

Residents take look at massive Sherwood Survey plan

By JASON MISNER
The Champion

A massive urban expansion draft plan on Milton's west side — hugging part of the Niagara Escarpment — is proposed to include a huge 100-acre-plus community park, protected watersheds, woodlots and trails with more than 13,000 housing units spread throughout.

But residents and at least one politician aren't convinced the plan is best for the town.

Residents got a more detailed 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 revised draft plan was presented to more than 90 people who attended an open house at Milton Sports Centre last Tuesday night.

Development, in a best-case scenario, could begin as early as the spring of 2005.

The original draft plan — detailing the preliminary growth plans for the vast 4,940 acres of land — was first unveiled by Town staff last June.

Tuesday's meeting gave residents another look at the plan — which hasn't changed all that much — with some definition, notably housing densities within four neighborhoods.

The bulk of the units are proposed to go on the south side, totalling more than 8,000 units. On the far north side, 772 units are proposed to limit the impact on the vistas of the escarpment.

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.

Also, the community park, to be located in the southwest part of the survey, south of Derry Road adjacent to Sixteen Mile Creek, is proposed to include soccer fields — two lit and three unlit — a play area, spray pad and multi-purpose court. The area is already home to the Milton Sports Centre.

"It's going to be jewel," said Mel Iovio, Milton's planning and development director, adding it would be the town's first large urban park.

Residents were shown buffers that are intended to protect Sixteen Mile Creek and Indian Creek.

In addition, a financing review of the survey — determining how infrastructure will be funded — has been completed and shows development charges are proposed to be increased.

"We have to make sure development pays for itself," Mr. Iovio said, stressing the impact must be minimal on taxpayers.

The numbers weren't available at the meeting but were to be made public when a report on development charges is released. The charges, undergoing a mandatory five-year review, must still be passed by town council.

The area is to be serviced by lake-based water, handled by Halton Region's main trunk line known as the 'Big Pipe.'

The Sherwood Survey is a comprehensive plan that began three years ago to address a host of issues such as transit and


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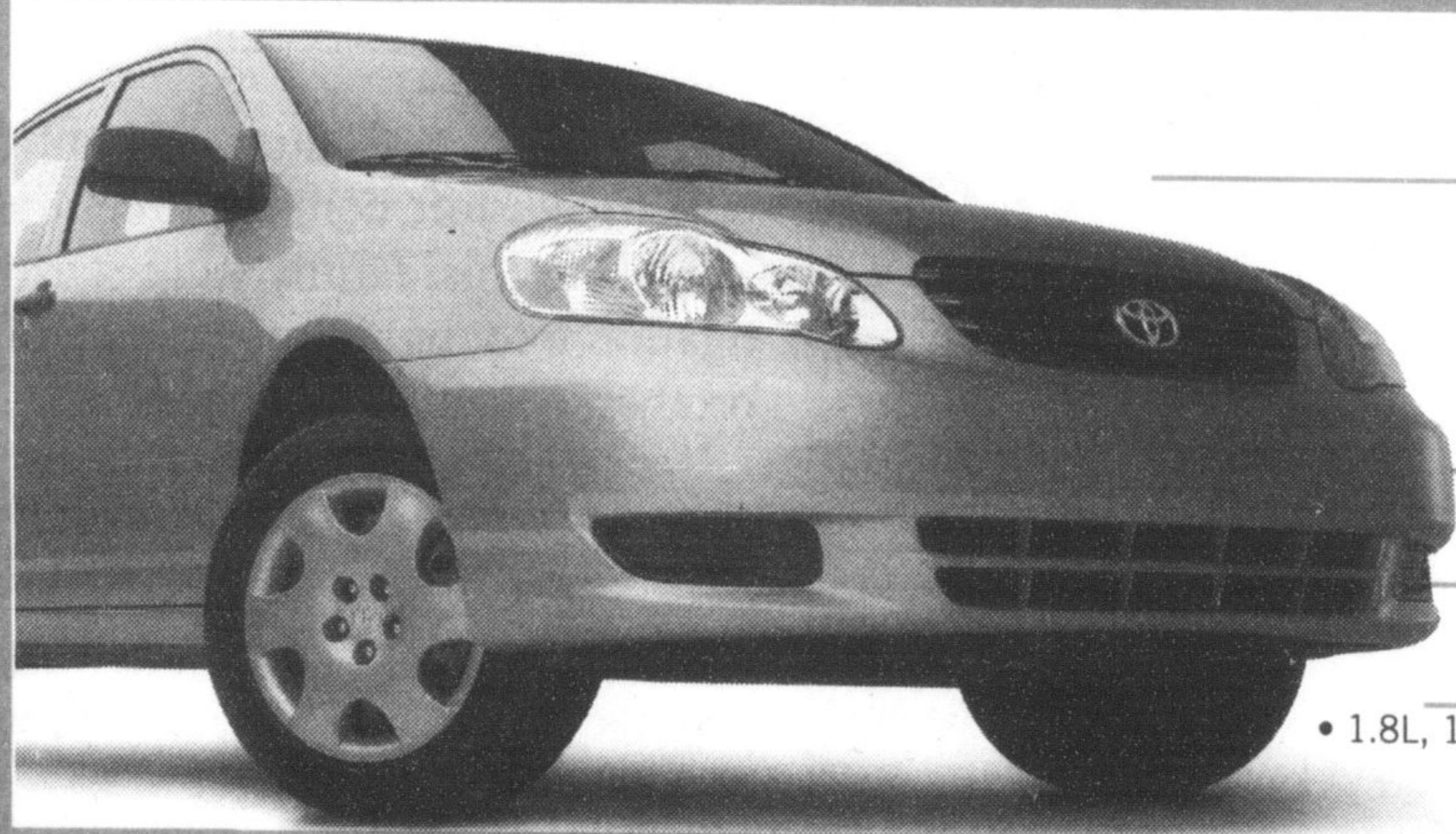
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