

# Milton Transit Maintenance and Storage Facility

**Transit and Rail Project  
Assessment Process (TRPAP)**

**Online Public Engagement**

June 25, 2026



# Agenda

1. Land acknowledgement
2. Purpose of engagement
3. Project overview and feasibility analysis
4. Study background
5. TRPAP overview and schedule
6. Site plan design
7. Technical and environmental studies
8. Environmental mitigation
9. Next steps
10. Feedback

## Land Acknowledgement

We acknowledge that the land we gather on is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We recognize the traditional territory of the Huron-Wendat and Haudenosaunee people.

We also acknowledge the First Nations, Inuit and Métis people who live on these lands today.

We stand as allies with the First Nations as stewards of these lands.



Source: [Traditional Land Acknowledgements - Town of Milton](#)

## Purpose of Engagement

Welcome to this **Online Public Engagement (OPE)** and thank you in advance for your interest in this project!

The purpose of this OPE is to:

- Introduce the Milton transit maintenance and storage facility project
- Explain the environmental assessment and project design process that is being followed for the Transit and Rail Project Assessment Process (TRPAP)
- Describe the proposed transit garage facility
- Share an overview of the work completed to date
- Gather feedback from participants to inform the study

Comments can be shared with the project team via the project website. Further information is outlined later in the presentation.

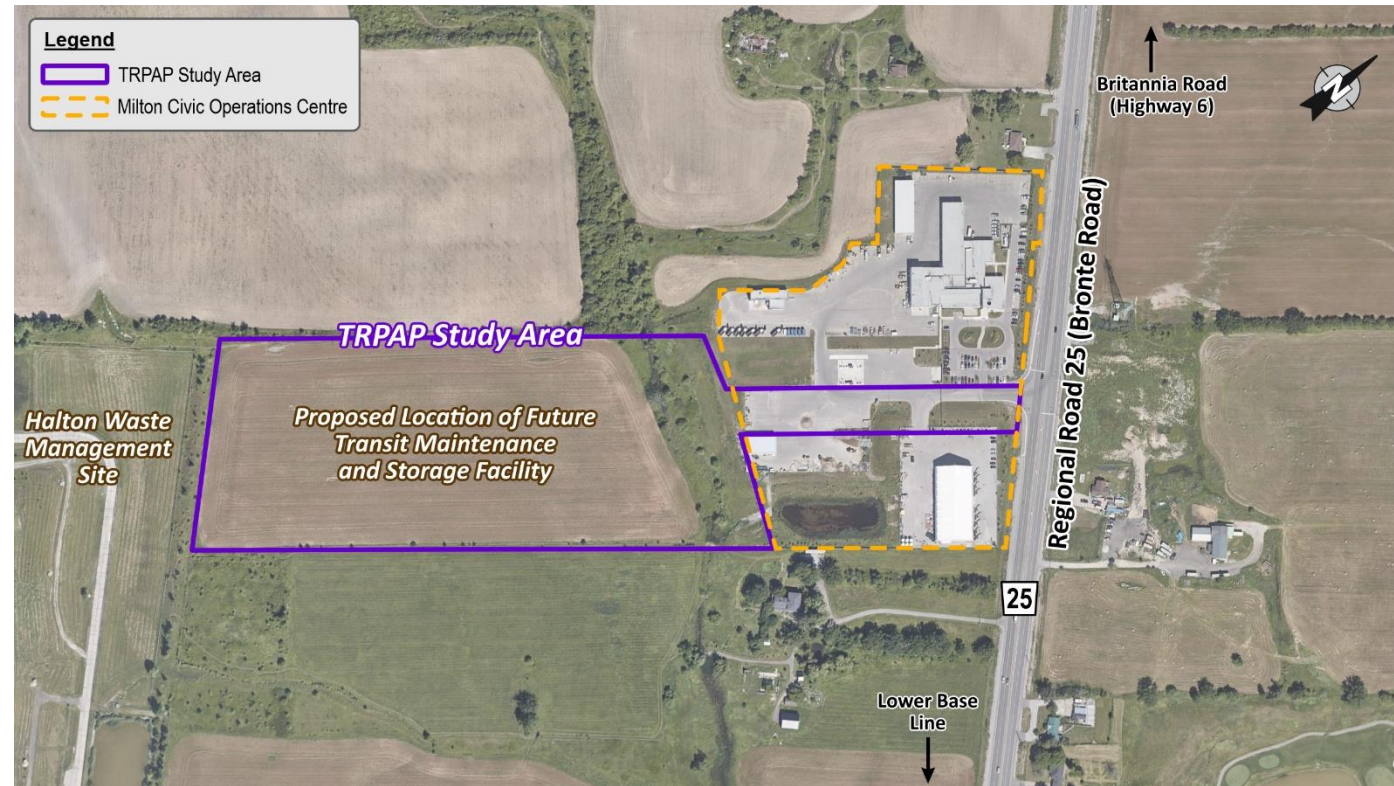


# Project Overview

The Town of Milton is undertaking a TRPAP for a new transit maintenance and storage facility (TMSF).

The proposed facility will include:

- a building for bus maintenance and storage,
- areas for bus parking, and
- a bridge over the Tributary of Sixteen Mile Creek to provide access to the facility from the entrance of the existing Civic Operations Centre on Highway 25.

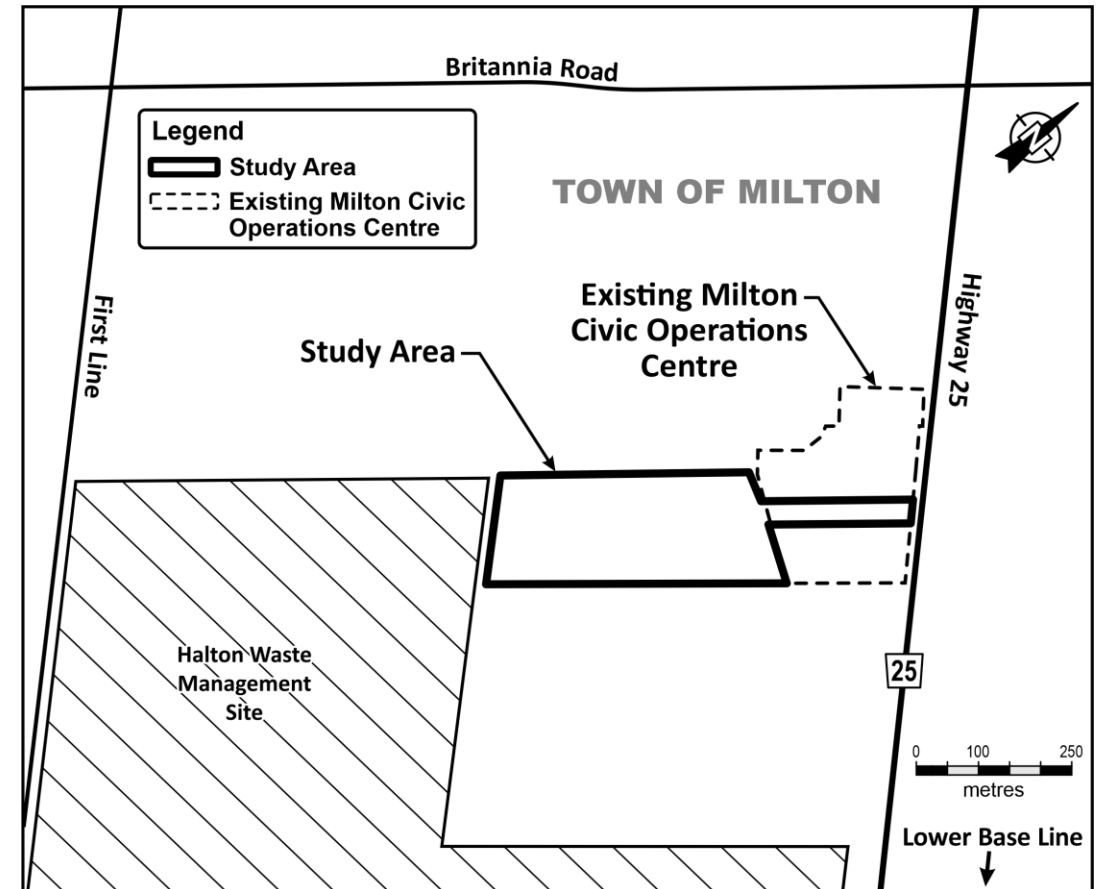


# Project Rationale

The purpose of the facility is to improve service reliability at Milton Transit, by enhancing the capacity to maintain vehicles and increase service levels. The facility will allow for the expansion of the Milton transit fleet, and the eventual transition to battery-electric buses.

The need for this facility was identified as part of the Milton Transit Five-Year Service Plan and Master Plan Update, which noted that Milton would be limited in its ability to increase transit service without an expanded bus garage.

The proposed study area was identified as the preferred location.

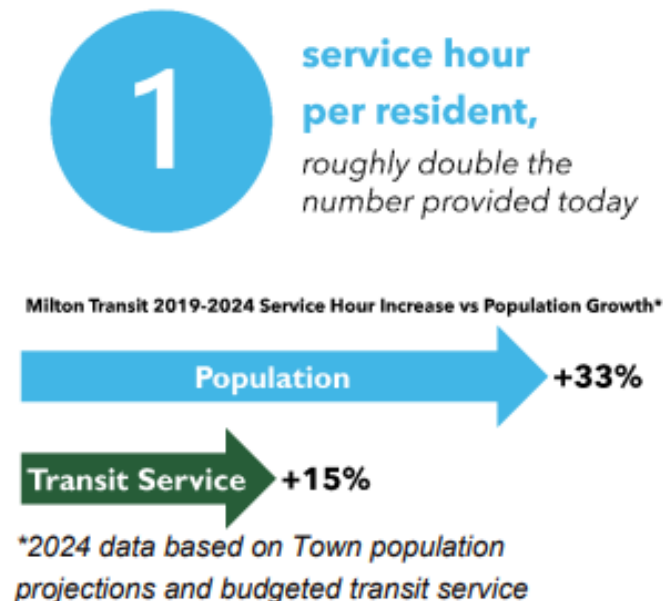


# The Future of Milton Transit

The Town of Milton identified the need for this facility in the Milton Transit Five-Year Service Plan (2024-2029) and Milton Transportation Master Plan Update.

- Currently, Milton Transit has exceeded capacity to store and maintain their transit fleet at the existing leased facility

- One of the key “enablers of the 2029 Proposed Network is a Town-Owned Garage to achieve service rates outlined in the Plan.”



By investing in the project:

- The increasing transit service needs of Milton’s rapidly expanding population will be supported through transit vehicle accommodation.
- Service reliability will improve by ensuring that transit vehicles are in optimal condition, reducing breakdowns and delays, and,
- Regular and thorough maintenance will contribute to safer transit operations for both passengers and drivers.

## Feasibility Analysis: Site Selection

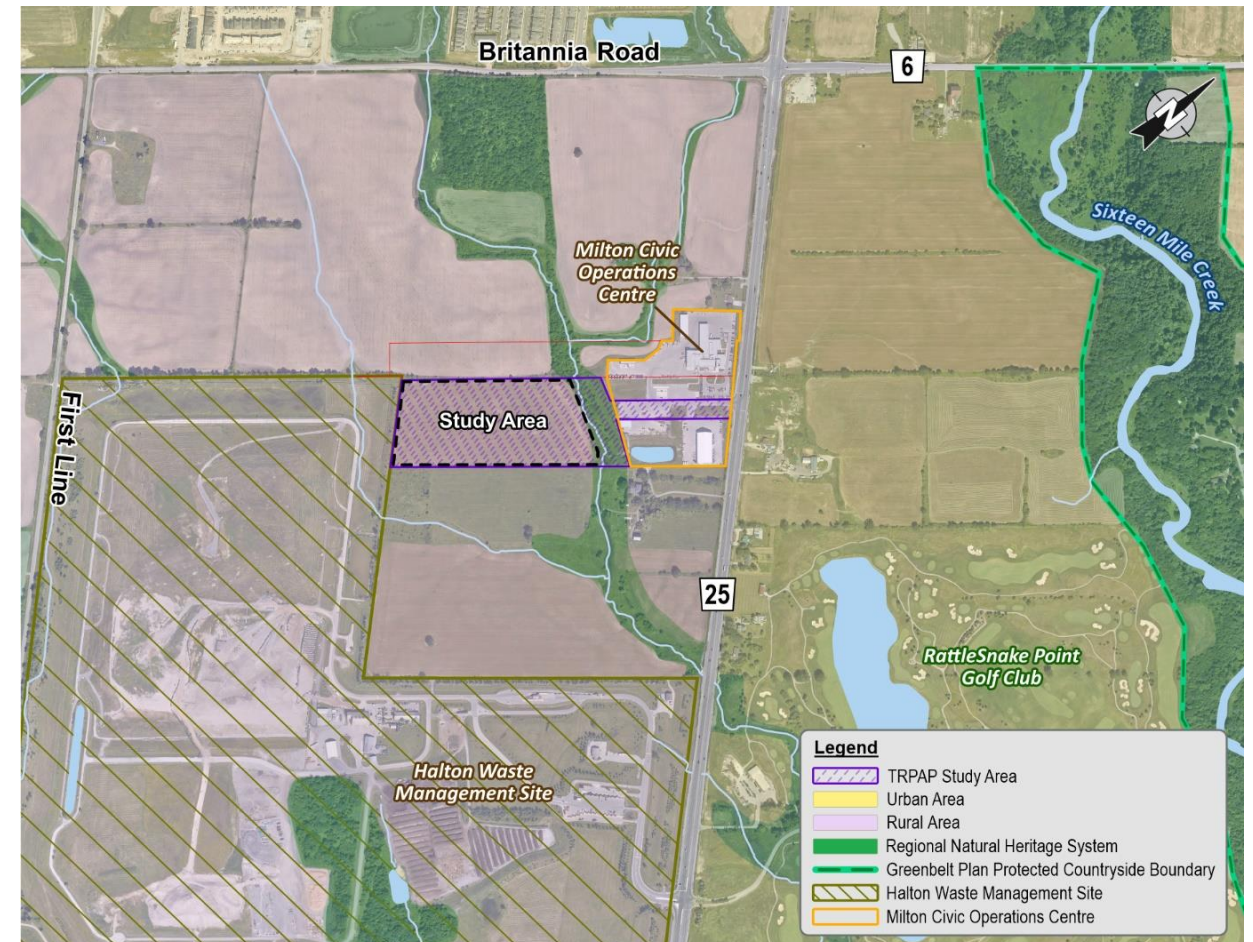
A feasibility study was undertaken to evaluate potential sites for the TMSF.

Factors that were considered included:

- Site access,
- Building footprint,
- Land use designation, and,
- Property impacts.

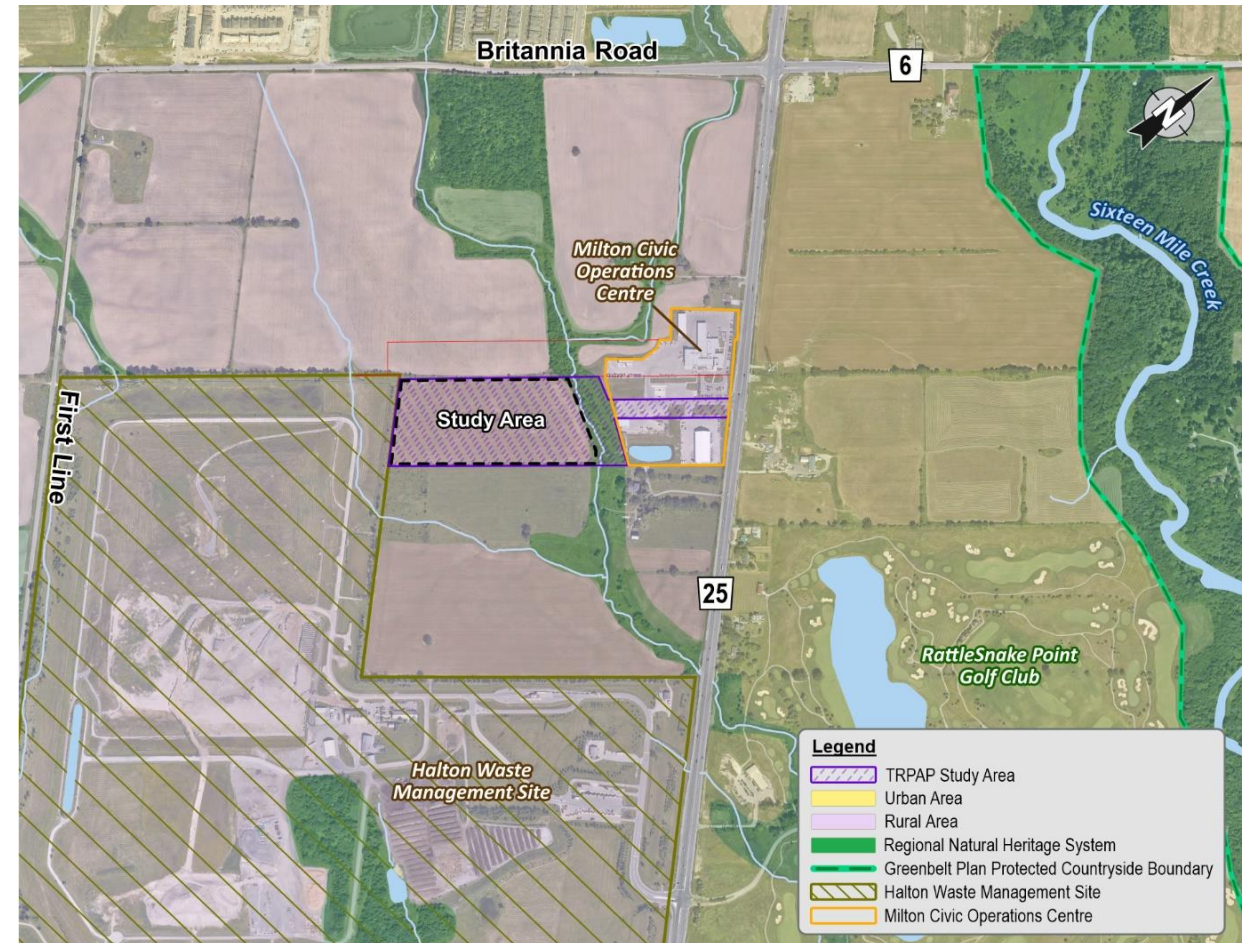
The feasibility study determined the building footprint of the TMSF, based on current and future transit demands, is anticipated to be a footprint of approximately 14,000 m<sup>2</sup> (150,000 ft<sup>2</sup>), with provisions for future electric buses.

**The highlighted study area was identified as the preferred TMSF location.**



## Land Use

- The study site is located in a Rural Area Designation in the Town of Milton. On the property parcel, there is an existing industrial Milton Civic Operations Centre.
- Employment lands are being proposed nearby and adjacent to the site.
- The proposed TMSF is consistent with the Provincial Planning Statement by providing critical infrastructure to the municipality and region in support of projected needs.
- The proposed TMSF conforms with the Halton Region Official Plan and the Milton Official Plan as a critical transportation use that is permitted in agricultural areas where necessary.
- As a public use, the proposed TMSF is a permitted use in the Milton Comprehensive Zoning By-Law and complies with the relevant development standards.



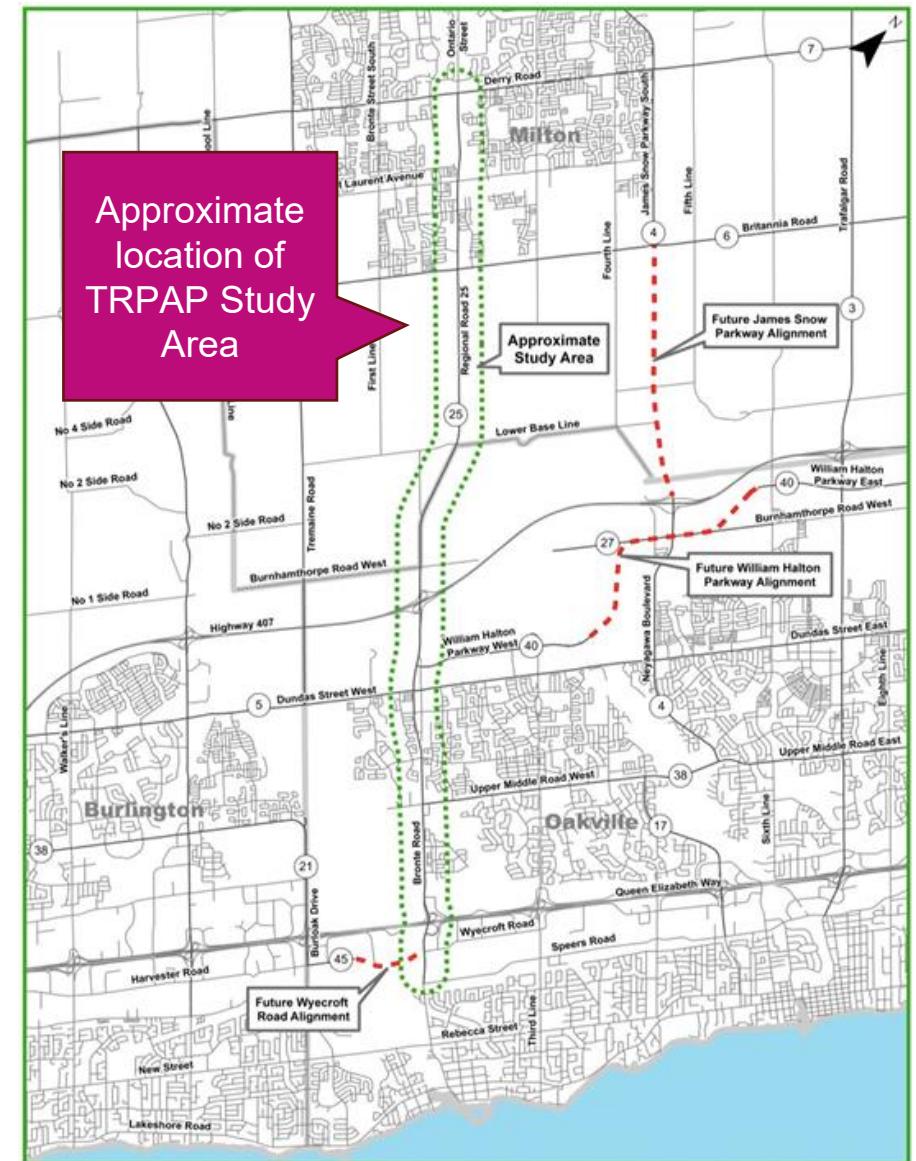
## Nearby Studies: Regional Road 25 Municipal Class Environmental Assessment Study from Speers Road to Derry Road (Regional Road 7)

Halton Region is carrying out a Municipal Class Environmental Assessment study for Regional Road 25 (Bronte Road) from Speers Road to Derry Road (Regional Road 7) in the Towns of Oakville and Milton.

The study is considering a wide range of improvements, including widening the roadway, cross-sectional requirements, active transportation, transit supportive infrastructure, intersection improvements, and overall traffic operations.

**The Milton TRPAP will be coordinated with this study to ensure appropriate access to the study site.**

Source: [Halton - Regional Road 25 Corridor Study – Speers Road to Derry Road \(Regional Road 7\) \(MCEA - Milton\)](#)



# Transit Facility Features

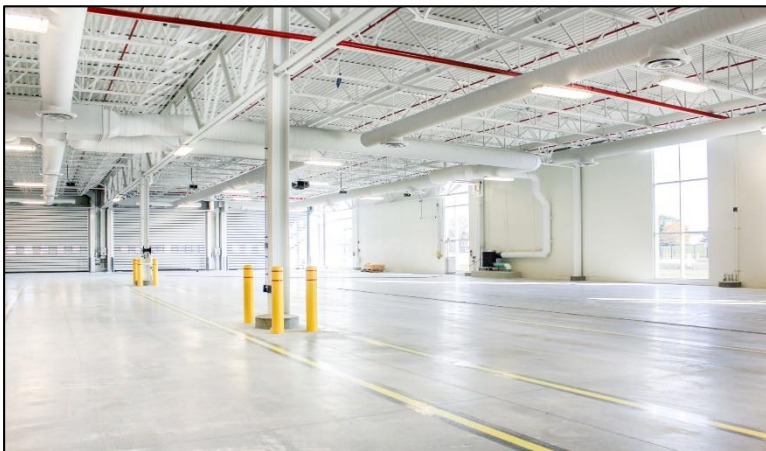
The TMSF will feature the following types of uses:

## Storage Area

- Indoor storage for approximately 140 municipal and mobility buses

## Mechanical Systems

- Mechanical and electrical rooms
- Central vacuum system



## Maintenance Area

- Bus maintenance bays and inspection pits
- Detailing bay
- Degrease room
- Tire storage and repair room
- Lifts and hoists



## Administration and Offices

- Operator lunchroom
- Operator dispatch and supervisor offices

## Site Features

- Surface parking for staff and visitors
- Landscaping

## Stormwater Management

- 2 underground stormwater tanks
- 1 underground rain storage cistern
- Bioswale

These images are example photos of similar facilities to understand the type and nature of the proposed facility

Sources: <https://strasmanarch.com/project/go-transit-east-region-bus-maintenance-facility/> ; <https://www.pcl.com/ca/en/insights/transit-maintenance-facilities-of-the-future>

## What makes this a TRPAP Project?

In February 2024, the Ontario Government updated the regulations for streamlined Environmental Assessment of transit and rail projects.

A TRPAP is required for certain types of infrastructure in or near a sensitive area, including:

- ✓ A new maintenance facility, or
- ✓ A new storage yard.

The full list of projects subject to a TRPAP are available in Ontario Regulation 50/24 Part II. 3 Projects – Designations and Exemptions.

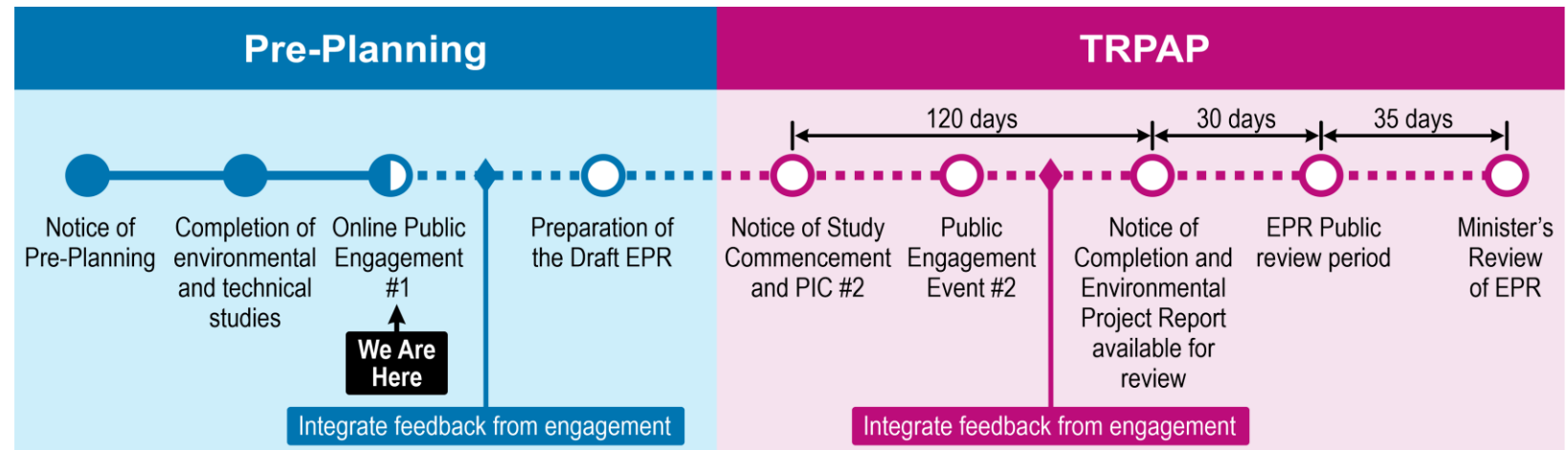
The Town of Milton is completing a TRPAP because the proposed facility is a maintenance facility and storage yard in proximity to sensitive areas, such as natural heritage features (i.e. the Tributary of Sixteen Mile Creek).

# TRPAP Process

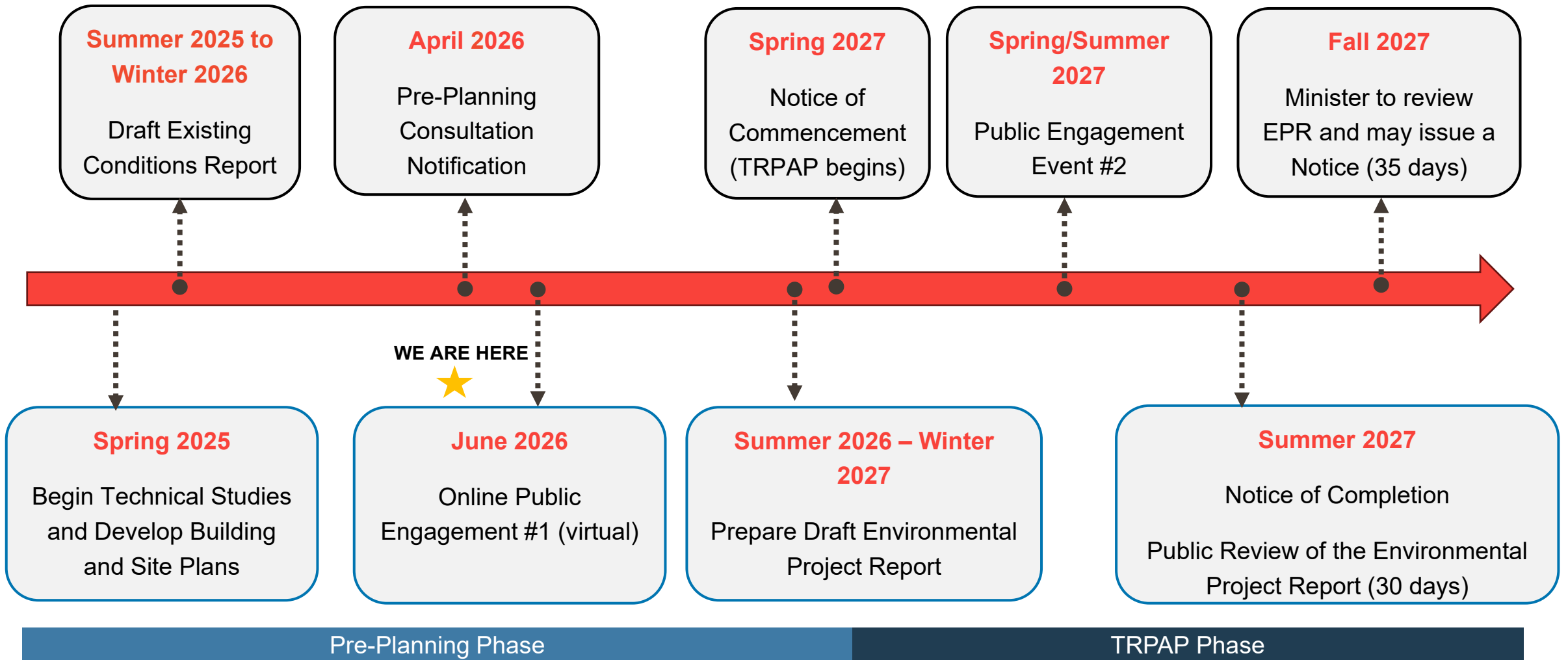
A proponent driven, self-assessment process that is streamlined for evaluation of environmental effects and decision making within a fixed time (6 months).

## Pre-Planning Phase - What will be done?

- Conduct technical studies to document existing conditions and support impact assessment.
- Develop site plan, building layout, building program, and design requirements for the facility.
- Engage and consult with individuals, organizations and Indigenous Communities that may be impacted or interested in the project.
- Prepare the draft Environmental Project Report (EPR).



# Project Timeline



## Matters of Provincial Importance

The project under the TRPAP is required to consider potential impacts on matters of provincial importance and Aboriginal or Treaty rights that are constitutionally protected. These include:

### Indigenous Relations:

- Constitutionally protected Aboriginal or Treaty rights.

### Natural Heritage:

- A park, conservation or protected area.
- Species at risk, species of special concern including their habitat.
- Wetland, woodland, wildlife habitat, or other natural heritage areas.
- Areas of natural or scientific interest.
- Water bodies such as rivers, lakes or tributaries containing fish and fish habitat.

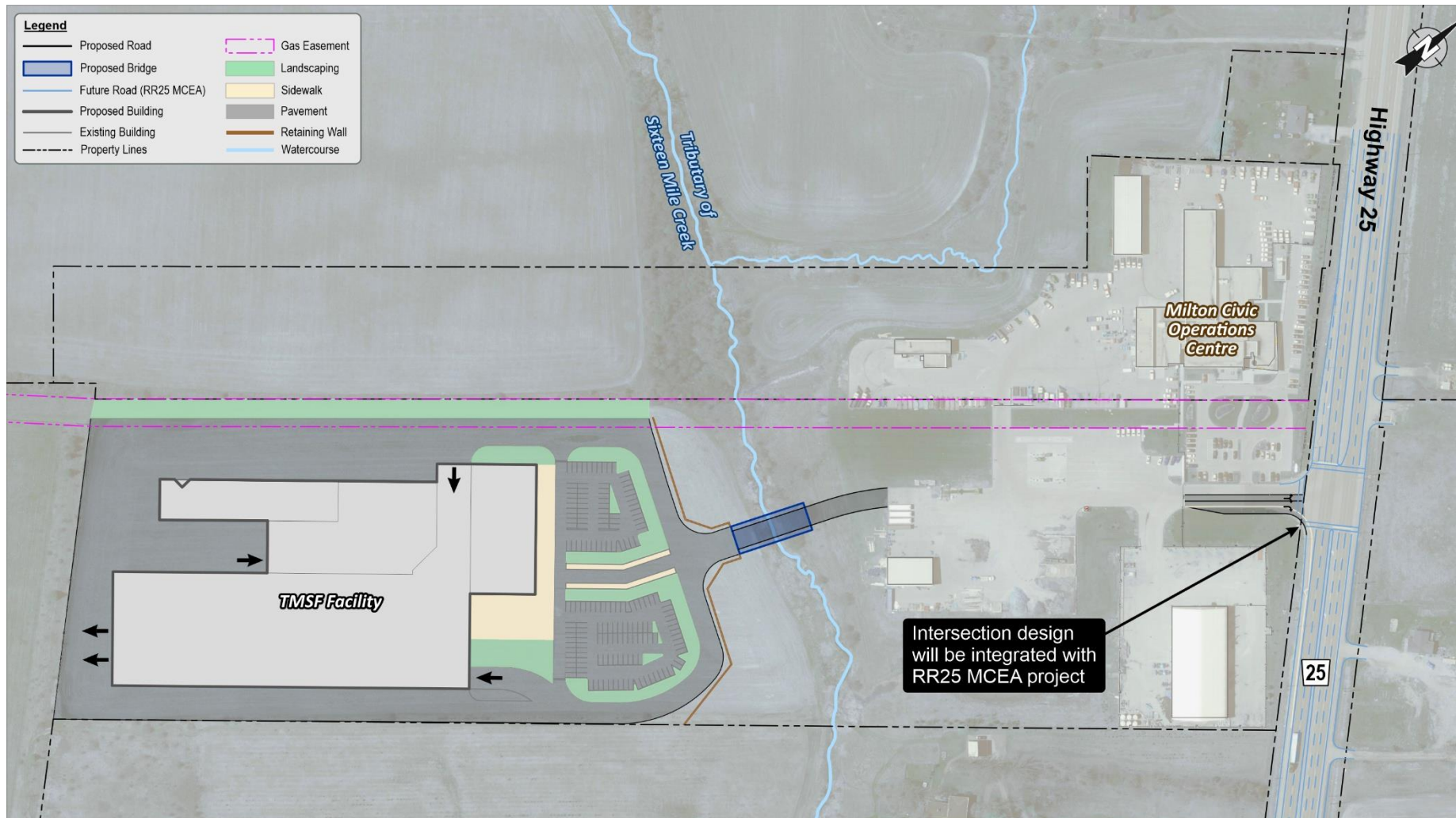
### Hydrology:

- Areas with surface water, groundwater or other important hydrological feature.
- Areas that could be impacted by contamination either known, suspected or from an off-site source.

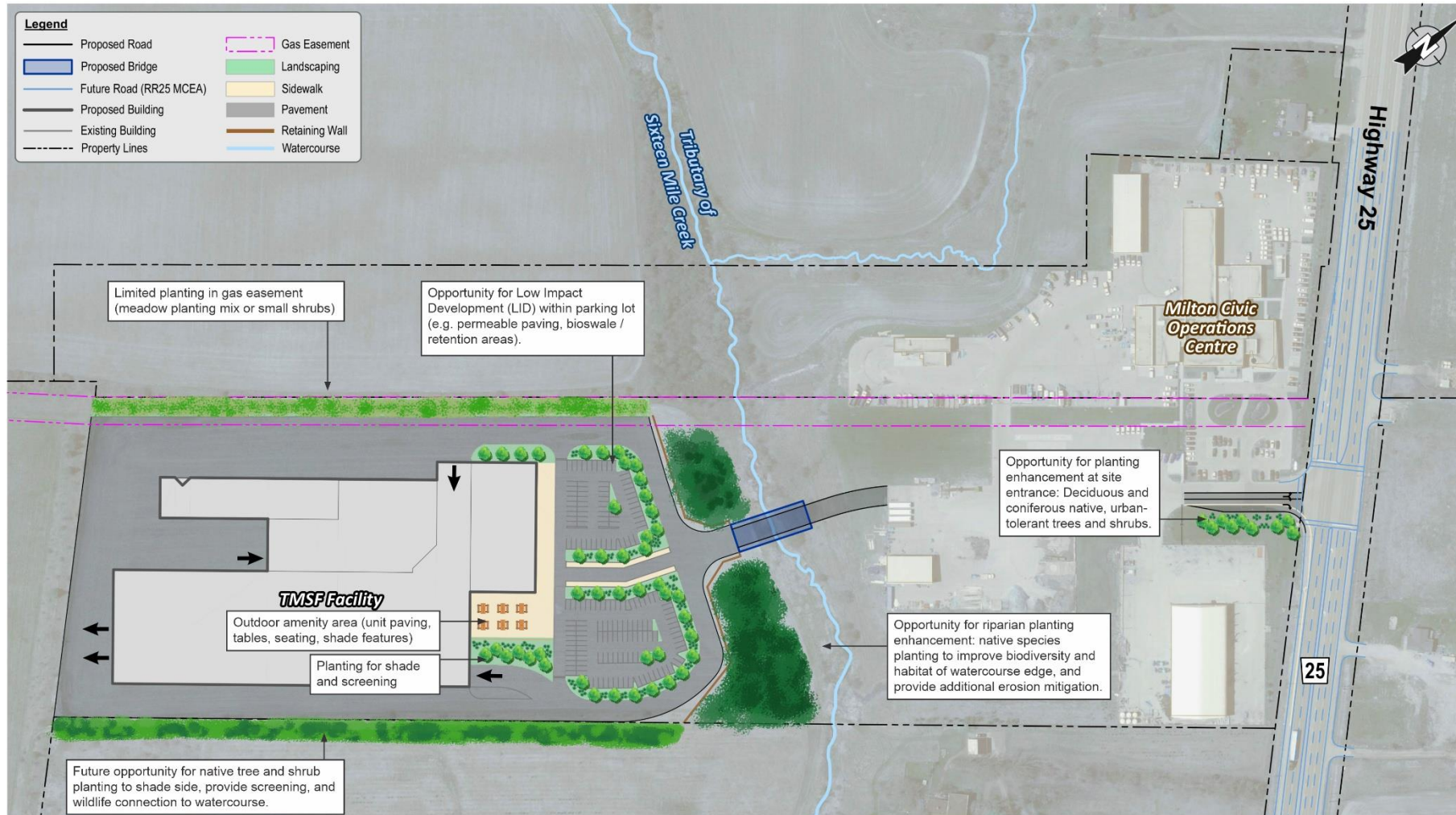
### Cultural Heritage and Archaeology:

- Areas with surface water, groundwater or other important hydrological feature.
- Areas that could be impacted by contamination either known, suspected or from an off-site source.

# Site Plan Design



# Conceptual Landscaping for the Site Plan Design



## Landscape Architecture (Preliminary Features)

Conceptual design considerations:

- Potential south-facing amenity area to maximize sunlight and potential planting/screening to buffer bus drive-through.
- Watercourse planting of riparian native species to enhance biodiversity and stabilize banks.
- Parking/walkway trees for shade and streetscape definition.
- Potential LID in parking lot to integrate bioswales or rain gardens to manage stormwater on-site.
- Gas easement planting with shallow-rooted meadow or low shrubs to meet constraints.
- Future native planting for trees/shrubs for shade, screening, and linkage to the watercourse.
- A draft Landscape Plan will be prepared as part of the TRPAP.



## Transportation and Engineering Technical Studies

Several transportation and supporting engineering studies will be carried out to evaluate the site's existing conditions and the future transit facility site plan.



Bridge



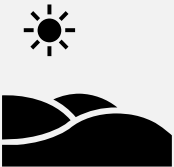
Civil and Site Servicing



Geotechnical



Stormwater Management



Topographic Survey



Traffic Impact Study



Transit Planning



Transportation

## Environmental Technical Studies

Various environmental studies will be performed to evaluate the site's existing conditions, the impacts of the future transit facility site plan, and mitigation measures.



Noise and Air Quality



Landscape Architecture and  
Arboriculture



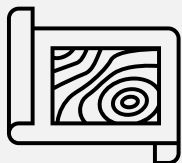
Archaeology



Ecology



Cultural Heritage



Socio-Economic / Land Use



Fluvial Geomorphology



Hydrogeology / Groundwater



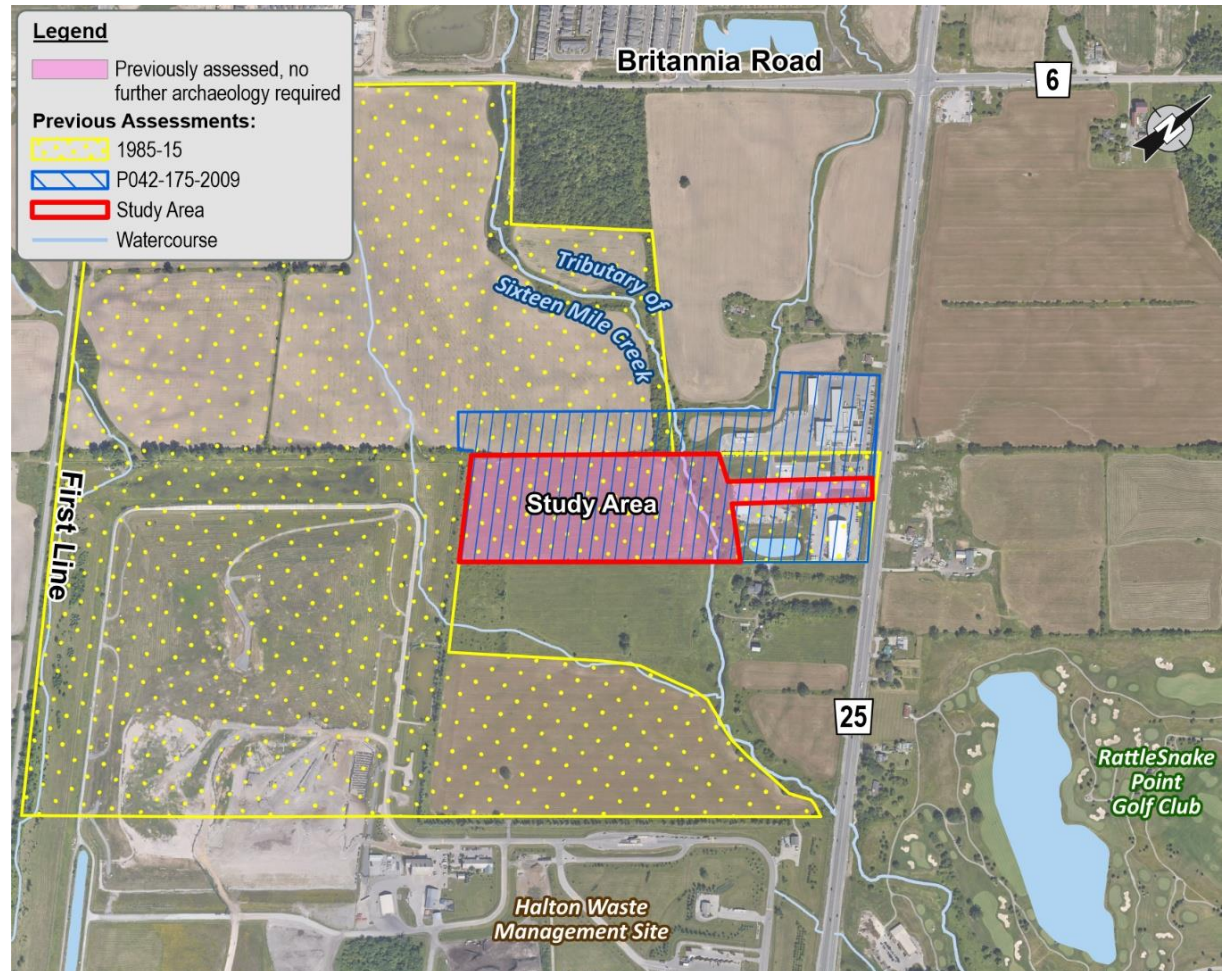
Climate Change



Soil and Contamination

## Stage 1 Archaeological Assessment (AA)

- Surrounding lands, and the entirety of the study area were previously assessed in 1985 and 2009.
- However, with new guidance from the Province, a new Stage 1 AA was carried out to evaluate the study area’s archaeological potential for Indigenous and 19th-century period sites.
- The Stage 1 AA will be circulated to Indigenous Communities for their review and comment, prior to submission to the Ministry of Citizenship and Multiculturalism (MCM).
- Subject to review and confirmation by MCM, it is anticipated that no further archaeological assessment of the study area is required.

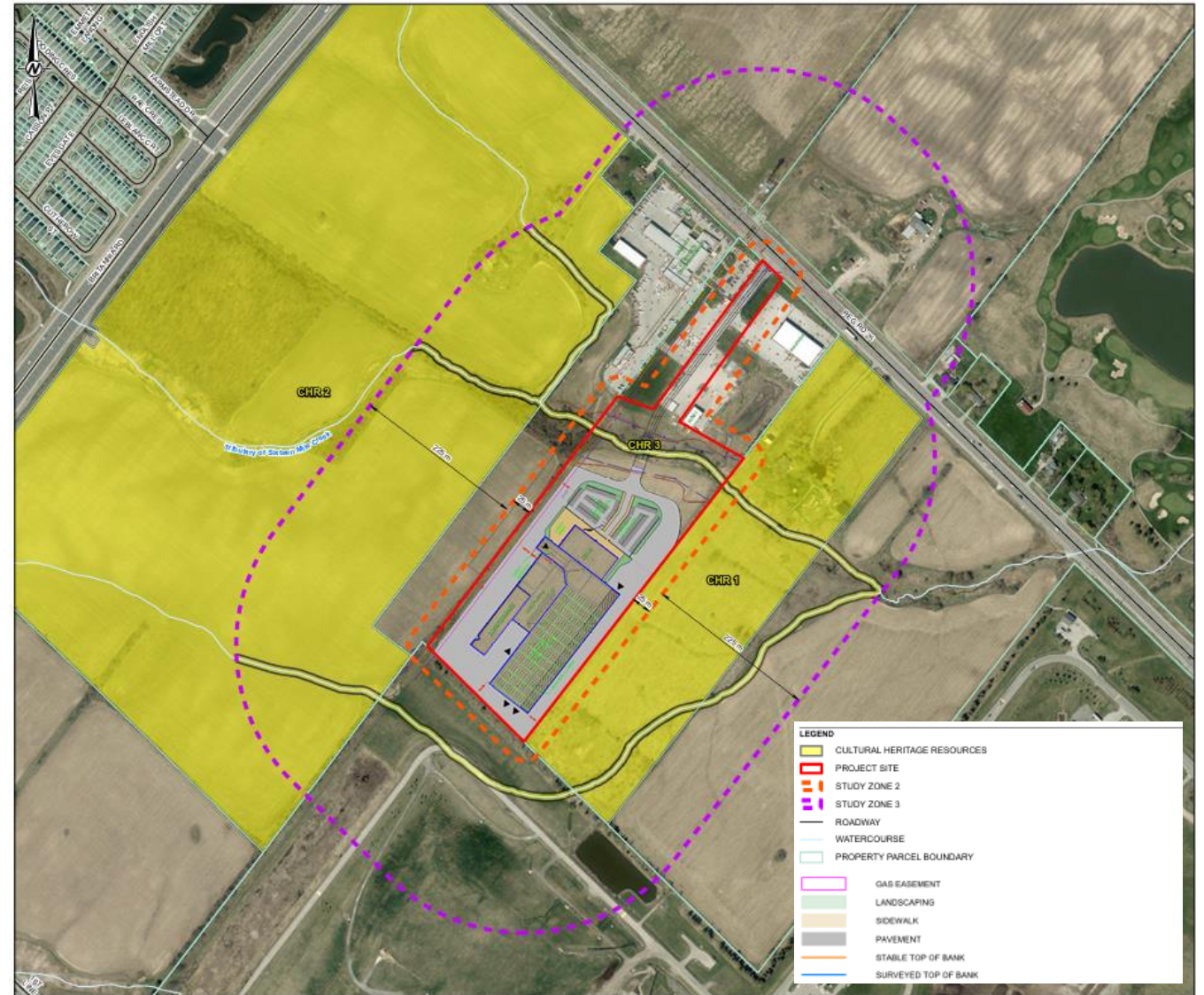


# Cultural Heritage

Cultural Heritage Resources in the study area:

- 1 Part IV Ontario Heritage Act Designated Property (No direct or indirect impacts)
- 1 Property Listed on the Milton Heritage Register (No direct or indirect impacts)
- 1 Cultural Heritage Landscape (CHL): the Sixteen Mile Creek Tributary (Indirect impacts)

Temporary and short-term impacts to the Sixteen Mile Creek will be mitigated through measures identified through the study and documented in the EPR.



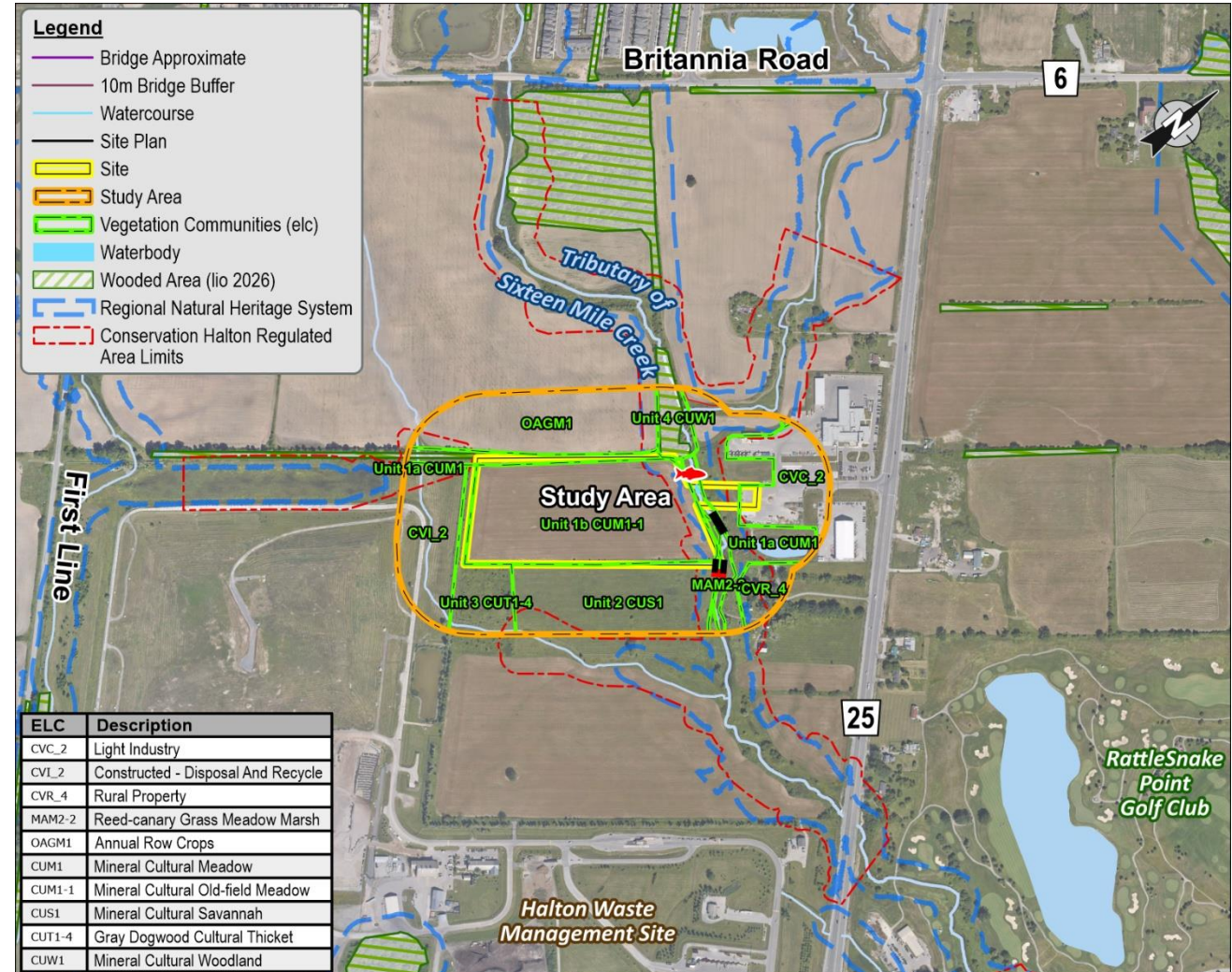
# Ecology

Two Designated Natural Environmental Features:

- Conservation Halton Regulated Area
- Regional/Town Natural Heritage System: Tributary of the Sixteen Mile Creek

No Provincially Significant Wetlands, Areas of Natural and Scientific Interest, significant woodlands/valley lands, Significant Wildlife Habitat, parks, or conservation reserves present.

Not within Greenbelt Plan or Niagara Escarpment Plan designated areas.



## Ecology

### Terrestrial Habitat

- A screening for Species at Risk (SAR) indicated that 8 species listed as Special Concern and/or SARA listed terrestrial have 'moderate' to 'high' potential to be present or to use habitat in the study area.
- There were 2 confirmed Wildlife SAR:
  - Barn Swallow (Special Concern)
  - Monarch Butterfly (Threatened)

### Fish and Fish Habitat

- No aquatic SAR



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## Climate Change

This Climate Change Analysis Report is being prepared to document the:

- Climate change resilience (CCRA) assessment
- Greenhouse gas (GHG) assessment

The CCRA found that certain infrastructure could be affected by future climate impacts, with the biggest risks coming from storms, heavy rainfall, and tornadoes. A range of adaptive measures will be considered as options to reduce the risks under future climate conditions.

A GHG assessment will be carried out as the project progresses.

The analysis is being prepared following the guidance document Considering Climate Change in the Environmental Assessment Process.



## Environmental Mitigation – Socio-Economic and Cultural Heritage

In the EPR, mitigation measures will be included to minimize impacts of the project on the social environment.

### Land Use

- The TMSF aligns with the Regional and Local plans and is permitted transportation use in an agricultural area.
- The TMSF is permitted under zoning and meets development standards.
- The TMSF will incorporate mitigation measures to ensure land use compatibility.
- The siting of the TMSF is intended to limit potential impacts to existing natural heritage features.

### Archaeology

- Based on the results of the Stage 1 Archaeological Assessment no further archaeological assessment of the study area is required, pending Indigenous Community review, and review by the Ministry of Citizenship and Multiculturalism.

### Built Cultural Heritage

- Once the TMSF design is confirmed, a preliminary impact assessment to assess the potential impacts of the proposed work on the identified Built Heritage Resources and Cultural Heritage Landscapes in the study area.

# Environmental Mitigation – Natural Environment

In the EPR, environmental mitigation measures will be included to minimize impacts of the project on the natural environment.

## Terrestrial Habitat

- Impacts are mainly in already disturbed areas, with a small amount of wetland potentially affected
- Some work will occur in protected natural areas and habitat for Barn Swallow and Monarch Butterfly
- Standard measures will be used to reduce impacts and protect wildlife (e.g., timing restrictions)

## Fish and Fish Habitat:

- Mitigation aligned with DFO Measures to Protect Fish and Fish Habitat
- Key standards to be applied:
  - Fish screen requirements for dewatering equipment
  - Fish capture and relocation protocols
  - Erosion and sediment control planning
  - In-water work isolation measures
  - Works at Tributary of 16 Mile Creek subject to these standards
- DFO Request for Review anticipated to confirm the need for Letter of Advice or potential *Fisheries Act* Authorization

## Arboriculture

- The proposed development and related works are anticipated to require the removal of trees on site.
- Tree removal can be done by the contractor, but any extra pruning must follow proper arborist guidance
- All vegetation removal must follow federal rules to protect birds, and trees must be removed carefully to avoid damage
- Appropriate tree protection measures will be taken during construction
- Opportunities for Restoration and Enhancement: A Landscape Plan and a Natural Heritage Report including impact assessment will be prepared. Specific restoration and enhancement measures to protect and mitigate anticipated impacts will be addressed in that reporting.

## **Additional Environmental Investigations**

**In the EPR, the results of studies will be included and any commitments to additional studies will be identified.**

### **Environmental Site Assessment**

While multiple Areas of Potential Environmental Concern (APECs) were identified during the Phase I ESA, the Phase II investigation found that soil and groundwater contamination generally met environmental standards, with some minor groundwater exceedances of some metals.

### **Fluvial Geomorphology**

The tributary has stayed stable over ~90 years, and there has been very low erosion. The creek is not actively eroding. Proposed location of the bridge over the Tributary of Sixteen Mile Creek is acceptable as it is on a straight section of the creek.

### **Hydrogeology/Groundwater**

Potential construction dewatering impacts will be addressed through MECP permitting requirements.

### **Air Quality and Noise and Vibration**

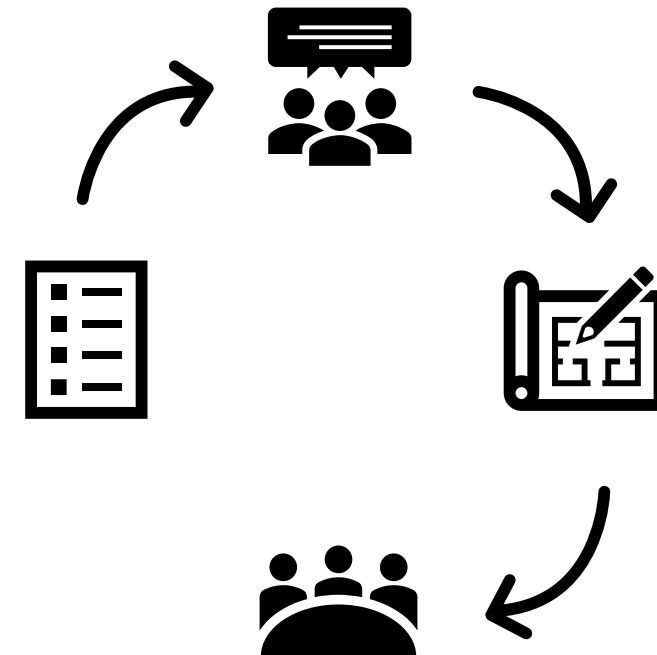
Some air pollutants are slightly above guidelines, due to nearby traffic, but background levels are generally typical for urban areas.

Background noise levels in the area are predominantly influenced by traffic on Regional Road 25 (Bronte Road). Vibration levels are low and not a concern.

Air Quality and Noise and Vibration impact assessments will be completed based on preferred site layout.

## What's Next?

- Review all comments received from Indigenous Communities, the public, agencies, and community organizations or groups.
- Further develop building and site concept plans.
- Draft the Environmental Project Report.
- TRPAP Notice of Study Commencement to be issued in Spring 2027.
- Hold a second OPE (Spring/Summer 2027) to present the building and site plans, impact assessments and mitigations, and updates on public comments since the first OPE.
- Notice of Completion of TRPAP Fall / Winter 2027.
- Posting of the EPR for public record Fall / Winter 2027.



## Your Feedback

To provide comments on the Milton transit maintenance and storage facility project, please visit the website to submit a comment.

Your participation and feedback is greatly appreciated and will be reviewed by the Town of Milton as part of the project.

### Contact Us!

To be included on the project mailing list or to submit comments or questions, please visit the project web page and fill out the contact us form.

**Web Page:** [www.milton.ca/TransitGarage](http://www.milton.ca/TransitGarage)

**Email:** [MiltonTMSF@wsp.com](mailto:MiltonTMSF@wsp.com)