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September 7, 2021

Project: AG.ML

VIA EMAIL

Environmental Registry of Ontario
ERO number 19-4071
Ministry reference number 24-OP-217386
Halton Region ROPA 48

Re: ERO Number 19-4071 - Regional Official Plan Amendment (ROPA) 48

I am a Principal with SGL Planning & Design Inc., and we represent Agerton New Urban Ltd. Agerton New Urban Ltd. is comprised of a group of landowners who own approximately 240 hectares of land in the Agerton Secondary Plan Area. The Agerton Secondary Plan Area is located along Trafalgar Road between Highway 401 and Derry Road as shown on **Figures 1 and 2** below.

The Town of Milton has undertaken a considerable amount of work in preparation of a Draft Secondary Plan for the Agerton area. Central to the Agerton Secondary Plan Area is a proposed new GO Station at Trafalgar Road on the Milton line. Town Council endorsed the Secondary Plan in March 2019 but cannot adopt it due to the need for the conversion of employment lands to mixed use through the Region's Municipal Comprehensive Review (MCR) process.

Metrolinx has announced their intention to proceed with a new Go Station on Trafalgar Road. Metrolinx's announcement is premised on a high-density, mixed-use node surrounding the GO station. However, this can only happen on the south side of the rail corridor along Trafalgar Road due to the hydro corridor to the north of the railway.

In order to create a critical mass of development to support the GO Station and create a transit-oriented, high-density, mixed-use development, it is desirable to include both sides of Trafalgar Road south of the GO Station as part of the employment conversion. That was the vision of the Town of Milton in their Secondary Plan as well as the vision of Halton Region's IGMS which identifies Trafalgar Road through Agerton as a Regional Corridor.

At the February 17th Region Council Meeting, Council provided the following recommendation:

“THAT Regional staff be directed to include the southern portion of the Agerton Secondary Plan (lands south of hydro corridor) to facilitate the Major Transit Station Area and the southerly Milton Education Village employment land conversions as part of the draft “Regional Official Plan Amendment 48 - An Amendment to Define a Regional Urban Structure”, attached to Report No. LPS17-21 and work with Town of Milton staff to frame the supporting rationale and basis for the inclusion of these lands.”

The draft ROPA 48 that was presented at the June 16, 2021 public meeting identified an employment conversion on both sides of Trafalgar Road south of the GO Station (see **Figure 1**). However, the adopted ROPA 48 only showed the employment conversion on the west side of Trafalgar Road (see **Figure 2**).

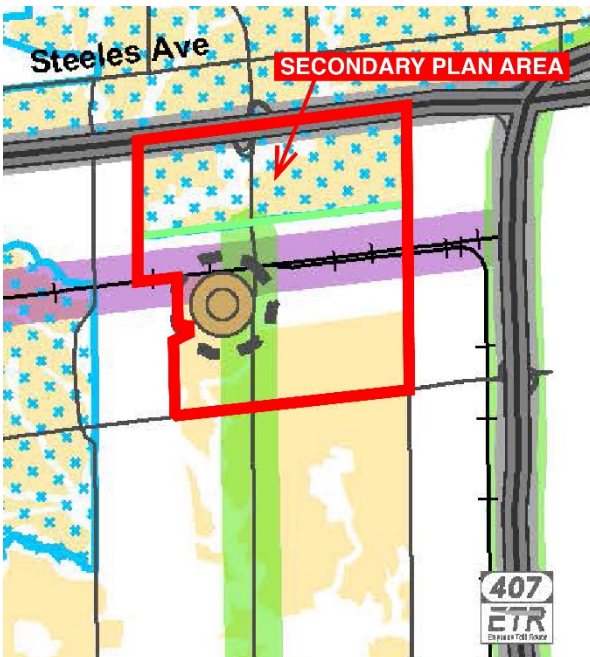


Figure 1: Excerpt from Map 1h of the draft ROPA 48

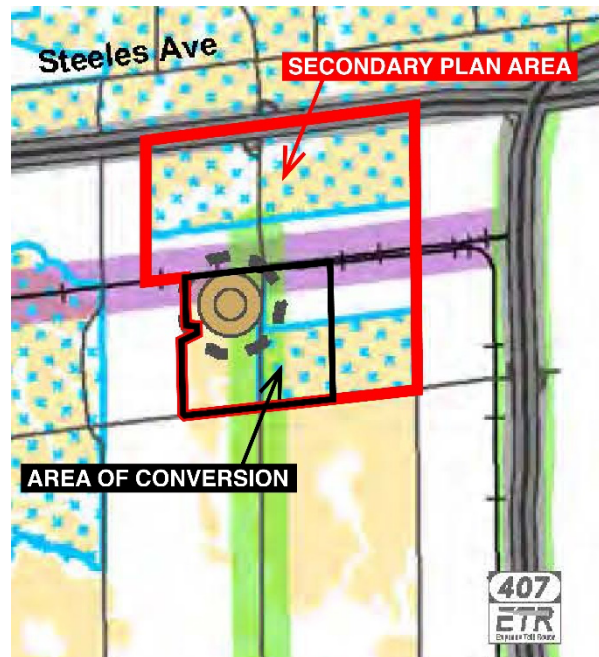


Figure 2: Excerpt from Map 1h of the recommended ROPA 48

The July 7, 2021 Regional staff report stated that further analysis is necessary to understand the potential impacts on the Region’s supply of land required for employment purposes.

In our opinion, optimal land use planning would provide for a functional, transit-oriented node around the GO station as opposed to a one-sided node with high-density, mixed-use development on one side of the GO Station and logistics operations on the other side. Therefore, there is justification in order to achieve the aggressive densification targets set out in the Region’s IGMS Concepts.

The Agerton New Urban Ltd. landowners group urge the Minister to modify Map 1h to further remove the Employment Area overlay from the east side of Trafalgar Road south to Derry Road in order to facilitate the development of a transit supportive, mixed-use community. We are proposing a smaller scale conversion to that shown in the draft ROPA 48 presented at the June 16, 2021 Public Meeting. As shown on Figure 2, the proposed conversion and modification would include approximately 50 hectares on the east side of Trafalgar Road.

In the alternative, if the Minister is not prepared to modify Map 1h as requested above, we kindly request that the Minister approve ROPA 48 but defer approval on the approximately 50 hectares on the east side of Trafalgar Road.

Yours very truly,



Paul Lowes, MES, MCIP, RPP

cc. Agerton New Urban Ltd.