

Town of Milton unveils urban development plan

By JASON MISNER

The Champion

It's still a work in progress, but residents got their first look at a massive urban development plan that could see as many as 40,000 new residents flood Milton in the next 20 years.

Called the Sherwood Survey, a draft plan was unveiled by Town staff June 23 during a two-hour open house detailing the preliminary growth plans for the vast 4,940 acres of land located west of town.

The area — which looks like an L-shape on a map — is primarily bounded south of Hwy. 401, east of Tremaine Road, north of Britannia Road and west of Regional Road 25.

"We want to stress that this has been a comprehensive exercise," said Milton's manager of policy planning Bill Mann about the urban expansion proposal.

The Sherwood survey is a comprehensive plan which began being compiled nearly two years ago to address a host of intricate and sensitive issues such as transit and transportation designation, land-use planning and environmental protection.

The document is still months

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BILL MANN

away from being finalized and will undergo further refinement, but so far it includes a number of things.

Four neighbourhoods would be created under the plan, each complete with various housing types and amenities like parks, schools and trail systems. Within each neighbourhood, up to 20,000 square-feet of non-residential space could be built for such businesses as variety stores and dry cleaners.

Various major roadways, like Tremaine and Derry roads and Steeles Avenue, would eventually be widened to four lanes.

A new local road, called Louis St. Laurent Avenue, would also be built as part of the urban expansion plan, and is considered a longer-term project.

Two hundred acres of green space — including three woodlots — has been set aside in the survey.

A number of transit corridors have also been proposed, including

along Derry Road, Tremaine Road and Main Street. It's an important element to the overall design, Mr. Mann said.

Details of a proposed transit system will be made public later this summer. It's part of a transportation study designed to look at potential future bussing service in Milton and Halton Hills.

"(Transit) will come in time, but we're planning for it now," Mr. Mann said.

The best-case scenario for development to start would be in 2005, but that's dependent on a number of factors including the availability of servicing, Mr. Mann stressed.

The Sherwood Survey is one of three urban expansion phases that Town planners hope will help transform Milton into an inclusive community where residents can work, rest and play.

The phases fall under what's called the Halton Urban Structure Plan, which was created by the Region and paved the way for new development in Milton.

Part of that process included the multi-million-dollar construction of the Big Pipe that services new expansion areas with water from Lake Ontario.

Development of the first phase, called Bristol Survey, started in October of 2000. The growth plan

• see PUBLIC on page 14

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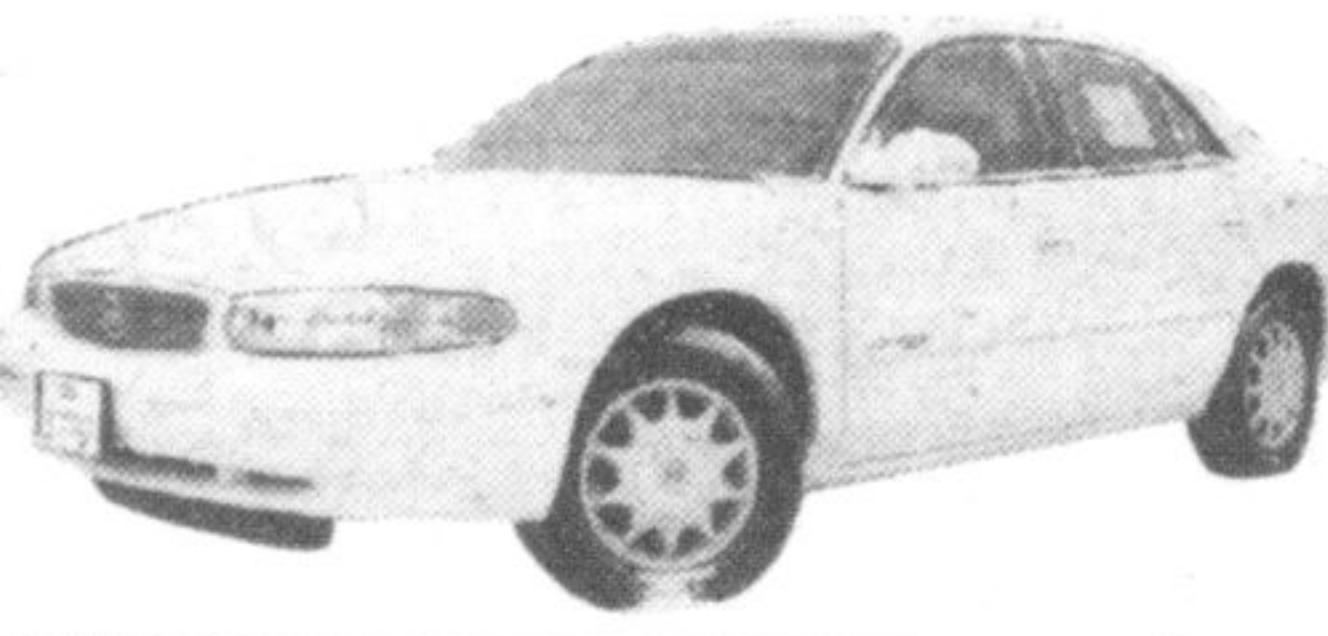


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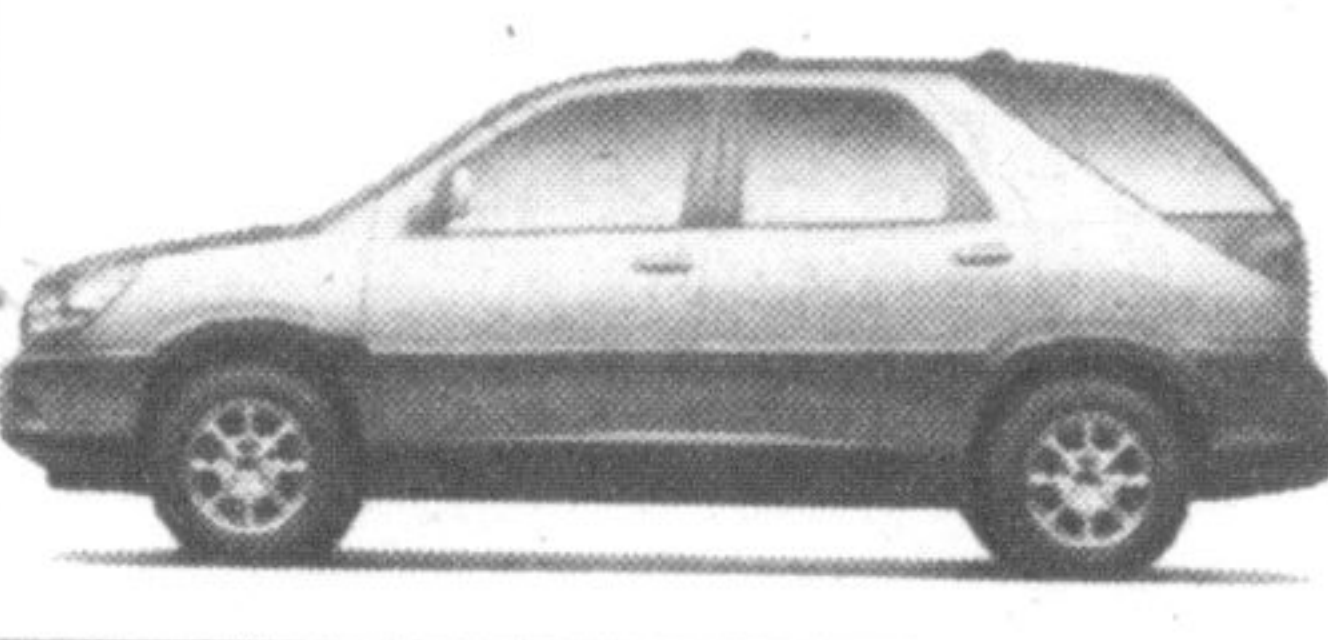


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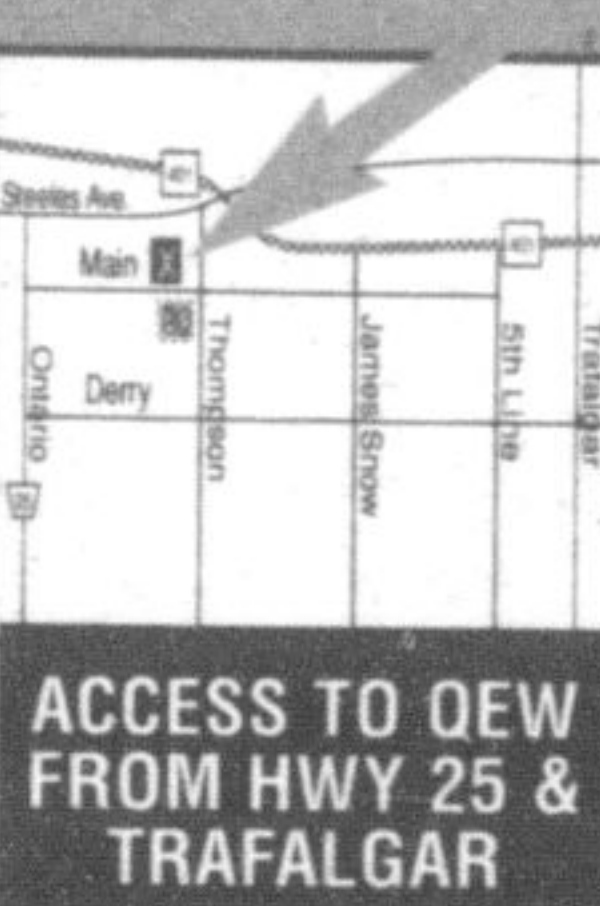
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