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# **PLANNING JUSTIFICATION REPORT (ADDENDUM III)**

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**IN SUPPORT OF  
TOWN OF MILTON OFFICIAL PLAN AMENDMENT,  
DRAFT PLANS OF SUBDIVISION APPROVAL AND  
ZONING BY-LAW AMENDMENTS**

**RESUBMISSION  
(EAST - LOPA 09/21, Z-26/21 & 24T-21007/M)  
(WEST - 24T-21008/M & Z-27/21)**

**HALTON BUSINESS COMMUNITY  
(FORMERLY MILTON NORTH PORTA INDUSTRIAL PARK)**

Part of Lots 3 & 4, Concession 4 Esquesing, Town of Milton  
Regional Municipality of Halton

Orlando Corporation  
December 2023  
GSAI File #314-006

**Planning Justification Report – Addendum III**  
**Halton Business Community**  
**Orlando Corporation**  
**Part of Lots 3 & 4, Concession 4 Esquesing**  
**Town of Milton**  
**Regional Municipality of Halton**

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## 1.0 INTRODUCTION

Glen Schnarr & Associates Inc. (“GSAI”) has been retained by Orlando Corporation to assist in obtaining the necessary planning approvals to permit the development of two blocks of land known collectively as the Halton Business Community (formerly the Milton North Business Park / North Porta Lands), generally located north of James Snow Parkway, in between the CNR lands and Esquesing Line (*Figure 1: Aerial Context Plan*), the majority of which is within the boundary of the Milton 401 Industrial/Business Park Secondary Plan District (per LOPA 67 Approved by Region of Halton in June 2022), for new employment development purposes.

A comprehensive initial submission package was submitted to the Region of Halton and the Town of Milton on November 2, 2021. This submission package included the Regional Official Plan Amendment (“ROPA”) application (now approved as ROPA 52) and a related Local Official Plan Amendment (“LOPA”) application (file number LOPA-09/21), two Zoning By-law Amendment (“ZBA”) applications (file numbers Z-26/21 & Z-27/21), and two Draft Plan of Subdivision (“DPS”) applications (file numbers 24T-21007/M & 24T-21008/M), submitted to the Town of Milton (collectively the “local applications”). Since this original submission, the ROPA has been approved as ROPA 52, and comments have been received from the Region, the Town, and all other applicable commenting agencies to the local applications.

An original Planning Justification Report was prepared and submitted to accompany the original submission in November 2021. A Planning Justification Report Addendum was submitted in April 2022 related specifically to the ROPA (which is now approved). A second Planning Justification Report Addendum II (“Addendum II”) was submitted in April 2023 which related to the resubmission of materials related to the local applications (LOPA, 2 DPS’s, and 2 ZBLA’s). Currently, this third Planning Justification Report **Addendum III** provides the following:

- Summarizes revisions made to both Draft Plans of Subdivision, and related revisions made to LOPA and both implementing Zoning By-Laws, and Concept Plan;
- Addresses agency and department comments received relating specifically to the local applications; and
- Summarizes updated technical reports, including CESS, Traffic Impact Study, Shadow Study, Noise Feasibility Study, and Landscape Plan.

## 2.0 REVISIONS TO DRAFT PLANS OF SUBDIVISION AND CONCEPT PLAN

Revisions to both the East Draft Plan and the West Draft Plan have occurred since the original submission. The following outlines the revisions that have been made to the **East Draft Plan of Subdivision** (*Figure 2*) since the original submission:

- Road widening requirements for Boston Church Road and Esquesing Line are reflected on the Draft Plan of Subdivision;
- 0.3 m reserves have been added per Town comments;
- 15 m x 15 m daylight triangles are confirmed and shown at both Street A access points to James Snow Parkway;
- Merged two large industrial Blocks on Plan to now depict only one Industrial Block (Block 1);
- SWM Buffer Block (Block 4) added around SWM Pond adjacent to Business Commercial/Heritage Block (Block 6)
- Servicing Block (Block 8) added to facilitate sanitary sewers and storm culverts between Street A and SWM Pond Block (Block 2);
- Open Space Block (Block 9) added as resultant Block south of new Servicing Block (Block 8), to be occupied by landscaping;
- Block sizing and numbering finessed pursuant to technical studies, where necessary.

The following outlines the revisions that have been made to the **West Draft Plan of Subdivision** (*Figure 3*) since the original submission:

- Road widening and sight triangle requirements for 5 Sideroad and Boston Church Road (15m x 15m) are reflected on the Draft Plan of Subdivision;
- 0.3 m reserves have been added per Town comments; and
- Block sizing and numbering finessed pursuant to linework, where necessary.

The following outlines the revisions that have been made to the **Concept Plan** (*Figure 4*) since the original submission:

- Plan line work has been adjusted to be consistent with all Draft Plan revisions undertake (for East and West lands);
- An interim conveyance swale runs west along the southern limit of the West Lands to convey flows to the southern lands (to be straightened and abut the Rail Tracks once the lands to the south are proposed for development).
- Zoning statistics have been added to the Plan; and
- Overall proposed GFA has been adjusted accordingly.

### **3.0 REVISIONS TO DRAFT LOPA AND SCHEDULES**

In recent municipal comments, the Town requested the removal of the two Special Policy Sites within the LOPA. Instead of depicting Special Policy Sites, Town staff suggested that the text of the LOPA seek permission for certain additional land uses through amendment to Sections of the Official Plan (and LOPA 67).

Accordingly, in response to comments, Schedule II (Schedule 9 to the Proposed Official Plan Amendment) has removed reference to Special Policy Area XX and YY. Further, the text of the proposed Amendment seeks to add permission for a ‘Standalone Restaurant’ in the Business Commercial Block under a revision to Section 4.11.3.32(g) to the Town’s Official Plan, and also to add permission for ‘Broadcasting / Communication Facility’ in the Industrial Area under a revisions to Section 4.11.3.32(h) to the Town’s Official Plan.

The above noted refinements and revisions to the proposed LOPA Schedules and text have been made pursuant to comments received and to ensure that the proposed LOPA is supportable from a planning perspective by municipal staff. The revised LOPA document is attached as *Appendix A* to this Addendum Planning Justification Report.

### **4.0 REVISIONS TO DRAFT ZONING BY-LAW AMENDMENTS**

There are two proposed implementing Zoning By-Laws presented through this development application: one for the East Lands and one for the West Lands. Pursuant to staff comments, both implementing Zoning By-Laws have been reworked to relate to amending the Town’s Urban Comprehensive Zoning By-Law (No. 016-2014). Additional revisions / updates to these draft implementing Zoning By-Laws include the following:

#### East Zoning By-Law:

- Schedule for Zoning By-Law has been finessed to be consistent with revised Draft Plan line work;
- Proposed uses have been scoped to respond to Town comments and to ensure consistency with LOPA 67, including adding permission for ‘Wholesale Operation’;
- Definition finessed for ‘Broadcasting / Communication Facility’ to ensure permissions for TV production studio; and
- Special Site Provisions have been finessed to provide additional clarity for footnote relief per Footnote \*7, per Town comments.

West Zoning By-Law:

- Schedule for Zoning By-Law has been finessed to be consistent with revised Draft Plan line work;
- Proposed uses have been scoped to respond to Town comments and to ensure consistency with LOPA 67, including adding permission for ‘Wholesale Operation’;
- Definition finessed for ‘Broadcasting / Communication Facility’ to ensure permissions for TV production studio;
- Special Site Provisions have been finessed to provide additional clarity for footnote relief per Footnote \*7, per Town comments;

The revised Draft Implementing Zoning By-Laws for East and West are included with this resubmission and are attached as *Appendix B* and *C* to this Planning Justification Report Addendum. The Zoning By-Law schedules have been prepared to have consistent line work when compared to the Concept Plan.

## **5.0 LAND USE COMPATIBILITY WITH LANDS TO NORTH**

There are rural residential uses on the north side of No. 5 Side Road, abutting the West Lands. In this regard, it is important to consider land use compatibility between the West Plan of Subdivision (particularly the northern-most building) and the rural residential and agricultural uses on the north side of No. 5 Side Road. This is particularly important as it relates to the request for an increased maximum building height of 35-metres for buildings on the West Plan of Subdivision (previously 15-metres).

A Shadow Study was completed to examine shadows cast by the proposed development at hourly intervals beginning at 7:30 am and ending at 6:30pm on April 21<sup>st</sup>, June 21<sup>st</sup> and September 21<sup>st</sup>. The shadow study is based specifically on buildings of 35m height max. As noted in the Shadow Study, the following is demonstrated:

1. 60% of the opposing sidewalks receive direct sunlight for at least 3 consecutive hours (between 10am and 3pm); and
2. Private front yards, rear yards, windows and rooftop patios receive sunlight for at least two continuous hours (between 10am and 5pm).

The Study confirms that the anticipated shadows created by the proposed development onto adjacent properties, streets, sidewalks and public spaces will meet or exceed the criteria as established by the guidelines. These conclusions suggest there will be no negative impacts to the lands north of the West Lands (north of 5 Sideroad) from a shadow perspective, as well.

From a land use compatibility perspective, it is important to note that the West Lands and the East Lands are currently within the Town's Milton 401 Industrial / Business Park Secondary Plan and are currently designated 'Industrial'. Any potential land use compatibility issue has been considered to the extent of assessing the appropriateness of the 'Industrial' land use designation.

## **6.0 ADDENDUM COMPREHENSIVE ENVIRONMENTAL AND SERVICING STUDY (CESS) (UPDATE)**

An Addendum Comprehensive Environmental and Servicing Study (Comprehensive Study) has been prepared on behalf of Orlando Corporation (Orlando) for the proposed Halton Business Community employment lands. The CESS includes technical studies and commentary / analysis which were prepared in support of land use planning approvals for the proposed industrial subdivisions. The Town of Milton (the Town), Conservation Halton (CH) and Halton Region (the Region) had requested the completion of the Comprehensive Study to conform with planning policies related to the alteration to watercourses and floodplains in the absence of an existing Subwatershed Study for the study area. The Comprehensive Study assesses the existing conditions and potential impacts of the proposed development with respect to the natural environment and ecological functions, hydrology, hydraulics, fluvial processes, erosion, and hydrogeology.

In the latest Addendum, an interim stormwater management (SWM) plan for the West Orlando Lands located on the west side of Boston Church Road (8800 Boston Church Road), referred to as Parcel 1 in the CESS, is proposed. As described in the CESS, the proposed SWM plan for Parcel 1 and the property to the south, referred to as Parcel 2 in the CESS, includes proposed SWM ponds on each of the properties and a conveyance swale along the west boundary of each property to convey flows from No. 5 Side Road to James Snow Parkway. However, Parcel 2 is a non-participating property with future industrial / employment uses that is not scheduled for development at this time. To date, the Parcel 2 landowner has not agreed to allow construction of the ultimate conveyance swale on the property.

Accordingly, as part of the interim SWM plan for Parcel 1, an interim configuration of the proposed conveyance swale is required to discharge controlled flows from Parcel 1 and upstream flows to the existing headwater drainage feature (HDF) at the north boundary of Parcel 2. Per Section 8.1.2 of the CESS, if permissions for proposed works in Parcel 2 are not granted, an alternative strategy for Parcel 1 would be required in the interim and would be documented in an Addendum to the CESS. The Addendum CESS contains a summary of the analysis completed to support the Parcel 1 interim SWM plan.

## 7.0 Traffic Impact Study

An updated Traffic Impact Study (TIS) was prepared by TYLin on behalf of Orlando Corporation for the proposed Halton Business Community development within the Milton 401 Industrial/Business Park Secondary Plan Area in Milton, Ontario.

The report estimates the site traffic volumes generated by the proposed development during the critical weekday a.m. and p.m. peak hours to assess the impact of site traffic on roadways within the study area and to recommend improvements to accommodate the projected traffic, if any are needed. These impacts are based on projected future background traffic and road network conditions derived for 2024, 2029, and 2034 planning horizon years (full build-out, and five and ten years after full build-out in 2024).

As per Orlando's Concept Plan dated December 14, 2023, the proposed development consists of seven industrial buildings having a combined gross floor area (G.F.A.) of 456,674m<sup>2</sup> (4,915,588 ft<sup>2</sup>). The total proposed G.F.A. is divided as follows:

- ▶ Three industrial buildings (west of Boston Church Road) with a combined G.F.A. of 13,205 m<sup>2</sup> (1,401,511 ft<sup>2</sup>)
- ▶ Four industrial buildings (east of Boston Church Road) with a combined G.F.A. of 326,469 m<sup>2</sup> (3,514,077 ft<sup>2</sup>)

The site traffic generated by the proposed industrial warehouse development was estimated in the report and resulted in a total of 838 new two-way vehicle trips during the weekday a.m. peak hour, consisting of 645 inbound and 193 outbound trips. During the weekday p.m. peak hour, the proposed development expected to generate a total of 939 new two-way vehicle trips, consisting of 254 inbound and 685 outbound trips.

In the report, an annual growth rate of 2% has been applied to Town Roads (5 Side Road, Boston Church Road, and Esquesing Line). Halton Region Staff provided detailed information regarding annual growth rates and anticipated changes to the annual growth rates based on capital construction projects within the study area and the Region's EMME model forecasts. An annual growth rate of 3% was applied to RR25 from 2024 onwards. Similarly, annual growth rates of 4% and 6% were applied to Steeles Avenue and James Snow Parkway, respectively, from 2029 onwards.

The TIS confirms that two access points into the West lands from 5 Sideroad (one full moves; one r-in r-out) are recommended. As well three access points to the West lands from Boston Church Road are recommended and all are proposed to be full moves. From the East lands, one full moves access is proposed off Boston church Road and two full moves signalized access points regarding proposed along James Snow Parkway.

As well, Tylin notes that the ultimate vision for Boston Church Road is a 26.0 m right of way and acknowledges that the Halton Business Community development will implement the ultimate 26.0

m right of way for lands that are within Orlando Corporation control through this development, with the remaining land requirements needed to achieve the ultimate 26.0 m right of way to be achieved from other non-participating lands once they are advancing through development proposal(s). In short, the developer proposes to reconstruct the existing rural section of Boston Church Road between James Snow Parkway and 5 Sideroad to its ultimate 26.0 m right of way width on lands they currently control and exclusive of lands owned by others. The outstanding right of way width on lands owned by others will be completed through future development.

## **8.0 Shadow**

An updated Shadow Study was prepared by Orlando Corporation for the development proposal. This Shadow Study specifically relates to the potential for buildings with a height of up to 35 m. Test dates for the Shadow Study are April 21st, June 21st and September 21st. Images shown are to represent shadows cast by the proposed development at hourly intervals beginning at 7:30 am and ending at 6:30pm on the dates indicated.

Based on the Town of Milton's Shadow Impact Analysis Guidelines, dated January 2023, the images demonstrate the following:

1. 60% of the opposing sidewalks receive direct sunlight for at least 3 consecutive hours (between 10am and 3pm).
2. Private front yards, rear yards, windows and rooftop patios receive sunlight for at least two continuous hours (between 10am and 5pm).

Based on the Daylight Shadow Simulation of the various times indicated for April 21st, June 21st and September 21st, it is concluded in the study that the anticipated shadows created by the proposed development onto adjacent properties, streets, sidewalks and public spaces will meet or exceed the criteria as established by the guidelines.

## **9.0 Noise**

Howe Gastmeier Chapnik Limited (HGC Engineering) was retained by Orlando Corporation to undertake updates to their original noise assessment for the proposed industrial development. This study uses predictive analysis to assess the potential impact of the site on nearby residential receptors, with respect to the guidelines of the Ministry of Environment, Conservation and Parks (MECP).

This study has been updated to reflect the latest concept plan dated December 14, 2023. The purpose of this study was to investigate the potential noise impact of a proposed general industrial development as part of the planning and approvals process, specifically for Draft Plan of Subdivision and rezoning applications. The analysis is based on criteria contained in the noise guidelines of the Ministry of Environment, Conservation and Parks (MECP), aerial photos and a



site visit. The analysis includes assessment of the noise emissions of both the anticipated trucking activities and rooftop mechanical equipment with respect to the closest existing residences.

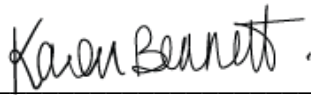
The results of the analysis indicate the development is feasible at this site and can be within the limits of the MECP guidelines with the inclusion of noise control measures.

## **10.0 CONCLUSIONS**

As previously noted, the policies and objectives of the PPS, Greenbelt Plan, Region of Halton Official Plan (including ROPA 52), and Town of Milton Official Plan (including LOPA 67) will be met through the advancement of the proposed development. The proposed LOPA, two Draft Plans of Subdivision, and two related implementing Zoning By-Laws will allow for the logical and cohesive development of employment lands within a Provincially Significant Employment Zone, and will have a net positive effect on the Regional Natural Heritage System, for the reasons identified in our original Planning Justification Report dated October 2021, as well as within Addendum I (April 2022), Addendum II (April 2023) and this Addendum III (December 2023).

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



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**Karen Bennett, MCIP, RPP**  
**Partner**

# Figures



5 SIDEROAD

BOSTON CHURCH ROAD

ESQUESING LINE

FIFTH LINE

JAMES SNOW PARKWAY WEST

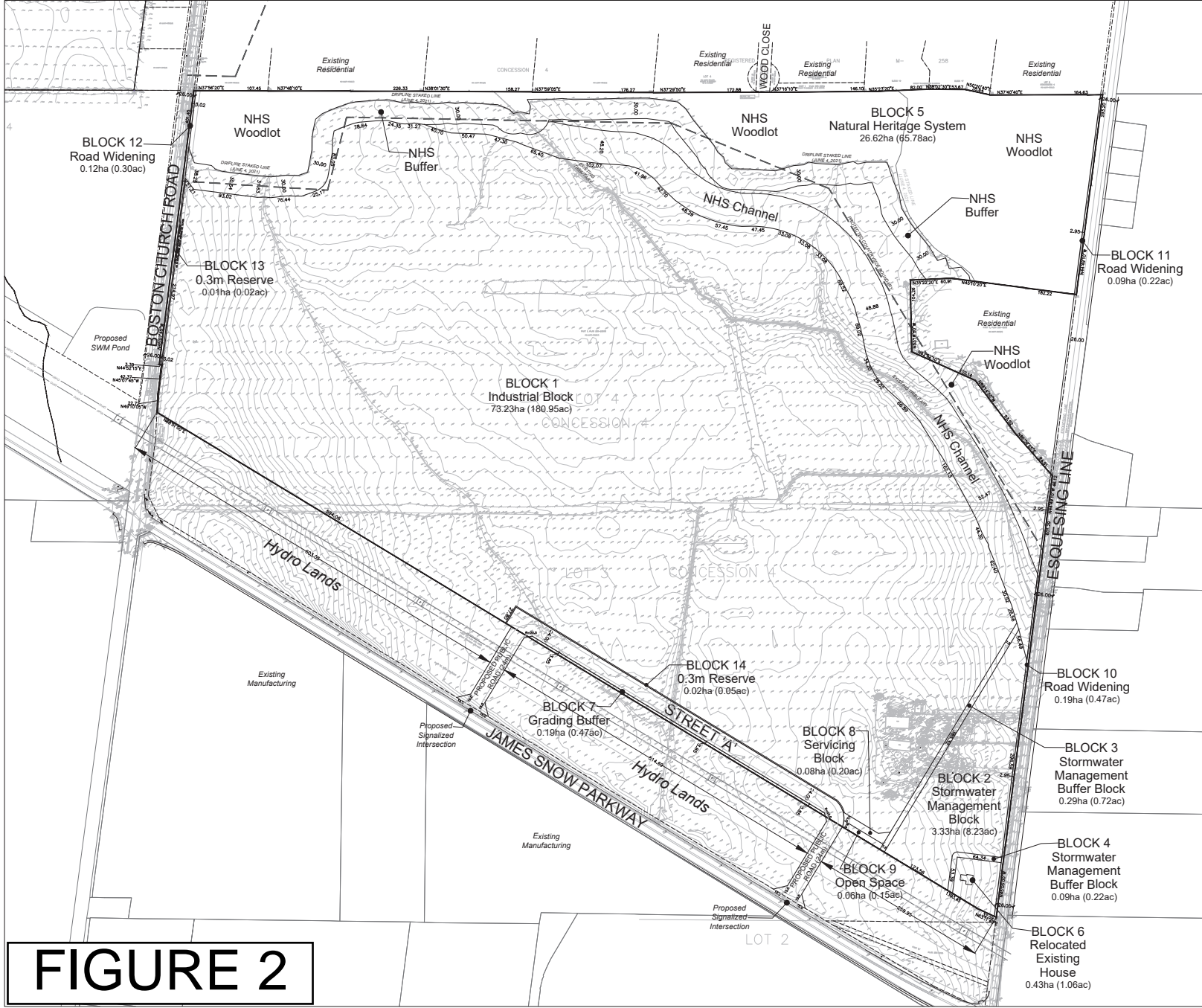
LAWSON ROAD

HIGHWAY 401

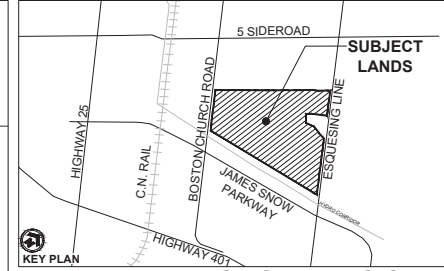
MARTIN STREET

CN RAILWAY

FIGURE 1



**FIGURE 2**



**DRAFT PLAN OF SUBDIVISION**  
**ORLANDO CORPORATION**  
 File # 24T-21007/M  
 PART OF LOT 3 AND 4, CONCESSION 4,  
 TOWNSHIP OF ESQUESING  
 REGIONAL MUNICIPALITY OF HALTON

**OWNERS CERTIFICATE**  
 I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: *[Signature]* DATE: DECEMBER 7, 2023  
 BLAIR WOLK, PRESIDENT  
 ORLANDO CORPORATION

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: OCTOBER 1, 2021  
 ALISTER SANKEY, O.L.S., D.L.P.  
**David B. Searles Surveying Ltd.**  
ONONDAGA LAND SURVEYORS  
 4250 SHEPPARD AVE. E. SUITE 206 WILLOWDALE, ONTARIO L4E 1Y5  
 (905) 327-8840 FAX: (905) 886-4410  
 E MAIL: Alister.Sankey@searles.ca

**ADDITIONAL INFORMATION**  
 (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED  
 I) SANDY LOAM AND CLAY LOAM  
 K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

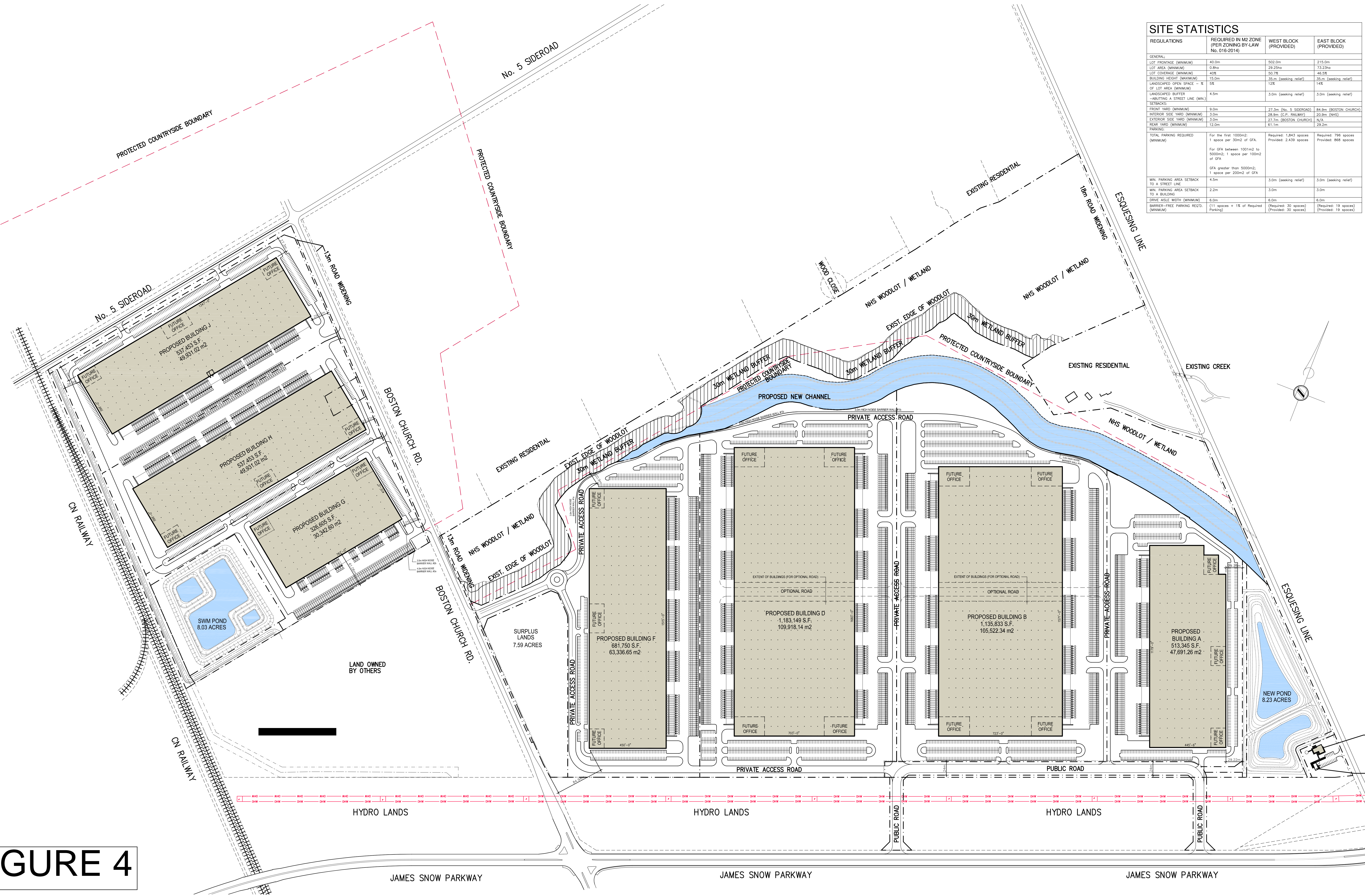
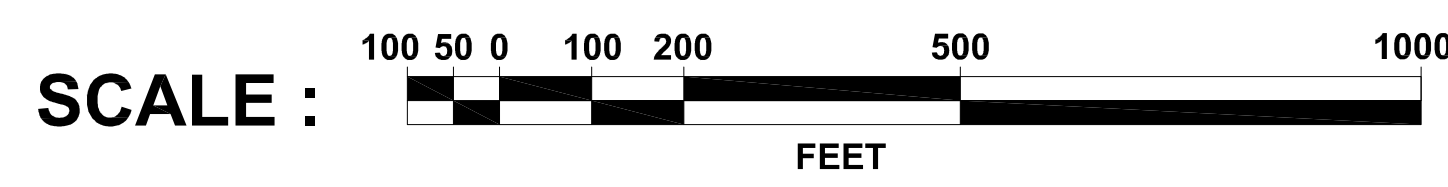
LAND USE	BLOCKS	AREA (ha)	AREA (ac)
Industrial Block	1	73.23	180.95
Stormwater Management Block	2	3.33	8.23
Stormwater Management Buffer	3-4	0.38	0.94
Natural Heritage System	5	26.62	65.78
Relocated Existing House	6	0.43	1.06
Grading Buffer	7	0.19	0.47
Servicing Block	8	0.08	0.20
Open Space	9	0.06	0.15
Road Widening	10-12	0.40	0.99
0.3m Reserve	13,14	0.03	0.07
24.0m R.O.W. (591m Length)		1.37	3.39
<b>TOTAL</b>	<b>14</b>	<b>106.12</b>	<b>262.23</b>

**NOTES**  
 -Base mapping obtained from DB Searles  
 -Daylight Triangle at Street 'A' & James Snow Parkway: 15m x 15m

Scale 1:2500  
 (24 x 36)  
 OCTOBER 20, 2023

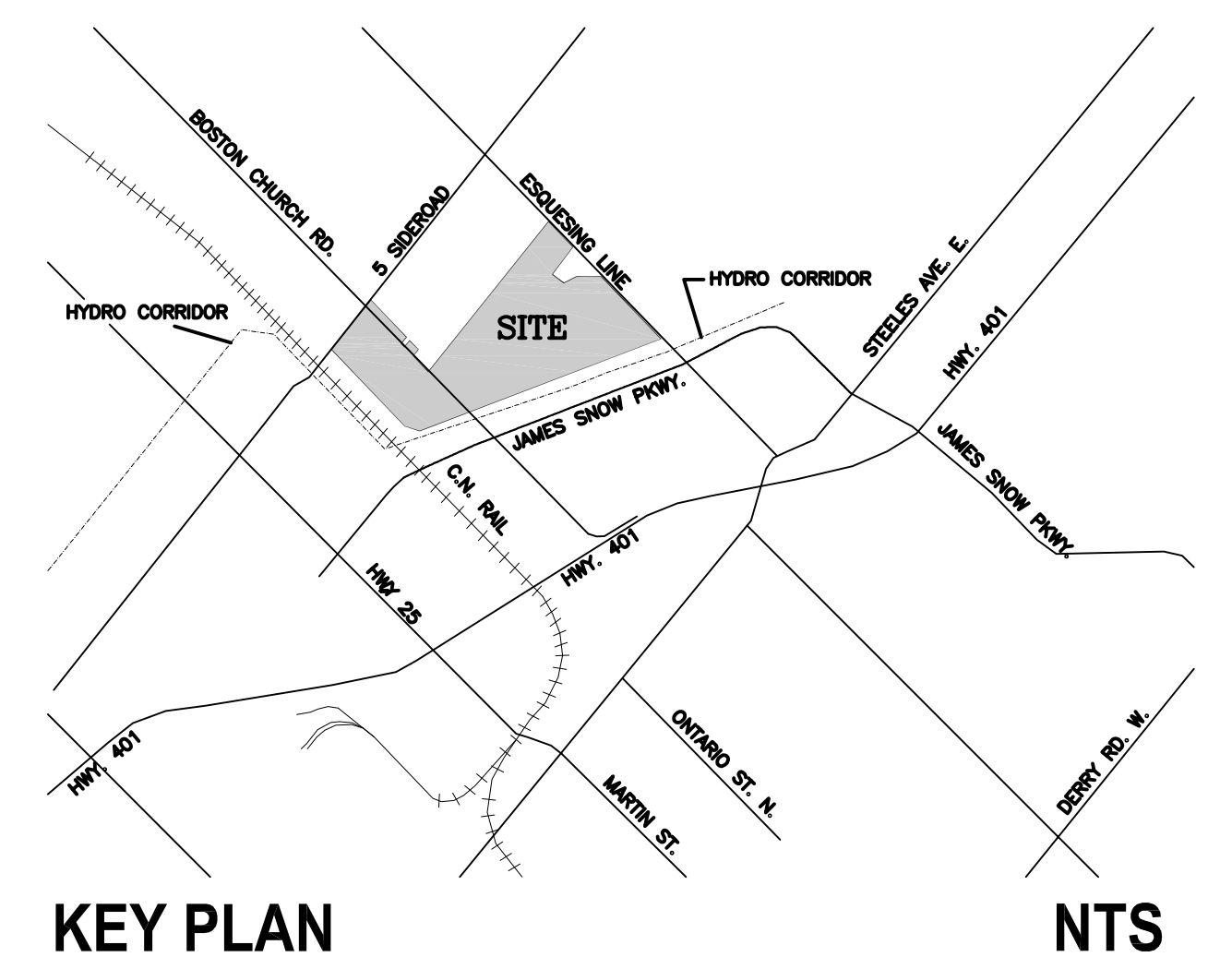


**FIGURE 4**



**SITE STATISTICS**

REGULATIONS	REQUIRED IN M2 ZONE (PER ZONING BY-LAW No. 016-2014)	WEST BLOCK (PROVIDED)	EAST BLOCK (PROVIDED)
GENERAL:			
LOT FRONTAGE (MINIMUM)	40.0m	502.0m	215.0m
LOT AREA (MINIMUM)	0.8ha	29.29ha	73.23ha
LOT COVERAGE (MINIMUM)	40%	30.7%	46.5%
BUILDING HEIGHT (MAXIMUM)	15.0m	30m (seeking relief)	30m (seeking relief)
LANDSCAPED OPEN SPACE - % OF LOT AREA (MINIMUM)	5%	12%	14%
LANDSCAPED BUFFER - ADJACENT TO STREET LINE (MIN.)	4.5m	3.0m (seeking relief)	3.0m (seeking relief)
FRONT YARD (MINIMUM)	9.0m	27.3m (No. 5 SIDEROAD)	84.8m (DIXON CHURCH)
REAR YARD (MINIMUM)	3.0m	28.9m (C.P. HULLING)	23.0m (HULL)
EXTERIOR SIDE YARD (MINIMUM)	3.0m	27.7m (DIXON CHURCH)	N/A
REAR YARD (MINIMUM)	12.0m	61.1m	29.2m
FRONTS:			
TOTAL PARKING REQUIRED (MINIMUM)	For the first 1000m <sup>2</sup> : 1 space per 50m <sup>2</sup> of GFA For GFA between 1001m <sup>2</sup> to 5000m <sup>2</sup> : 1 space per 100m <sup>2</sup> of GFA GFA greater than 5000m <sup>2</sup> : 1 space per 200m <sup>2</sup> of GFA	Required: 1,843 spaces Provided: 2,439 spaces	Required: 796 spaces Provided: 868 spaces
MIN. PARKING AREA SETBACK TO A STREET LINE	4.5m	3.0m (seeking relief)	3.0m (seeking relief)
MIN. PARKING AREA SETBACK TO A BUILDING	2.0m	3.0m	3.0m
DRIVE AISLE WIDTH (MINIMUM)	6.0m	6.0m	6.0m
BARREER-FREE PARKING REQ. (MINIMUM)	(11 spaces = 1% of Required Parking)	(Required: 30 spaces) (Provided: 30 spaces)	(Required: 19 spaces) (Provided: 19 spaces)



**SITE STATISTICS**

WEST BLOCK (WEST OF BOSTON CHURCH RD.)		EAST BLOCK (EAST OF BOSTON CHURCH RD.)	
LAND TO BE DEVELOPED	63.52 ACRES	LAND TO BE DEVELOPED (A,B,D,F)	173.36 ACRES
CHANNEL (NORTH-SOUTH)	2.27 ACRES	SURPLUS LANDS	7.59 ACRES
BLOCK 3 ROW (BOSTON CHURCH)	0.42 ACRES	NATURAL HERITAGE SYSTEM	65.78 ACRES
BLOCK 4 ROW (No. 5 SIDEROAD)	0.96 ACRES	HERITAGE BLOCK	1.06 ACRES
BLOCK 5 (0.3m RESERVE (No. 5 SIDEROAD))	0.02 ACRES	SWM POND	8.23 ACRES
BLOCK 6 (0.3m RESERVE (BOSTON CHURCH))	0.05 ACRES	PUBLIC ROAD (STREET A)	3.39 ACRES
SWM POND	8.03 ACRES	SWM BUFFER BLOCK (BLOCK 3)	0.72 ACRES
CHANNEL (EAST-WEST)	0.73 ACRES	SWM BUFFER BLOCK (BLOCK 4)	0.22 ACRES
TOTAL LAND	76.00 ACRES	GRADING BUFFER (BLOCK 7)	0.47 ACRES
		SERVICING BLOCK 8	0.20 ACRES
		OPEN SPACE (BLOCK 9)	0.15 ACRES
		ESQUESING LINE RW (BLOCK 10)	0.47 ACRES
		ESQUESING LINE RW (BLOCK 11)	0.22 ACRES
		BOSTON CHURCH RW (BLOCK 12)	0.30 ACRES
		B.C. (0.3m) RESERVE (BLOCK 13)	0.02 ACRES
		STREET A (0.3m) RSV. (BLOCK 14)	0.05 ACRES
		TOTAL LAND	262.23 ACRES
		BUILDING A	
		SITE AREA	16.40 ACRES
		BUILDING AREA	326,605 S.F.
		CAR PARKING	211
		SHIPPING DOORS	40
		DRIVE-IN DOORS	2
		TRAILER PARKING	66
		BUILDING 'B'	
		SITE AREA	23.23 ACRES
		BUILDING AREA	537,453 S.F.
		CAR PARKING	290
		SHIPPING DOORS	77
		DRIVE-IN DOORS	2
		TRAILER PARKING	45
		BUILDING 'D'	
		SITE AREA	23.89 ACRES
		BUILDING AREA	537,453 S.F.
		CAR PARKING	367
		SHIPPING DOORS	75
		DRIVE-IN DOORS	2
		TRAILER PARKING	45
		BUILDING 'F'	
		SITE AREA	34.72 ACRES
		BUILDING AREA	681,750 S.F.
		CAR PARKING	472
		SHIPPING DOORS	90
		DRIVE-IN DOORS	2
		TRAILER PARKING	115
		TOTAL BUILDING AREA (WEST BLOCK):	1,401,511 S.F.
		TOTAL BUILDING AREA (EAST BLOCK):	3,514,077 S.F.
		TOTAL BUILDING AREA	4,915,588 S.F.

AREAS SHOWN ARE APPROXIMATE AND FOR PRELIMINARY USE ONLY.

## **Appendix A: Draft LOPA**

**THE CORPORATION OF THE TOWN OF MILTON  
BY-LAW NO. XX-2024**

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED, TO ADOPT AMENDMENT NO. XX TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-09/21)

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. THAT Amendment No. XX to the Official Plan of the Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal (OLT).
3. THAT in the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment No. XX to the Official Plan of the Town of Milton.

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

\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Deputy Clerk



**AMENDMENT NUMBER XX**

**TO THE OFFICIAL PLAN**

**OF THE TOWN OF MILTON**

**Subject: Halton Business Community and 'Sliver' Lands**

**The following text and schedules constitute**

**Amendment No. XX to the Official Plan**

**of the Town of Milton**

**October 2023**

**AMENDMENT NUMBER XX TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**PART I- THE PREAMBLE, does not constitute part of this Amendment**

**PART II- THE AMENDMENT, consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of Milton**

**PART I: THE PREAMBLE**

**THE TITLE**

This amendment, being an amendment to the Official Plan to the Town of Milton shall be known as:

Amendment No. **XX** to the Official Plan of the Town of Milton  
(Halton Business Community and ‘Sliver’ Lands)

**PURPOSE OF THIS AMENDMENT**

The purpose of the amendment is to incorporate revisions to various sections and schedules of the Local Official Plan related to the 401 Industrial/Business Park Secondary Plan, which are necessary to adjust the boundary of the Secondary Plan Area to incorporate the lands identified as the 401 Industrial/Business Park Secondary Plan ‘Sliver Lands’ Expansion Area, and to establish the appropriate local land use designation within the Halton Business Community lands and the Sliver Lands to guide future development in a comprehensive manner, and update some references in policy and in mapping.

**LOCATION OF THE AMENDMENT**

The lands subject to this Official Plan Amendment, known as the ‘Halton Business Community’ and the ‘Sliver Lands’, represent lands which have recently been brought into the Urban Area through Region of Halton Official Plan Amendment No. 52 (ROPA 52) and which are immediately adjacent to the Halton Business Community lands which are currently within the urban area, and have recently been brought into the 401 Industrial/Business Park Secondary Plan Area through LOPA 67 (a Town-initiated LOPA). The ‘Sliver Lands’ comprise approximately 14.25 ha (35.21 acres) in total and are generally located along the northern and eastern limit of the Halton Business Community lands, immediately south of the Greenbelt Plan boundary, and between Boston Church Road (to the west) and Esquesing Line (to the east).

The lands subject to this Official Plan Amendment also include portions of the Halton Business Community which have recently been brought into the Milton 401 Industrial/Business Park Secondary Plan Area (through LOPA 67) and for which specific policies are proposed through this Official Plan Amendment.

**BASIS OF THE AMENDMENT**

The 2031 ‘Urban Area’ limit for the Town of Milton was established through Halton Region Official Plan Amendment No. 38 (ROPA 38) and in this vicinity it was meant to accommodate employment growth to 2031. The 2031 ‘Urban Area’ limit falls short of including all lands that are mapped as “Provincially Significant Employment Zone” (PSEZ)

and as a result, excludes a portion (or 'northern sliver') of the property that is proposed for future employment growth, consistent with the Province's "Provincially Significant Employment Zone" (PSEZ) area. This 'northern sliver' of land should logically be included within the Regional and Town "Urban Area".

ROPA 52 was approved by the Region of Halton in 2022 and has the effect of bringing the 'northern sliver' lands into the 'Urban Area' and 'Natural Heritage System'. Specifically, of the total 14.25 ha (35.21 ac) that make up the 'sliver lands', 6.26 ha (15.47 ac) of land has now been designated 'Urban Area' in Halton's Official Plan and the balance (7.99 ha (19.74 acres)) is designated 'Natural Heritage System'. This LOPA will facilitate the advancement of development applications to develop the 'Urban Area' portion of these lands for employment uses consistent with the Provincially Significant Employment Zone (PSEZ) mapping and related Growth Plan objectives and policy directives. The effect of the proposed LOPA ~~XX~~ will be to implement ROPA 52 and to modify the 401 Business/Industrial Park Secondary Plan mapping and policy framework to incorporate the 14.25 ha (35.21 ac) of land known as the 'Sliver Lands' and which have been brought into the 'Urban Area' and 'Natural Heritage System' through ROPA 52, into the Secondary Plan area and provide policy direction with respect to:

1. expanding the 401 Industrial/Business Secondary Park;
2. facilitating employment (industrial) growth by increasing Milton's employment land inventory;
3. protecting the natural heritage system within the sliver lands; and
4. establishing developable areas for development applications on certain portions of the Halton Business Community lands.

## **Part II: THE AMENDMENT**

### Map Changes:

- 1) Schedule "1 – Town Structure Plan" is hereby amended by designating the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from "Agricultural Area" and "Natural Heritage System" to "Urban Area" and with "Employment Area" overlay and "Natural Heritage System", as shown on **Schedule '1'**, attached hereto.
- 2) Schedule "A – Rural Area Land Use Plan" is hereby amended by redesignating the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from "Agricultural Area" and "Natural Heritage System" to "Urban Area" and "Natural Heritage System", as shown on **Schedule '2'**, attached hereto.

- 3) Schedule “B – Urban Area Land Use Plan” is hereby amended by adding the Urban Area and expanding the 401 Industrial/Business Park to include the lands identified in red hatch on Diagram ‘1’ attached to and forming part of this amendment, and by designating these lands as “Industrial Area” and “Natural Heritage System” as shown on **Schedule ‘3’**, attached hereto.
- 4) Schedule “D – Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram ‘1’, attached to and forming part of this amendment, and designating these lands “Urban Area”, as shown on **Schedule ‘4’**, attached hereto.
- 5) Schedule “D2 – Urban Districts and Neighbourhoods” is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram ‘1’, attached to and forming part of this amendment, as shown on **Schedule ‘5’**, attached hereto.
- 6) Schedule “E – Transportation Plan” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘6’**, attached hereto.
- 7) Schedule “G – Known Landfill Sites” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘7’**, attached hereto.
- 8) Schedule “I – Rural Area Specific Policies” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘8’**, attached hereto.
- 9) Schedule “I1 – Urban Area Specific Policy Area” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘9’**, attached hereto.
- 10) Schedule “K – Intensification Areas” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘10’**, attached hereto.
- 11) Schedule “L – Municipal Wellhead Protection Zones” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘11’**, attached hereto.
- 12) Schedule “M – Key Features Within the Greenbelt and Natural Heritage System” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment from “Agricultural Area” and “NHS Key Features” to “Urban Area”, “NHS Key Features”, and “Enhancement Areas, Linkages and Buffers”, as shown on **Schedule ‘12’**, attached hereto.

- 13) Schedule “N – Future Strategic Employment Area” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area” with “Employment Area” overlay, as shown on **Schedule ‘13’**, attached hereto.
- 14) Schedule “O – Agricultural System and Settlement Areas” is hereby amended by redesignating the lands identified on Diagram ‘1”, attached to and forming part of this amendment from “Prime Agricultural Areas” to “Urban Area”, as shown on **Schedule ‘14’**, attached hereto.
- 15) Schedule “P – Identified Mineral Resource Areas and Mineral Extraction Areas” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘15’**, attached hereto.
- 16) Schedule “C.2.A – Milton 401 Industrial/Business Park Secondary Plan – Structure Plan” is hereby amended to include the lands identified on Diagram ‘1”, attached to and forming part of this amendment as being within the Secondary Plan Area Boundary and identifying a portion of these lands as “Natural Heritage System”, as shown on **Schedule ‘16’**, attached hereto.
- 17) Schedule “C.2.B – Milton 401 Industrial/Business Park Secondary Plan – Land Use Plan” is hereby amended to include the lands identified on Diagram ‘1”, attached to and forming part of this amendment as being within the Secondary Plan Area Boundary and by designating these lands “Industrial Area” and “Natural Heritage System”, as shown on **Schedule ‘17’**, attached hereto.
- 18) Appendix “C.6.C – Subwatershed Areas 2 and 7” is hereby amended to include the lands identified on Diagram ‘1”, attached to and forming part of this amendment as being within the 401 Industrial/Business Park Secondary Plan Area Boundary, as shown on **Schedule ‘18’**, attached hereto.

Text Changes:

The various sections of the Town of Milton Official Plan, as referenced below, are amended as follows:

- 19) Adding the following text (**seen bolded below**) to Section 4.11.3.32(g) to the Town’s Official Plan:

“g) Subject to a Heritage Easement Agreement approved by the Town, the James Snow farmhouse at 8350 Esquesing Line may be relocated on the lands designated Business Commercial Area on the west side of Esquesing Line and north of the North Hydro Corridor.

Notwithstanding Section 3.7.6.2 of this Plan, the only permitted uses on these lands shall be business and professional offices, **a standalone restaurant** and

service commercial uses. The service commercial uses that may be permitted are those that are complementary to, and serve the employment area.”

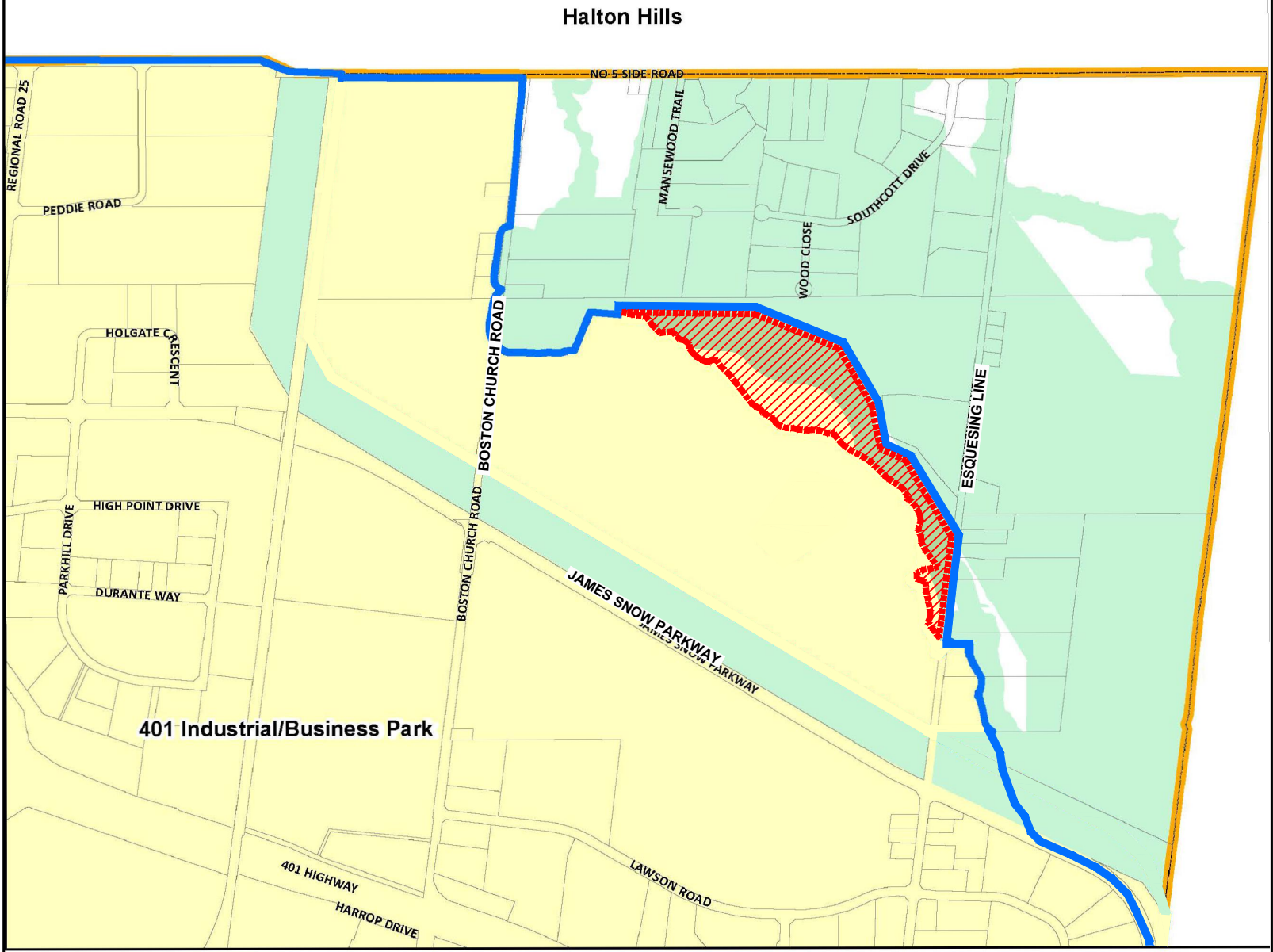
- 20) Adding the following text (**bolded below**) to Section 4.11.3.32(h) to the Town’s Official Plan:

**“h) An additional permitted use on these lands includes “Broadcasting / Communication Facility”.**

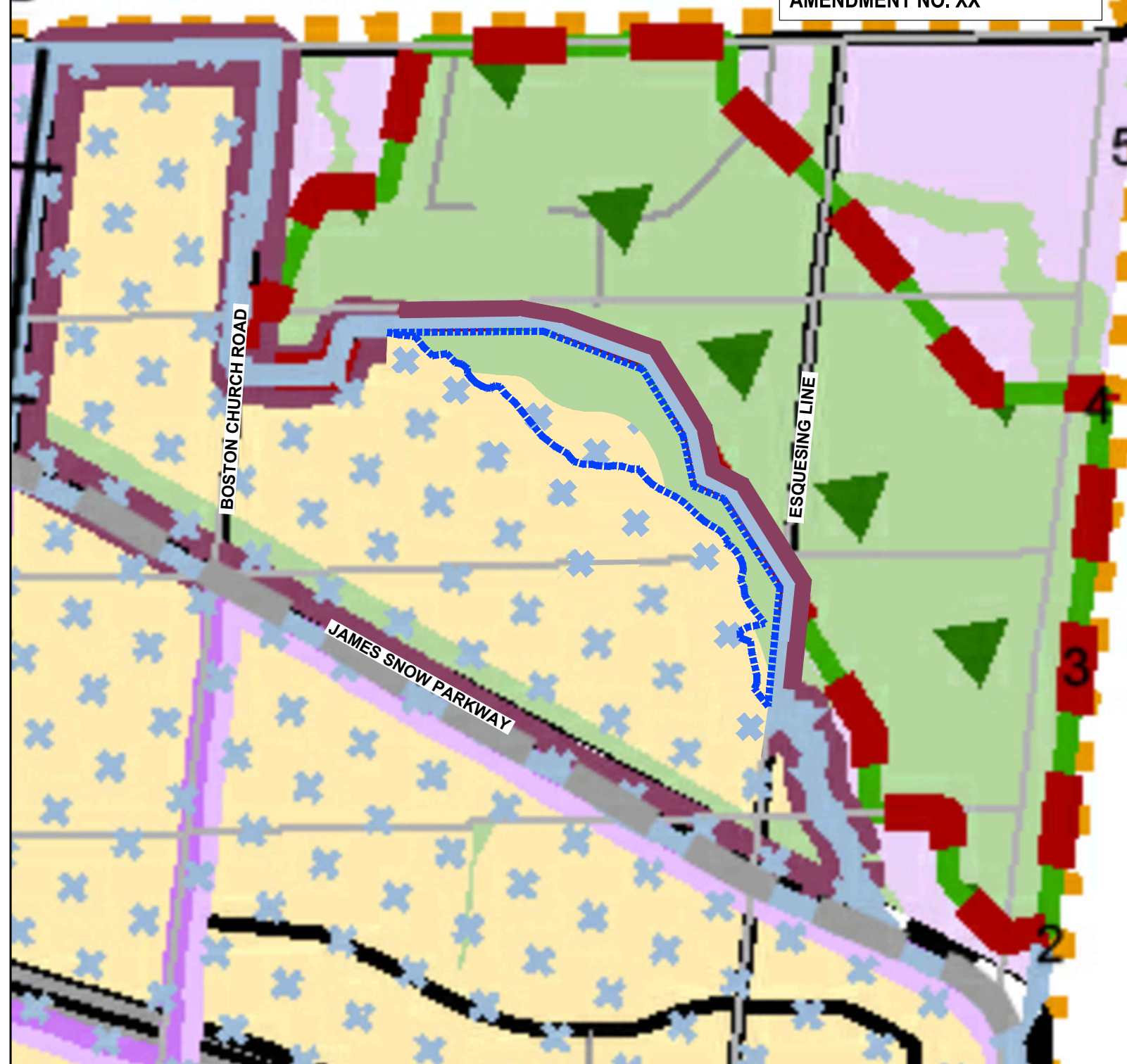
End of text

# Diagram 1 OVERVIEW PLAN

-  Draft Amendment Area
-  401 Industrial/Business Park Boundary
-  Urban Area Boundary
-  Municipal Boundary
-  Natural Heritage System







- Draft Amendment Area
- Rail
- Proposed Major Arterial
- Highway
- Major Road
- Lot and Concession Line
- Urban Growth Centre
- Central Business District
- SHP Urban Area Boundary
- Built Boundary
- HUSP Urban Area
- Agricultural Area
- Mineral Resource Extraction Area
- Natural Heritage System
- Urban Area
- Hamlet
- Halton Waste Management Site
- Employment Area
- Proposed Major Transit Station
- Mobility Hub
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Greenbelt Plan Protected Countryside Boundary
- Municipal Boundary


















5 Side Road

IV

SCHEDULE '2' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan Schedule 'A' Rural Landuse Plan



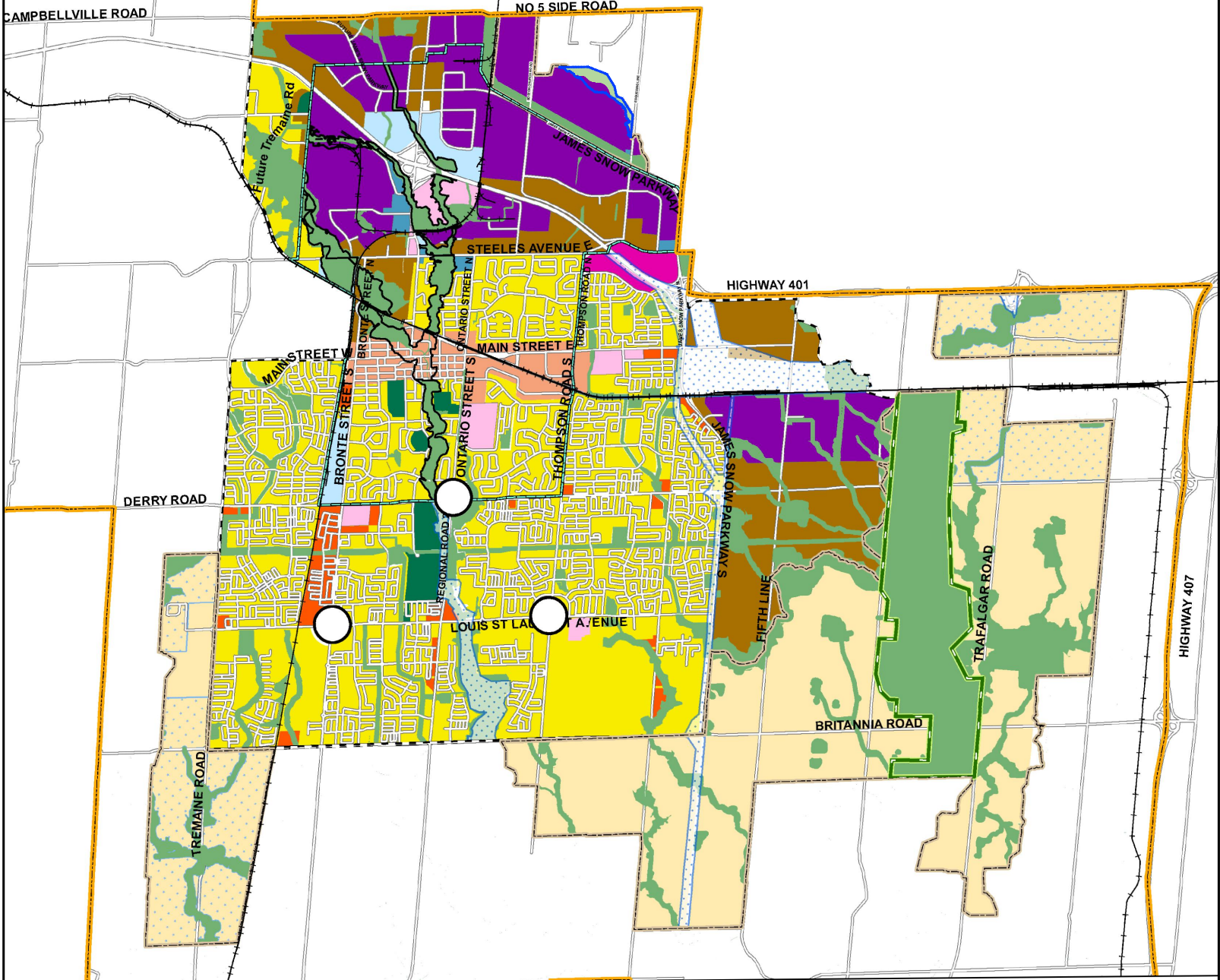
-  Draft Amendment Area
-  Rail
-  Proposed Major Arterial
-  Highway
-  Major Road
-  Lot and Concession Line
-  Hamlet
-  Agricultural Area
-  Mineral Resource Extraction Area
-  Natural Heritage System
-  Urban Area
-  Halton Waste Management Site
-  Municipal Boundary
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Boundary
-  Parkway Belt West Plan Boundary
-  Greenbelt Plan Protected Countryside Boundary
























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OCTOBER 10, 2023

SCHEDULE '3' TO OFFICIAL PLAN  
AMENDMENT NO. XX

Town of Milton  
Official Plan  
Schedule 'B'  
Urban Area Landuse Plan

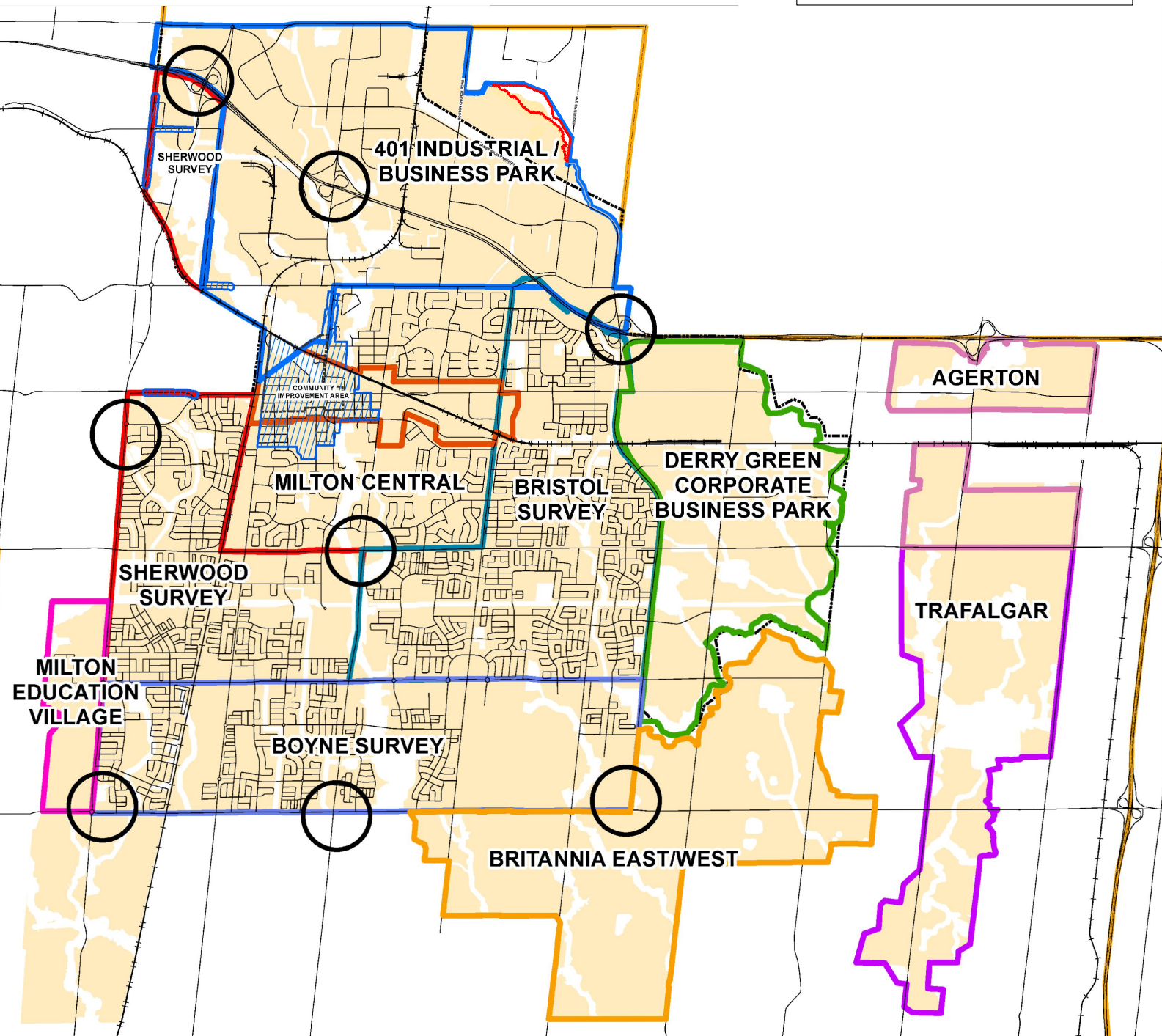


-  Draft Amendment Area
-  Business Park Area
-  Business Commercial Area
-  Central Business District
-  Community Park
-  SHP Growth Area
-  SHP Growth Area- Employment
-  Industrial Area
-  Institutional Area
-  Office Employment Area
-  Major Commercial Centre Residential Area
-  Residential Office Area
-  Secondary Mixed Use Node
-  Natural Heritage System
-  Greenbelt Protected Country Side Area
-  Parkway Belt West Plan Area
-  Regulatory Flood Plain (Within Established Urban Area)
-  SHP Urban Area Boundary
-  Established Urban Area Boundary
-  HUSP Urban Area Boundary
-  Milton Boundary



SCHEDULE '4' TO OFFICIAL PLAN  
AMENDMENT NO. XX

Town of Milton  
Official Plan  
Schedule 'D'  
Urban Area Planning  
Districts, Character Area and  
Community Improvement  
Area



- Draft Amendment Area
- PLANNING DISTRICTS**
- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East / West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial / Business Park
- Central Business District
- Urban Area
- Major Gateways
- HUSP Urban Area Boundary
- Town of Milton Boundary
- Character Area
- Community Improvement Area






**SCHEDULE '5' TO OFFICIAL PLAN  
AMENDMENT NO. XX**

**Town of Milton  
Official Plan  
Schedule 'D2'  
Urban Area Planning  
Districts, Character Area and  
Community Improvement  
Area**

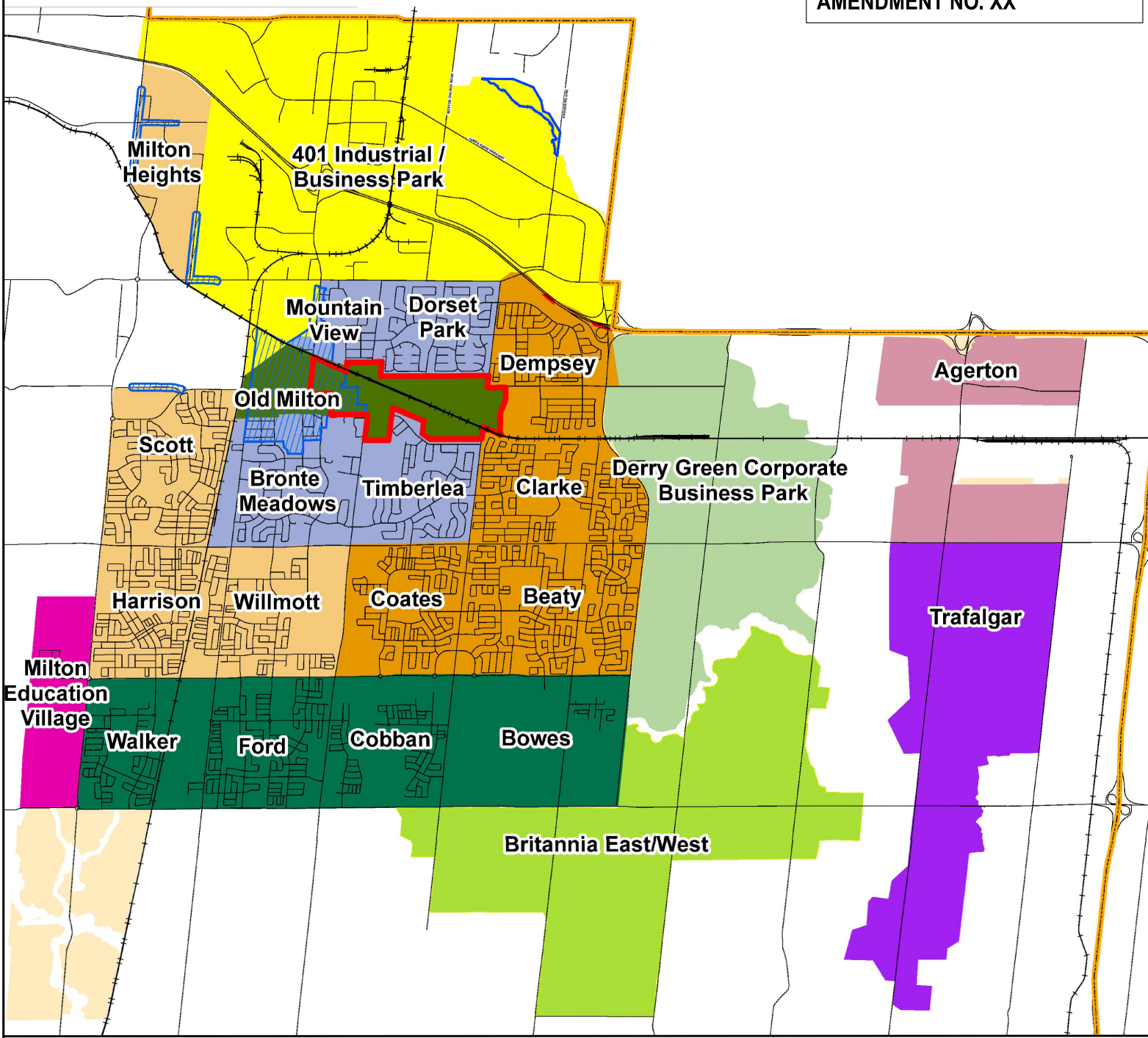
 Draft Amendment Area

**POLICY AREAS**

-  URBAN GROWTH CENTRE
-  CHARACTER AREA
-  CENTRAL BUSINESS DISTRICT

**PLANNING DISTRICTS**

-  RAIL
-  AGERTON
-  BOYNE SURVEY
-  BRISTOL SURVEY
-  BRITANNIA EAST/WEST
-  DERRY GREEN CORPORATE BUSINESS
-  MILTON EDUCATION VILLAGE
-  SHERWOOD SURVEY
-  TRAFALGAR CORRIDOR
-  401 INDUSTRIAL BUSINESS PARK
-  MILTON CENTRAL
-  URBAN AREA



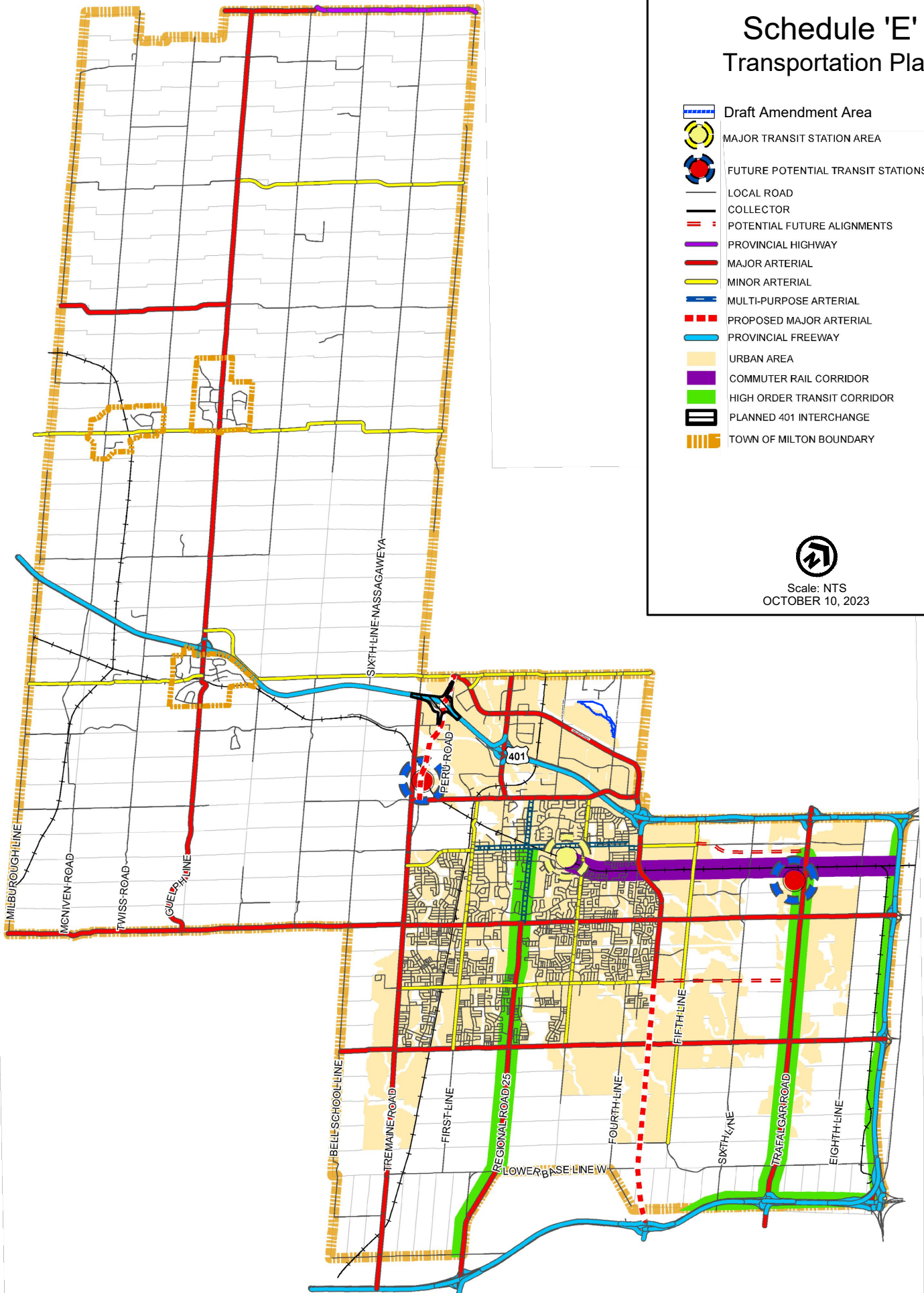
**SCHEDULE '6' TO OFFICIAL PLAN  
AMENDMENT NO. XX**

**Town of Milton  
Official Plan  
Schedule 'E'  
Transportation Plan**

-  Draft Amendment Area
-  MAJOR TRANSIT STATION AREA
-  FUTURE POTENTIAL TRANSIT STATIONS
-  LOCAL ROAD COLLECTOR
-  POTENTIAL FUTURE ALIGNMENTS
-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  MULTI-PURPOSE ARTERIAL
-  PROPOSED MAJOR ARTERIAL
-  PROVINCIAL FREEWAY
-  URBAN AREA
-  COMMUTER RAIL CORRIDOR
-  HIGH ORDER TRANSIT CORRIDOR
-  PLANNED 401 INTERCHANGE
-  TOWN OF MILTON BOUNDARY



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# Town of Milton Official Plan Schedule 'G' Known Landfill Sites

-  Draft Amendment Area
-  LANDFILL SITE - CLOSED AND CERTIFIED
-  HALTON WASTE MANAGEMENT SITE
-  LANDFILL SITE - CLOSED
-  URBAN AREA
-  TOWN OF MILTON BOUNDARY

ide Road

BOSTON CHURCH ROAD

JAMES SNOW PARKWAY

ESQUESING LINE

Esquesing Line







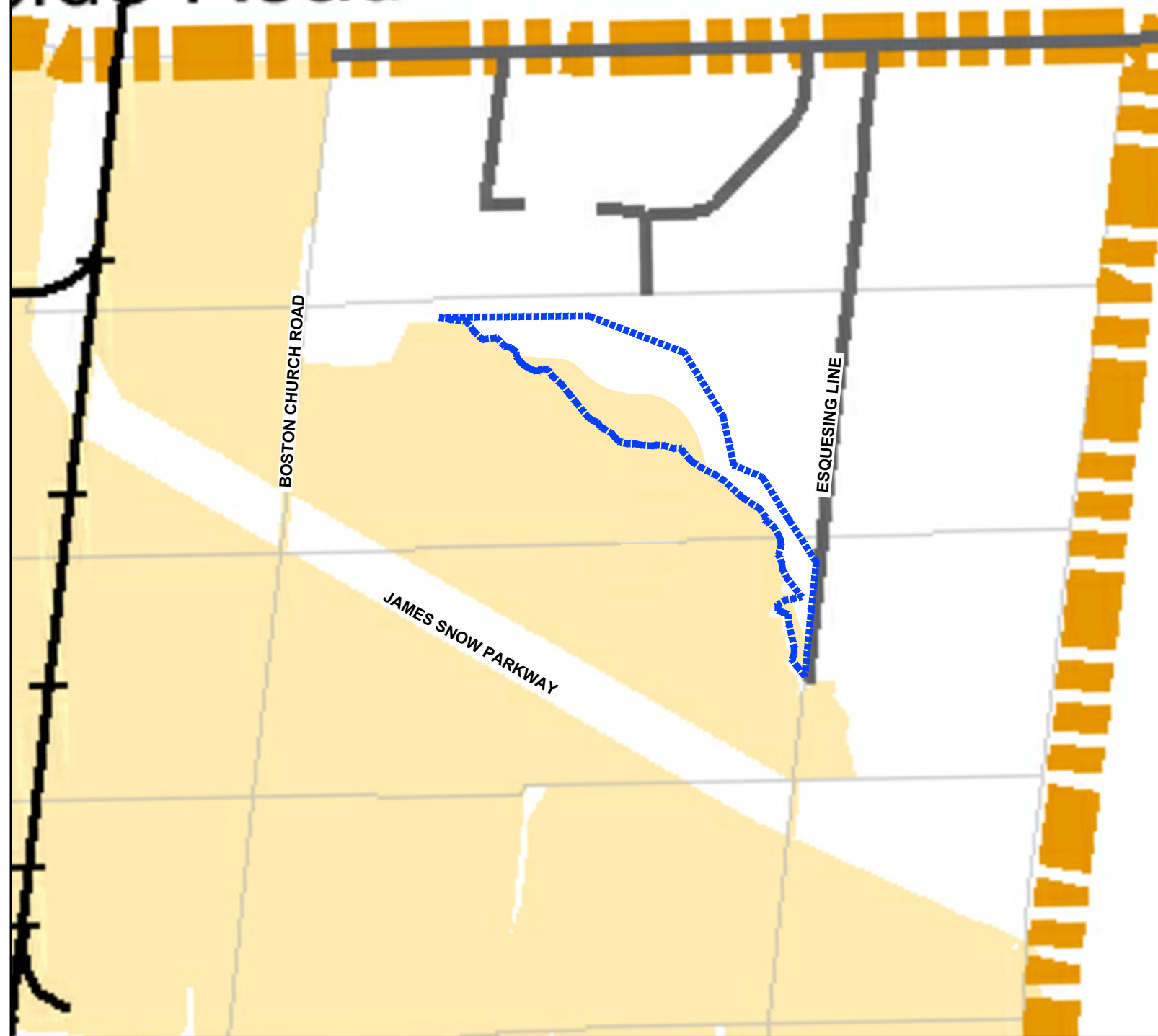
# Side Road

SCHEDULE '8' TO OFFICIAL PLAN  
AMENDMENT NO. XX

## Town of Milton Official Plan

### Schedule 'I' Rural Area Specific Areas

-  Draft Amendment Area
-  URBAN AREA
-  MILTON BOUNDARY
-  SPECIFIC POLICY AREA & NUMBER



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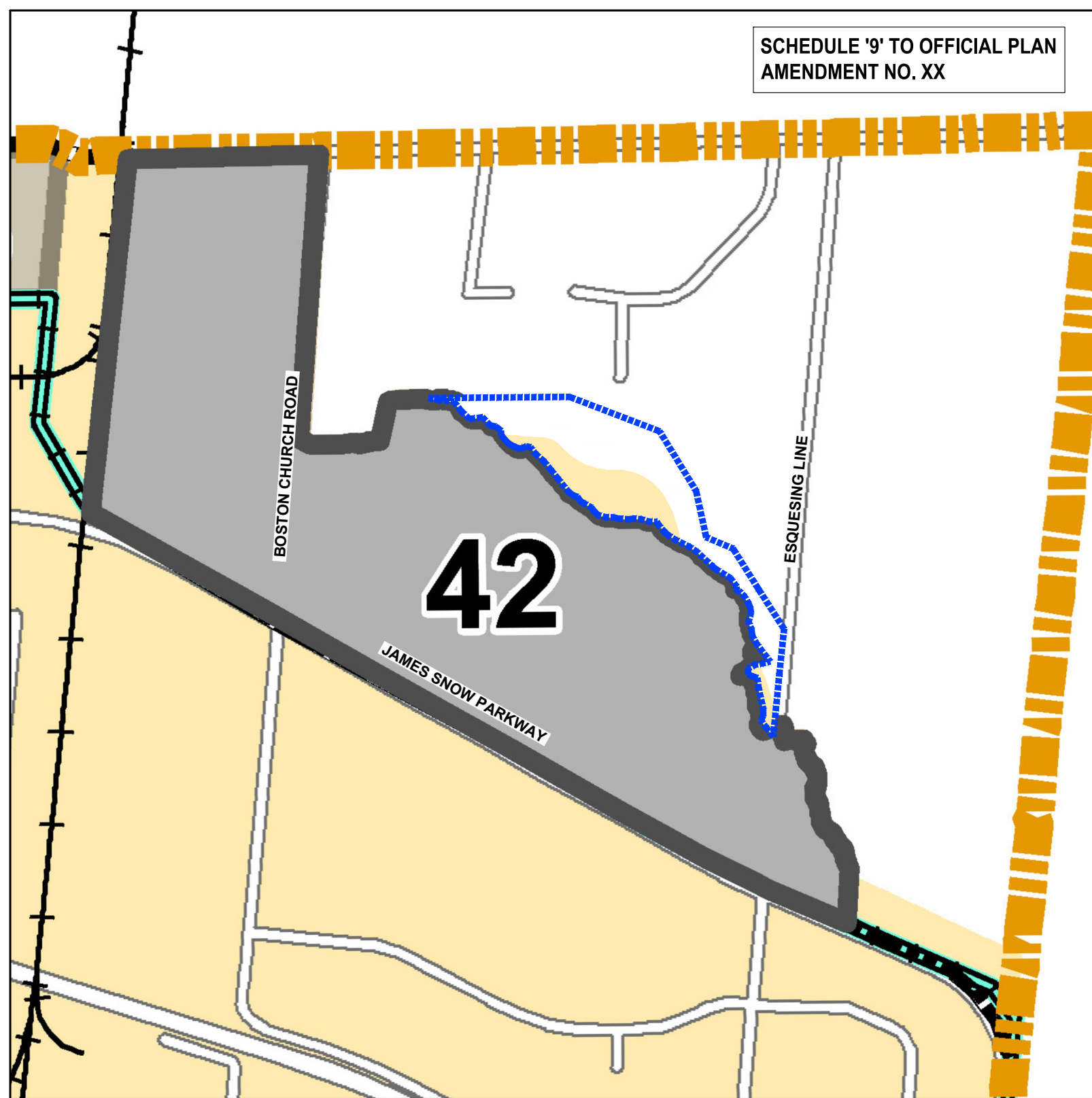


SCHEDULE '9' TO OFFICIAL PLAN  
AMENDMENT NO. XX















# Town of Milton Official Plan

## Schedule '11' Urban Area Specific Policy Areas

-  Draft Amendment Area
-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  42 SPECIFIC POLICY AREA & NUMBER



# Town of Milton Official Plan Schedule 'K' Intensification Areas












-  Draft Amendment Area
-  Intensification Corridor
-  Intensification Area
-  Built Boundary
-  Central Business District
-  Established Urban Area
-  HUSP Urban Area
-  Urban Growth Centre
-  Urban Area
-  SHP Urban Area Boundary
-  Town of Milton Boundary
-  Rail
-  Major Transit Station Area
-  Secondary Mixed Use Node

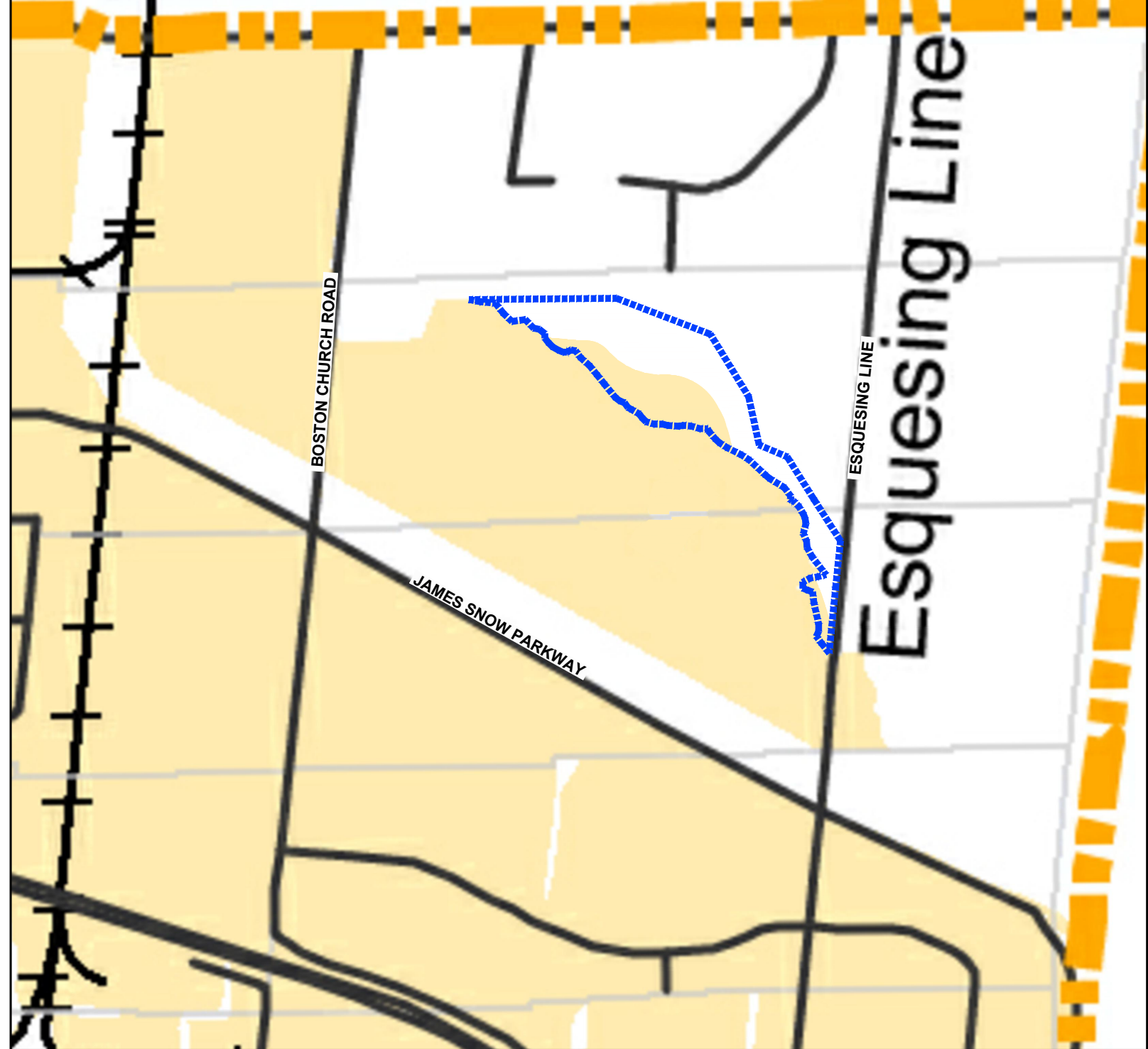


# Side Road

SCHEDULE '11' TO OFFICIAL PLAN  
AMENDMENT NO. XX

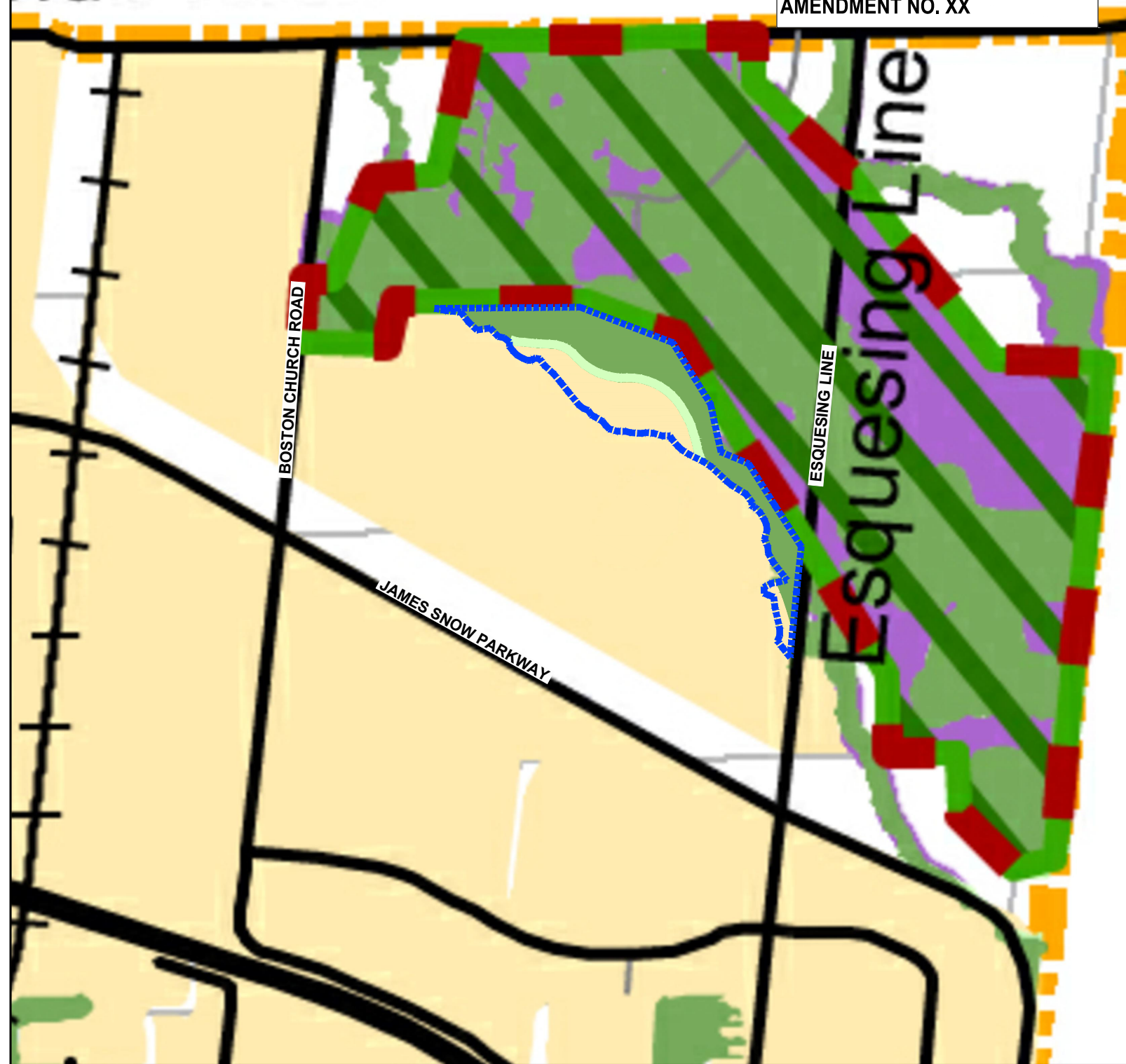
## Town of Milton Official Plan Schedule 'L' Municipal Wellhead Protection Zones

-  Draft Amendment Area
-  MUNICIPAL WELL
-  ZONE 1 (100 DAY TRAVEL TIME)
-  ZONE 2 (100 DAY TO 2 YEAR TRAVEL TIME)
-  ZONE 3 (2 YEAR TO 10 YEAR TRAVEL TIME)
-  LOTS AND CONCESSIONS
-  MUNICIPAL BOUNDARY
-  MINERAL RESOURCE EXTRACTION AREA
-  HAMLETS
-  URBAN AREA
-  RAIL



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## Town of Milton Official Plan Schedule 'M' Key Feature Within the Greenbelt and Natural Heritage System



- Draft Amendment Area
- NHS KEY FEATURES
- ENHANCEMENT AREAS, LINKAGES, AND BUFFERS
- GREENBELT PLAN PROTECTED COUNTRYSIDE
- AGRICULTURAL AREAS IN NHS ENHANCEMENTS/ LINKAGES/BUFFERS
- URBAN AREA
- HAMLETS
- MINERAL RESOURCE EXTRACTION AREA
- MUNICIPAL BOUNDARY
- LOTS AND CONCESSIONS
- GREENBELT NATURAL HERITAGE SYSTEM









SCHEDULE '13' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan

## Schedule 'N'

### Future Strategic Employment Areas

-  Draft Amendment Area
-  URBAN AREA
-  EMPLOYMENT AREA
-  FUTURE STRATEGIC  
EMPLOYMENT AREAS  
(OVERLAY)\*
-  LOTS AND CONCESSIONS
-  RAIL
-  MILTON BOUNDARY

# NO 5 SIDE ROAD

BOSTON CHURCH ROAD

ESQUESING LINE

# JAMES SNOW PARKWAY

JAMES SNOW PARKWAY



5 Side Road

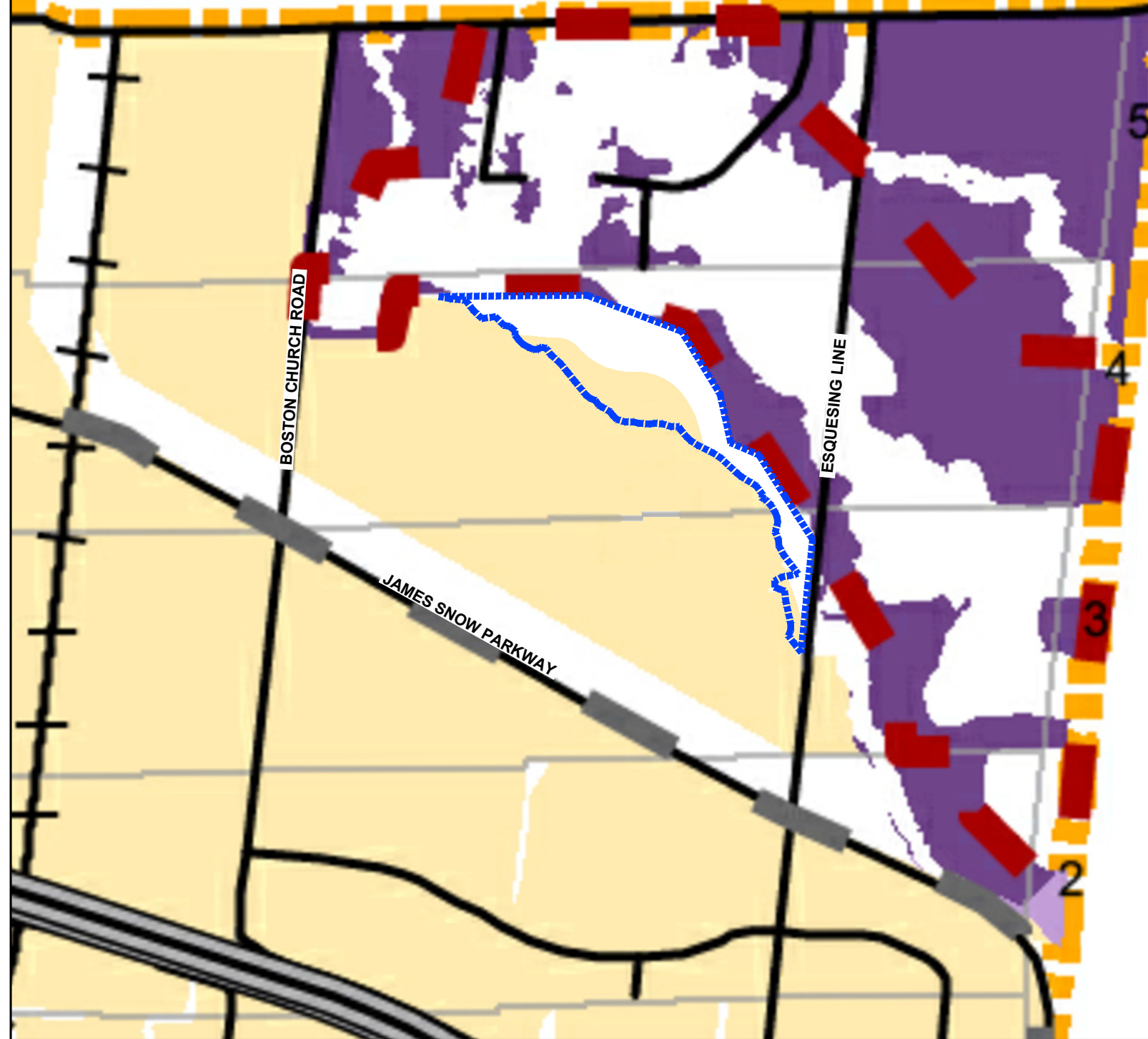
IV

SCHEDULE '14' TO OFFICIAL PLAN  
AMENDMENT NO. XX

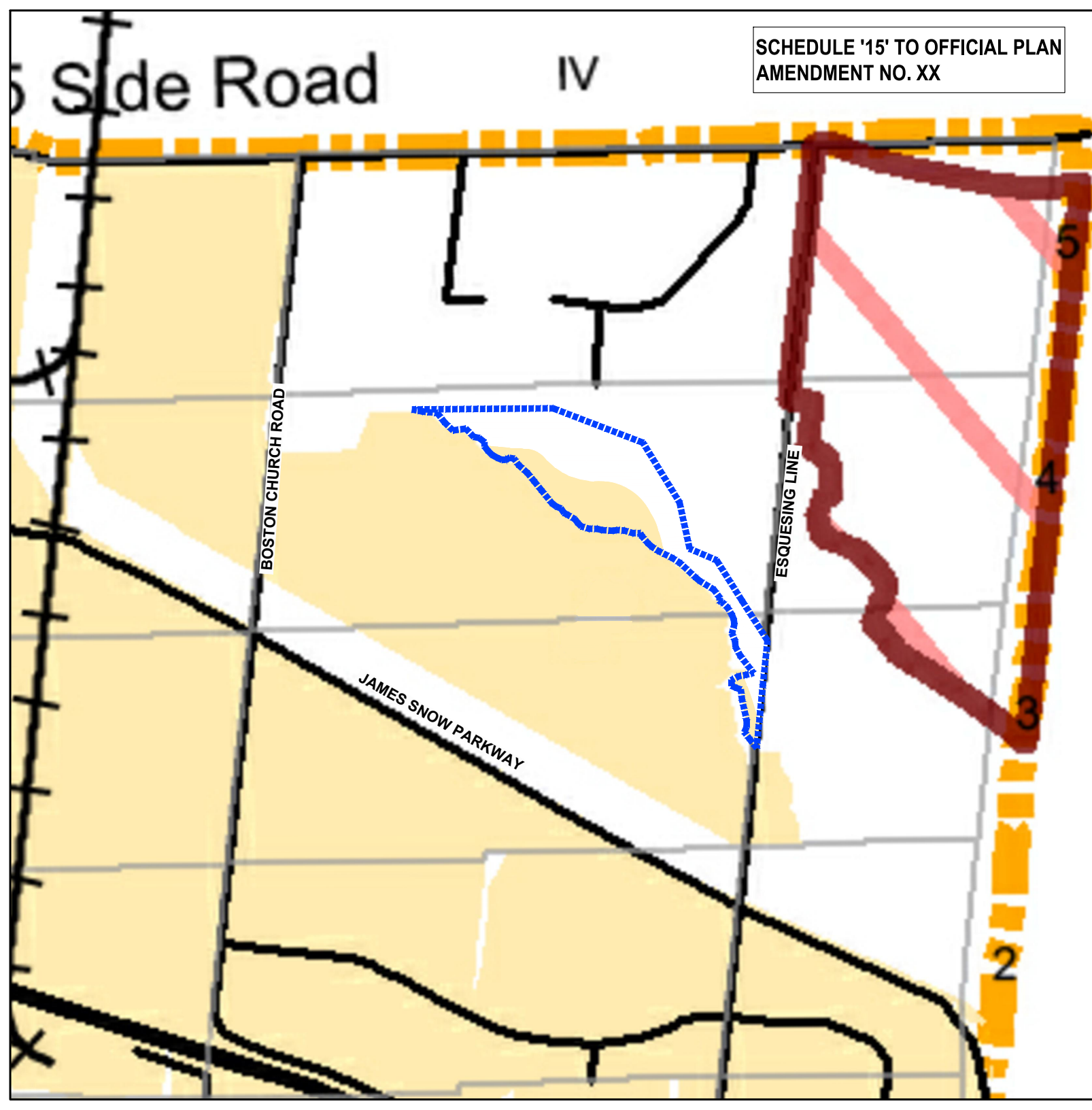
# Town of Milton Official Plan

## Schedule 'O' Agriculture System and Settlement Areas

-  Draft Amendment Area
-  Agricultural System outside Prime Agricultural Areas
-  Prime Agricultural Areas
-  Greenbelt Plan Boundary
-  Urban Area
-  Hamlet
-  Proposed Major Arterial
-  Highways
-  Roads
-  RAIL
-  Lots and Concessions



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SCHEDULE '15' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan

## Schedule 'P' Identified Mineral Resource Areas and Mineral Extraction Areas

-  Draft Amendment Area
-  Mineral Resource Extraction Area
-  Identified Mineral Resource Area
-  Urban Area
-  Hamlets
-  Municipal Boundary
-  Lots and Concessions
-  Rail

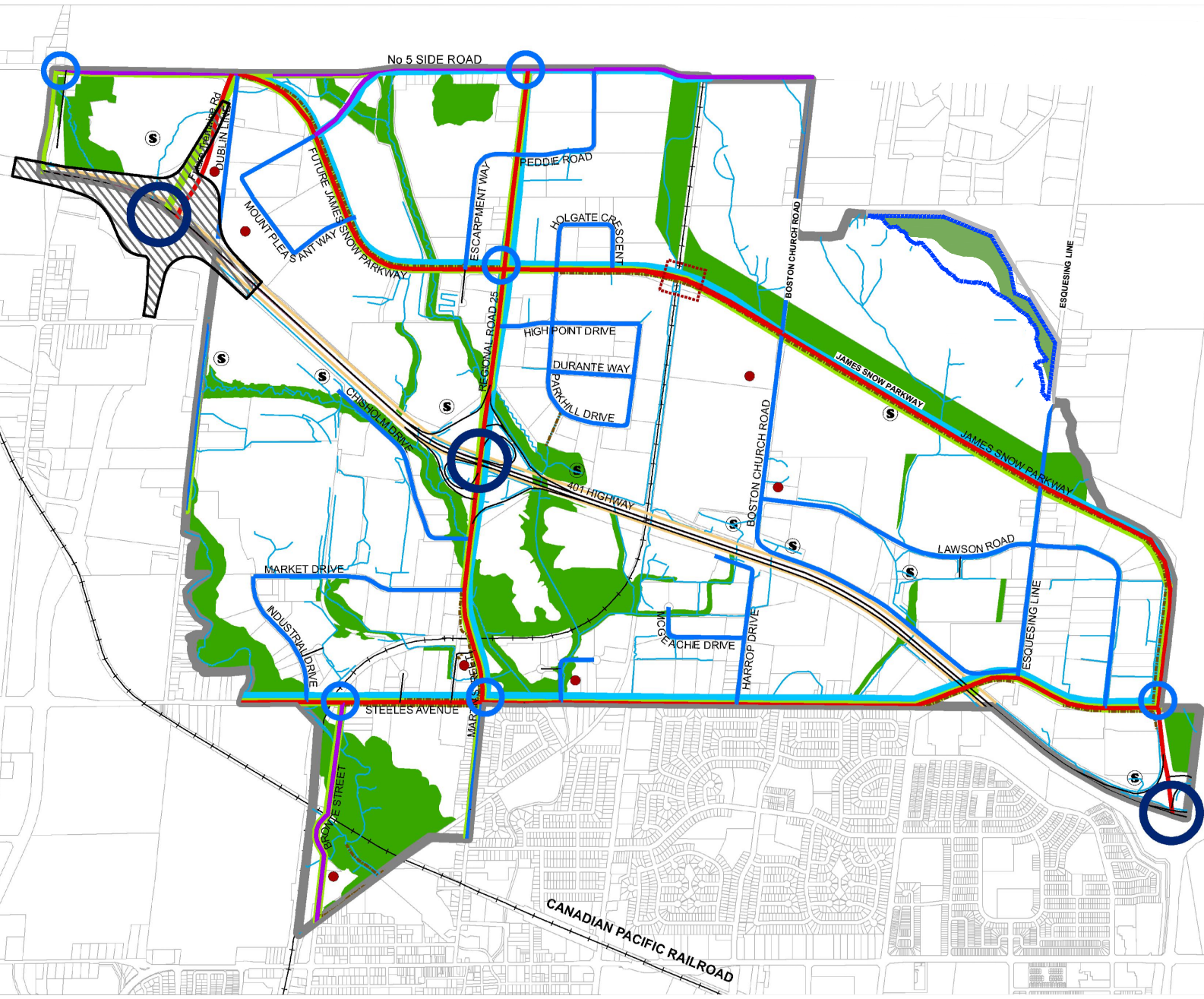




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**SCHEDULE '16' TO OFFICIAL PLAN  
AMENDMENT NO. XX**

# Town of Milton Official Plan

## Schedule 'C.2.A' MILTON 401 INDUSTRIAL, BUSINESS PARK SECONDARY PLAN



-  Draft Amendment Area
-  401 LANDSCAPE CORRIDOR
-  GATEWAY STREET/  
ENHANCED STREETSCAPE DESIGN
-  ON-STREET BIKE SYSTEM
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROADS
-  TRAIL
-  PRIMARY GATEWAY
-  SECONDARY GATEWAY
-  STORMWATER MANAGEMENT POND
-  CHARACTER BUILDING
-  RAILWAY CROSSING
-  PLANNED 401 INTERCHANGE
-  NATURAL HERITAGE SYSTEM
-  SECONDARY PLAN BOUNDARY
-  WATERWAY
-  RAILWAY

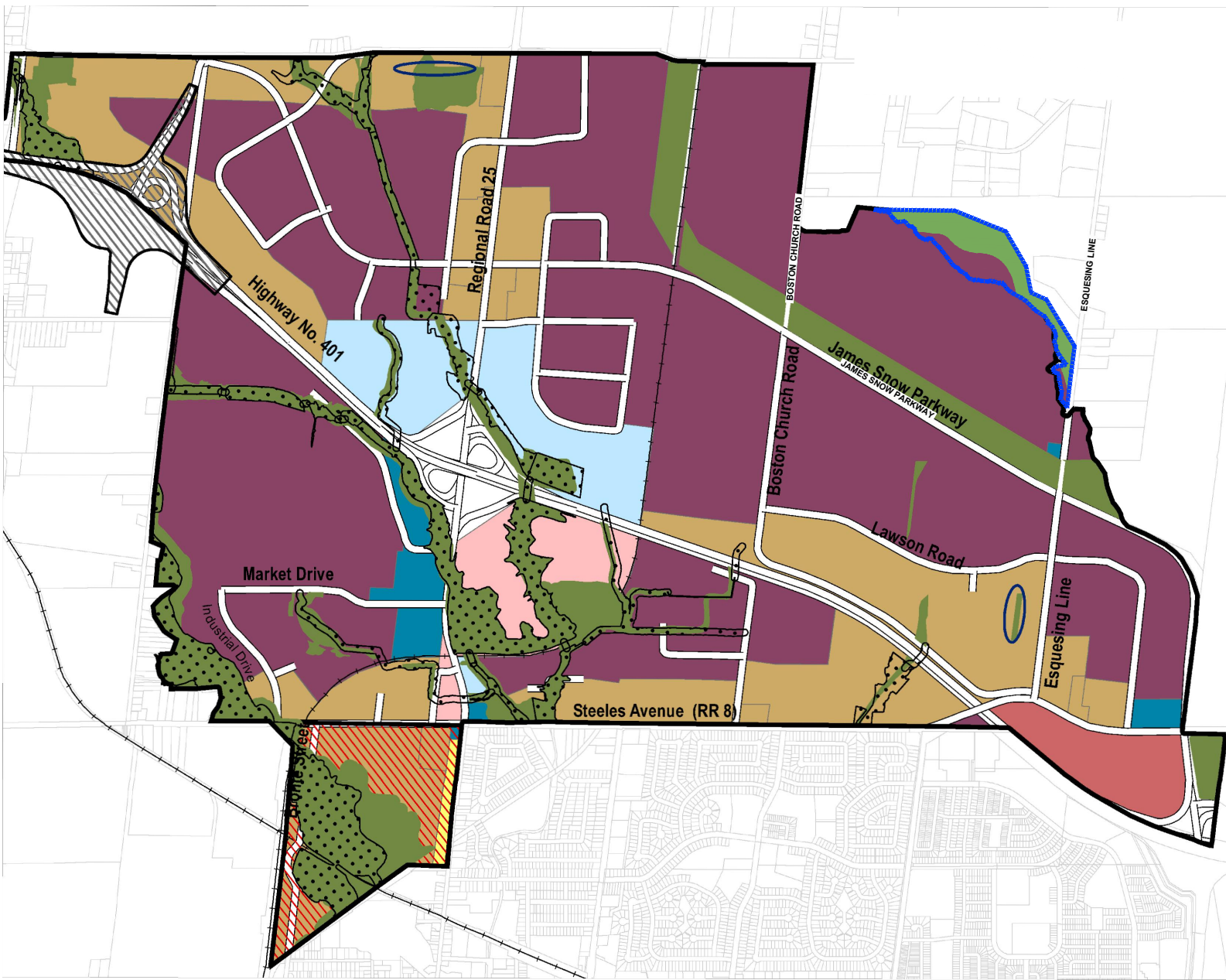




SCHEDULE '17' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan

## Schedule 'C.2.B' MILTON 401 INDUSTRIAL, BUSINESS PARK SECONDARY PLAN

















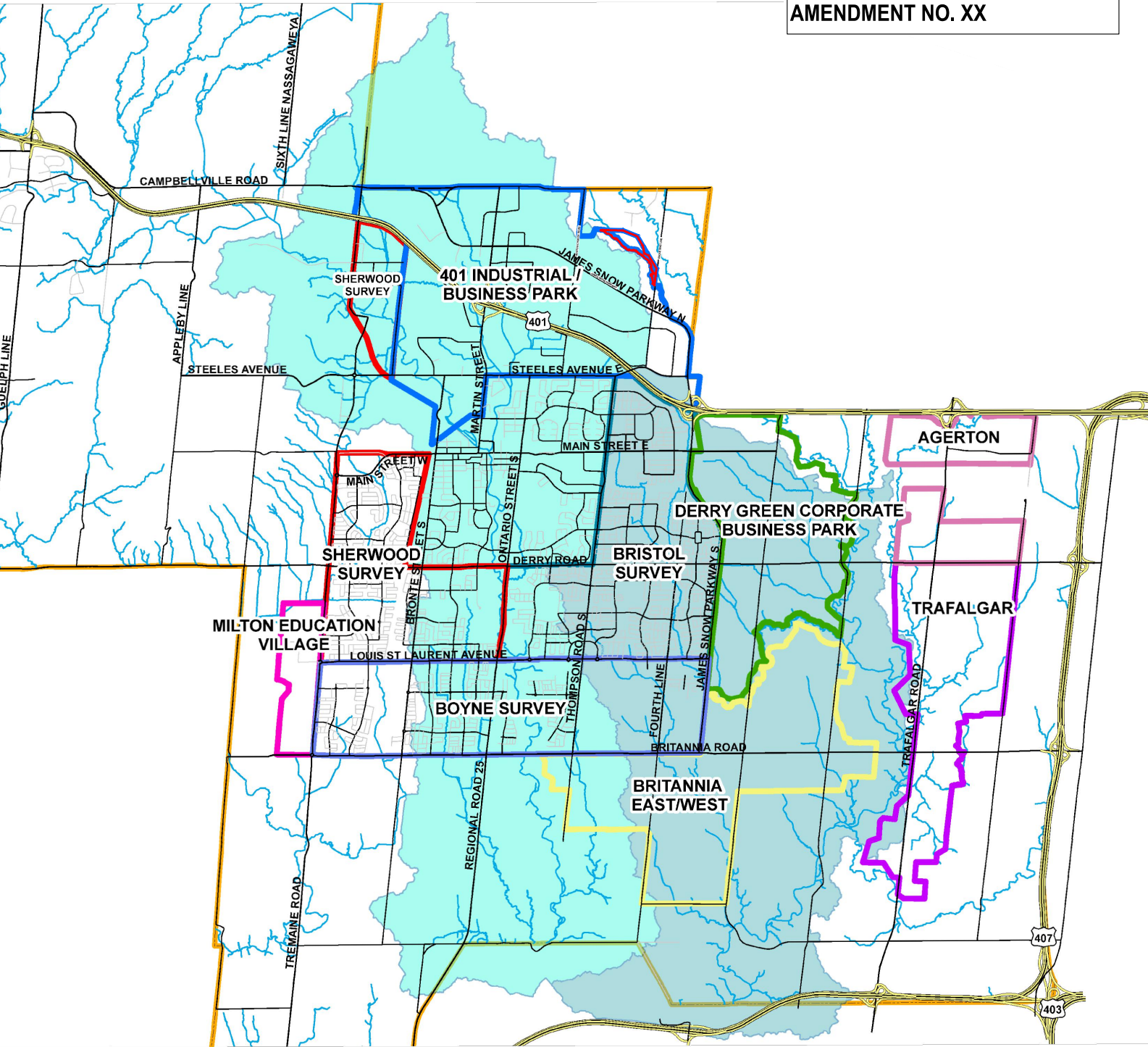
-  Draft Amendment Area
-  Railway
-  Planned 401 Interchange
-  Regulatory Flood Plain
-  Natural Heritage System
-  Institutional Area
-  Business Park Area
-  Business Commercial Area
-  Industrial Area
-  Office Employment Area
-  Residential
-  Major Commercial Centre
-  Residential Special Policy Area
-  Special Study Area



SCHEDULE '18' TO OFFICIAL PLAN  
AMENDMENT NO. XX

Town of Milton  
Official Plan  
Appendix 'C.6.C'  
SUBWATERSHED  
AREAS 2 AND 7

-  Draft Amendment Area
-  Agerton
-  Boyne Survey
-  Bristol Survey
-  Britannia East/West
-  Derry Green Corporate Business Park
-  Milton Education Village
-  Sherwood Survey
-  Trafalgar
-  401 Industrial / Business Park
-  Watercourse
-  Subwatershed 2
-  Subwatershed 7
-  Town of Milton Boundary



**Appendix B: Draft EAST  
Implementing Zoning By-Law**

# THE CORPORATION OF THE TOWN OF MILTON

## BY-LAW NO. 0XX-2024

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING 2THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 3 & 4, CONCESSION 4 (ESQUESING), HEARTLAND (SEVEN) LIMITED; QUARRE PROPERTIES INC., SCHEDULE A, FILE Z-26/21 AND 24T-21007/M

**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:

**1.0 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 Open Space (OS), Open Space – 2 (OS-2), General Industrial – Exception No. YY (M2\*YY), Business Commercial – Exception No. ZZ (C6\*ZZ) and Natural Heritage System (NHS) symbols on the land shown on Schedule A attached hereto.

**2.0 THAT** Section 3 (Definitions) is amended by adding the following Definitions:

- a) “BROADCASTING / COMMUNICIATION FACILITY shall mean a building, structure or premises, used for broadcasting purposes including transmitting and receiving devices and may include film / TV production or studio.”
- b) “COURIER / MESSENGER SERVICE a *building* used by a courier service where goods, packages, merchandise, articles, or things are received by transport truck and are sorted and/or transferred to delivery vehicles for local distribution and vice versa, but shall not include a *Transportation Terminal*.”

**3.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned General Industrial – Exception No. YY (**M2\*YY**) the following standards and provisions also apply:

- i. **Additional Permitted Uses:**

- a) Broadcasting / communication facility
- b) Courier / messenger service
- c) Wholesale operation

**ii. Special Site Provisions:**

- a) Notwithstanding Footnote (\*7) to Table 8A associated with an Industrial Use or Wholesale Operation Use, up to a maximum of 15% of the gross floor area of the principle use or 750 m<sup>2</sup>, whichever is less, may be used for the retail sale of goods or products produced on the premises.
- b) Notwithstanding any provision to the contrary, Footnote (\*8) to Table 8A shall not apply.
- c) Notwithstanding Footnote (\*9) to Table 8A, an office use accessory to a principle use shall be limited to 49% of the gross floor area.
- d) Notwithstanding Table 5L, minimum parking area setback to a street line in an Employment Zone shall be 3.0 m;
- e) Notwithstanding Table 8B, a minimum landscape buffer abutting a street line shall be 3.0 m;
- f) Notwithstanding Section 5.1 (iv), individual parking spaces do not require access to and from an improved and maintained public or private street and may include double row or stacked parking.
- g) Notwithstanding Table 8B, the maximum height for buildings shall be 35.0m.

**5.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Business Commercial – Exception No. ZZ (**C6\*ZZ**) the following standards and provisions also apply:

**i. Additional Permitted Use:**

- a) Service and Repair Shop

**ii. Special Site Provisions:**

- a) Notwithstanding Table 7D, the Maximum Lot Area shall be 4,300 sq.m. (1.06 acres).

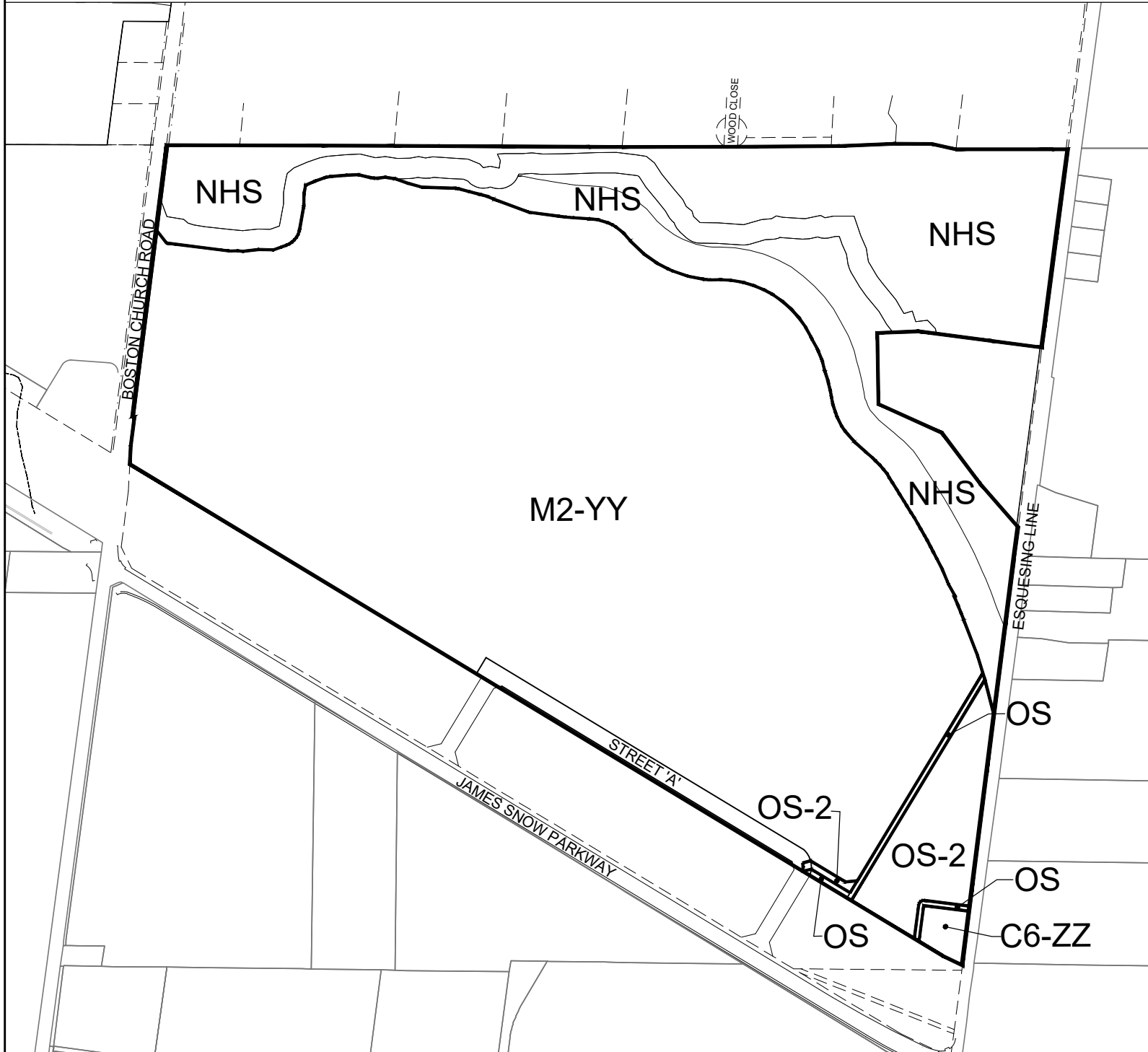
**6.0** If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant 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.

**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED** this day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Mayor  
G.A. Krantz

\_\_\_\_\_ Town Clerk  
T. McHarg

SCHEDULE A  
 TO BY-LAW No. \_\_\_\_\_ 2024  
 TOWN OF MILTON  
 Part of Lot 3 & 4, Concession 4,  
 Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE A  
 TO BY-LAW No \_\_\_\_\_, 2024.

- REZONED TO:
- 'OS' - OPEN SPACE
  - 'OS-2' - OPEN SPACE - SPECIAL
  - 'M2-YY' - GENERAL INDUSTRIAL - SPECIAL
  - 'C6-ZZ' - BUSINESS COMMERCIAL - SPECIAL
  - 'NHS' - NATURAL HERITAGE SYSTEM

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CLERK



**Appendix C: Draft WEST  
Implementing Zoning By-Law**



# THE CORPORATION OF THE TOWN OF MILTON

## BY-LAW NO. OXX-2024

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING **BY-LAW 016-2014 (UBAN AREA)**, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 5, CONCESSION 3 (ESQUESING), ORLANDO CORPORATION, SCHEDULE A, FILE Z-27/21 AND 24T-21008/M.

**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:

**1.0 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 General Industrial – Exception No. YY (M2\*YY), and Natural Heritage System (NHS) symbols on the land shown on Schedule A attached hereto.

**2.0 THAT** Section 3 (Definitions) is amended by adding the following Definitions:

- a) "BROADCASTING / COMMUNICIATION FACILITY shall mean a building, structure or premises, used for broadcasting purposes including transmitting and receiving devices and may include film / TV production or studio."
- b) "COURIER / MESSENGER SERVICE a *building* used by a courier service where goods, packages, merchandise, articles, or things are received by transport truck and are sorted and/or transferred to delivery vehicles for local distribution and vice versa, but shall not include a *Transportation Terminal*."

**3.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned General Industrial – Exception No. YY (**M2\*YY**) the following standards and provisions also apply:

**i. Additional Permitted Uses:**

- a) Stormwater Management Facility
- b) Broadcasting / communication facility

- c) Courier / messenger service
- d) Wholesale operation

**ii. Special Site Provisions:**

- a) Notwithstanding Footnote (\*7) to Table 8A associated with an Industrial Use or Wholesale Operation Use, up to a maximum of 15% of the gross floor area of the principle use or 750 m<sup>2</sup>, whichever is less, may be used for the retail sale of goods or products produced on the premises.
- b) Notwithstanding any provision to the contrary, Footnote (\*8) to Table 8A shall not apply.
- c) Notwithstanding Footnote (\*9) to Table 8A, an office use accessory to a principle use shall be limited to 49% of the gross floor area.
- d) Notwithstanding Table 5L, minimum parking area setback to a street line in an Employment Zone shall be 3.0 m;
- e) Notwithstanding Table 8B, a minimum landscape buffer abutting a street line shall be 3.0 m;
- f) Notwithstanding Section 5.1 (iv), individual parking spaces do not require access to and from an improved and maintained public or private street and may include double row or stacked parking.
- g) Notwithstanding Table 8B, the maximum height for buildings shall be 35 m.

**4.0** 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.

**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED** this day of \_\_\_\_\_, 2024.

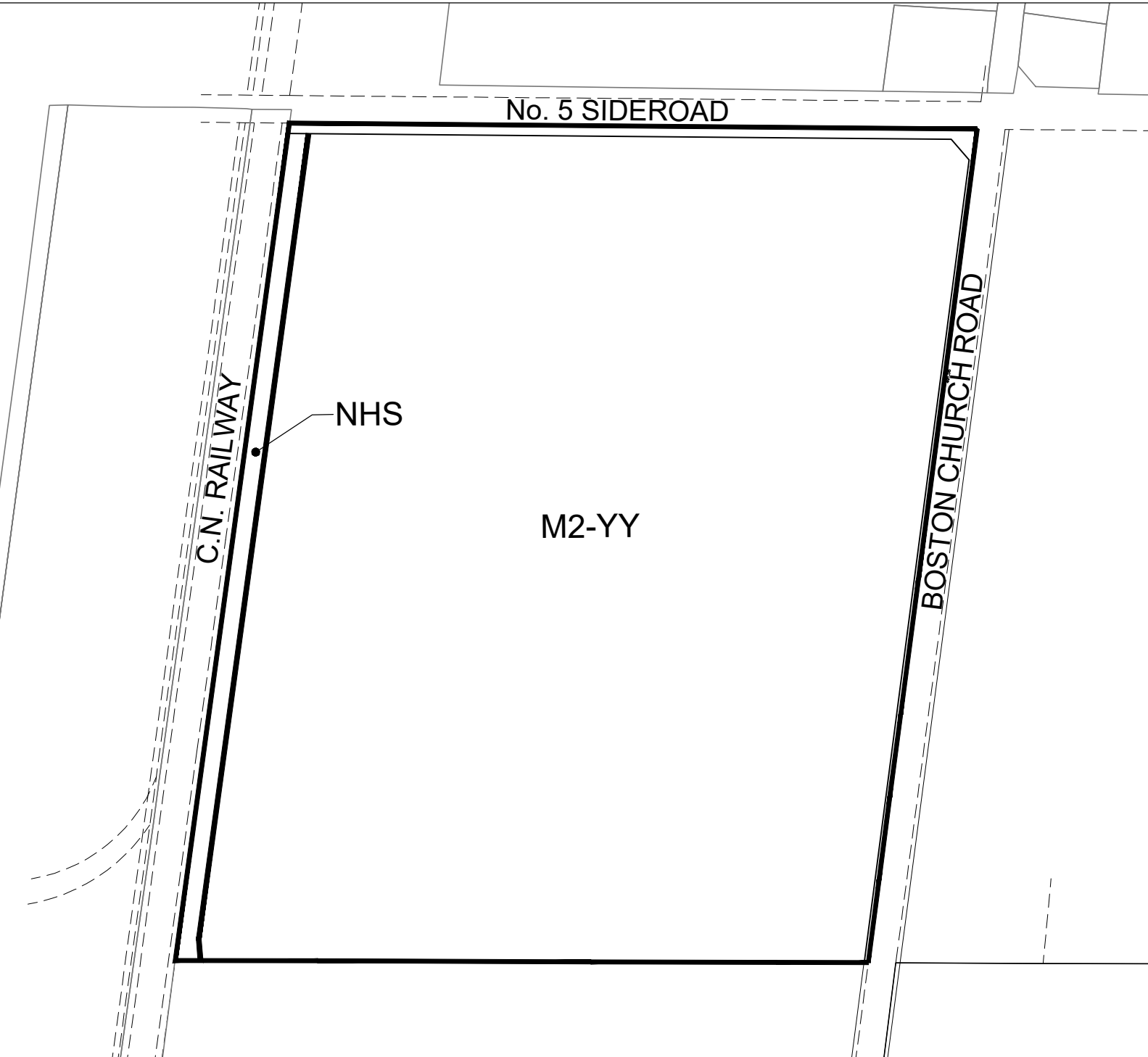
\_\_\_\_\_  
G.A. Krantz Mayor

Town Clerk

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Meaghen Reid

SCHEDULE A  
TO BY-LAW No. \_\_\_\_\_ 2024  
TOWN OF MILTON  
Part of Lot 5, Concession 3,  
Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE A  
TO BY-LAW No. \_\_\_\_\_, 2024.

REZONED TO:

'M2-YY' - GENERAL INDUSTRIAL - SPECIAL  
'NHS' - NATURAL HERITAGE SYSTEM

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

