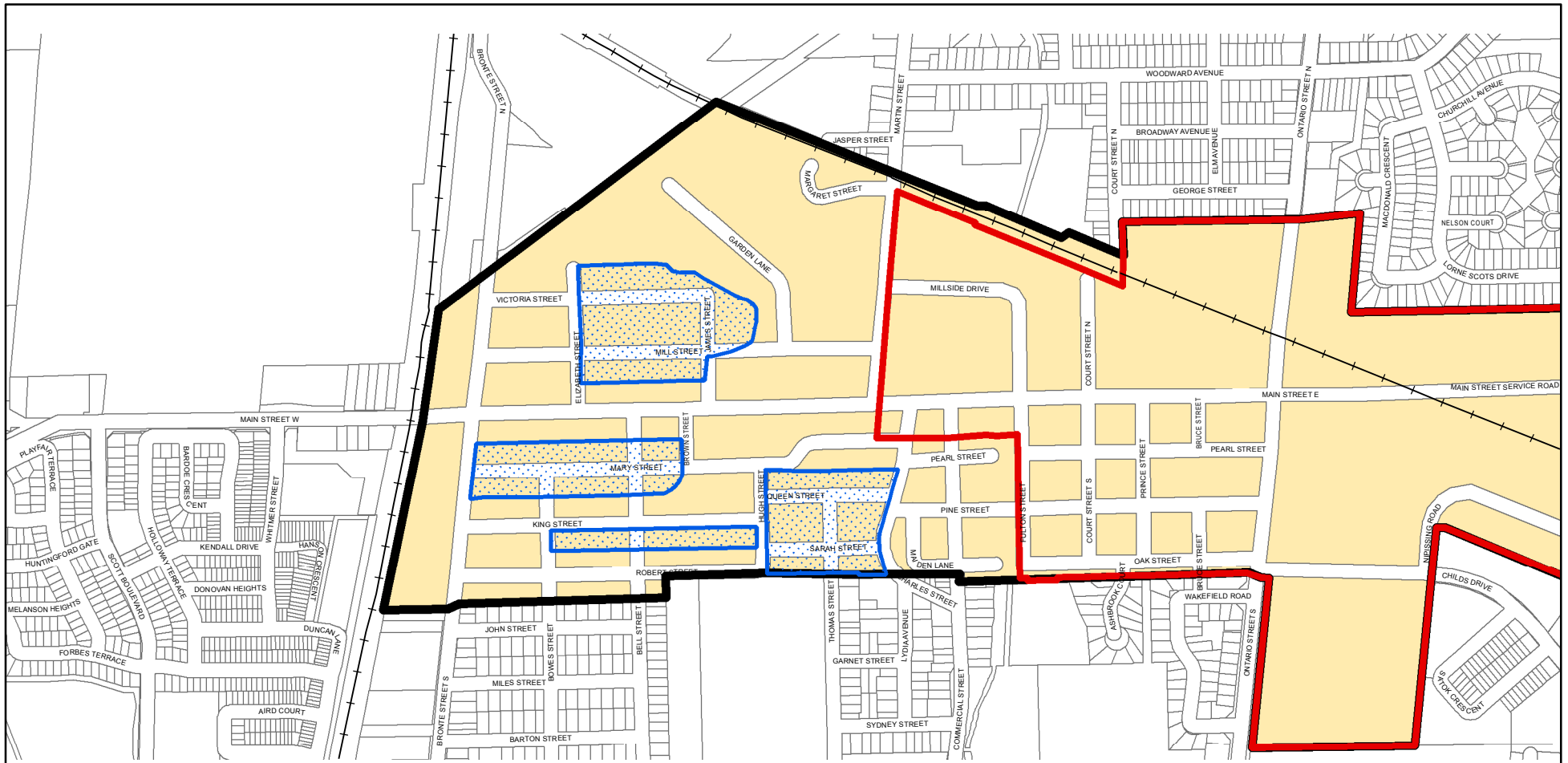


NOTE:
This Schedule forms part of the Official Plan Amendment No. 4 and should be read together with the text.

This Schedule Forms Part Of The Official Plan And Should Be Read Together With The Text.

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RESIDENTIAL SUB-AREA
OR CLUSTER OF SIGNIFICANT
ARCHITECTURAL MERIT



URBAN GROWTH CENTRE



CENTRAL BUSINESS DISTRICT

TOWN OF MILTON OFFICIAL PLAN Schedule C.7.C.CBD

Central Business District
Special Heritage Areas



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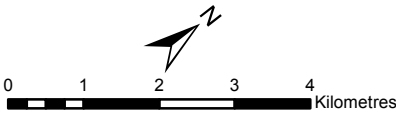
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THIS IS SCHEDULE '7' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON
OFFICIAL PLAN
Schedule E
Transportation Plan

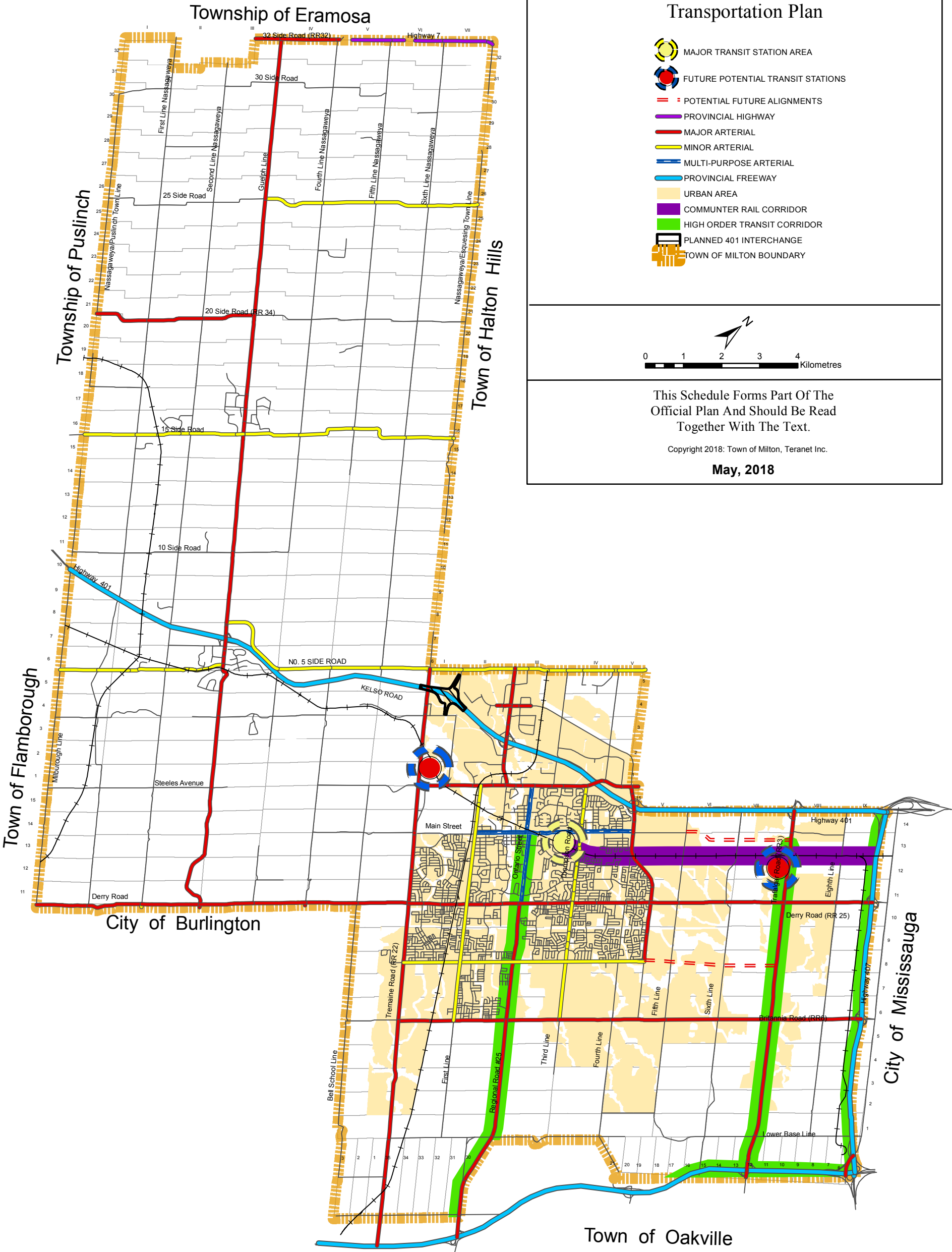
- MAJOR TRANSIT STATION AREA
- FUTURE POTENTIAL TRANSIT STATIONS
- POTENTIAL FUTURE ALIGNMENTS
- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- PROVINCIAL FREEWAY
- URBAN AREA
- COMMUNTER RAIL CORRIDOR
- HIGH ORDER TRANSIT CORRIDOR
- PLANNED 401 INTERCHANGE
- TOWN OF MILTON BOUNDARY



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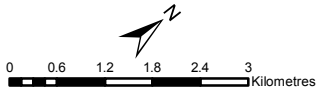


THIS IS SCHEDULE '9' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN Schedule G

Known Landfill Sites

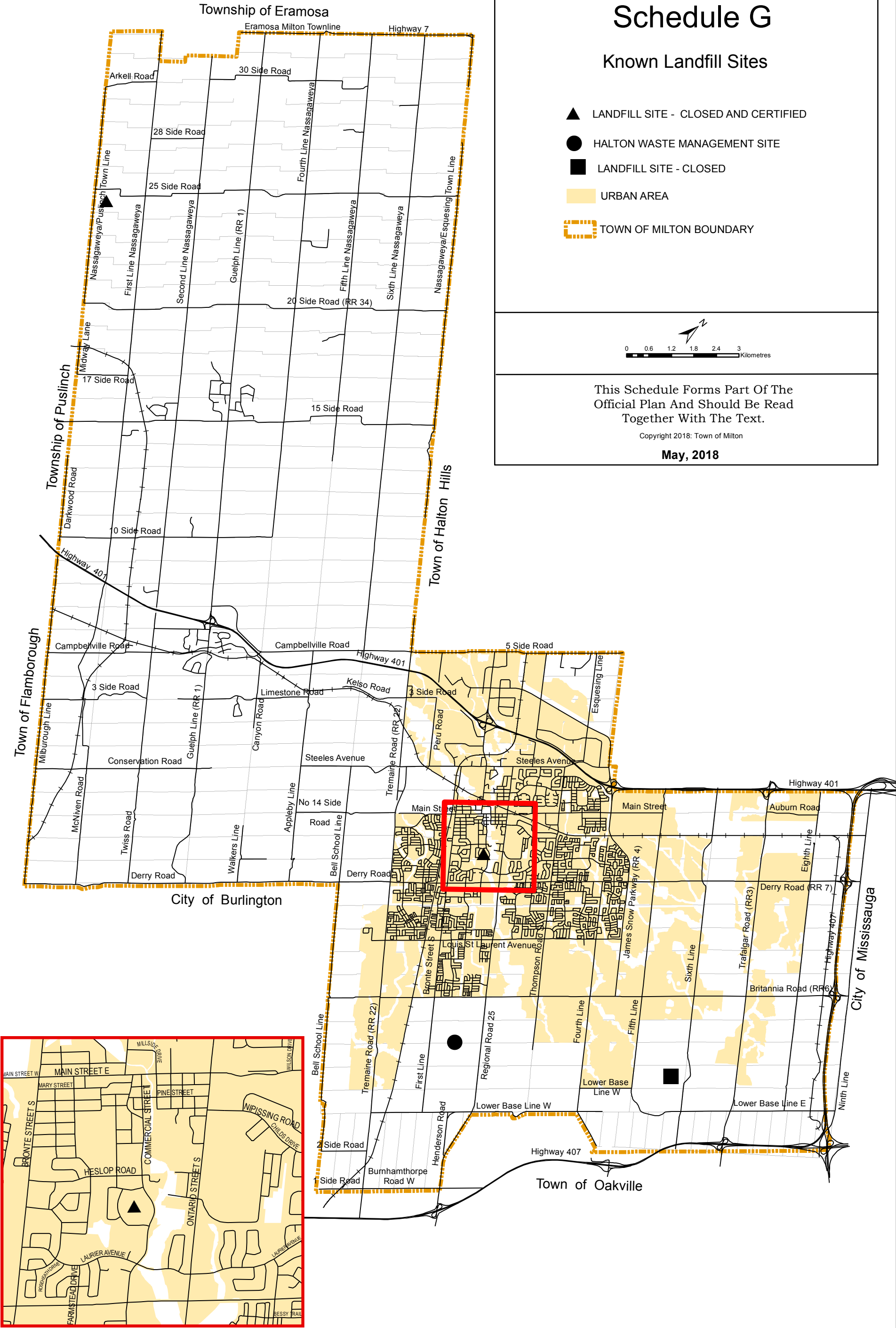
- ▲ LANDFILL SITE - CLOSED AND CERTIFIED
- HALTON WASTE MANAGEMENT SITE
- LANDFILL SITE - CLOSED
- URBAN AREA
- TOWN OF MILTON BOUNDARY



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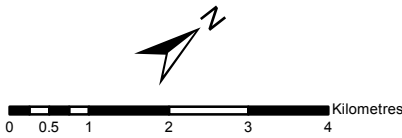


TOWN OF MILTON OFFICIAL PLAN

Schedule I

Rural Area Specific Policy Areas

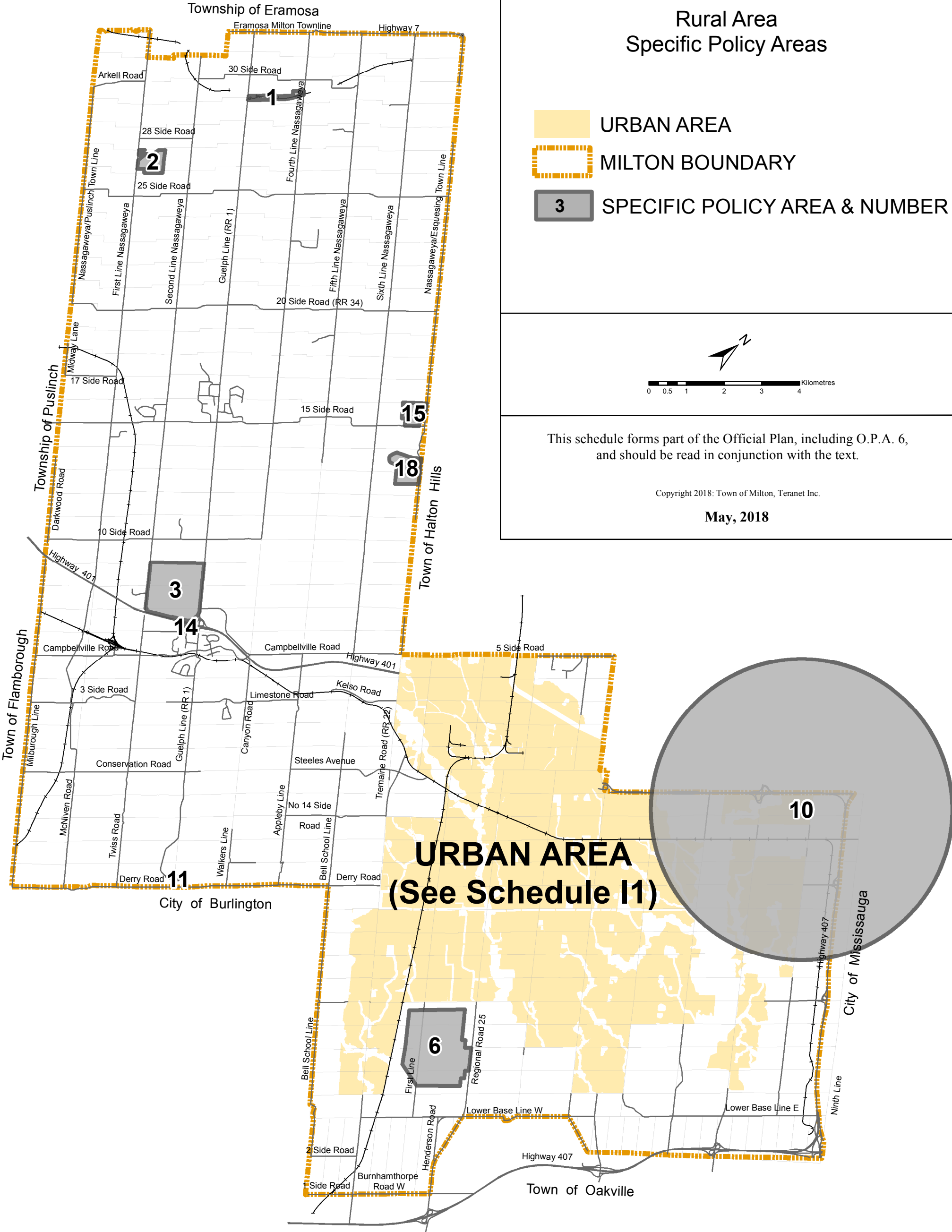
- URBAN AREA
- MILTON BOUNDARY
- SPECIFIC POLICY AREA & NUMBER

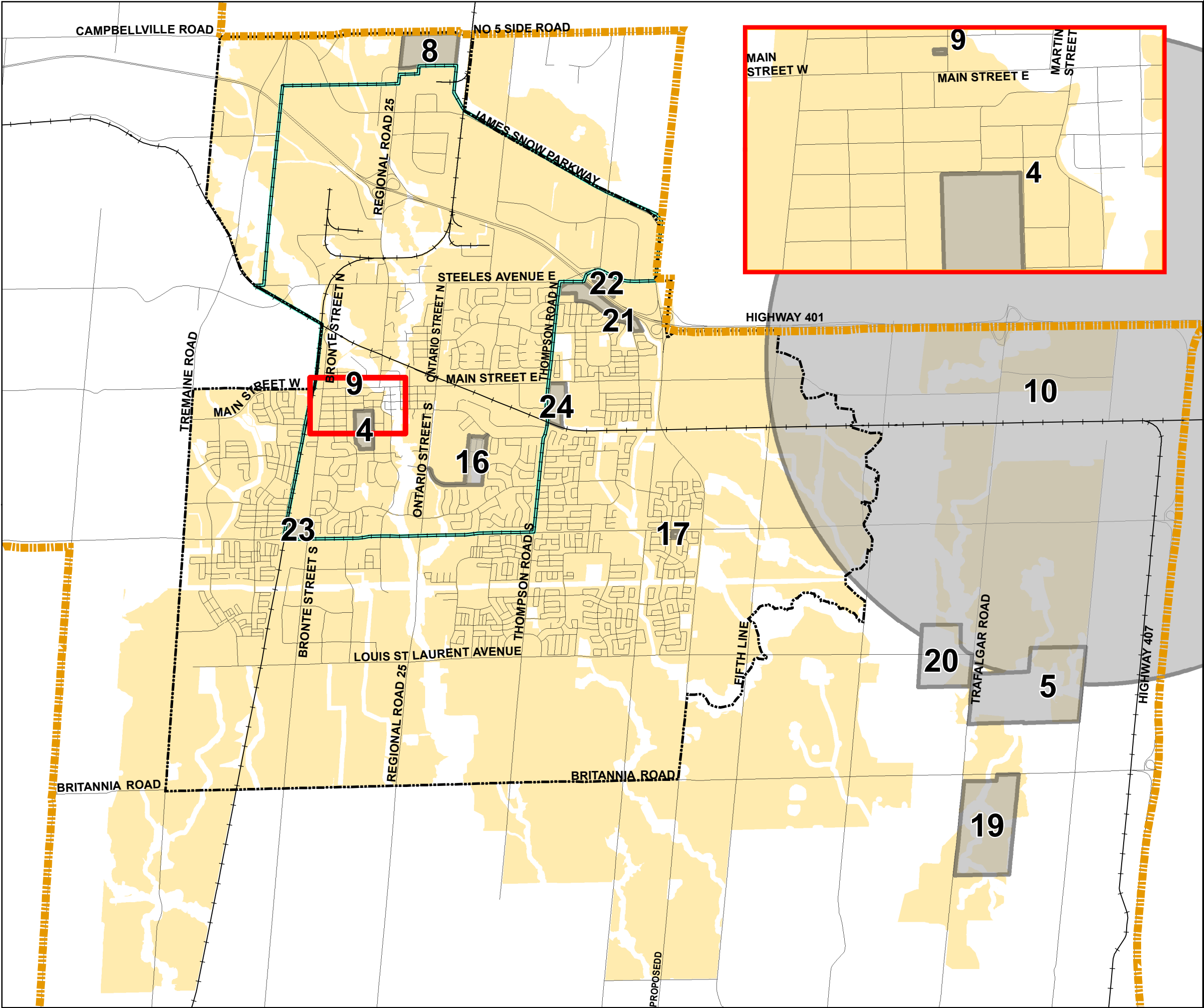


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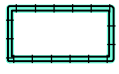





THIS IS SCHEDULE '12' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

Urban Area
Specific Policy Areas
(Refer to section 4.11)

-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  SPECIFIC POLICY AREA & NUMBER

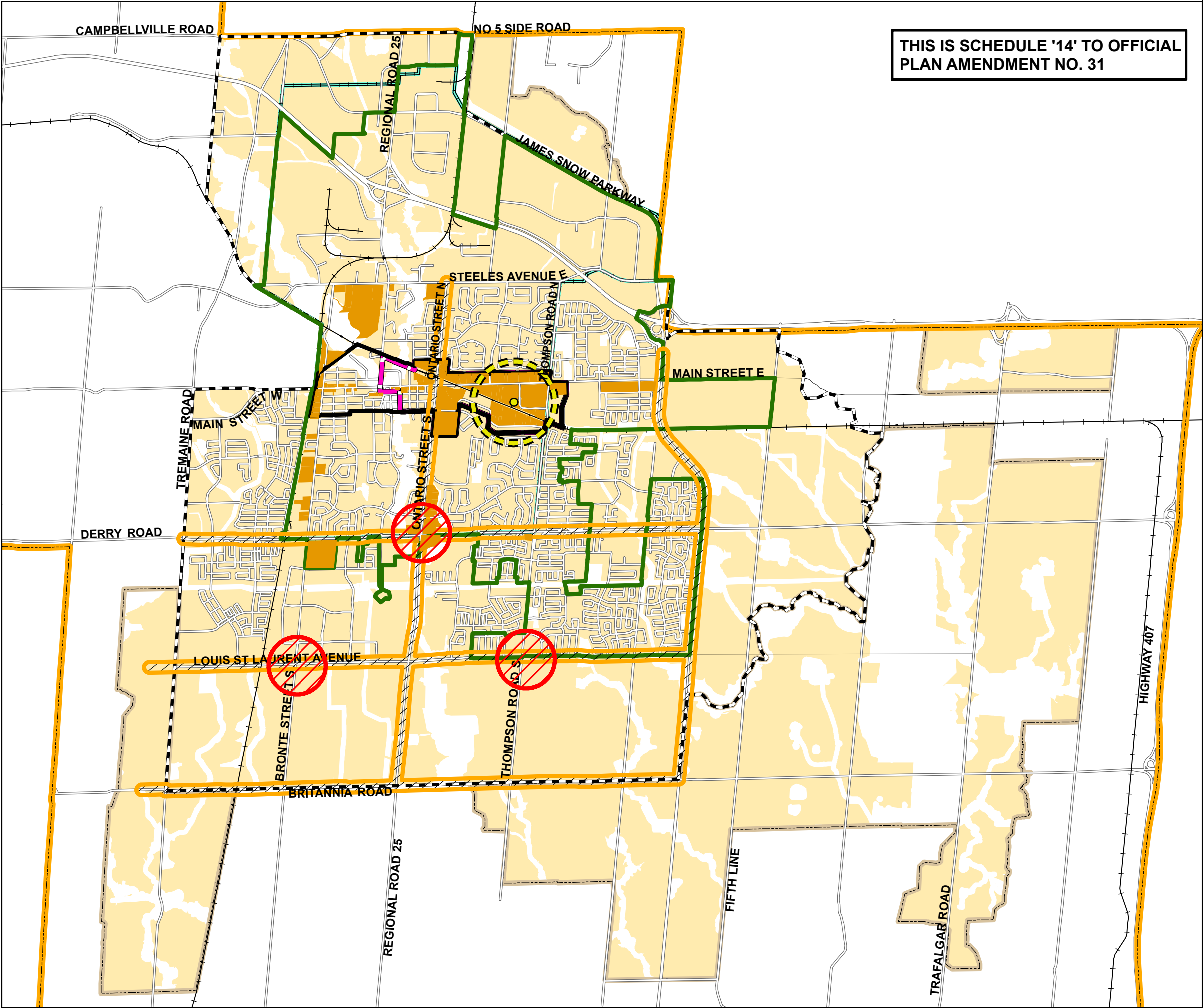


0 375 750 1,500 2,250 3,000 Meters

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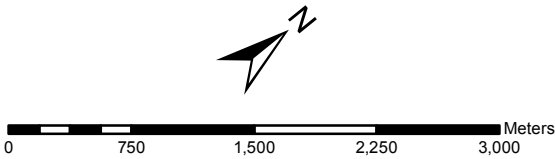
THIS IS SCHEDULE '14' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule K

Intensification Areas

-  Intensification Corridor
-  Intensification Area
-  Built Boundary
-  Central Business District
-  Established Urban Area
-  HUSP Urban Area
-  Urban Growth Centre
-  Urban Area
-  SHP Urban Area Boundary
-  Town of Milton Boundary
-  Rail
-  Major Transit Station Area
-  Secondary Mixed Use Node



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THIS IS SCHEDULE '15' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON
OFFICIAL PLAN

Schedule L

Municipal Wellhead Protection Zones

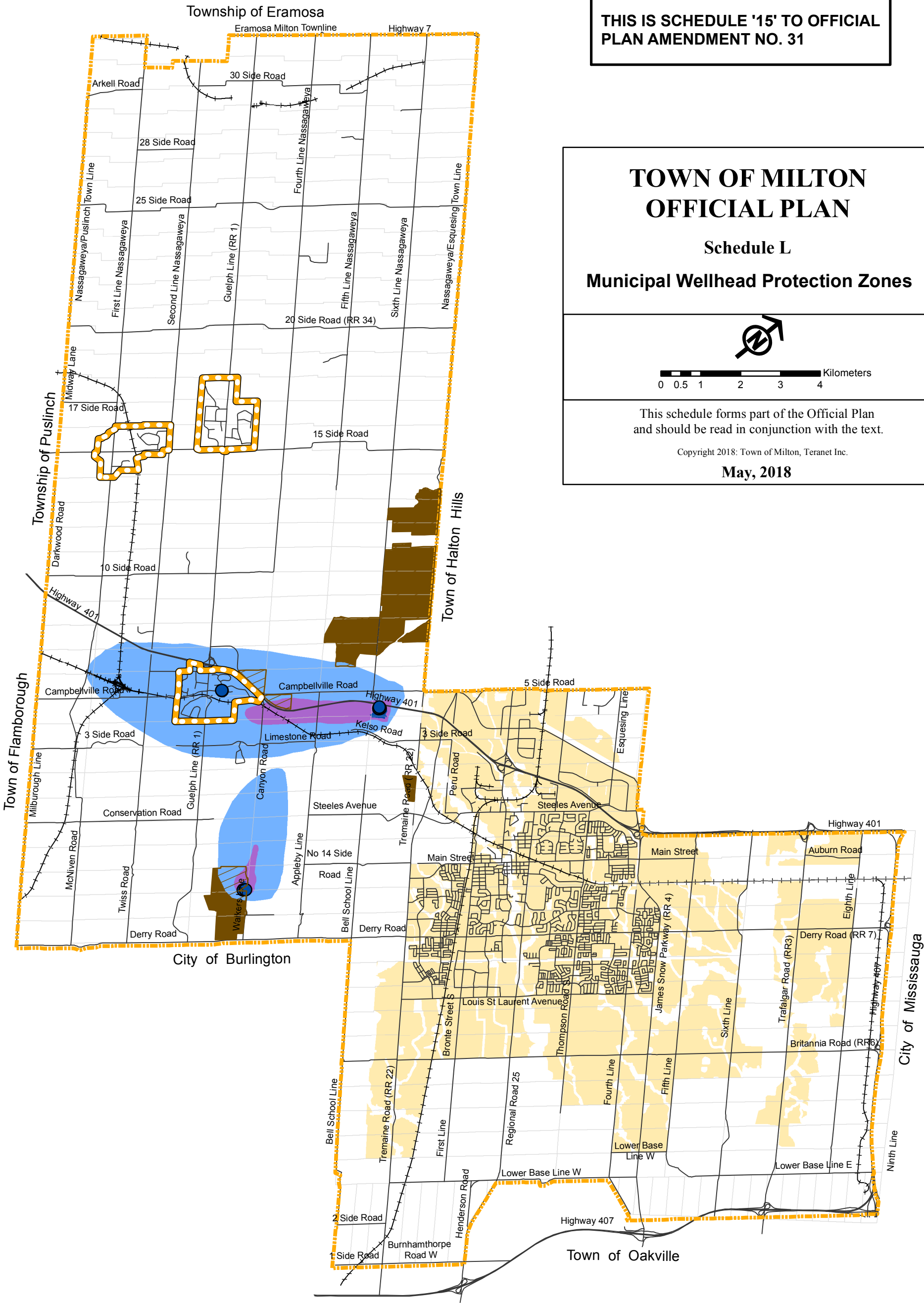


0 0.5 1 2 3 4 Kilometers

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MUNICIPAL WELL

ZONE 1 (100 DAY TRAVEL TIME)

ZONE 2 (100 DAY TO 2 YEAR TRAVEL TIME)

ZONE 3 (2 YEAR TO 10 YEAR TRAVEL TIME)

LOTS AND CONCESSIONS

MUNICIPAL BOUNDARY

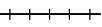
MINERAL RESOURCE
EXTRACTION AREA



HAMLETS



URBAN AREA



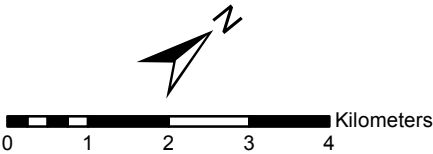
RAIL

THIS IS SCHEDULE '16' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule M

Key Features Within the Greenbelt and Natural Heritage System

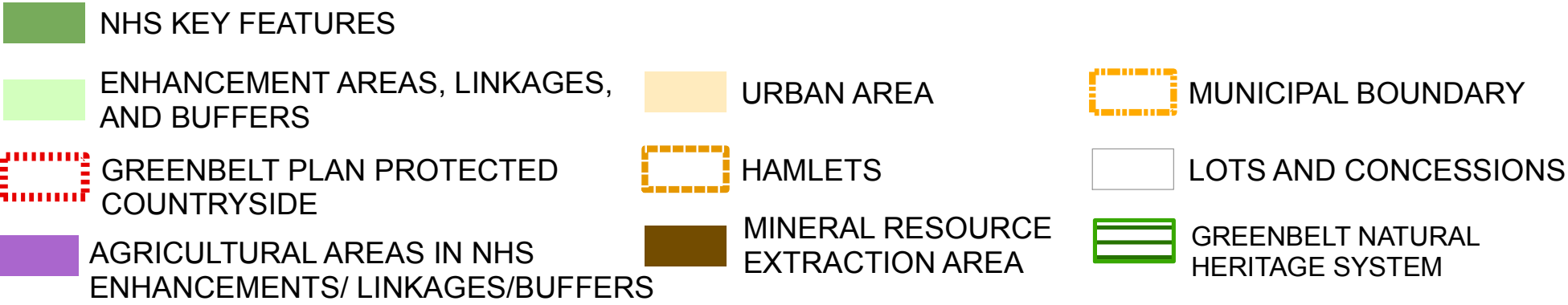
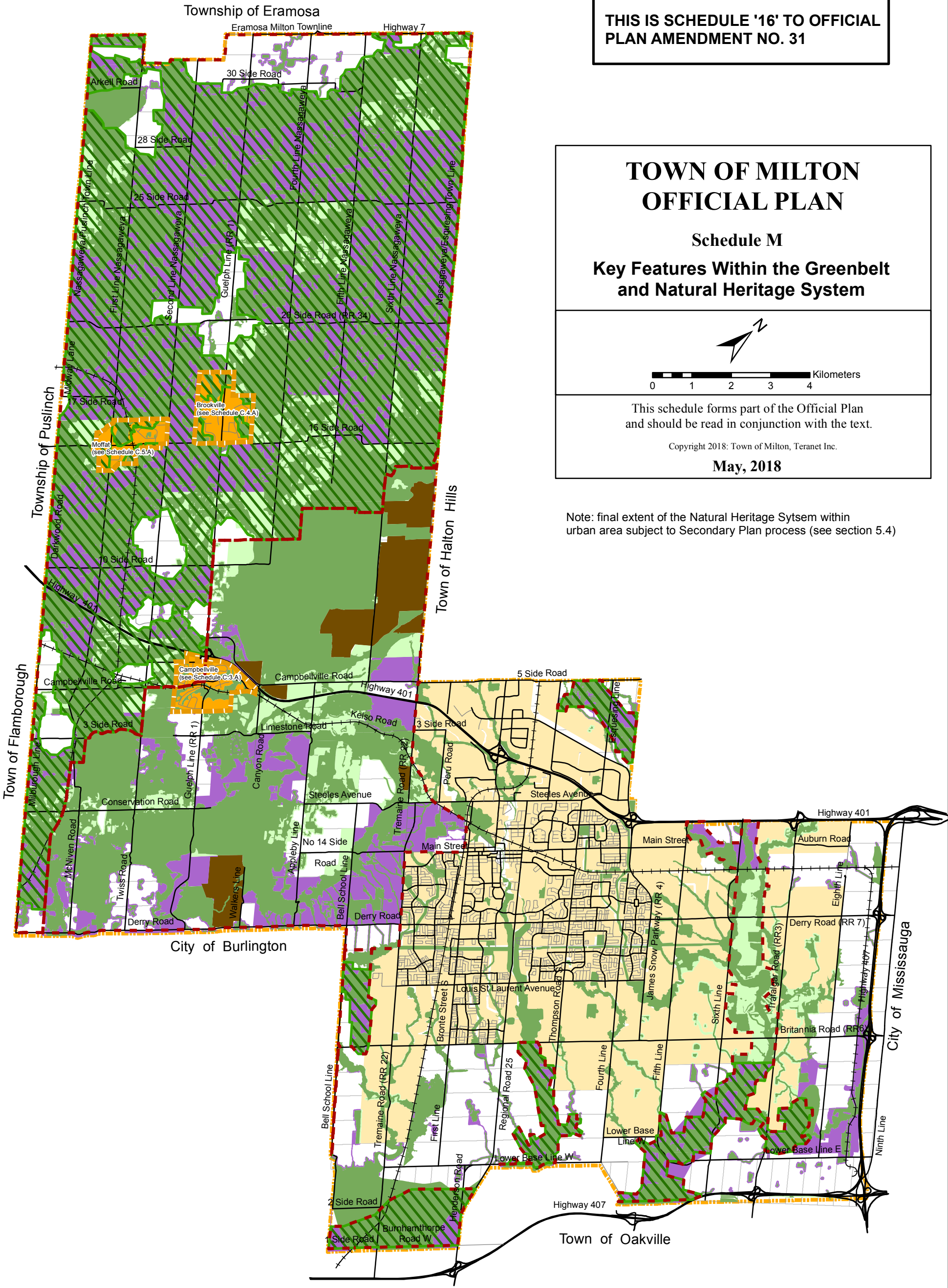


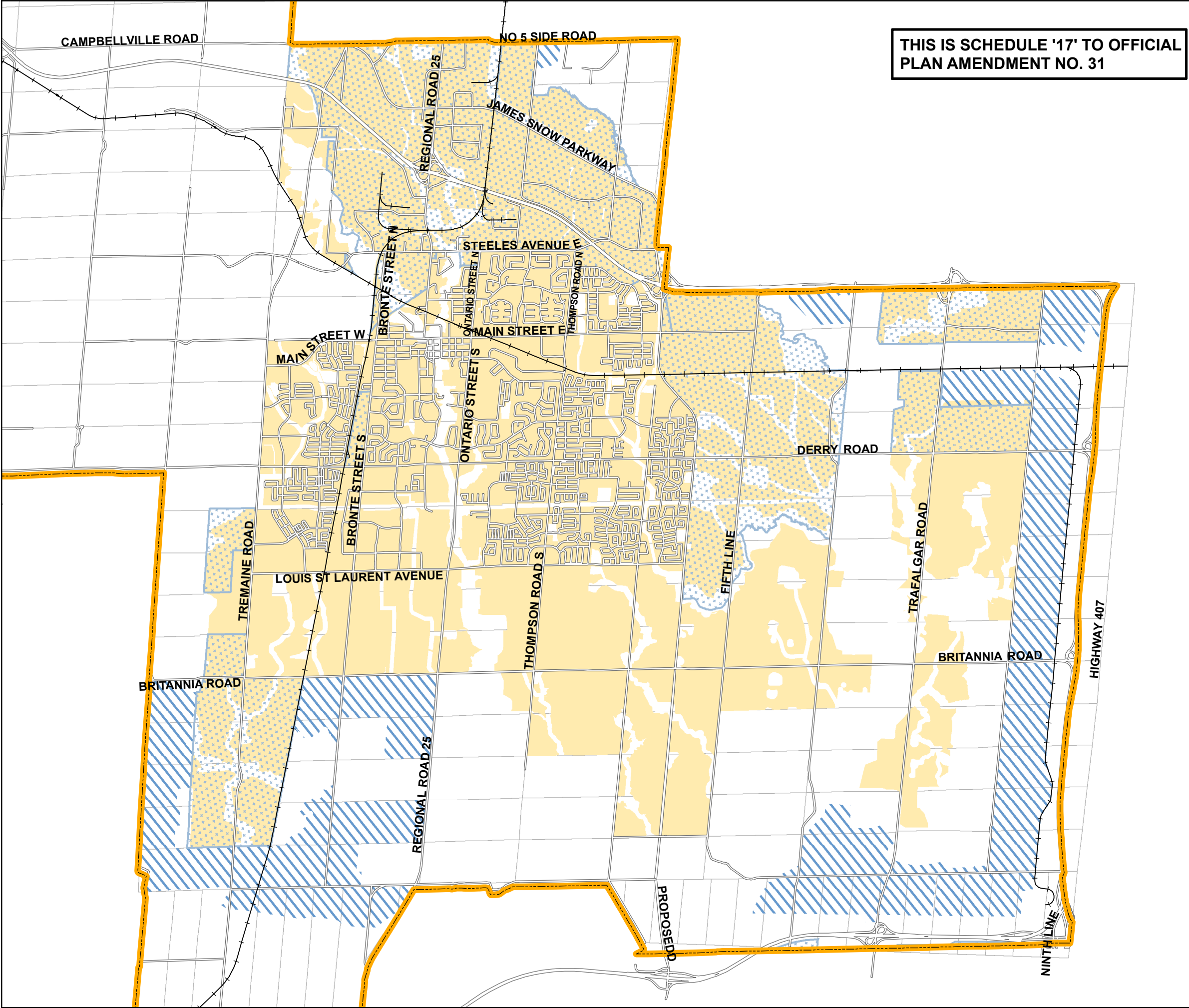
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May, 2018

Note: final extent of the Natural Heritage Sytsem within
urban area subject to Secondary Plan process (see section 5.4)





TOWN OF MILTON
OFFICIAL PLAN

Schedule N
Future Strategic
Employment Areas

- URBAN AREA
- EMPLOYMENT AREA
- FUTURE STRATEGIC
EMPLOYMENT AREAS
(OVERLAY)*
- LOTS AND CONCESSIONS
- RAIL
- MILTON BOUNDARY

Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to section 2.1.8 of this plan



0 375 750 1,500 2,250 3,000 Meters

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Township of Eramosa

THIS IS SCHEDULE '18' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON
OFFICIAL PLAN

Schedule O

Agricultural System and
Settlement Areas

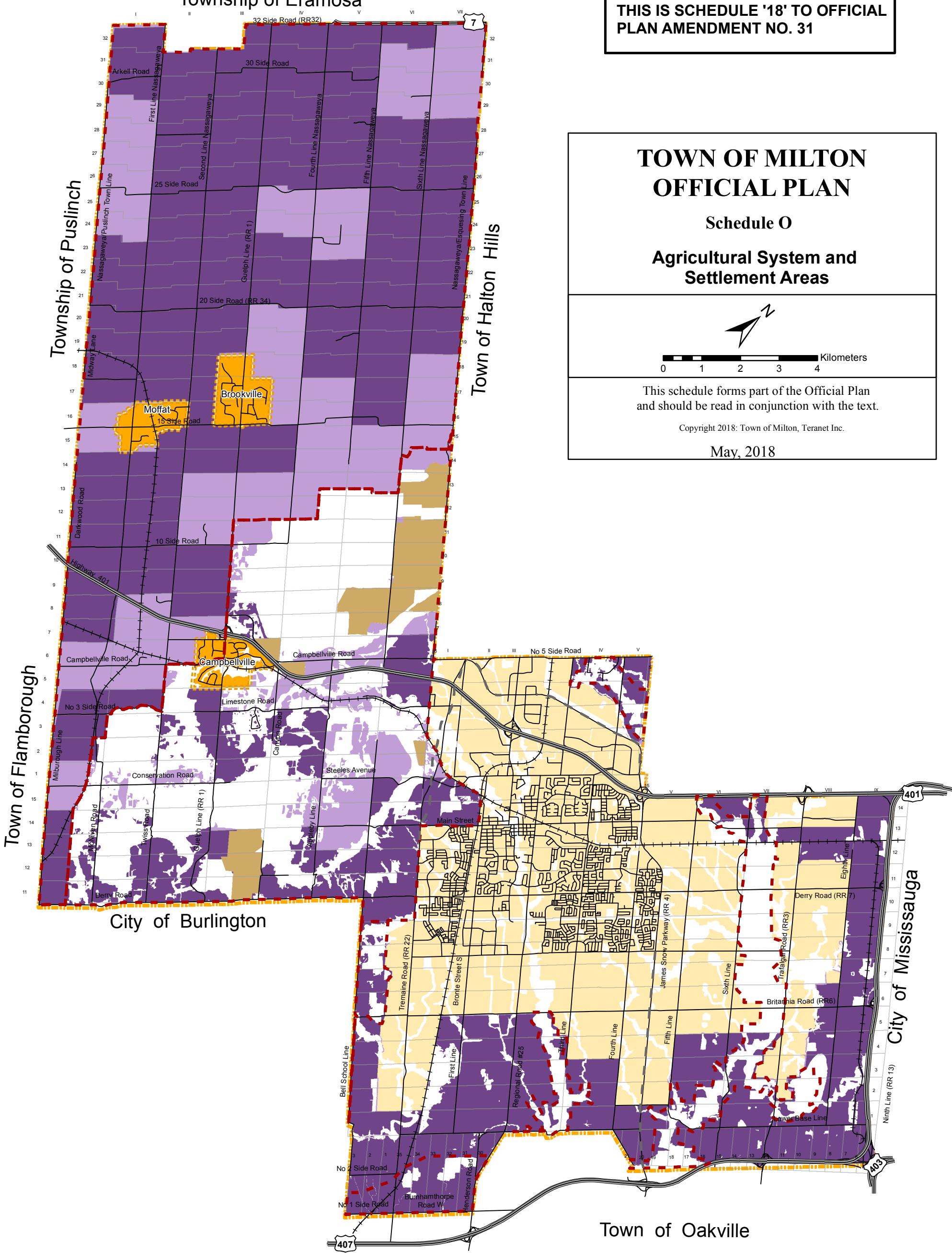


0 1 2 3 4 Kilometers

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Agricultural System

- Agricultural System outside Prime Agricultural Areas
- Prime Agricultural Areas
- Greenbelt Plan Boundary

Settlement Areas

- Urban Area
- Hamlet

- Proposed Major Arterial
- Highways
- Roads
- RAIL
- Lots and Concessions

THIS IS SCHEDULE '19' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON
OFFICIAL PLAN

Schedule P

Identified Mineral Resource
Areas and Mineral Resource
Extraction Areas

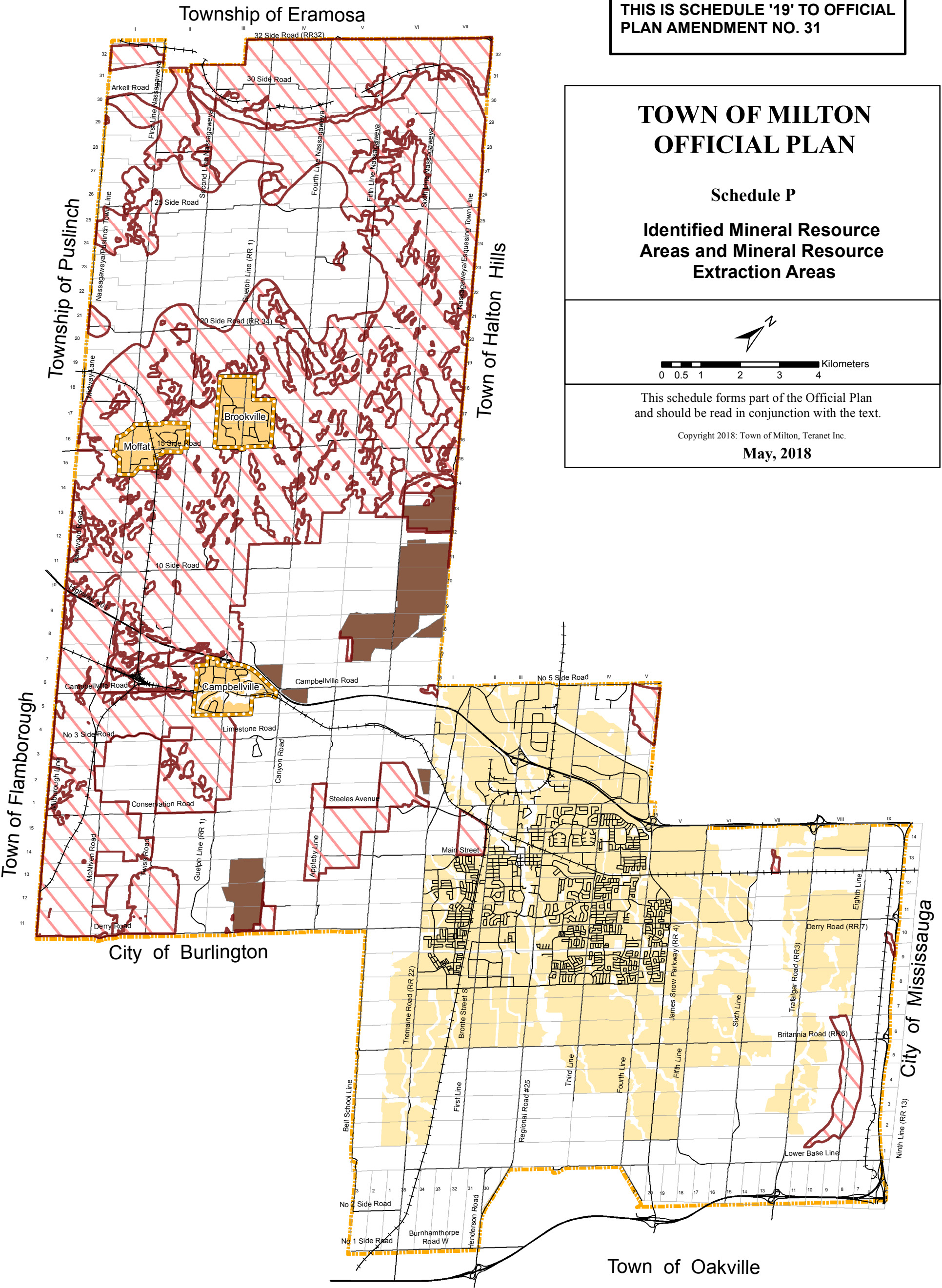


0 0.5 1 2 3 4 Kilometers

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Mineral Resource Extraction Area
Identified Mineral Resource Area

Urban Area
Hamlets

Municipal Boundary
Lots and Concessions
Rail