

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW XX-2024**

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 11 CONCESSION 6 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TAKOL CMCC DERRY LIMITED PARTNERSHIP) – FILE: Z-XX

**WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

**AND WHEREAS** the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

**NOW THEREFORE** the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) Zone symbol to a site-specific Business Park (M1\*XA), Business Park (M1\*XB), and General Industrial (M2\*XX) Zone symbol on the lands shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XX to read as follows:

**Business Park Special Provision (M1\*XX) Zone**

Notwithstanding any provisions of the Zoning By-law to the contrary, for the lands zoned site-specific Business Park (M1\*XA) and Business Park (M1\*XB) the following standards and provisions shall apply:

**Business Park (M1\*XA)**

- a. Notwithstanding Section 8.1 – Table 8A, M1 Business Park, Permitted Uses, the following uses shall be permitted:
  - i. Bank
  - ii. Commercial School – Skill
  - iii. Commercial School – Trade/Profession
  - iv. Convenience Store
  - v. Convention Centre
  - vi. Dog Daycare
  - vii. Dry Cleaning Depot
  - viii. Fitness Centre
  - ix. Industrial Use

- x. Medical Clinic
- xi. Motor Vehicle Rental Agency
- xii. Office use
- xiii. Personal Service Shop
- xiv. Place of Assembly
- xv. Place of Entertainment
- xvi. Research & Technology Use
- xvii. Restaurant
- xviii. Restaurant, Take Out
- xix. School, Adult Education
- xx. U-Brew Establishment
- xxi. Veterinary Clinic – Small Animal
- xxii. Veterinary Hospital - Small Animal
- xxiii. Wholesale Operation

**Business Park (M1\*XB)**

- a. Notwithstanding Section 8.1 – Table 8A, M1 Business Park, Permitted Uses, the following uses shall be permitted:
  - i. Animal training facility
  - ii. Bank
  - iii. Banquet Facility
  - iv. Building Supply Outlet
  - v. Commercial School – Skill
  - vi. Commercial School – Trade/Profession
  - vii. Convention Centre
  - viii. Dog Daycare
  - ix. Dry Cleaning Depot
  - x. Dry cleaning Establishment
  - xi. Equipment Sales and Rental (no outdoor display or storage permitted)
  - xii. Fitness Centre
  - xiii. Food Bank
  - xiv. Funeral Home
  - xv. Industrial Use
  - xvi. Medical Clinic
  - xvii. Monument Sales Shop (no outdoor display or storage permitted)
  - xviii. Motor Vehicle Dealership (no outdoor display or storage permitted)
  - xix. Motor Vehicle Rental Agency (no outdoor display or storage permitted)
  - xx. Office Use
  - xxi. Personal Service Shop
  - xxii. Place of Assembly
  - xxiii. Place of Entertainment
  - xxiv. Research & Technology Use
  - xxv. Restaurant
  - xxvi. Restaurant, Take Out

- xxvii. School, Adult Education
  - xxviii. Service and Repair Shop
  - xxix. Social Services Establishment
  - xxx. U-Brew Establishment
  - xxxi. Veterinary Clinic – Small Animal
  - xxxii. Veterinary Clinic – Large Animal
  - xxxiii. Veterinary Hospital – Small Animal
  - xxxiv. Warehouse / Distribution Centre
  - xxxv. Wholesale Operation
- b. Notwithstanding Sections 5.2 and 5.8.2 – Table 5G, the minimum off-street parking requirements for all uses in **Business Park (M1\*XA)**, **Business Park (M1\*XB)** shall be provided as follows:
- i. 1 parking space per 30 m<sup>2</sup> of gross floor area.
- c. Notwithstanding Section 5.11 – Table 5J, the minimum loading space requirements for all uses in **Business Park (M1\*XB)** shall be provided as follows:
- i. 0 loading spaces.

### **General Industrial Special Provision (M2\*XX) Zone**

Notwithstanding any provisions of the Zoning By-law to the contrary, for the lands zoned site-specific **General Industrial (M2\*XX)** the following standards and provisions shall apply:

#### **General Industrial (M2\*XX)**

- a. Notwithstanding Section 8.1 – Table 8A, M2 General Industrial, Permitted Uses, the following additional uses shall be permitted:
- i. Animal Training Facility
  - ii. Banquet Facility
  - iii. Building Supply Outlet
  - iv. Cannabis Production and Processing Facility
  - v. Commercial School – Skill
  - vi. Commercial School – Trade/Profession
  - vii. Commercial Storage Facility
  - viii. Convention Centre
  - ix. Dog Daycare
  - x. Dry Cleaning Establishment
  - xi. Equipment Sales and Rental
  - xii. Food Bank
  - xiii. Industrial Use
  - xiv. Monument Sales Shop
  - xv. Motor Vehicle Body Shop
  - xvi. Motor Vehicle Dealership
  - xvii. Motor Vehicle Rental Agency
  - xviii. Motor Vehicle Repair Garage

- xix. Motor Vehicle Washing Establishment
  - xx. Office Use
  - xxi. Place Of Assembly
  - xxii. Place Of Entertainment
  - xxiii. Private Transit Depot
  - xxiv. Recreation And Athletic Facility
  - xxv. Recycling Facility
  - xxvi. Research & Technology Use
  - xxvii. School, Adult Education
  - xxviii. Service And Repair Shop
  - xxix. Social Services Establishment
  - xxx. U-Brew Establishment
  - xxxi. Veterinary Clinic – Small Animal
  - xxxii. Veterinary Clinic – Large Animal
  - xxxiii. Veterinary Hospital – Small Animal
  - xxxiv. Warehouse / Distribution Centre
  - xxxv. Wholesale Operation
- b. Notwithstanding Sections 5.2 and 5.8.2 – Table 5G, the minimum off-street parking requirements for all uses provided in **General Industrial (M2\*XX)** shall be provided as follows:
- i. Parking is calculated for each individual industrial and warehouse/distribution premises, including accessory office space, as follows:
    - a) For gross floor area up to 5,000 m<sup>2</sup>, 1 parking space per 125 m<sup>2</sup> shall be provided; and
    - b) For gross floor area greater than 5,000 m<sup>2</sup>, 1 parking space per 200 m<sup>2</sup> shall be provided.
  - ii. Notwithstanding any provisions of the By-law to the contrary, accessory retail and showroom uses associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be included within the above noted calculations.

Notwithstanding any provisions of the Zoning By-law to the contrary, for the lands zoned site-specific **Business Park (M1\*XA), Business Park (M1\*XB), and General Industrial (M2\*XX)** the following standards and provisions shall apply:

- a. Notwithstanding anything to the contrary, accessory service, wholesale and retail associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 m<sup>2</sup> of the Gross Floor Area of the premises, whichever is less.
  - b. Notwithstanding Section 5.11 – Table 5K Location of Loading Spaces and Areas, the following standards and provisions shall apply:
    - i. Loading Space Setback from a Street Line shall be 4.9 m.
  - b. Notwithstanding Section 5.12 – Table 5L Parking Area Locations and Setbacks on a Lot, the following standards and provisions shall apply:
    - i. Parking Space Setback from a Street Line shall be 4.0 m.
  - c. Notwithstanding Section 8.2 – Table 8B Zone Standards, the following standards and provisions shall apply:
    - i. Lot Line, Front shall be deemed to be Derry Road.
    - ii. Setback, Front Yard shall be 8.5 m.
    - iii. Setback, Exterior Side Yard shall be 4.4 m.
    - iv. Maximum Building Height shall be 20 m.
    - v. Minimum Landscape Buffer Abutting a Street Line shall be 4.0 m.
  - d. Notwithstanding Section 5.13(i) – Illumination, Maximum height of free-standing or wall-mounted lighting fixture shall be 11.5 m.
3. If no appeal is filed pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the Tribunal’s Order is issued directing the amendment or amendments.

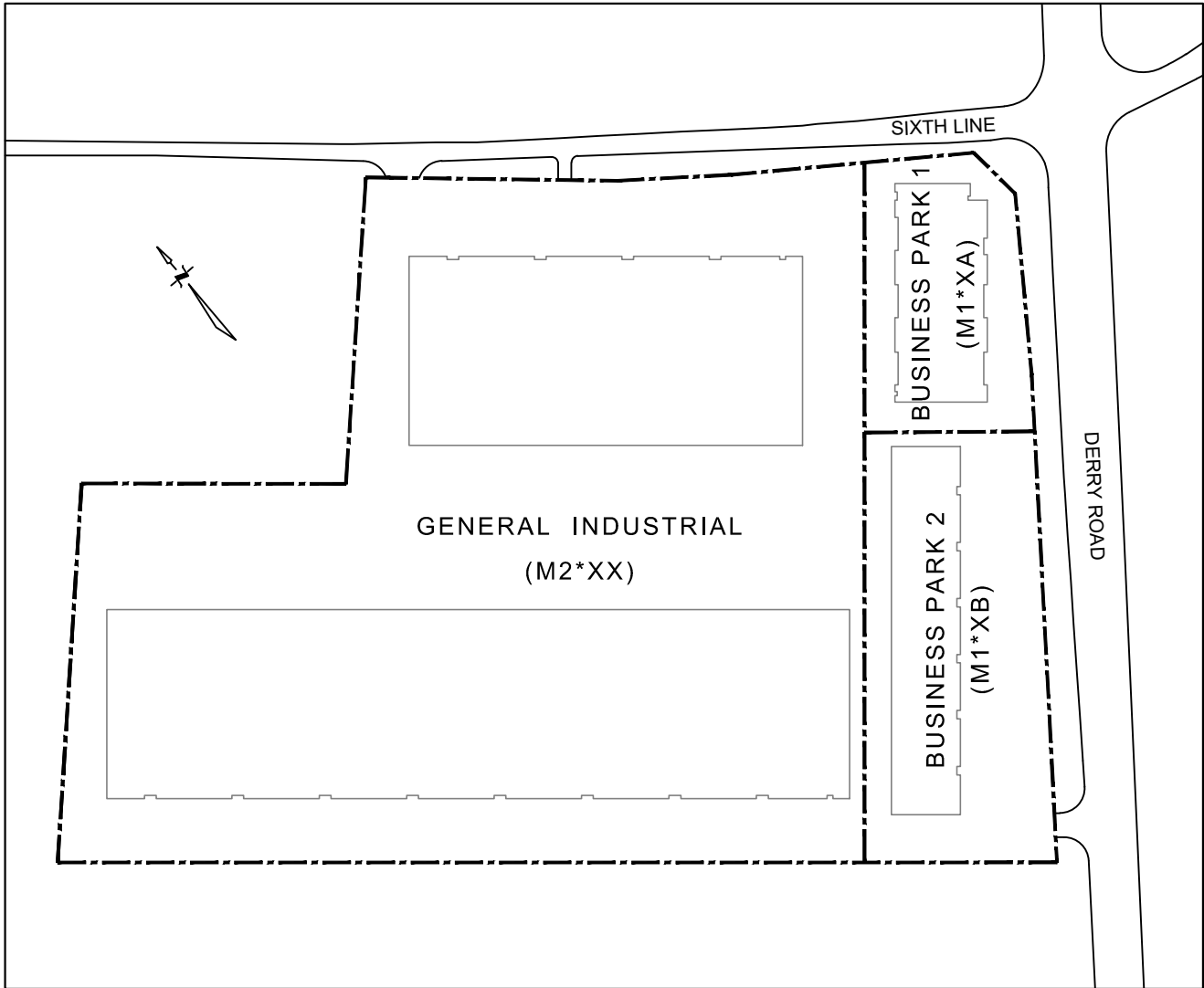
**PASSED IN OPEN COUNCIL ON **XX**, 2024.**

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Mayor  
Gordon A. Krantz

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Town Clerk  
Meaghan Reid

SCHEDULE A  
TO BY-LAW No. XX-2024

TOWN OF MILTON  
PART OF LOT 11, CONCESSION 6 NS  
TOWN OF MILTON



THIS IS SCHEDULE A  
TO THE BY-LAW No. XX-2024 PASSED  
THIS XX DAY OF XX, 2024

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MAYOR - Gordon A. Krantz

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CLERK - Meaghen Reid