

DECISION

With respect to the Milton Official Plan Amendment 92
Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve the Official Plan Amendment for the Town of Milton, as adopted by the Council of the Town of Milton by By-law No. 039-2025, subject to the following modifications, with additions to text in **bold underline** and deletions to text in **bold strikethrough**:

1. Section 1 is modified as follows:

Engage with First Nations and Indigenous Communities

The *Town* will work with First Nations and Indigenous Communities when identifying, protecting and managing First Nation and Indigenous *cultural heritage* and *archaeological resources*. This includes promptly informing the appropriate First Nations, Indigenous and government agencies of development applications that may affect defined *cultural heritage resources* and known archaeological sites.

The Town shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

Together, we will work to explore opportunities to commemorate First Nation and Indigenous cultural history through place making, public art, signage, or other appropriate actions.

2. Preamble of Section 2.2 is modified as follows:

Overlapping these two areas are the Environmental System, and the Transportation System that connects the entire municipality. **The Agricultural System is an important land use component, predominately located in the Rural Area.**

3. Add the following new subsection to Section 2.2 and renumber the subsequent subsections accordingly:

2.2.3 The Agricultural System is made up of the agricultural land base and the agri-food network that contribute to a viable, thriving agri-food sector. An agricultural system approach to planning expands the focus beyond farmland protection to recognize and support the other services and assets that the rural community relies on to thrive.

4. Remove the following sentence from the Preamble of Section 2.4:

~~An agricultural "system" approach to rural planning expands the focus beyond farmland protection to recognize and support the other services and assets that the rural community relies on to thrive.~~

5. Remove policy 2.4.1.8.

~~2.4.1.8 Require new development to comply with the *minimum distance separation formulae*.~~

6. Policies 2.4.2.5, 2.5.1.17, and 2.5.1.18 are modified as follows:

2.4.2.5 Recognize agricultural uses, agriculture-related and on-farm diversified uses and normal farm practices as being compatible with ~~these parts of~~ the Environmental System ~~that are outside of key features or where the only key feature is a significant earth science area of natural and scientific interest~~, subject to the policies of this Plan.

2.5.1.17 Recognize the parts of the Agricultural System, that are within the Local Natural Heritage System, ~~but outside of the key features, or where the only key feature is a significant earth science area of natural and scientific interest~~, as areas where agricultural uses are promoted and supported as compatible and complementary uses in accordance with the policies of ~~this Plan the Agricultural System~~.

2.5.1.18 Support and promote existing and new agriculture, agriculture-related and on-farm diversified uses and normal farm practices on those parts of the Local Natural Heritage System that are also a part of the Agricultural System ~~where such uses are permitted~~.

7. Policy 2.4.4.6 is modified as follows:

Avoid, or where avoidance is not possible, minimize and mitigate the impacts of development on the Agricultural System through an agricultural impact assessment.

8. Policy 2.4.6.5 is modified as follows:

Permit development and activities that would otherwise preclude or hinder the establishment of new mineral aggregate operations or access to the resources, in known deposits of mineral aggregate resources and on adjacent lands, only if:

- Resource use would not be feasible; or
- The proposed land use or development serves a greater long-term public interest; and
- Issues of public health, public safety and environmental impacts are addressed.

9. Policy 2.4.6.14 is modified as follows:

Support Require mineral aggregate resource conservation through resource recycling, including through the use of accessory recycling facilities within operations, wherever feasible.

10. Remove policy 2.4.6.18.

~~Require the rehabilitation of lands subject to mineral aggregate operations on Prime Agricultural Lands, within the Prime Agricultural Area to be carried out so that substantially the same area and the same average soil quality for agriculture~~

~~are restored rehabilitated back to an agricultural condition.~~

11. Create a new subsection **2.4.7 Petroleum Resource Areas** in Section 2.4, include the following new policy, and renumber the subsequent subsections accordingly:

2.4.7.1 Petroleum resources shall be protected for long-term use in accordance with applicable statutes, provincial plans and policies.

12. Preamble of Section 2.5 is modified as follows:

A large portion of the Environmental System is protected by the Provincial Greenbelt Plan, the Niagara Escarpment Plan. Natural resources are protected as a part of Milton's Environmental System and integrated within an extensive Green and Blue System. Healthy environmental systems support biodiversity and provide spaces for recreation and interaction in nature. It is also a key asset in the Town's climate change mitigation and adaptation goals.

[...]

Natural hazards, such as flooding and erosion, while are naturally occurring processes, that can cause lands to be unsafe and be a risk to public health and safety and cause lands to be unsafe for development (i.e. flooding). Directing development to areas outside of hazardous lands protects public health and safety and contributes to climate change resiliency. In some locations these hazardous lands are also natural heritage features can also be part of the Environmental System.

13. Move the following policies to Section 2.5 and renumber the subsequent policies accordingly:

2.5.1.13 2.5.1.9 Work with the Niagara Escarpment Commission on applications within the Niagara Escarpment Plan Area.

2.5.1.14 2.5.1.10 Apply the applicable policies of the Niagara Escarpment Plan within the Niagara Escarpment Plan Area, recognizing that some of the policies of this Plan may be more stringent than the requirements of the Niagara Escarpment Plan, provided that they do not conflict with the Niagara Escarpment Plan.

14. Add the following new policy to Section 2.5.5 and renumber the subsequent policies accordingly:

2.5.5.3 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

15. Policy 2.5.5.4 is modified as follows:

Direct dDevelopment shall generally be directed away from areas of hazardous lands and hazardous sites adjacent to rivers, streams and inlands lakes that are

~~impacted by flooding and erosion hazards and hazardous sites where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.~~

16. Replace policies 5.4.4.1 to 5.4.4.5 with revised and new policies to Section 2.5.5, and renumber the subsequent policies accordingly:

2.5.5.11 Apply a one zone concept approach to flood plain management wherein the entire flood plain is treated as the floodway or one unit and new development is prohibited or restricted.

5.4.4. Regulatory Flood Plain

~~5.4.4.1 The Regulatory Flood Plain boundary within the Central Business District, as outlined on Schedule "A" 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.~~

~~5.4.4.2 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.~~

~~2.5.5.6 Require approval from the appropriate Conservation Authority prior to allowing development within lands regulated under the Conservation Authority Act. Development and site alteration within or adjacent to hazardous lands is subject to the approval from the appropriate Conservation Authority, under the Conservation Authorities Act and associated regulations.~~

Permitted Uses in the Regulatory Flood Plain

~~5.4.4.3 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.~~

2.5.5.7 Development and site alteration shall not be permitted within hazardous lands or areas rendered inaccessible to people and vehicles during flooding and/or erosion hazards, except where permitted under applicable statutes, provincial plans and policies, and where risks to public safety are minor and can be mitigated to provincial standards.

Prohibited Uses in the Regulatory Flood Plain

~~5.4.4.4 2.5.5.8 Notwithstanding the provisions of Subsection 5.4.4.2 and 5.4.4.3 tThe following new-uses shall be prohibited in hazardous lands and hazardous sites the Regulatory Flood Plain:~~

- a. Uses associated with ~~T~~the manufacture, storage, disposal and/or treatment ~~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, long-term care homes, retirement

~~homes, pre-schools, school nurseries, day cares and 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; and,~~

~~c. Essential emergency Services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of flooding or failure of floodproofing measures; and,~~

~~d. New residential, commercial or industrial uses unless designed for floodproofing in accordance with the policies of the Halton Region Conservation Authority and the Province.~~

~~The introduction of fill into the Regulatory Flood Plain.~~

2.5.5.9 Technical studies, prepared by qualified professionals, may be required to delineate and/or refine the limit of *hazardous lands*, and demonstrate that policies in Section 2.5.5 have been met, to the satisfaction of the Town and Conservation Authority.

The delineation of *hazardous lands* or their refinement shall not require an amendment to this Plan and new *hazardous lands* shall be incorporated into a periodic update to this Plan.

2.5.5.10 *Hazardous lands* shall be appropriately identified and/or zoned in the implementing zoning by-law along with any required setbacks.

Regulatory Flood Plain Existing Uses

~~5.4.4.5 2.5.5.12 Where such uses as described in subsection 2.5.5.8 5.4.4.4 already exist in *hazardous lands* 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.~~

17. Policy 2.5.5.9 is modified as follows:

Consider and apply potential flooding mitigation options when reviewing *development* applications within Downtown, where feasible.

18. Policy 3.1.1.13 is modified as follows:

Coordinate land use planning and planning for housing with Service Managers and community partners in the Urban Area and Rural Area to address the full range of *housing options*, including *affordable housing*.

19. Policy 3.3.1.12 is modified as follows:

~~3.3.1.12 Encourage landowners of *heritage properties* of *properties* on the municipal heritage register that are not yet designated, to identify designate their~~

properties as candidates for designation by the municipality under the Ontario Heritage Act.

20. Policy 3.3.1.22 is modified as follows:

Prepare an Archaeological Management Plan to inventory, classify and map significant archaeological resources and areas of archaeological potential in Milton and provide direction for their assessment and conservation, and in the interim, apply and update the Halton Region Archaeological Management Plan as appropriate.

21. Add the following new policies to Section 3.7.1 and renumber the subsequent policies accordingly:

3.7.1.10 Avoid Prime Agricultural Areas for new or expanding infrastructure, unless need has been demonstrated and it has been established that there is no reasonable alternative.

3.7.1.11 Require an agricultural impact assessment or equivalent analysis, based on provincial guidance, as part of an environmental assessment where infrastructure crosses Prime Agricultural Areas.

22. Policy 3.7.1.24 b. is modified as follows:

Within Hamlets where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

23. Policy 5.2.2.1 a. is modified as follows:

Subject to other policies of this Plan, applicable policies of the Greenbelt Plan, the Niagara Escarpment 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 Local Natural Heritage System;

~~Notwithstanding Section 5.2.2, agricultural operations are permitted within the Local Natural Heritage System where the only key feature is a significant earth science area of natural and scientific interest;~~

24. Policy 5.2.2.1 n. is modified as follows:

n. outside ~~the Escarpment Natural Area or~~ the key features of the Local 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 9.1.1.1 of this Plan, [...]

25. Policy 5.2.3.1 b. is modified as follows:

Prohibiting development and site alteration within *significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest*, unless it has been demonstrated that there will be no negative impacts on the feature or its ecological functions.

26. Add the following new subsection to policy 5.2.3.1 and renumber the subsequent policies accordingly:

c. Prohibiting development or site alteration within lands adjacent to significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest and fish habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

27. Policy 5.2.3.3 is modified as follows:

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 5.2.3.2 will be required only where the proposed building is located wholly or partially inside or within 30 m of any *key feature* of the *Local 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*; [...]

28. Policy 5.2.4.2 is modified as follows:

The Zoning By-law shall impose for *development* appropriate *setbacks* from ~~and Regulated Flood Plains hazardous lands and hazardous sites~~ based on the ~~kind, extent and severity of existing and potential hazard risk~~ to public ~~health and~~ safety. [...] Within the Niagara Escarpment Plan Area where zoning does not apply, it is the intent of the Town that where the general setbacks for buildings, structures, parking areas, and other similar facilities from ~~the Regulated Flood Plains hazardous lands and hazardous sites~~ 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.

29. Policy 5.3.1.2 is modified as follows:

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 Local Natural Heritage System as described in Section 2.5.1.15. The key features, within the Local Natural Heritage System referred to under Section 2.5.1.15.a), and the following key features within the Greenbelt Natural Heritage System are shown on Official Plan Schedules:

- a. sand barrens, savannahs and tall grass prairies,
- b. permanent and intermittent streams,
- c. lakes,
- d. seepage areas and springs,
- e. **wetlands**,
- f. alvars, and,
- g. significant habitat of special concern species.

30. Policy 6.2.4.1 is modified as follows:

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, **the establishment of new, or expansion of existing utilities must be carried out in a manner that is protective of public safety and the environment, in accordance with provincial regulations and guidelines.** ~~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.~~

31. Policy 6.3.2.1 is modified as follows:

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 **provide separation and definition of urban area boundaries, create links between urban areas by providing space for the movement of people, goods, energy and information, provide a land reserve for accommodate future linear facilities for transportation, community and utility purposes, and provide a system of open space and recreational facilities.** [...]

32. Policy 7.1.2.5 is modified as follows.

The Town will **require encourage** that assisted and affordable housing projects receiving government funding include, as appropriate, units with *Universal Physical Access* and **enhanced** energy conservation standards.

33. Replace "Rural System" with "Rural Area" in Section 9.1 and policy 9.1.1.19.

9.1 Rural **System Area**

9.1.1.19 Where a *Cannabis Production and Processing Facility* is permitted in the Rural **System** Area Land Use designations, the following shall apply:

- a. The appropriate locations within the Rural **System** Area Land Use designation and regulations for a *Cannabis Production and Processing*

Facility shall be determined by the Zoning By-law; [...]

34. Policy 9.1.1.5 is modified as follows:

Notwithstanding Policy 11.6.3.1.a), where *home industries* and such higher impact *agriculture-related uses* and *on-farm diversified uses* as are identified in a Town study undertaken pursuant to policy 9.1.1.4 are permitted in the Rural Area—Land Use designations, they shall be subject to Site Plan Control. Prior to approving a Site Plan application, Council shall be satisfied, through appropriate studies where necessary, that:

a. [...]

k. the use has a limited number of employees; and,

l. retail sales shall be limited to goods or products produced on the property; and,

m. the proposed use has regard to the provincial criteria for agriculture-related use or on-farm diversified use outlined in applicable guidelines.

35. Policy 9.1.1.7 b. is modified as follows:

b. An *Agricultural Impact Assessment* evaluating the impacts on the agricultural system, and 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*;

36. Policy 9.1.1.8 b. is modified as follows:

Where permitted in the Rural Area—Land Use designations, Bed and Breakfast Establishments shall:

[...]

b. demonstrate compliance with the Ontario Fire Code, and if applicable, Ontario's Building Code;

[...]

37. Policies 9.1.1.9 and 9.2.3.4 h. i) are modified as follows:

9.1.1.9 ~~One second dwelling~~ **A dwelling(s)** 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: [...]

9.2.3.4 h.

i) Without creating a new *lot*, ~~one second~~ **dwelling(s)** within the existing farm building cluster of an active farm for accommodating full-time farm help in accordance with

Section 9.1.1.89 of this Plan.

38. Policy 9.1.1.9 c. is modified as follows:

c. If the proposed development is located within a prescribed area for the purposes of subsection 41 (1.2) of the Planning Act, The 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;

39. Policy 9.1.1.13 is modified as follows:

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

40. Policy 9.1.1.14 c. is modified as follows:

c. they meet all criteria as stated in the Halton Region On-Farm Business Guidelines and have regard to the criteria outlined in all applicable local and provincial guidelines.

41. Policy 9.2.1.3 is modified as follows:

The purpose of the *Agricultural System* is:

a. To recognize and support *agriculture* as the primary activity and predominant land use in the Agricultural System agricultural land base;

[...]

n. To preserve the open-space *character*, topography and heritage landscape of the Agricultural System agricultural land base;

[...]

r. To prohibit the dumping of non-agricultural soils, fill, concrete or other such materials anywhere within the Agricultural System agricultural land base.

42. Policy 9.2.1.3 c. is modified as follows:

c. To preserve *prime agricultural areas* ~~and prime agricultural lands~~;

43. Policy 9.2.2.1 is modified as follows:

The Agricultural System means that the predominant use of land in Prime Agricultural Area and Rural Lands designations is for agricultural purposes. [...]

44. Remove policy 9.2.2.1 s. and renumber the subsequent policies accordingly.

~~s. A sanitary land fill operation and accessory uses to be controlled and operated by the Region between Highway 25 and First Line, south of Britannia Road, located on Lot 3 and Part of Lot 4, Concession II, former Township of Trafalgar and designated 11 Halton Waste Management Site II subject to the policies of Section 10;~~

45. Policy 9.2.3.2 is modified as follows:

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 Prime Agricultural Area and Rural Lands*, as shown on Schedules of this Plan, and to this end: [...]

46. Policy 9.2.3.2 c. is modified as follows:

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 addition, the Halton Region Livestock Facility Guidelines, as amended from time to time, should be considered to support and provide flexibility to livestock operations and to promote *best management practices* in improving their compatibility with non-farm uses.

47. Policy 9.2.3.5 a. is modified as follows:

a. for an existing residence surplus to a farm operation as a result of a farm consolidation in the *Agricultural System* ~~identified on Map 1E~~, provided that: [...]

48. Policy 9.2.3.5 d. is modified as follows:

d. the retained farm lot, created as a result of the severance, shall:

- i) be a minimum size of 20 hectares, if non-abutting; and
- ~~ii) be in compliance with the *Minimum Distance Separation Formulae*; and~~
- ~~iii) ii) not be further severed, except as permitted by other policies of this Plan or relevant Provincial Plans; and~~
- ~~iv) iii) notwithstanding the policies of 66(3) c, d[ii], and e [ii], for lands in the Niagara Escarpment Plan Area outside of the Escarpment Natural Area and Mineral Resource Extraction Area, lot creation for a residence surplus to a farming operation is subject to the following criteria: [...]~~

49. Policy 9.2.3.6 is modified as follows:

The creation of new building *lots* ~~in Prime Agricultural Areas is prohibited. Outside of Prime Agricultural Areas, 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.

50. Policy 9.2.3.7 is modified as follows:

Single detached dwellings, where permitted, are limited to one permanent dwelling per lot unless:

- a. the residential use is accessory to *agriculture* in which case objectives and policies relating to the designation apply; **or**
- b. 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.; **or**
- c. outside of the Greenbelt Plan Area and the Niagara Escarpment Plan Area, on a lot in Prime Agricultural Area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
 - i) comply with the *minimum distance separation formulae*;
 - ii) are compatible with, and would not hinder, surrounding agricultural operations;
 - iii) have appropriate sewage and water services;
 - iv) address any public health and safety concerns;
 - v) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - vi) minimize land taken out of agricultural production.

51. Policy 9.2.4.2 b. ii) is modified as follows:

Extraction of *petroleum resources* and mineral aggregate resources is permitted in Prime Agricultural Areas in accordance with Section 9.4.3.14.

52. Policy 9.2.4.2 c. is modified as follows:

- c. For clarity, in Prime Agricultural Areas within the Greenbelt Plan area, agriculture-related uses and on-farm diversified uses may be permitted in accordance with policy. Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.
- d. For clarity, in Prime Agricultural Areas within the Greenbelt Plan area, agriculture-related uses and on-farm diversified uses may be permitted in accordance with policy.

53. Add the following new policies to Section 9.2.4:

9.2.4.3 Lot creation in *Prime Agricultural Area* is discouraged and may only be permitted in accordance with PPS policies 4.3.3.1 and 4.3.3.2, Greenbelt Plan policy 4.6.1, and other policies of this Plan.

9.2.4.4. Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

54. Policies 9.4.1.1 h. and 9.4.3.8 are modified as follows:

9.4.1.1

h. To ensure the rehabilitated after-uses of *mineral aggregate operations* be integrated into part of the Greenbelt or *Local Natural Heritage System* or the ***Prime Agricultural Area***, with the proposed after-uses being in conformity with the applicable policies of that land use designation.

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

55. Policy 9.4.3.3 a. is modified as follows:

[...]

vi) ~~the surrounding *farming* and rural communities~~ *agricultural system*;

vii) *the surrounding rural communities*;

viii) visual *character* of the area; and,

viii ix) air quality.

56. Policy 9.4.3.5 is modified as follows:

Ensure coordination among the *Region*, Ministry of Natural Resources, affected conservation authorities, Niagara Escarpment Commission, surrounding Local Municipalities, and other agencies in the review and public consultation of proposals to designate new or expanded Mineral Resource Extraction Areas. **For clarity, *Prime Agricultural Area* designations, where applicable, will be preserved.**

57. Add the following new policy to Section 9.4.3 and renumber the subsequent policies accordingly:

9.4.3.8 Permit wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing *development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

58. Policy 9.4.3.14 is modified as follows:

New or expanding mineral aggregate resource extraction is permitted as an interim use on prime agricultural lands, within prime agricultural areas, when the following conditions are met:

- a) Impacts to prime agricultural areas are addressed by avoiding, and where avoidance is not possible, minimizing and mitigating as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- b) 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.

59. Policy 9.4.3.15 is modified as follows:

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 planning statement by the applicant and found unsuitable; and,
- b. e. agricultural rehabilitation in remaining areas is maximized.

60. Policy 11.3.3.8 is modified as follows:

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 and consistency with Provincial Planning Statements under the *Planning Act*, changes to provincial plans such as the Niagara Escarpment Plan, the Greenbelt Plan and Parkway Belt West Plan or other circumstances which require an amendment.

61. Policy 11.3.4.2 a. is modified as follows:

a. Applicants are required encouraged to complete the mandatory voluntary Pre-Application Process with the Town prior to the submission of an application for development. The mandatory voluntary Pre-Application Process may include but not limited to the owner or the applicant and other affected agencies, including but not limited to, the Region 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 meetings."

62. Policy 11.3.4.2 d. is modified as follows:

d. In addition to the requirements as set out in c) i) through v), Other supporting information and materials may be required requested by the Town as identified during the Pre-Application Process, whenever applicable, 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. However, any supporting information or materials not listed in c) i) through v) will not be considered part of the complete application requirements.

63. Policy 11.4.3.3 q. is modified as follows:

q. *Agricultural Impact Assessment* on the potential impact of urban development on ~~existing agricultural operations~~ agricultural system, including the requirements for compliance with the *Minimum Distance Separation Formulae* where an *agricultural operation* is outside the Urban Area.

64. Policy C.8.4.4.2 e. is modified as follows:

e. building designs and building techniques a built environment that minimizes resource use, improves safety, creates improved microclimates and encourages pedestrian activity;

65. Policy C.8.4.4.4 b. is modified as follows:

b. Increase energy efficiency and minimize *environmental* impacts in building design through the encouragement of:

[...]

66. Policy C.9.4.5.2 is modified as follows:

In addition to the SUS, the Halton-Hamilton Source Protection Committee, Plan is in effect. The Town shall keep monitoring the approved updates of the Plan by the Ministry of Environment, Conservation and Parks for any Source Water Protection implications in this area. with support from the Region and the Ministry of Environment, is in the process of completing the Source Water Protection Plan for Halton Region. There are no Source Water Protection implications in this area as it is outside any well-head protection area.

67. Names of Table 8 and Maps 1 and 2 are modified as follows:

Table 8 Function of ~~Regional~~ Major Transportation Facilities

Map 1 Functional Plan of Major ~~Regional~~ Transportation Facilities

Map 2 Right-of-Way Requirements of ~~Regional~~ Arterial Roads

Add the following disclaimer under Map 1:

Where there is a discrepancy between Schedule 9 and Map 1 in relation to Town roads, Schedule 9 prevails.

68. Revise the following definition in Section 16. Official Plan Definitions.

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:

- a. activities that create or maintain *infrastructure* authorized under an Environmental Assessment process or identified in provincial standards; or
- b. works under the *Drainage Act*; or
- c. ~~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.~~

~~**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.~~

~~**FLOOD FRINGE** for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.~~

FLOODWAY means, for river, stream and small inland lake systems, the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

~~Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing 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 damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.~~

~~**TWO-ZONE CONCEPT** means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.~~

PROVINCIAL SIGNIFICANT WETLANDS means wetlands ~~identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time, so classified by the Ministry of Natural Resources.~~

SIGNIFICANT means:

[...]

c) in regard to ~~other features and areas in policy 4.1, valleylands, wildlife habitat and areas of natural and scientific interest~~, 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*; and

[...]

e) in regard to cultural heritage and archaeology, resources that have been determined

to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c) and d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

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 *Local 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 *Local Natural Heritage System* but outside the Greenbelt Plan Area, *Provincially Significant Wetlands* and wetlands that make an important ecological contribution to the *Local Natural Heritage System*; and,~~
- d) ~~outside the *Local Natural Heritage System*, *Provincially Significant Wetlands*.~~

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. For the purposes of policy 2.5.5.8, it means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

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*.

STRATEGIC GROWTH AREAS means lands identified within the Urban Area that are to be the focus for accommodating population and employment *intensification* and higher-density mixed uses in a more *compact built form*.

Strategic growth areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

TRANSIT-SUPPORTIVE means development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. *Transit-supportive development* will be consistent with Ontario's **Transit-Supportive Guidelines** in regard to land use patterns, means development that makes transit viable, optimizes investments in transit *infrastructure*, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*. [...]

WOODLAND means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest." 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.

69. Add the following definitions from the PPS definitions to Section 16. Official Plan Definitions and italicize these terms throughout the OPA accordingly. The terms to be defined include: natural heritage system, petroleum resources, rural areas, sewage and water services, special policy area, and surface water feature.
70. Replace Schedule 3 with Appendix A to identify the urban area boundary.
71. Replace Schedule 5 with Appendix B to redesignate the Prime Agricultural Areas within the Greenbelt Plan area according to provincial agricultural land base mapping, and add the following new policy in Section 9.2.3.

9.2.3.13 The Town may refine and augment Prime Agricultural Areas and Rural Lands designations on Schedule 5 in conformity with the Greenbelt Plan, provincial mapping, and implementation procedures.

72. Replace Ministry references as follows:

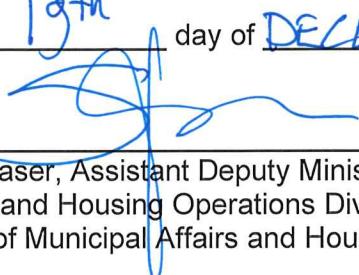
"Ministry of Natural Resources and Forestry" with "Ministry of Natural Resources".

"Ministry of Culture" with "Ministry of Citizenship and Multiculturalism".

"Ministry of Northern Development, Mines and Forestry" with "Ministry of Energy and Mines".

"Ministry of Environment" with "Ministry of Environment, Conservation and Parks".

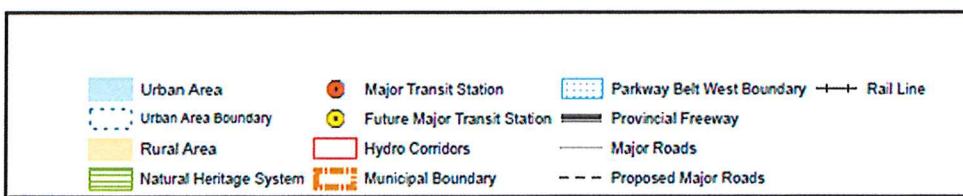
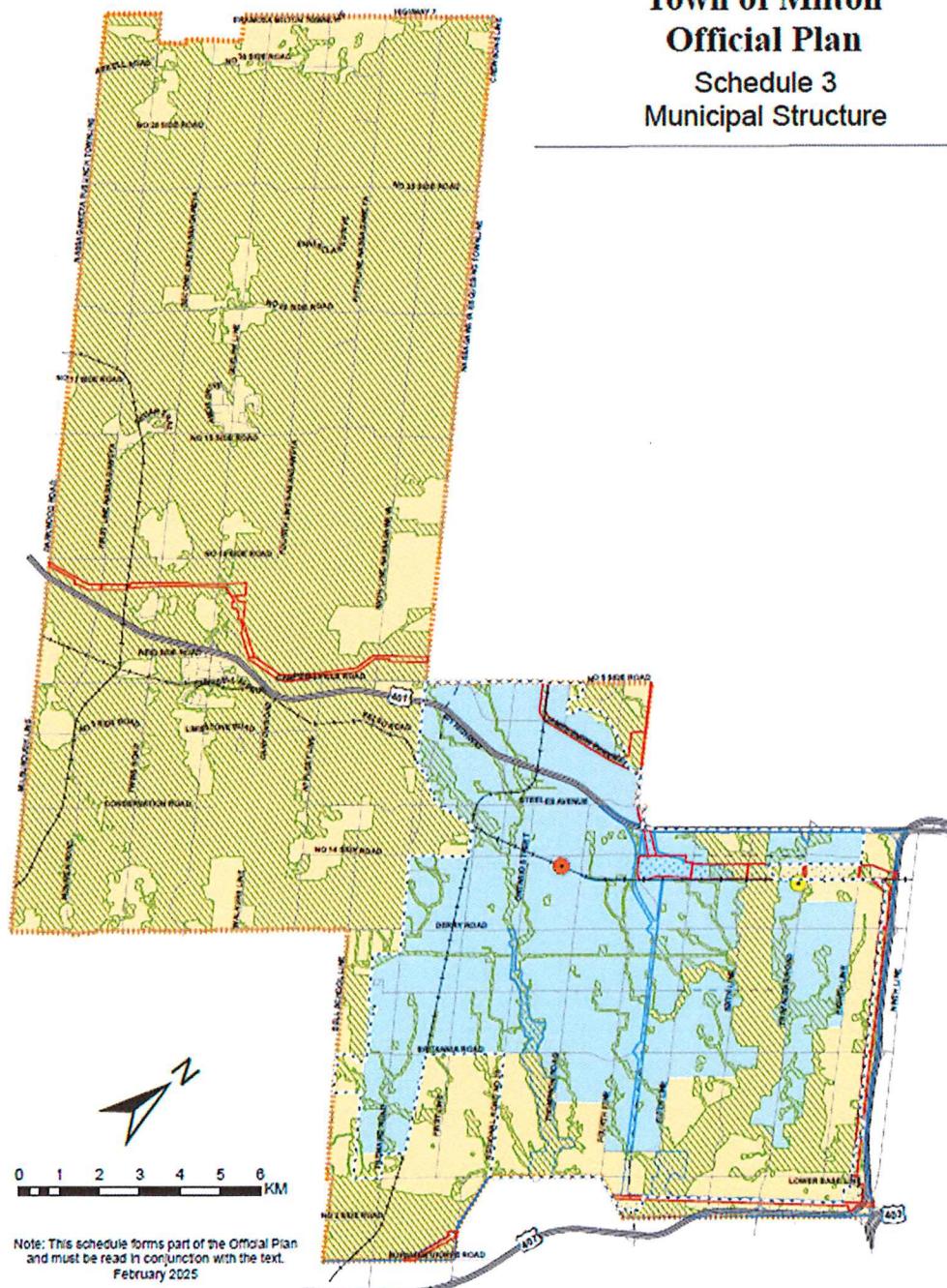
Dated at Toronto this 19th day of DECEMBER, 2025


Sean Fraser, Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

Appendix A

Town of Milton Official Plan

Schedule 3 Municipal Structure



Appendix B

