

## THE CORPORATION OF THE TOWN OF MILTON

### BY-LAW XXX-2025

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 22 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 150 STEELES AVENUE EAST AND 248, 250, AND 314 MARTIN STREET AND LEGALLY DESCRIBED AS PART OF LOT 7, CONCESSION 2NS, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (150 STEELES MILTON INC.) - FILES: LOPA-XX/25 AND Z-XX/25

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Section 22 of the Planning Act, R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to remove Policy C.2.5.12 and amend Schedule B, Schedule D, Schedule D1, Schedule I1, Schedule H, Schedule N, Schedule C.2.A and Schedule C.2.B of the Town of Milton Official Plan to remove the subject lands from the Milton 401 Industrial/Business Park Secondary Plan in its entirety and to permit the development of a mixed-use high density community with buildings ranging in height from 4 to 28 storeys, with a total maximum floor space index of 3.14, on lands known municipally as 150 Steeles Avenue East and 248, 250, and 314 Martin Street and legally described as Part of Lot 7, Concession 2NS, Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 22(9.3) 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 22(6.4) and 22(7). Where one or more appeals have been filed under Subsection 22(6.4) or 22(7) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON [DATE]**

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

\_\_\_\_\_  
Meaghen Reid Town Clerk



**AMENDMENT NUMBER XX**

**TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**PART 1 THE PREAMBLE, does not constitute part of this Amendment**

**PART 2 THE AMENDMENT, consisting of the following text constitutes  
Amendment No. XX to the Official Plan of the Town of Milton**

## **PART 1: THE PREAMBLE**

### **THE TITLE**

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

Amendment No. XX  
To the Official Plan of the Town of Milton  
150 Steeles Avenue East  
Part of Lot 7, Concession 2NS  
(File: LOPA XX/25)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to amend certain schedules and policies of the Official Plan of the Town of Milton and the Milton 401 Industrial/Business Park Secondary Plan, to remove the subject lands from the Milton 401 Industrial/Business Park Secondary Plan in its entirety and to add a Specific Policy Area No. XX to the lands located at 150 Steeles Avenue East and 248, 250, and 314 Martin Street.

### **LOCATION OF THE AMENDMENT**

The subject lands are located on the south side of Steeles Avenue East, east of Bronte Street North and west of Martin Street and are approximately 20.8 hectares in size. The lands are legally described as Part of Lot 7, Concession 2NS, Town of Milton, and municipally known as 150 Steeles Avenue East and 248, 250, and 314 Martin Street.

### **BASIS OF THE AMENDMENT**

The amendment would remove the subject lands in their entirety from the Milton 401 Industrial/Business Park Secondary Plan and add a new Specific Policy Area No. XX to permit the development of a compact mixed-use community consisting of low-, medium-, and high-density development; including heights ranging from low-rise buildings to a maximum height of 28 storeys in select areas, with a total maximum floor space index of 3.2. The following provides basis for the amendment:

- a) The subject application proposes intensification that is consistent with the Provincial Planning Statement (PPS). The Provincial policies contained in the PPS actively promote and encourage compact urban form, intensification, optimization of the use of existing land base and infrastructure, conserving and expanding natural heritage areas, and the redevelopment of brownfield sites. In addition, the PPS prioritizes focusing growth and intensification with higher densities in strategic growth areas. The proposal is for the redevelopment of a brownfield site and is located within a strategic growth area per the Official Plan of the Town of Milton.
- b) The subject lands have been removed from the Employment Area designation



through Regional Official Plan Amendment (ROPA) 48, which determined that the subject lands are suitable to permit non-employment uses. The amendment will ensure conformity with the Regional Official Plan.

- c) The proposed Draft Plan of Subdivision will create 5 new public streets, 7 Phase 1 development Blocks, a stormwater management pond block, 3 Future Development Area blocks to be further demised in Phase 2, and a Natural Heritage Area and buffer zone. Phase 1 also includes 2 small blocks required to create one of the public streets (Street D). The 3 Future Development Area blocks for Phase 2 are contemplated to be demised into 8 smaller blocks which include within them 3 Community Open Spaces, and private street. In total, the development framework contemplates 15 development blocks.
- d) The proposal contributes to building a complete community that is compact and creates a mixed-use, active transportation-friendly, transit supportive area where residents could live, work and recreate.
- e) The proposal would introduce mixed-use intensification that is complementary to Milton's commercial core in the Downtown, and will support the vitality of the Central Business District.
- f) The proposal represents intensification that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy.
- g) The proposed development is compatible with surrounding land uses and an appropriate form of residential intensification aligning with the regional policy intentions for these lands.

## **PART 2: THE AMENDMENT**

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

### **DETAILS OF THE AMENDMENT**

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

#### **1.0 Map Change(s)**

- 1.1 Amending 'Schedule B – Urban Area Land Use Plan' by redesignating the subject lands to Residential Area as shown on amended Schedule 'B' attached hereto.
- 1.2 Amending 'Schedule C.2.A – Milton 401 Industrial/Business Park Secondary Plan – Structure Plan' by removing the subject lands in their entirety from the "401 Industrial / Business Park Secondary Plan" as shown on amended Schedule 'C.2.A' attached hereto.
- 1.3 Amending 'Schedule C.2.B – Milton 401 Industrial/Business Park Secondary Plan – Land Use Plan' by removing subject lands in their entirety from the "401 Industrial / Business Park Secondary Plan" as shown on amended Schedule 'C.2.B' attached hereto.
- 1.4 Amending 'Schedule D – Urban Area Planning Districts, Character Area and Community Improvement Area' by removing the subject lands in their entirety from the "401 Industrial/Business Park" Planning District and adding the lands as part of the "Milton Central" Planning District as shown on amended Schedule 'D' attached hereto.
- 1.5 Amending 'Schedule D1 – Urban and Rural Districts' by removing the subject lands in their entirety from the "401 Industrial/Business Park" Planning District and adding the lands as part of the "Milton Central" Planning District as shown on amended Schedule 'D1' attached hereto.
- 1.6 Amending 'Schedule D2 – Urban Districts and Neighbourhoods' by removing the subject lands in their entirety from the "401 Industrial/Business Park" Planning District and adding the lands as part of the "Milton Central" Planning District, labelled as the 'Mountainview West' neighbourhood as shown on amended Schedule 'D2' attached hereto.
- 1.7 Amending 'Schedule H – Phasing of Urban Expansion' by removing the subject lands in their entirety from the "401 Industrial/Business

Park Phase 1” and adding the lands as part of the “Established Urban Area” as shown on Schedule ‘H’ attached hereto.

- 1.8 Amending “Schedule I1 – Urban Area Specific Policy Areas’ by adding Specific Policy Area No. XX to the lands at Municipal Address 150 Steeles Avenue East and 248, 250, and 314 Martin Street Martin Street as shown on amended Schedule ‘I1’ attached hereto.
- 1.9 Amending ‘Schedule N – Future Strategic Employment Areas’ by removing the subject lands in their entirety from the “Employment Area” overlay as shown on amended Schedule ‘N’ attached hereto.

#### 1.0 Text Change(s)

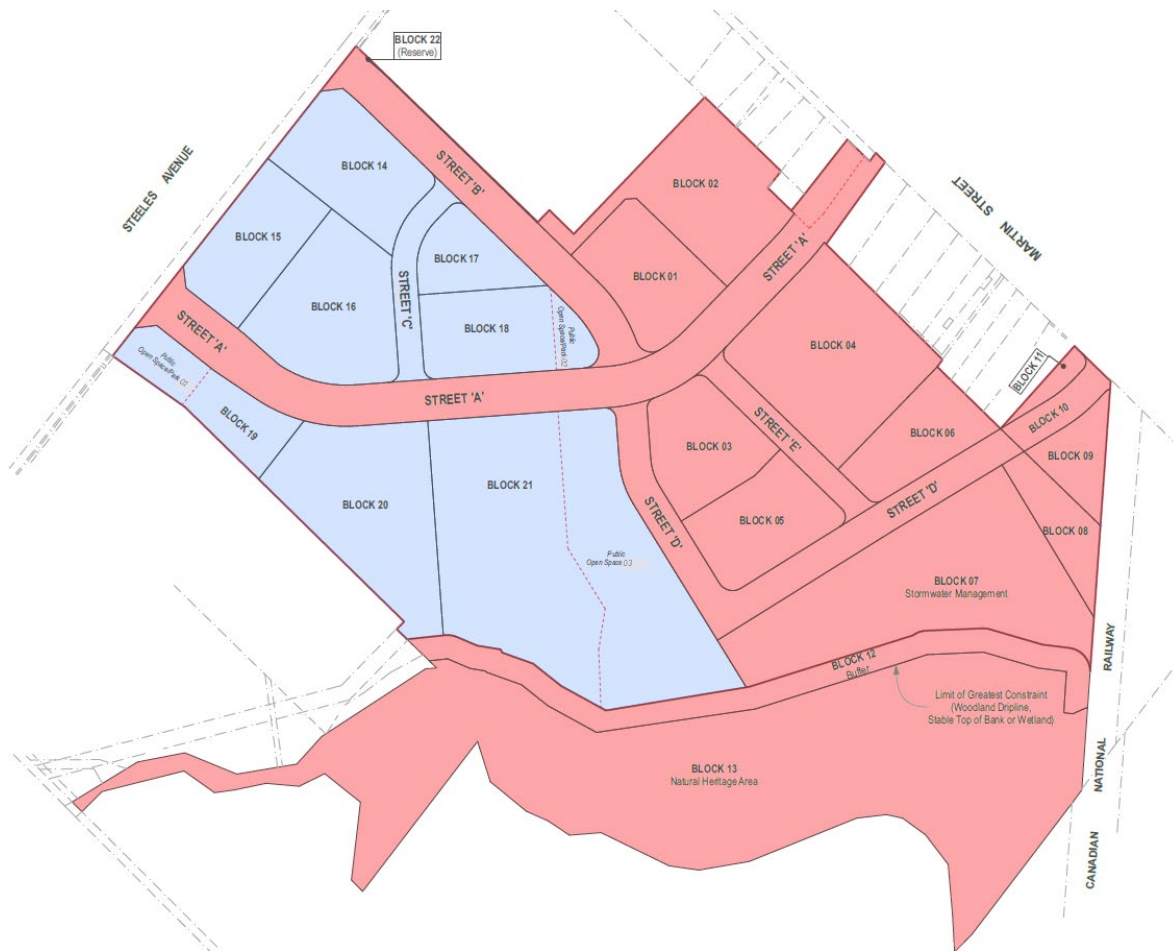
No.	Section No.	Modification
1.	C.2.1.2.1c)	<u>“c) Highway 401, Steeles Avenue, Martin Street, and former rail right-of-way, but not including the lands south of Steeles Avenue that are generally between Martin Street and Morobel Drive; and,”</u>
2.	C.2.5.12	<u>“The "Special Study Area" designation for the area bound by Steeles Avenue, lands generally west of Morobel Drive, the CP Rail line and the CN Rail line on Schedule “C.2.B” is an overlay designation. The lands in this Special Study Area, with the exception of the Natural Heritage System have been identified as a Strategic Growth Area on Schedule “K” to this Plan.”</u>
	<i>4.11</i>	<i>Specific Policy Areas</i>
	THAT section 4.11 Specific Policy Areas of the Town of Milton Official Plan is hereby amended to include Specific Policy Area No. XX, which shall permit the development of a new compact and mixed use community.	
3.	4.11.3.XX	New Specific Policy Area No. XX to read as follows:  <u>“Notwithstanding Policies 3.2.3.2.c) and 3.2.3.3.c), the lands identified as Specific Policy Area No. XX on Schedule “I1” of this Plan - being the lands legally known as 150 Steeles Avenue East and 248, 250, and 314 Martin Street and legally described as Part of Lot 7, Concession 2NS, Town of Milton - shall be</u>

		<p><u>developed according to the land use designations shown on Schedule B and the policies of this Specific Policy Area.</u></p> <p><u>Development with a maximum floor space index of 3.2 and consisting of fifteen development blocks within two phases that may be developed as follows:</u></p> <p><u>Phase 1:</u>     <u>The lands identified as Phase 1 on Diagram 1 consist of Blocks 1, 2, 3, 4, 5, 6, and 8-9. The lands contained within these blocks shall be designated Medium Density Residential II. Notwithstanding Section 3.2.3.2 c) i) of this Plan, building heights will be as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Blocks 1, 3 and 6 - up to eight storeys will be permitted.</u></li> <li>• <u>Blocks 2 and 4 - up to three storeys will be permitted.</u></li> <li>• <u>Block 5 - up to ten storeys will be permitted.</u></li> <li>• <u>Blocks 8-9 - up to six storeys will be permitted.</u></li> </ul> <p><u>Phase 2:</u>     <u>The lands identified as Phase 2 on Diagram 1 consist of Blocks 14, 15, 16, 17, 18, 19, 20, and 21. The lands contained within these blocks shall be designated High Density Residential. Notwithstanding Section 3.2.3.3 c) i) of this Plan, building heights up to twenty-eight storeys will be permitted. The lands identified as Phase 2 on Diagram 1 will be subject to future rezoning applications.</u></p> <p><u>Notwithstanding the policies in Section 3.2.3.7 c), commercial uses with greater floor space than 930 square metres which support the vitality of the community and the economic prosperity of the Central Business District and the Town of Milton may be permitted without an amendment to this Plan, subject to the policies in Section 3.2.3.6.”</u></p>
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End of text

## DIAGRAM 1







Phase 1  
Phase 2

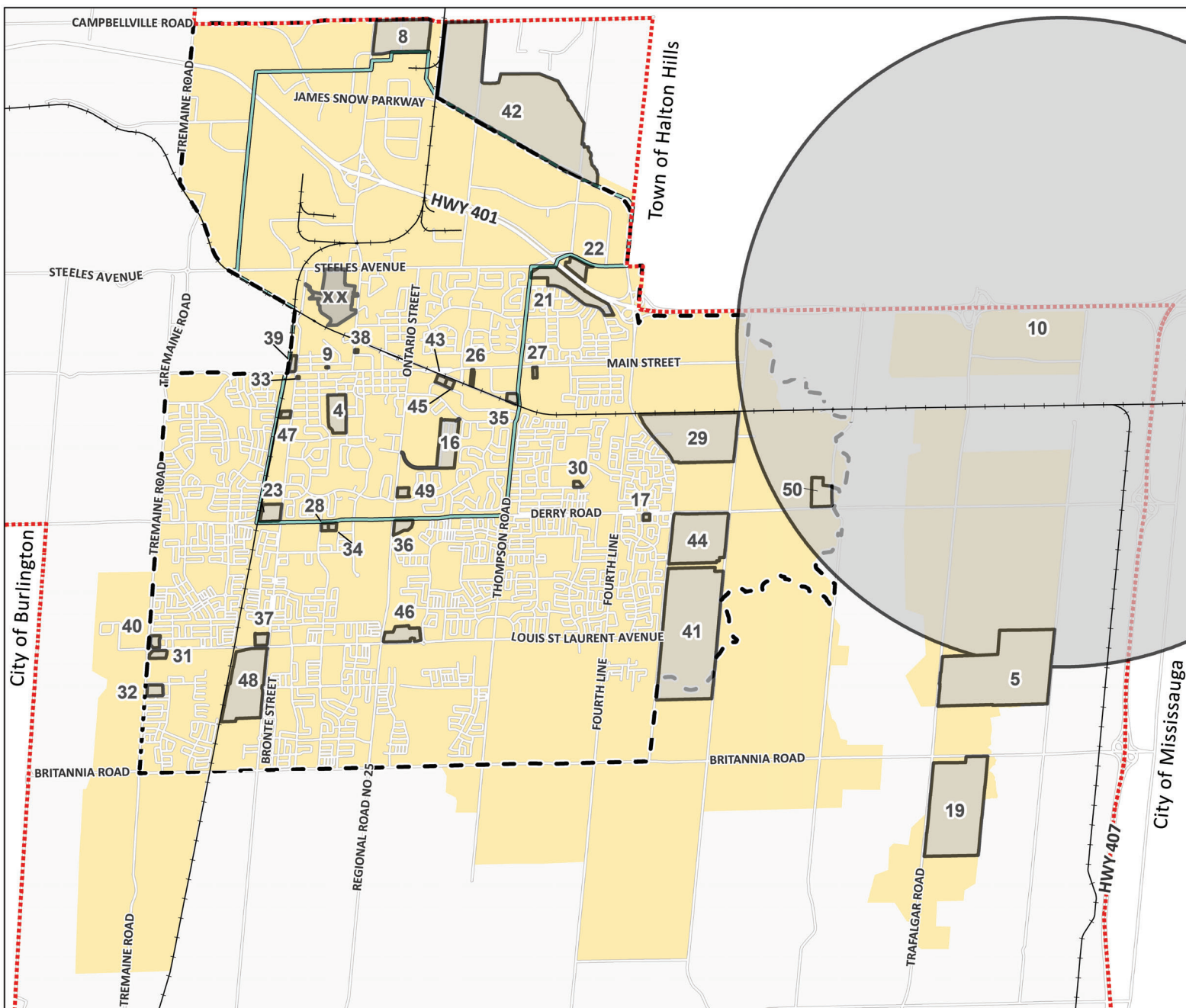
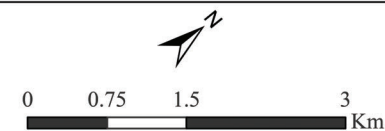


# TOWN OF MILTON OFFICIAL PLAN

## Schedule I1

### URBAN AREA SPECIFIC POLICY AREAS (Refer to Section 4.11)

-  Rail
-  Urban Area Specific Policy Area
-  Area Milton Boundary
-  Urban Area
-  Established Urban Area
-  HUSP Area

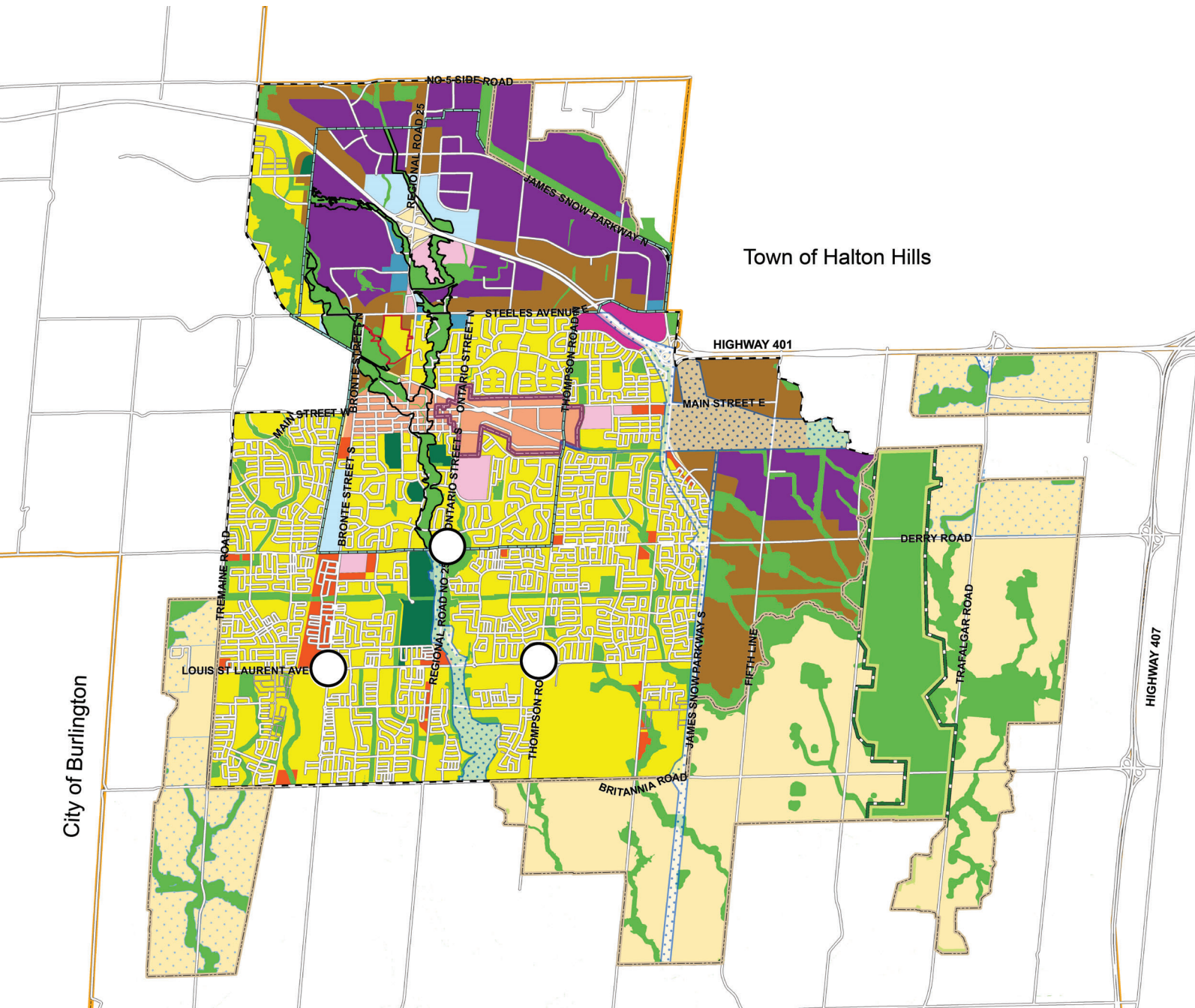




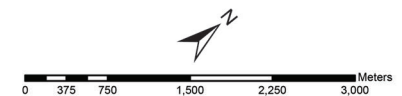
# TOWN OF MILTON OFFICIAL PLAN

## Schedule B

### URBAN AREA LAND USE PLAN



- Industrial Area
- Business Park Area
- Business Commercial Area
- Office Employment Area
- Central Business District
- Major Commercial Centre
- Secondary Mixed Use Node
- Residential Office Area
- Residential Area
- Institutional Area
- Community Park
- Natural Heritage System
- SHP Growth Area
- SHP Growth Area- Employment
- Milton GO MTSA/Downtown Milton UGC
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain (Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Municipal Boundary























# TOWN OF MILTON OFFICIAL PLAN

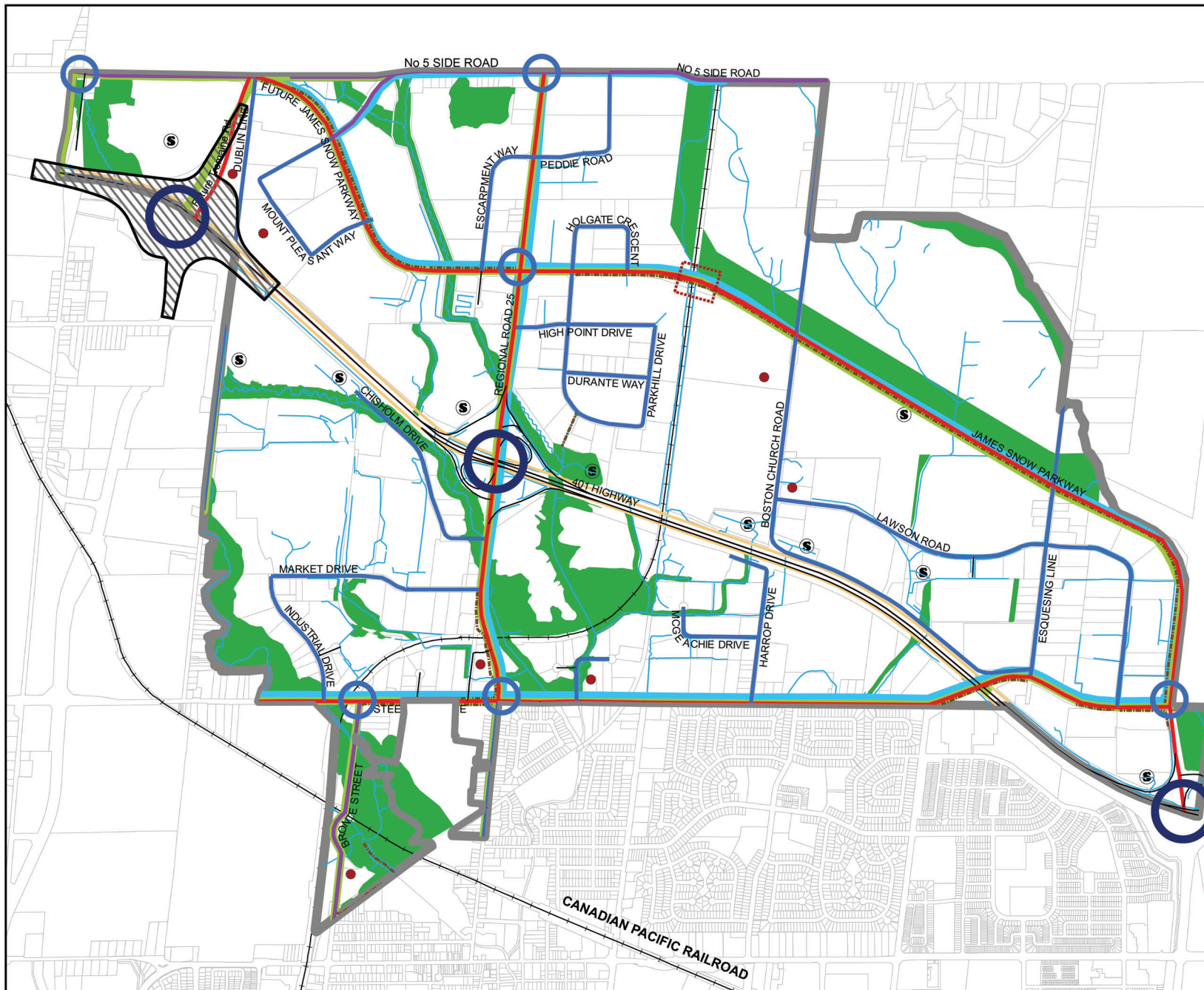
## Schedule C.2.A

### MILTON 401 INDUSTRIAL/ BUSINESS PARK SECONDARY PLAN

#### STRUCTURE PLAN

-  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

0 0.15 0.3 0.45 0.6  
Kilometres



# TOWN OF MILTON OFFICIAL PLAN

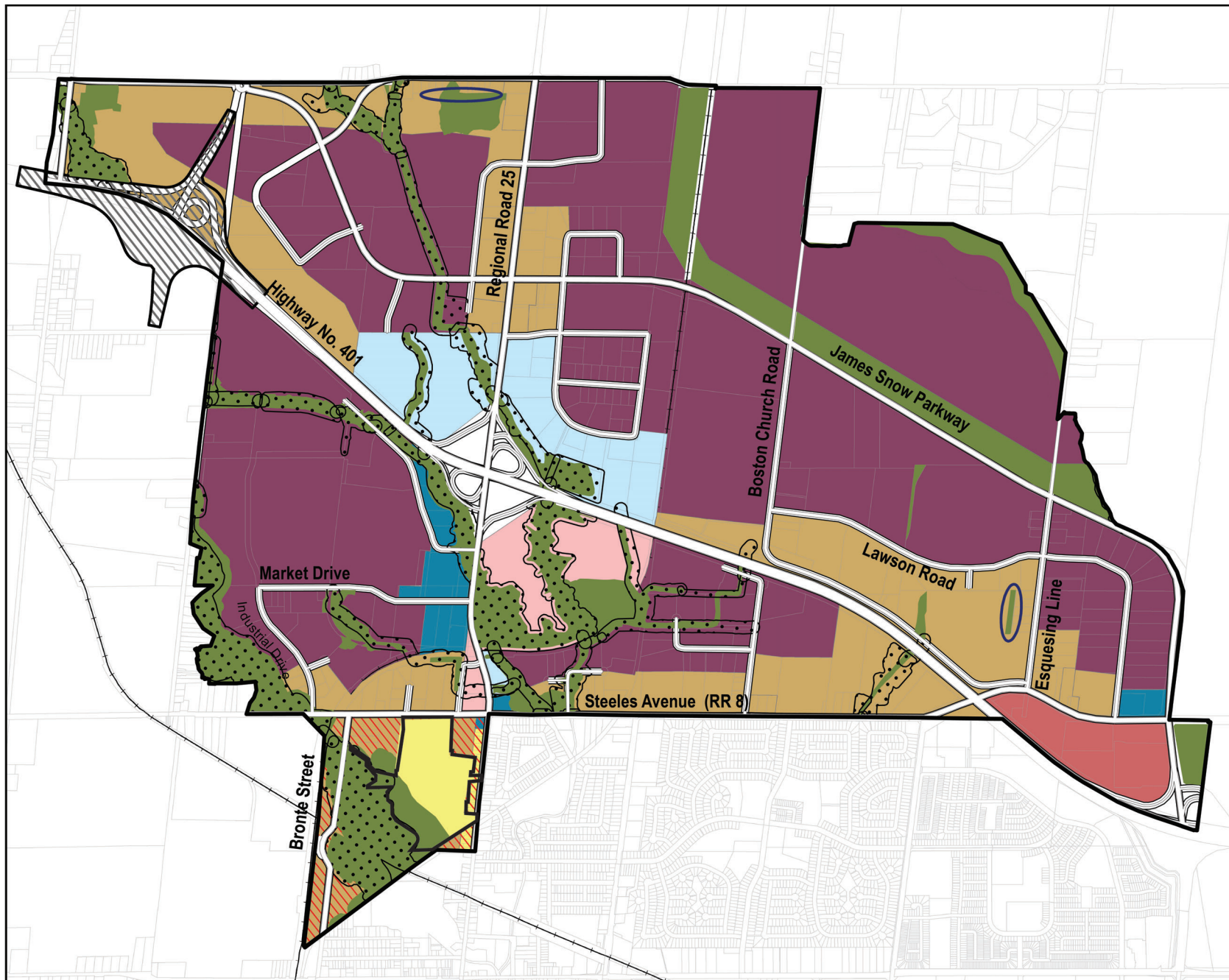
## Schedule C.2.B

### MILTON 401 INDUSTRIAL/ BUSINESS PARK SECONDARY PLAN

#### LAND USE PLAN

-  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

0 0.15 0.3 0.45 0.6 Kilometres










# TOWN OF MILTON OFFICIAL PLAN

## Schedule D

URBAN AREA PLANNING DISTRICTS,  
CHARACTER AREA AND COMMUNITY  
IMPROVEMENT 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
-  Urban Area

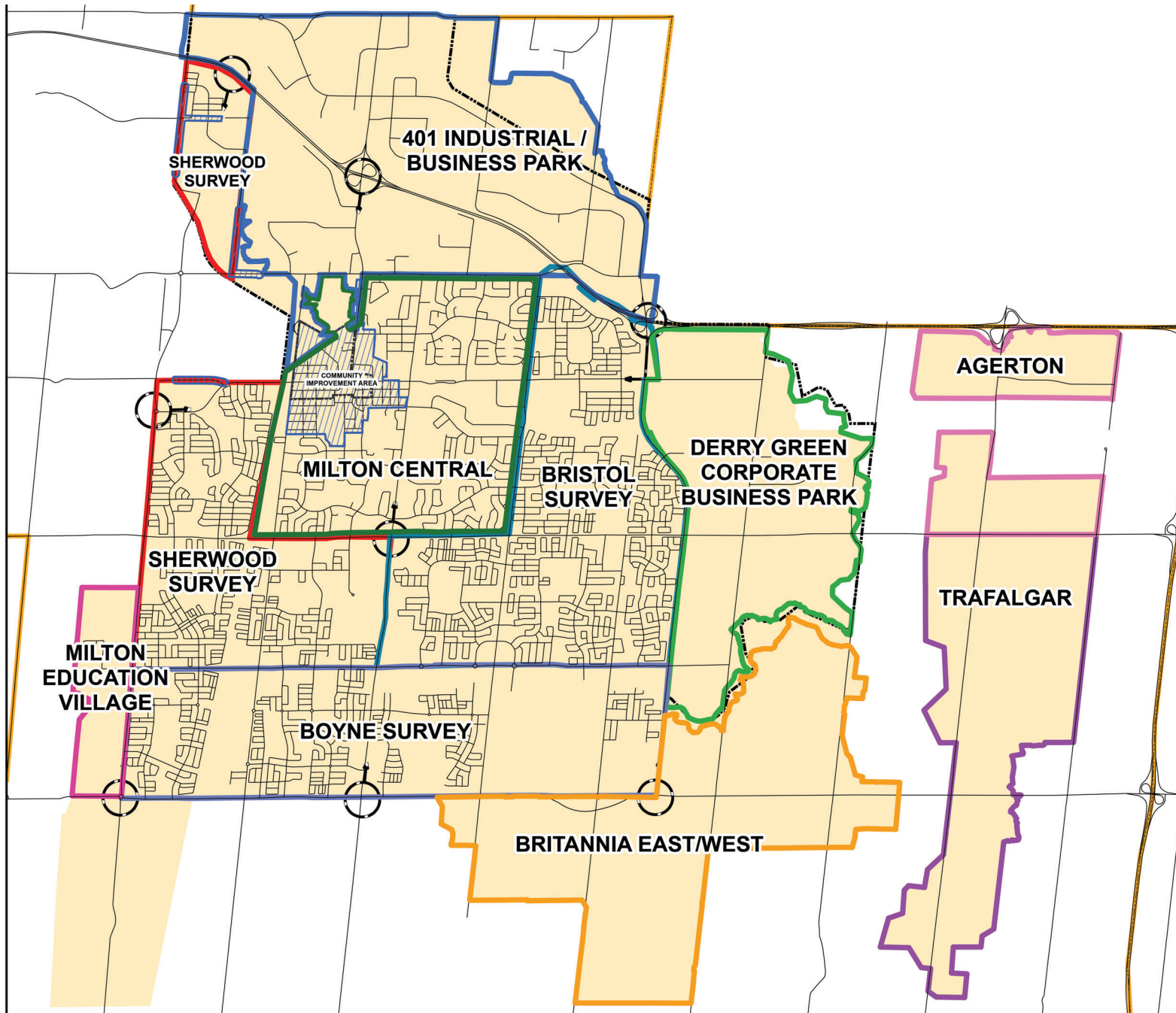
-  Major Gateways
-  HUSP Urban Area Boundary
-  Town of Milton Boundary
-  Character Area
-  Community Improvement Area

NOTE: The Planning District Boundaries  
are subject to change in accordance with  
the ultimate phasing scheme.

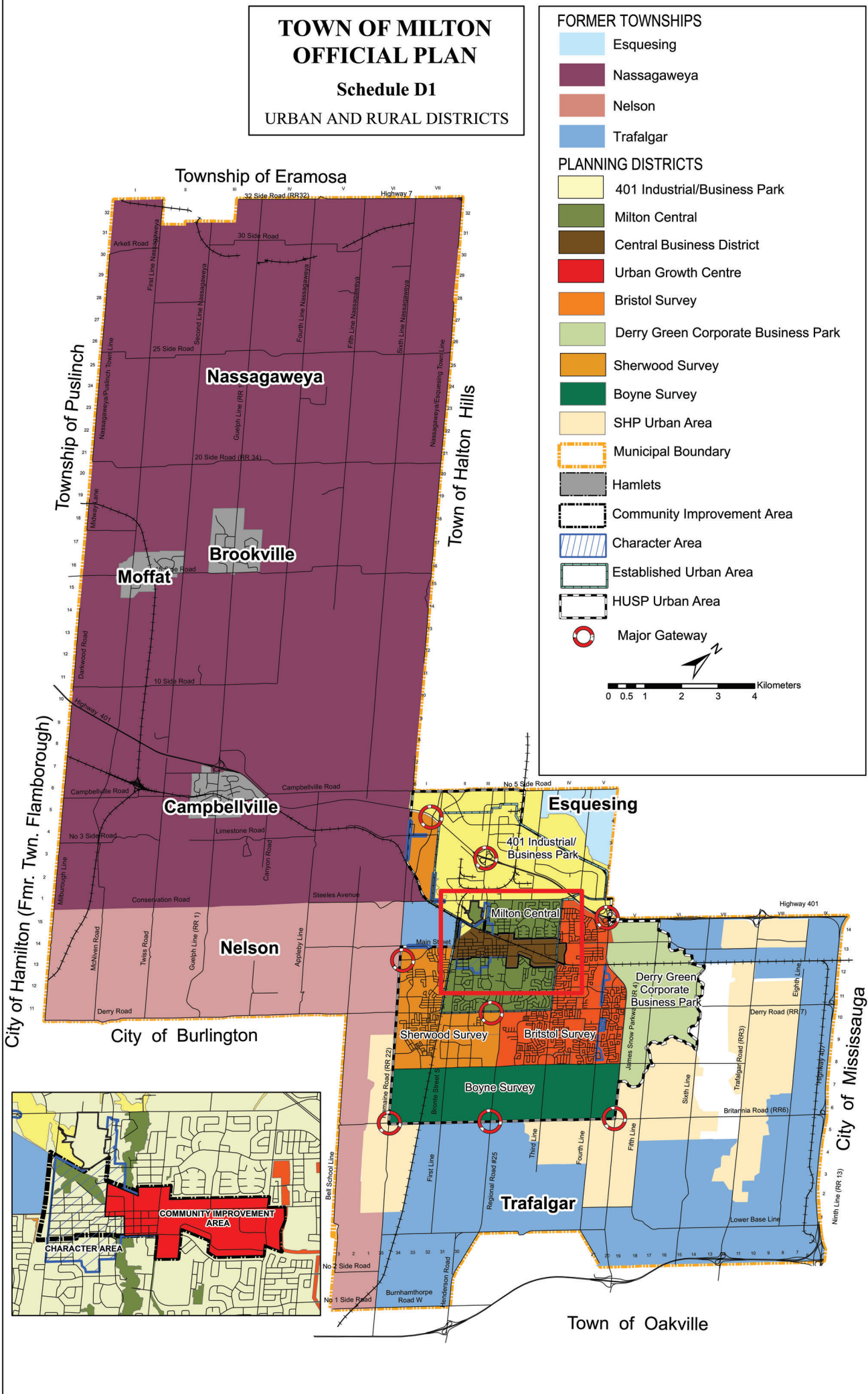


NAD 1983 - UTM Zone 17N

0 0.1 0.2 0.3 0.4 0.5 Kilometres



**TOWN OF MILTON**  
**OFFICIAL PLAN**  
**Schedule D1**  
**URBAN AND RURAL DISTRICTS**







# TOWN OF MILTON OFFICIAL PLAN

## Schedule D2

URBAN DISTRICTS AND  
NEIGHBOURHOODS

### POLICY AREAS

-  Character Area
-  Central Business District

### PLANNING DISTRICTS

-  Rail
-  Agerton
-  Boyne Survey
-  Bristol Survey
-  Britannia East/West
-  Derry Green Corporate Business Park
-  Milton Education Village
-  Sherwood Survey
-  Trafalgar
-  401 Industrial Business Park
-  Milton Central
-  Urban Area

### NEIGHBOURHOODS

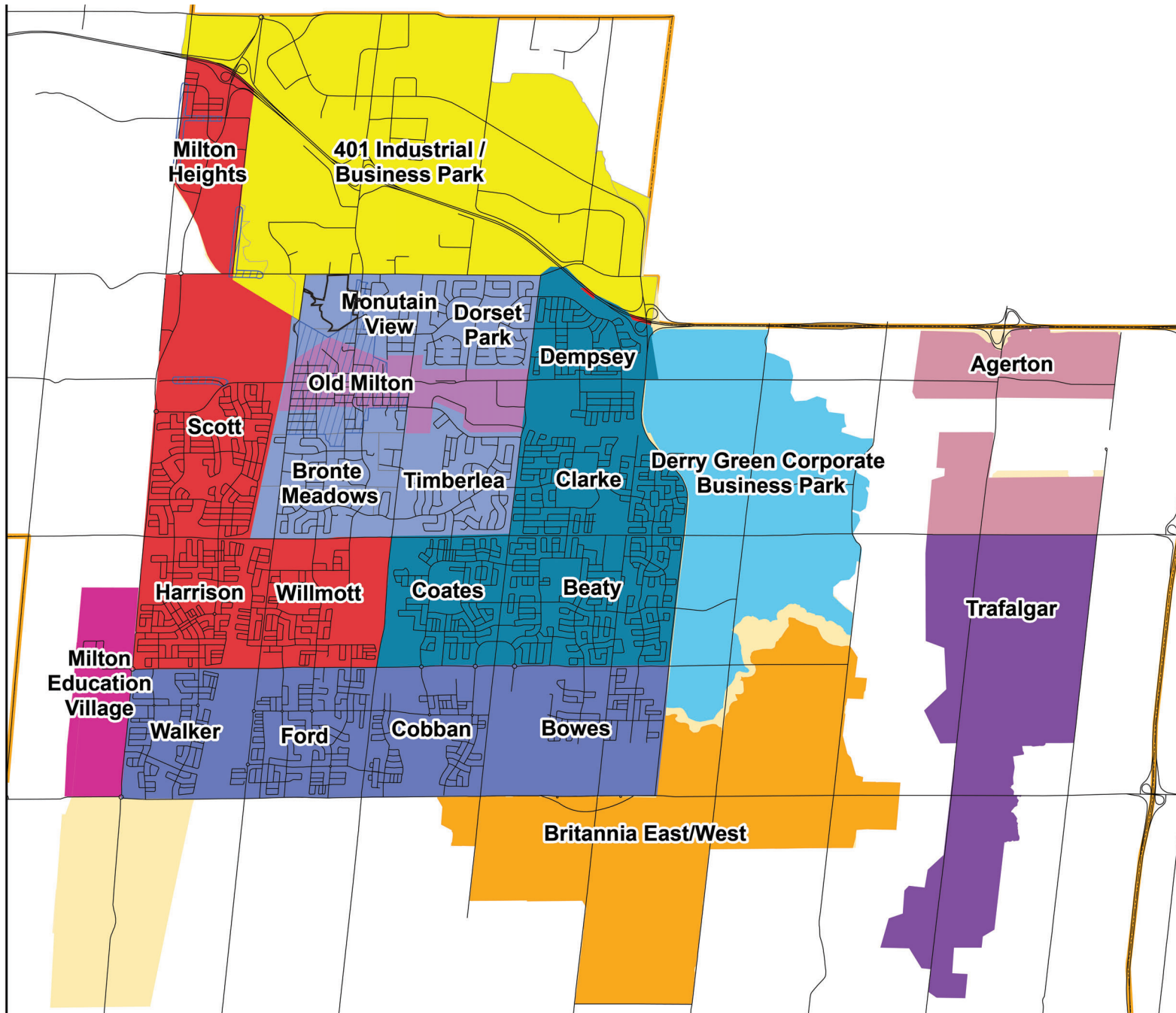
401 Industrial / Business Park  
Derry Green Corporate Business Park  
Beaty  
Bowes  
Bronte Meadows  
Clarke  
Coates  
Harrison  
Milton Heights  
Mountain View  
Old Milton  
Ford  
Scott  
Cobban  
Timberlea  
Dempsey  
Walker  
Dorset Park  
Willmott

NOTE: The Planning District Boundaries are  
subject to change in accordance with the ultimate  
phasing scheme.



NAD 1983 - UTM Zone 17N

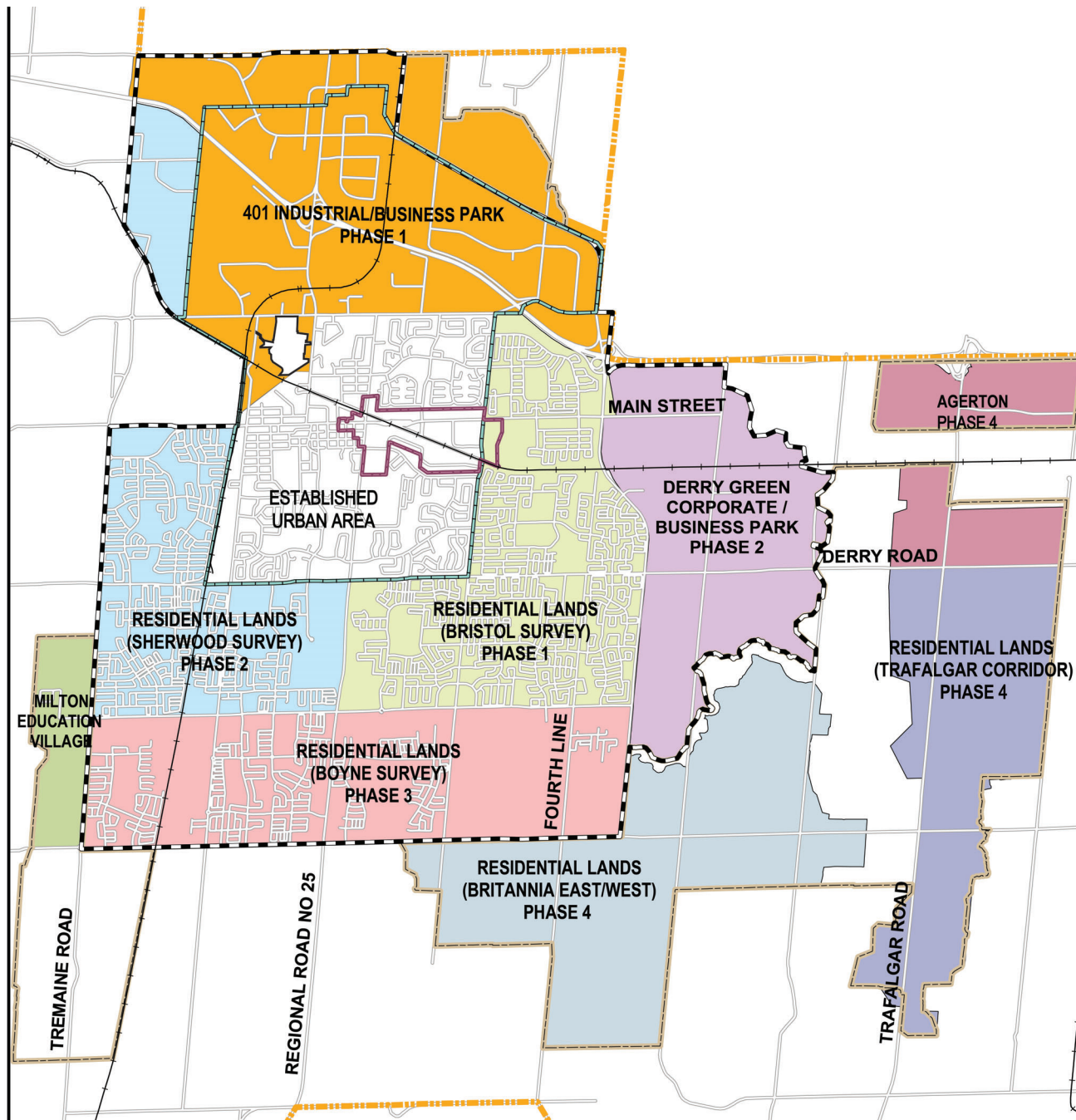
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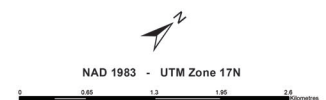
# TOWN OF MILTON OFFICIAL PLAN

## Schedule H

### PHASING OF URBAN EXPANSION



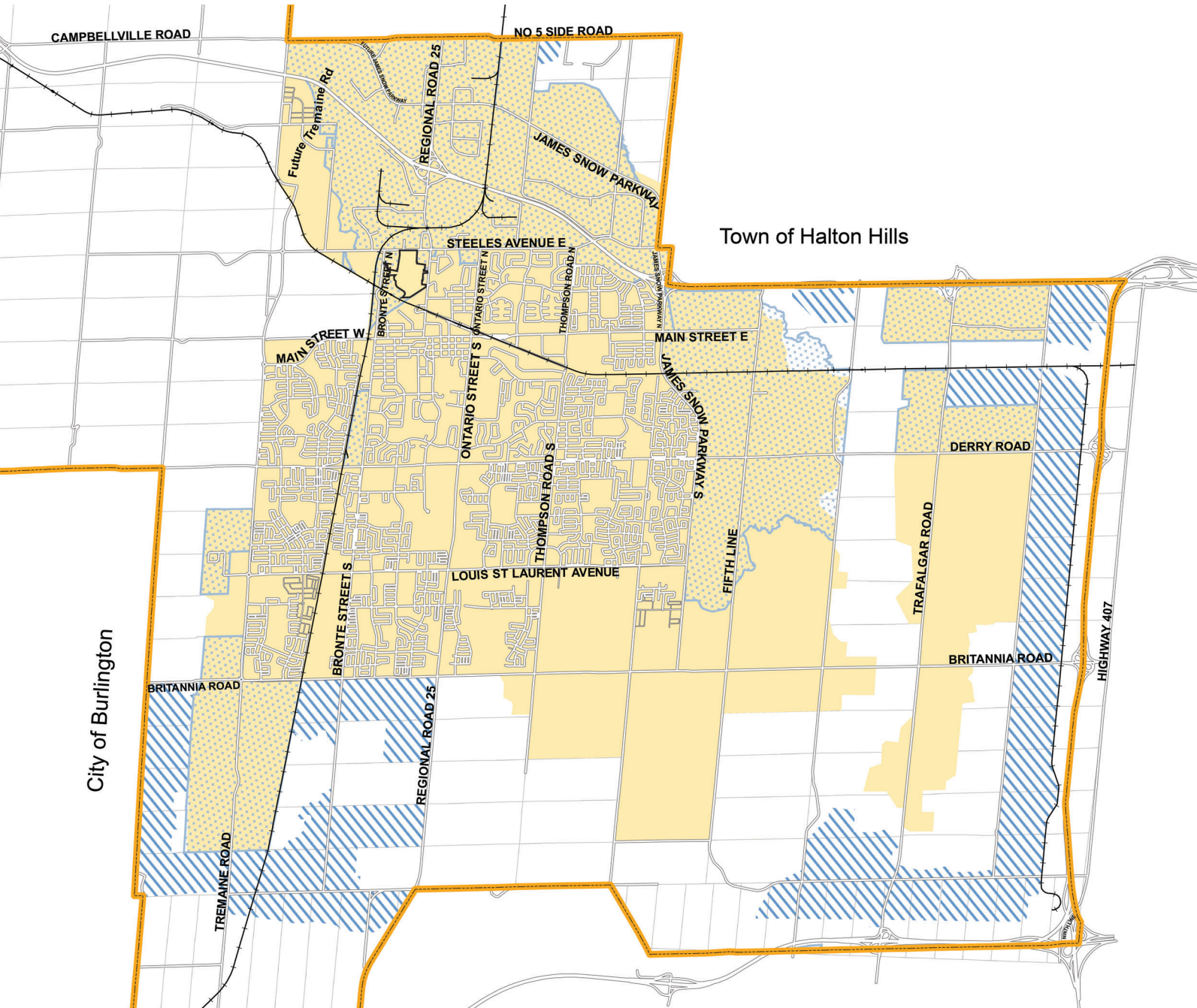
- Urban Growth Centre/Major Transit Station Area Boundary
- Established Urban Area
- Future Growth Area
- HUSP Area
- Non-Residential Phase I
- Non-Residential Phase II
- Residential Phase I
- Residential Phase II
- Residential Phase III
- Agerton Phase IV
- Britannia East/West Phase IV
- Milton Education Village
- Trafalgar Corridor Phase IV
- Municipal Boundary
- Railway





# TOWN OF MILTON OFFICIAL PLAN

## Schedule N FUTURE STRATEGIC EMPLOYMENT AREAS



- Urban Area
- Employment Area
- Future Strategic Employment Area (Overlay)\*
- Lots and Concessions
- Rail
- Municipal Boundary

Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to section 2.1.8 of this plan



0 375 750 1,500 2,250 3,000 Meters