

APPENDIX A:

DRAFT OFFICIAL PLAN AMENDMENT

Prepared by Urban Strategies Inc.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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. AND 248 MARTIN INC.) - FILES: LOPA-03/25, Z-09/25 AND 24T-25003/M.

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 Schedules 1, A, B, D, D1, H, I1, M, N, C.2.A and 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, designate the subject lands Residential Area and Natural Heritage System and apply a Specific Policy Area XX, on the 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or 22(7) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

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-03/25)

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, designate the lands Residential Area and Natural Heritage System 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 proposes to remove the subject lands in their entirety from the Milton 401 Industrial/Business Park Secondary Plan, designate the subject lands as Residential Area and Natural Heritage System 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 25 storeys in select areas, with a total maximum floor space index of 3.55. 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 five new public streets. Phase 1 of the proposed development will include six development blocks, a stormwater management pond block, a Natural Heritage System with an associated buffer zone, and a block for public parkland (Block 22). Phase 2 will include nine Future Development blocks and two park and open space blocks (Blocks 12 and 18). 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 Area, 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 the PPS policies.
- g) The proposed development is compatible with surrounding land uses and an appropriate form of mixed-use and 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 “Schedule 1 - Town Structure Plan” is hereby amended by designating a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Urban Area” to “Natural Heritage System” as shown on Schedule ‘1’ attached hereto.
 - 1.2 “Schedule A - Rural Land Use Plan” is hereby amended by designating a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Urban Area” to Natural Heritage System” as shown on Schedule ‘2’ attached hereto.
 - 1.3 “Schedule B - Urban 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 “Business Park Area” and “Natural Heritage System” to “Residential Area” and “Natural Heritage System” as shown on Schedule ‘3’ attached hereto.
 - 1.4 “Schedule C.2.A - Milton 401 Industrial/Business Park Secondary Plan - Structure Plan” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the “401 Industrial / Business Park Secondary Plan” as shown on Schedule ‘4’ attached hereto.
 - 1.5 “Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan - Land Use Plan” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the “401 Industrial / Business Park Secondary Plan” as shown on Schedule ‘5’ attached hereto.
 - 1.6 “Schedule D - Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the “401 Industrial/Business Park” Planning District and adding the lands to the “Milton Central” Planning District as shown on Schedule ‘6’ attached hereto.
 - 1.7 “Schedule D1 - Urban and Rural Districts” is hereby amended

by removing the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from the "401 Industrial/Business Park" Planning District and adding the lands as part of the "Milton Central" Planning District as shown on Schedule '7' attached hereto.

- 1.8 "Schedule H - Phasing of Urban Expansion" is hereby amended by removing the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from the "401 Industrial/Business Park Phase 1" and adding the lands to the "Established Urban Area" as shown on Schedule '8' attached hereto.
- 1.9 "Schedule I1 - Urban Area Specific Policy Areas" is hereby amended by adding a new Special Policy Area No. XX to the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, as shown on Schedule '9' attached hereto.
- 1.10 "Schedule M - Key Features within the Greenbelt and Natural Heritage System" is hereby amended by adding to the "Natural Heritage System and Enhancement Area" to include the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, as shown on Schedule '10', attached hereto.
- 1.11 "Schedule N - Future Strategic Employment Areas" is hereby amended by removing the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from the "Employment Area" overlay as shown on Schedule '11' attached hereto.

1.0 Text Change(s) (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~).

No.	Section No.	Modification
1.	C.2.1.2.1c)	Amend subsection c) to read as follows: "c) South - Highway 401, Steeles Avenue, Martin Street, and former rail right-of-way, <u>but not including the lands south of Steeles Avenue that are generally between Martin Street and Morobel Drive</u> ; and,"
2.	C.2.5.12	Amend the first paragraph of the existing policy to read as follows: "The "Special Study Area" designation for the area bound by Steeles Avenue, Martin Street <u>lands generally west of Morobel Drive</u> , 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

No.	Section No.	Modification
		and the <i>Residential</i> Area along Martin Street, have been identified as a Strategic Growth Area on Schedule “K” to this Plan.”
	4.11	<i>Specific Policy Areas</i>
3.	Specific Policy Area XX - Section 4.11.3.XX	<p>Include a new Specific Policy Area No. XX to read as follows:</p> <p><u>“4.11.3.XX Notwithstanding Policies 3.2.3.2.c) and 3.2.3.3.c), the lands identified as Specific Policy Area No. XX on Schedule “11” 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 developed according to the land use designations shown on Schedule B and the policies of this Specific Policy Area.</u></p> <p><u>The following policies apply to development of the lands subject to Special Policy Area XX:</u></p> <ul style="list-style-type: none"> a) <u>The lands subject to Special Policy Area XX are designated Residential Area, Open Space Area and Natural Heritage System as shown on Schedule B - Urban Area Land Use Plan to this Plan and as identified on Figure 1 - Land Uses and Active Frontages.</u> b) <u>In the Residential Area designation that applies to the lands, the following uses are permitted:</u> <ul style="list-style-type: none"> a. <u>Residential uses in the form of low-rise, mid-rise and high-rise buildings, including ground and non-ground-oriented townhouse and stacked townhouse dwellings and apartments units, excluding single-detached and semi-detached dwellings.</u> b. <u>Notwithstanding the policies in Section 3.2.3.7 of this Plan, retail and <i>service commercial uses</i> are permitted, and such uses that exceed 930 square metres may be permitted without an amendment to this Plan, subject to satisfying the general criteria in Section 3.2.3.6 of this Plan.</u> c) <u>A minimum of 3,800 square metres gross floor</u>

		<p><u>area of the <i>development</i> will be for non-residential uses.</u></p> <p>d) <u>The maximum permitted building heights and block level densities shall be in accordance with the ranges provided on Figure 2 - Height Limits and Block Level Densities.</u></p> <p>e) <u>Where <i>development</i> abuts existing residential uses, buildings shall be designed in a manner to provide for an appropriate transition and relationship between different built forms, and fencing, landscaping and other design features will be considered to mitigate potential impacts to existing residential uses.</u></p> <p>f) <u>Active uses shall generally be located in accordance with Figure 1 - Land Uses and Active Frontages and shall be required to:</u></p> <ul style="list-style-type: none"> a. <u>Provide local retail or <i>service commercial uses</i> at the street level;</u> b. <u>Incorporate transparent windows for the majority of the street facing the ground floor wall; and,</u> c. <u>Include at least one accessible entrance from the sidewalk.</u> <p>g) <u>All <i>development</i> shall have regard for the general design policies in Section 2.8 of this Plan and shall implement the intent of the Comprehensive Development Plan and Urban Design Guidelines prepared to support <i>development</i> on the lands.</u></p> <p>h) <u>The majority of the required parking for the lands shall be provided in underground parking garages.</u></p> <p>i) <u>Phasing of <i>development</i> shall be achieved in at least two phases, in accordance with Figure 3 - Phasing Plan, and the following phasing policies apply:</u></p> <ul style="list-style-type: none"> a. <u><i>Development</i> within Phase 1 that abuts existing residential uses will be prioritized in order to minimize potential impacts of the broader site development on existing residential uses.</u> b. <u>Before <i>development</i> applications within the Phase 2 Development Block identified on Figure 3 - Phasing Plan can be considered for approval, the Comprehensive <i>Development Plan</i> and Urban Design Guidelines shall be updated in consultation with the Town</u>
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		<p><u>and relevant stakeholders. The updated Comprehensive <i>Development Plan</i> and Urban Design Guidelines shall be consistent with the policies of this Plan and shall demonstrate to the satisfaction of the <i>Town</i>:</u></p> <ul style="list-style-type: none"> <u>i. How the ultimate build-out of the Development Block will achieve the block-level density established on Figure 2 - Height Limits and Block Level Densities;</u> <u>ii. How the <i>development</i> plan responds to and considers any applicable urban design guidelines; and,</u> <u>iii. How the <i>development</i> will address any infrastructure needs identified by the <i>Town</i> and the Region in accordance with policy XX of this Plan.</u> <p><u>Notwithstanding 4.11.3.XX (d), the <i>Town</i> may permit a variation of the maximum prescribed building heights and block-level densities for the Phase 2 Development Block established on Figure 2 - Height Limits and Block Level Densities through the updated Comprehensive <i>Development Plan</i> and Urban Design Guidelines, without the need for an amendment to this Plan.”</u></p>
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End of text

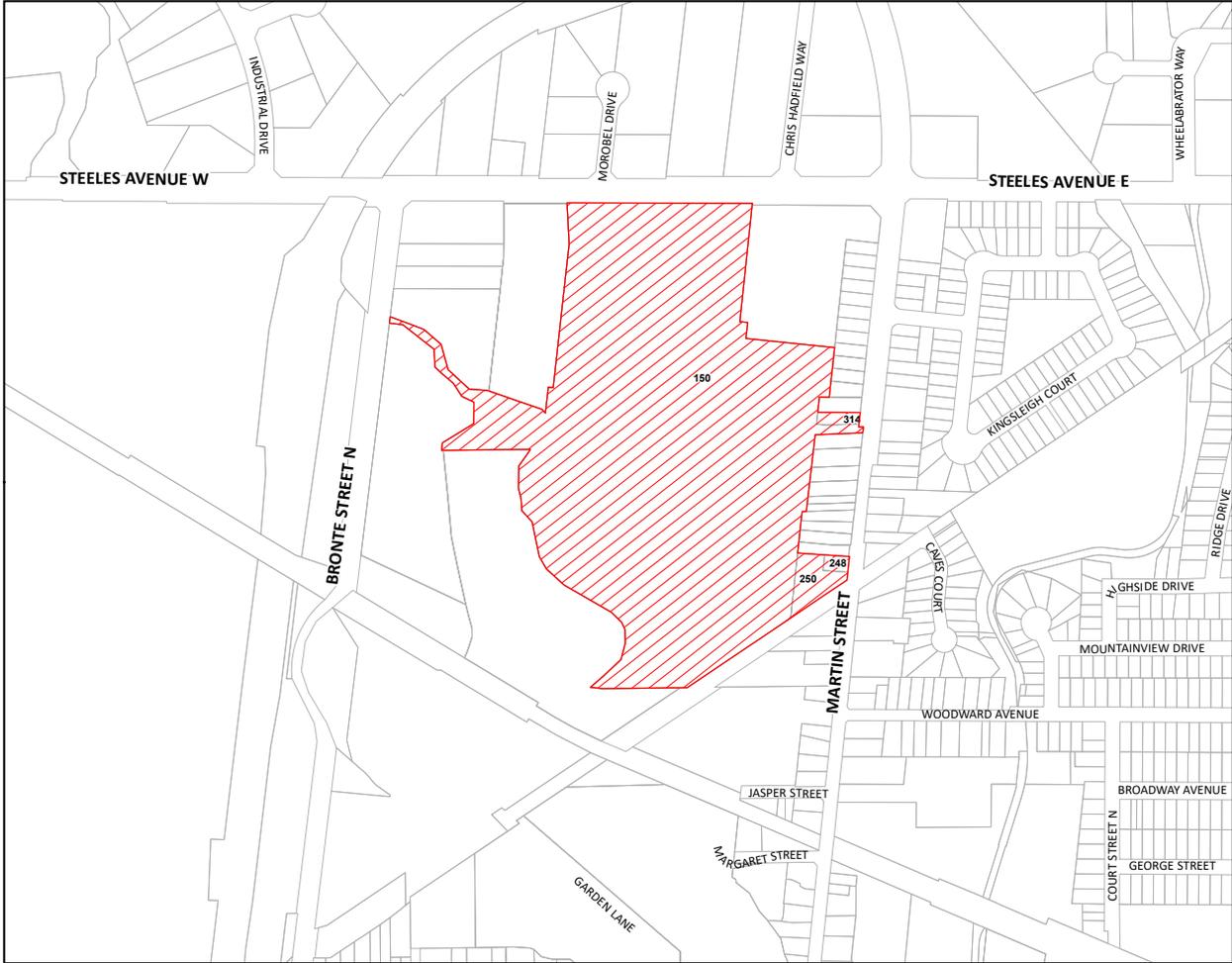
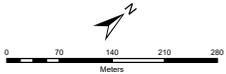
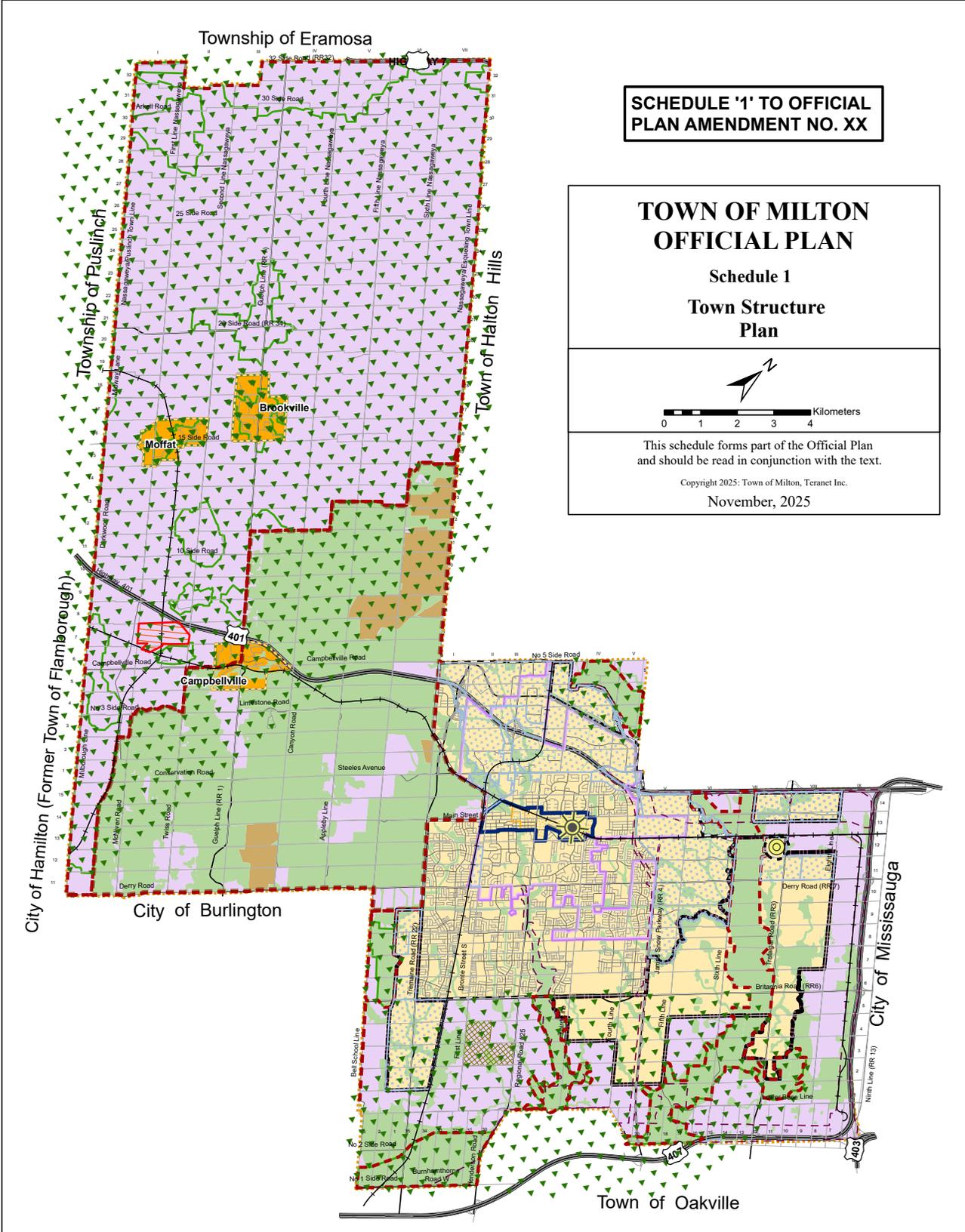


Diagram 1 Overview Plan

 Draft Amendment Area



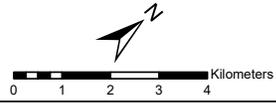
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November, 2025



**SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. XX**

**TOWN OF MILTON
OFFICIAL PLAN**

**Schedule 1
Town Structure
Plan**



This schedule forms part of the Official Plan and should be read in conjunction with the text.

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November, 2025

- | | | |
|---------------------------|--------------------------------------|---|
| Rail | HUSP Urban Area | Proposed Major Transit Station |
| Proposed Major Arterial | Agricultural Area | Mobility Hub |
| Highway | Mineral Resource Extraction Area | Greenbelt Natural Heritage System |
| Major Road | Natural Heritage System | Niagara Escarpment Plan Boundary |
| Lot and Concession Line | Urban Area | Parkway Belt West Plan Boundary |
| Urban Growth Centre | Hamlet | Greenbelt Plan Protected Countryside Boundary |
| Central Business District | Halton Waste Management Site | Municipal Boundary |
| SHP Urban Area Boundary | Employment Area | |
| Built Boundary | Area Under Appeal: Subject to OPA 31 | |

Township of Eramosa

**SCHEDULE '2' TO OFFICIAL
PLAN AMENDMENT NO. XX**

**TOWN OF MILTON
OFFICIAL PLAN**

**Schedule A
Rural Land Use
Plan**

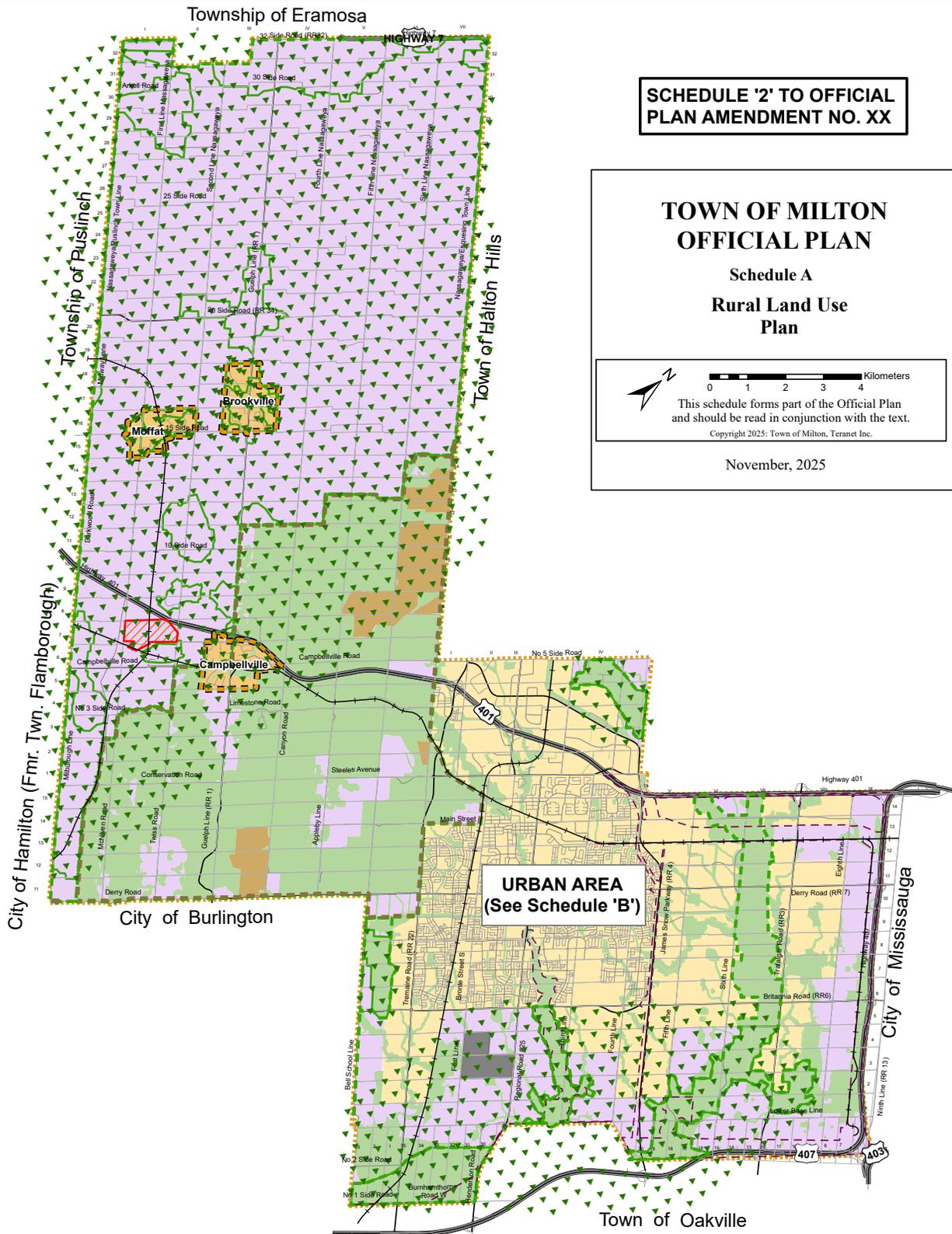


0 1 2 3 4 Kilometers

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**URBAN AREA
(See Schedule 'B')**

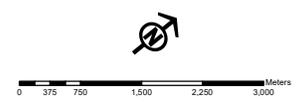
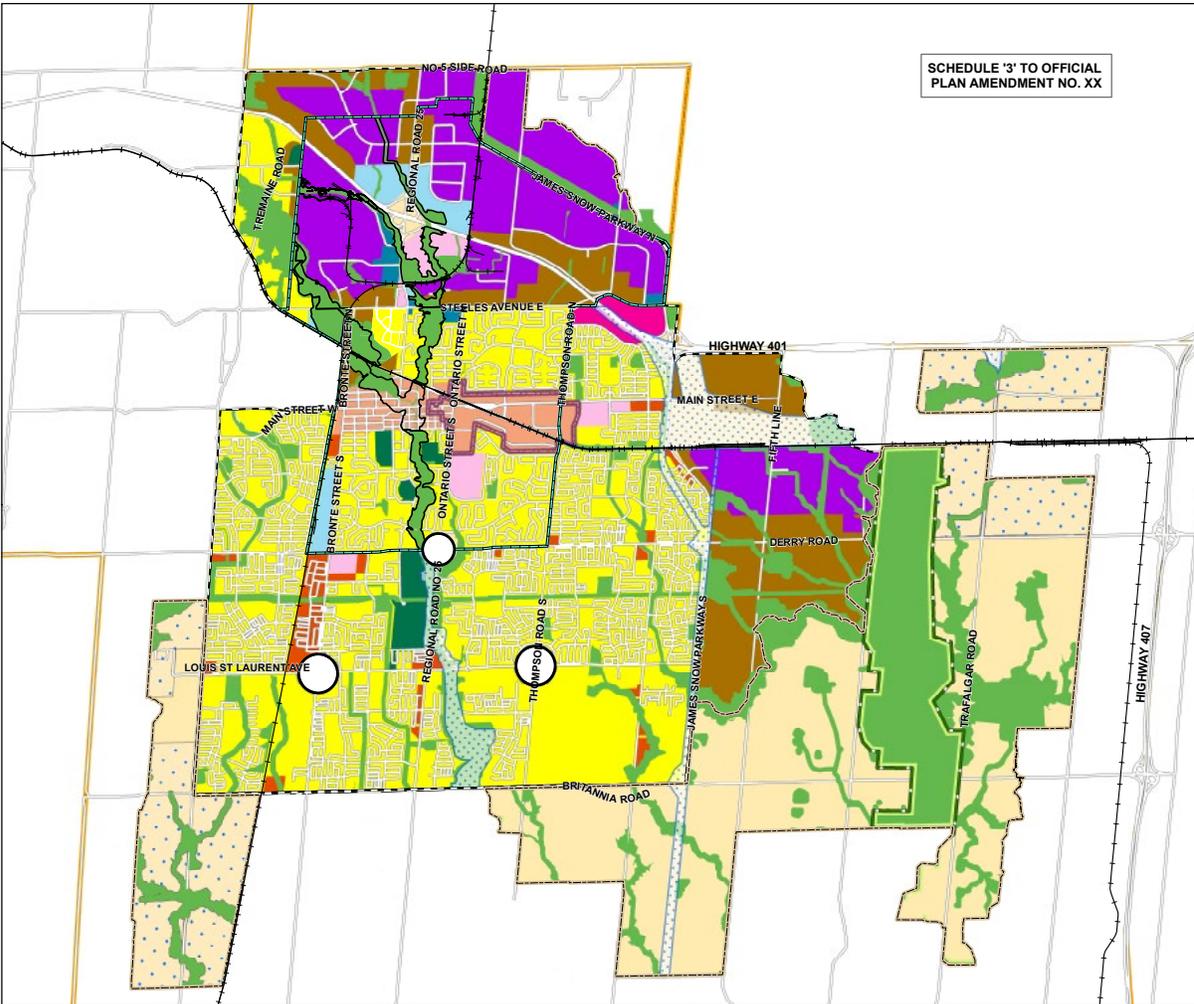
-  Greenbelt Natural Heritage System
-  Greenbelt Plan Protected Countryside Boundary
-  Agricultural Area
-  Urban Area
-  Natural Heritage System
-  Mineral Resource Extraction Area
-  Municipal Boundary
-  Niagara Escarpment Plan Boundary
-  **Area Under Appeal: Subject to OPA 31**
-  Parkway Belt West Plan Boundary
-  Rail
-  Proposed Major Arterial
-  Highway
-  Major Road
-  Hamlet
-  Lot and Concession Line
-  Halton Waste Management Site

SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan

- 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
- 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
- Milton Boundary



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**SCHEDULE '4' TO OFFICIAL
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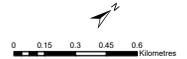
**TOWN OF MILTON
OFFICIAL PLAN**

Schedule C.2.A

**MILTON 401 INDUSTRIAL/BUSINESS
PARK SECONDARY PLAN**

STRUCTURE PLAN

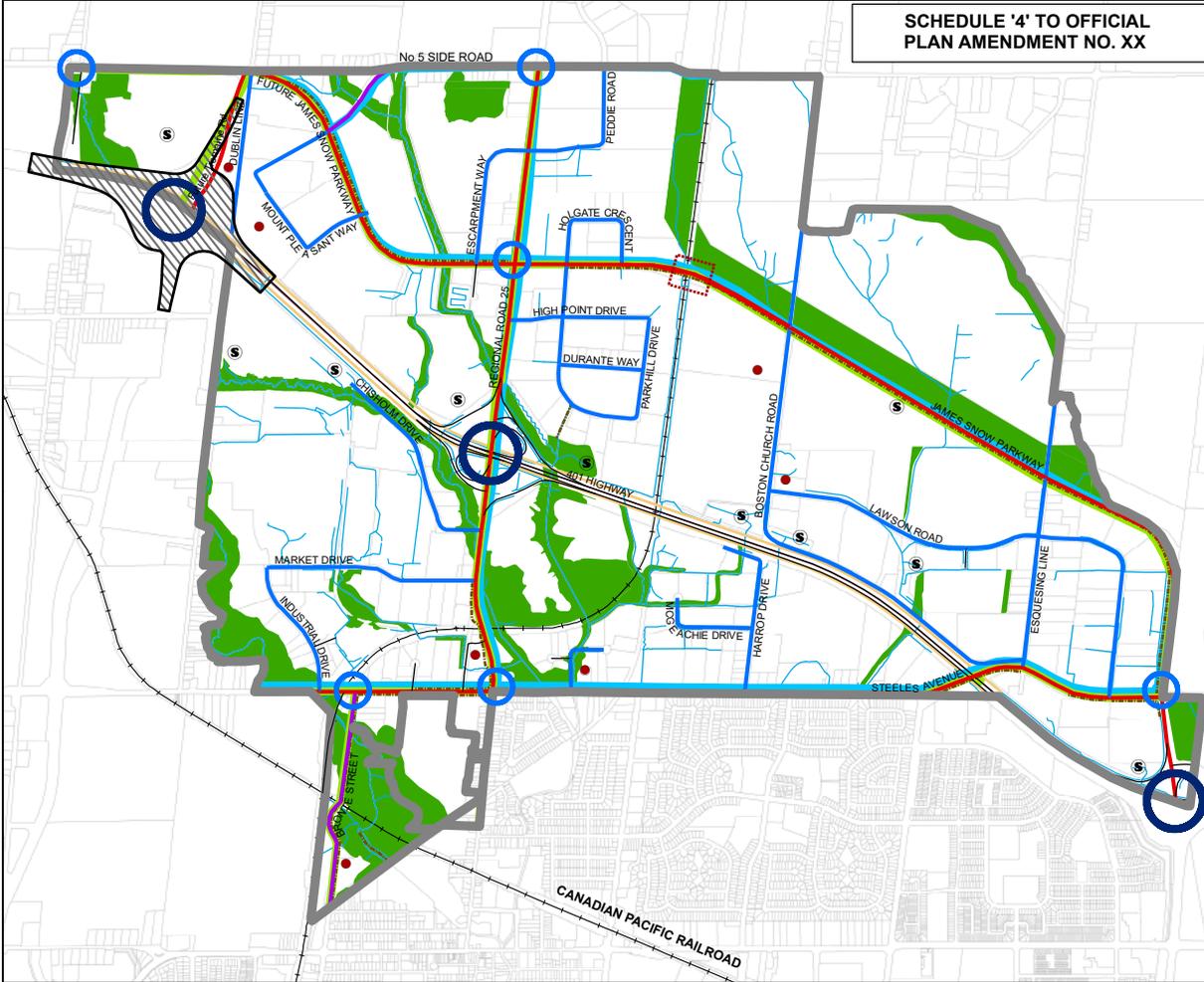
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-  GATEWAY STREET/
ENHANCED STREETSCAPE DESIGN
-  ON-STREET BIKE SYSTEM
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROADS
-  TRAIL
-  PRIMARY GATEWAY
-  SECONDARY GATEWAY
-  STORMWATER MANAGEMENT POND
-  CHARACTER BUILDING
-  RAILWAY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



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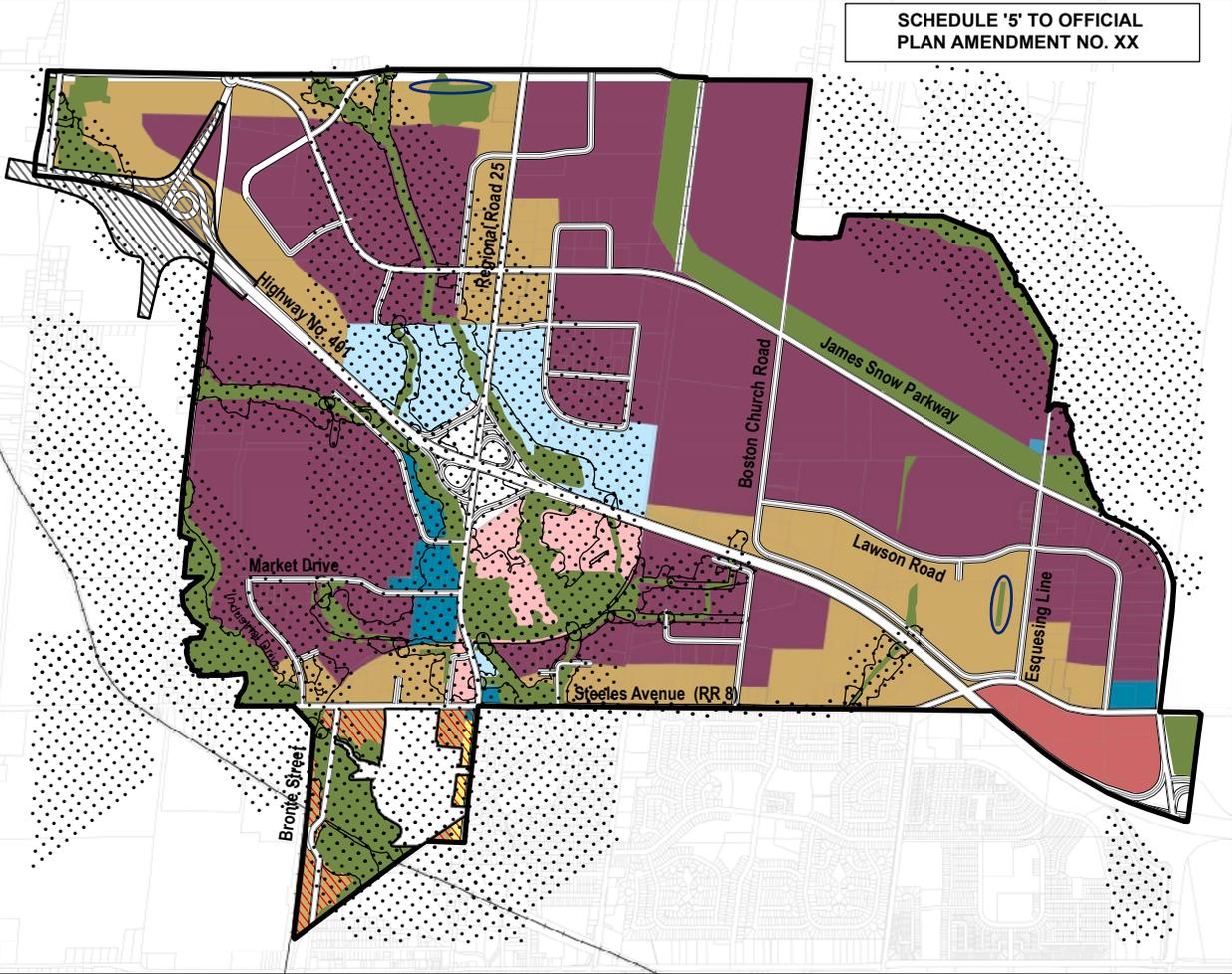
SCHEDULE '5' TO OFFICIAL
PLAN AMENDMENT NO. XX

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



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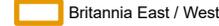
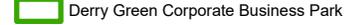
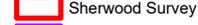
SCHEDULE '6' TO OFFICIAL
PLAN AMENDMENT NO. XX

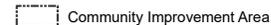
TOWN OF MILTON OFFICIAL PLAN

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.

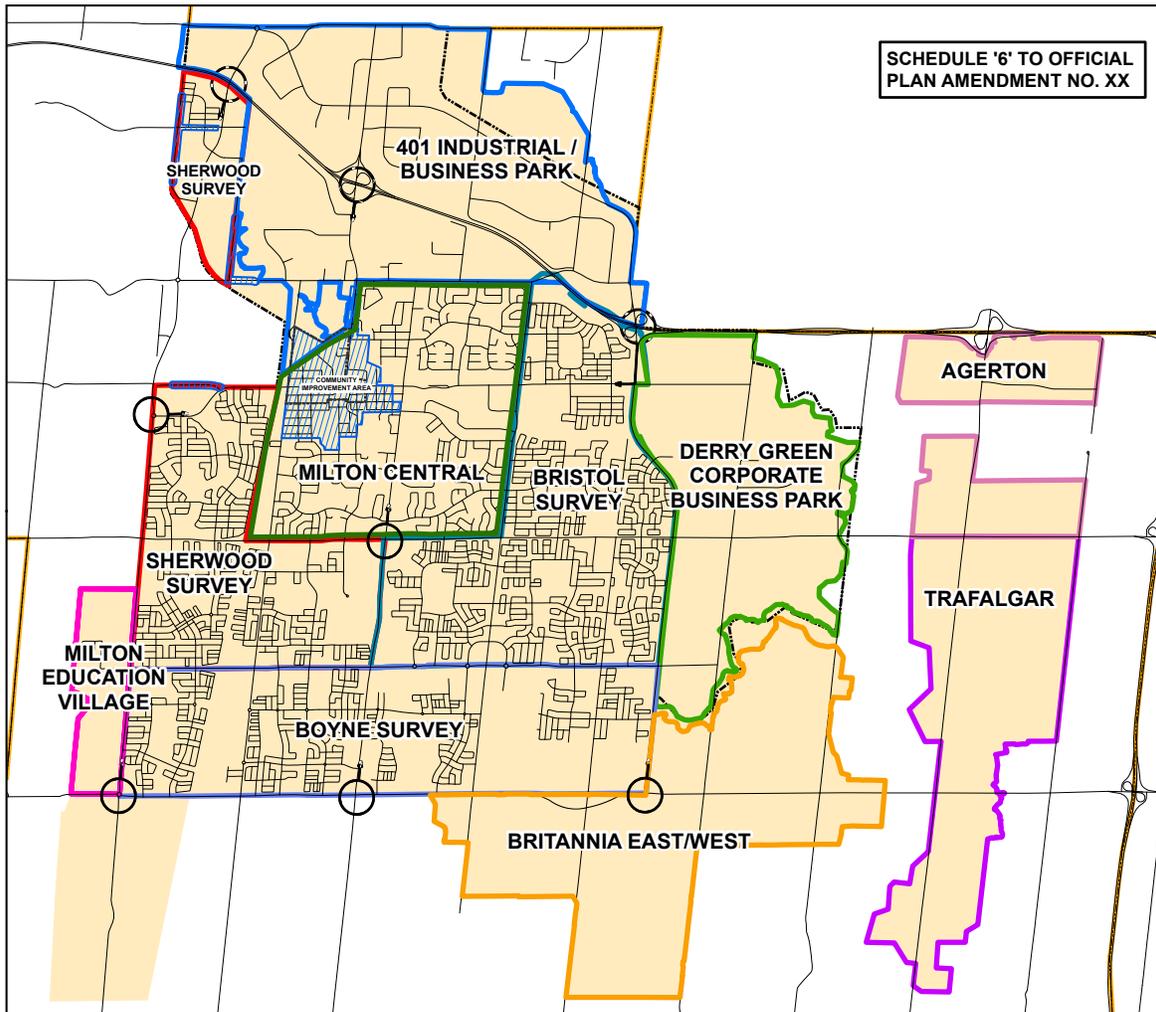


NAD 1983 - UTM Zone 17N



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TOWN OF MILTON OFFICIAL PLAN

Schedule D1

Urban and Rural Districts

FORMER TOWNSHIPS

- ESQUESING
- NASSAGAWEYA
- NELSON
- TRAFALGAR

PLANNING DISTRICTS

- 401 INDUSTRIAL/BUSINESS PARK
- MILTON CENTRAL
- CENTRAL BUSINESS DISTRICT
- URBAN GROWTH CENTRE
- BRISTOL SURVEY
- DERRY GREEN INDUSTRIAL/BUSINESS PARK
- SHERWOOD SURVEY
- BOYNE SURVEY
- SHP URBAN AREA
- TOWN OF MILTON BOUNDARY
- HAMLETS
- COMMUNITY IMPROVEMENT AREA
- CHARACTER AREA
- ESTABLISHED URBAN AREA
- HUSP URBAN AREA
- MAJOR GATEWAYS



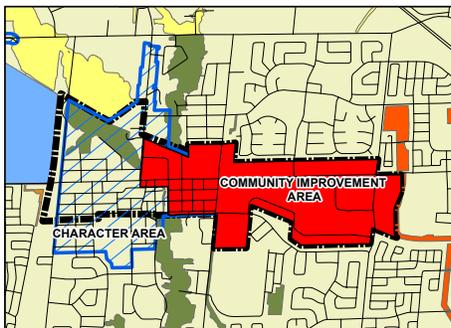
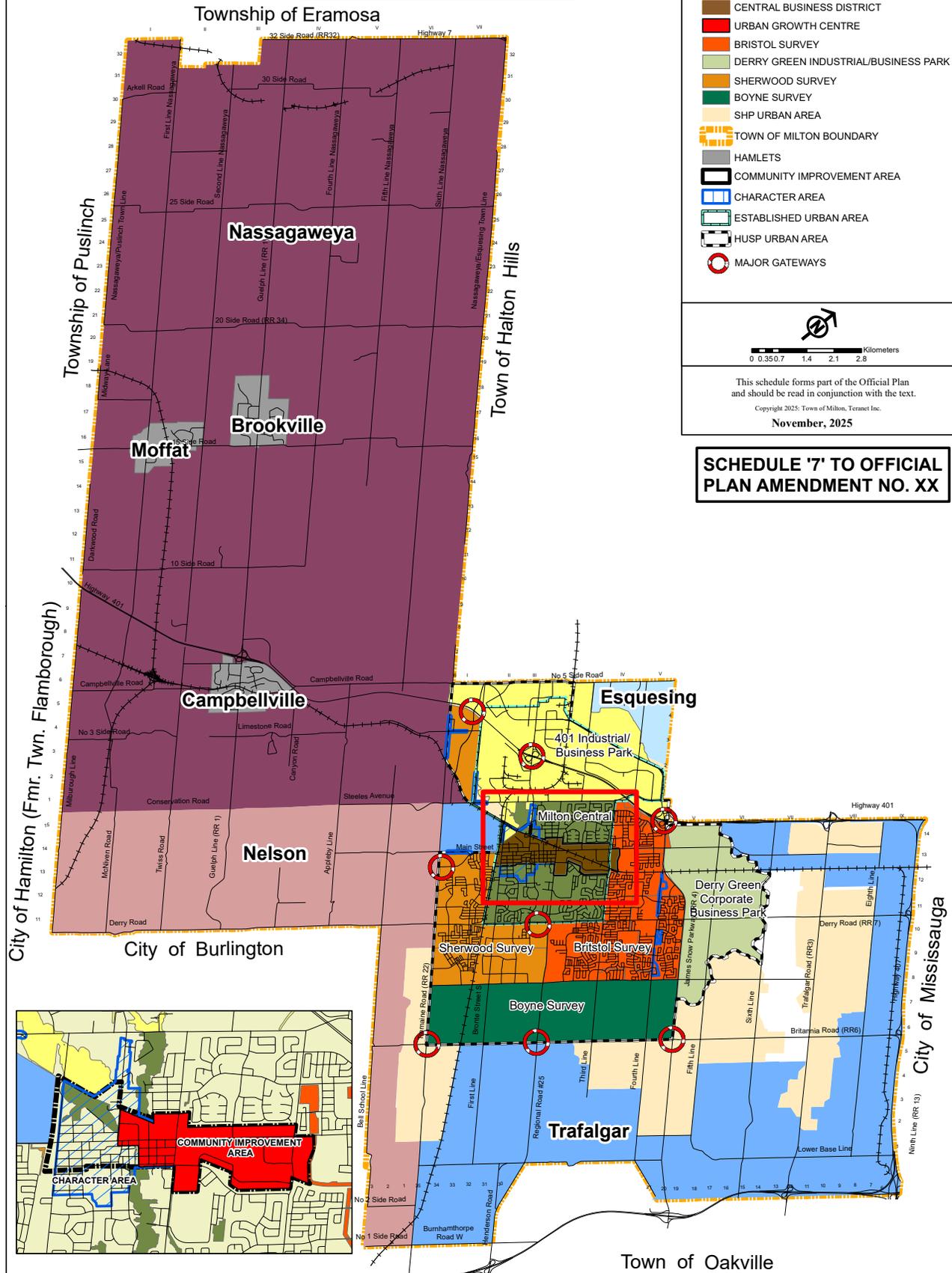
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Kilometers

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November, 2025

**SCHEDULE '7' TO OFFICIAL
PLAN AMENDMENT NO. XX**

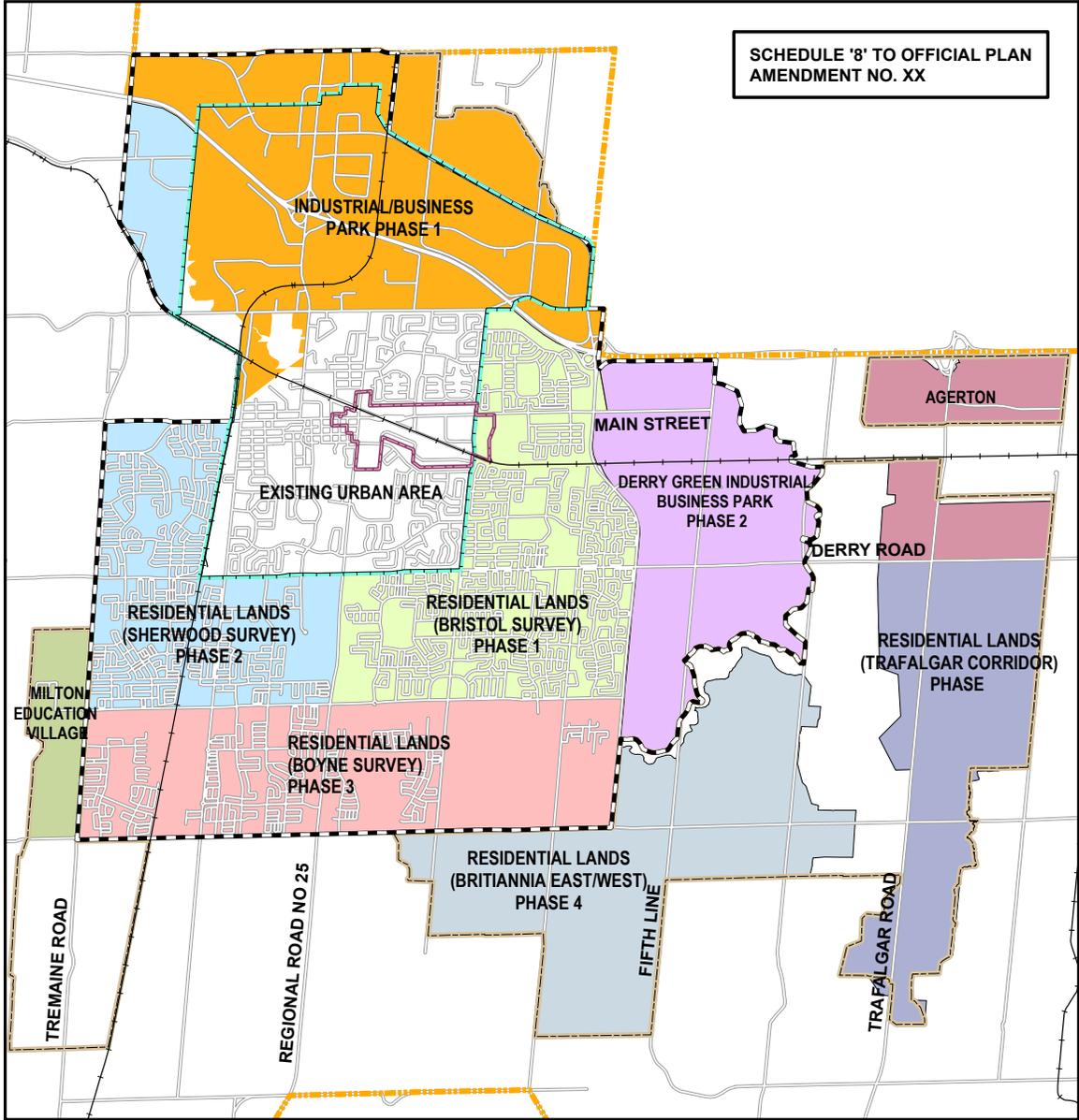


Town of Oakville

SCHEDULE '8' TO OFFICIAL PLAN
AMENDMENT NO. XX

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 1
- NON-RESIDENTIAL PHASE II
- RESIDENTIAL PHASE I
- RESIDENTIAL PHASE II
- RESIDENTIAL PHASE III
- AGERTON
- BRITANNIA EAST/WEST
- MILTON EDUCATION VILLAGE
- TRAFALGAR CORRIDOR
- TOWN OF MILTON BOUNDARY
- RAILWAY



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**SCHEDULE '9' TO OFFICIAL
PLAN AMENDMENT NO. XX**

**TOWN OF MILTON
OFFICIAL PLAN**

Schedule 11

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to section 4.11)

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

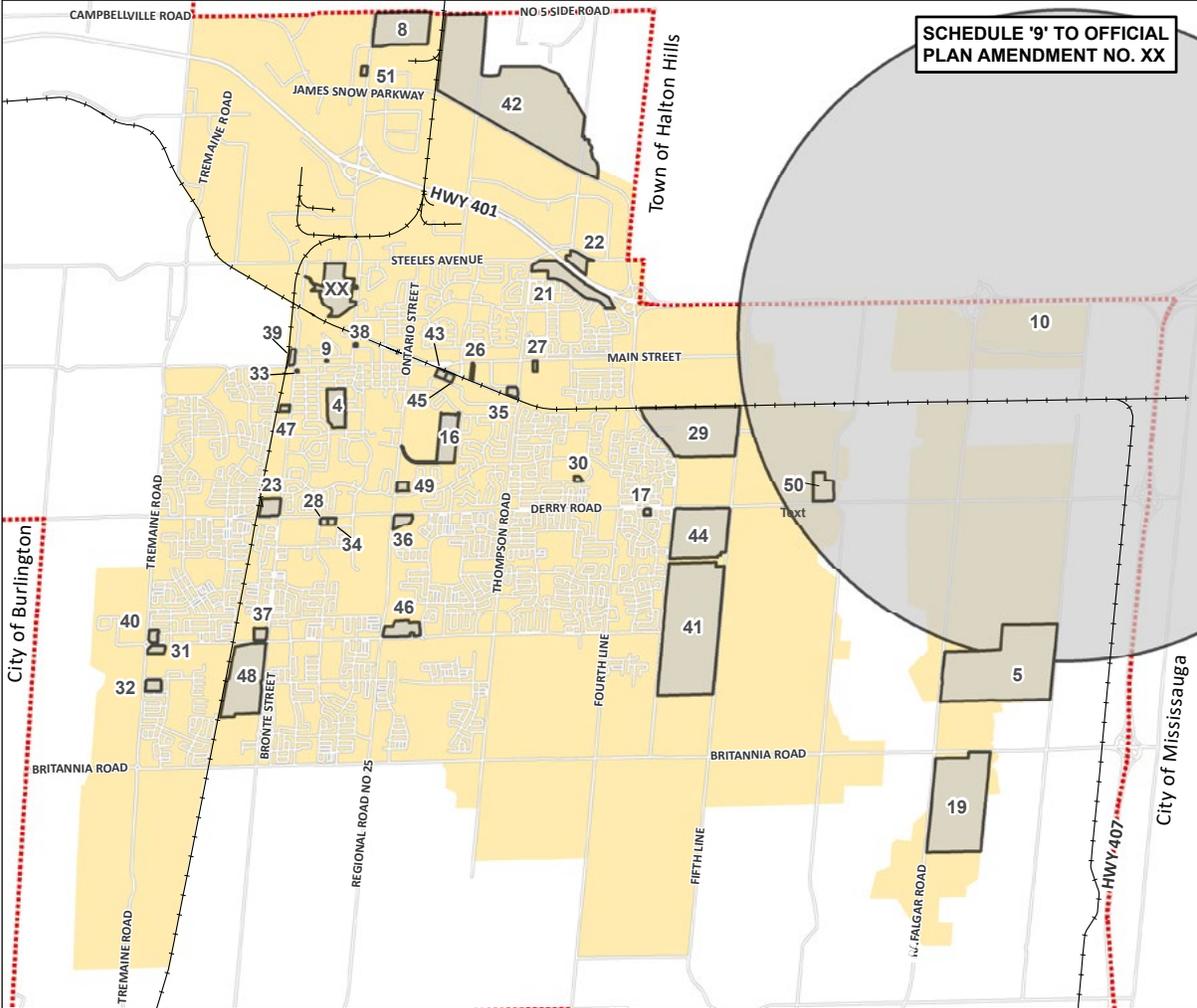


0 0.75 1.5 3 Km

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Township of Eramosa

**SCHEDULE '10' TO OFFICIAL
PLAN AMENDMENT NO. XX**

**TOWN OF MILTON
OFFICIAL PLAN**

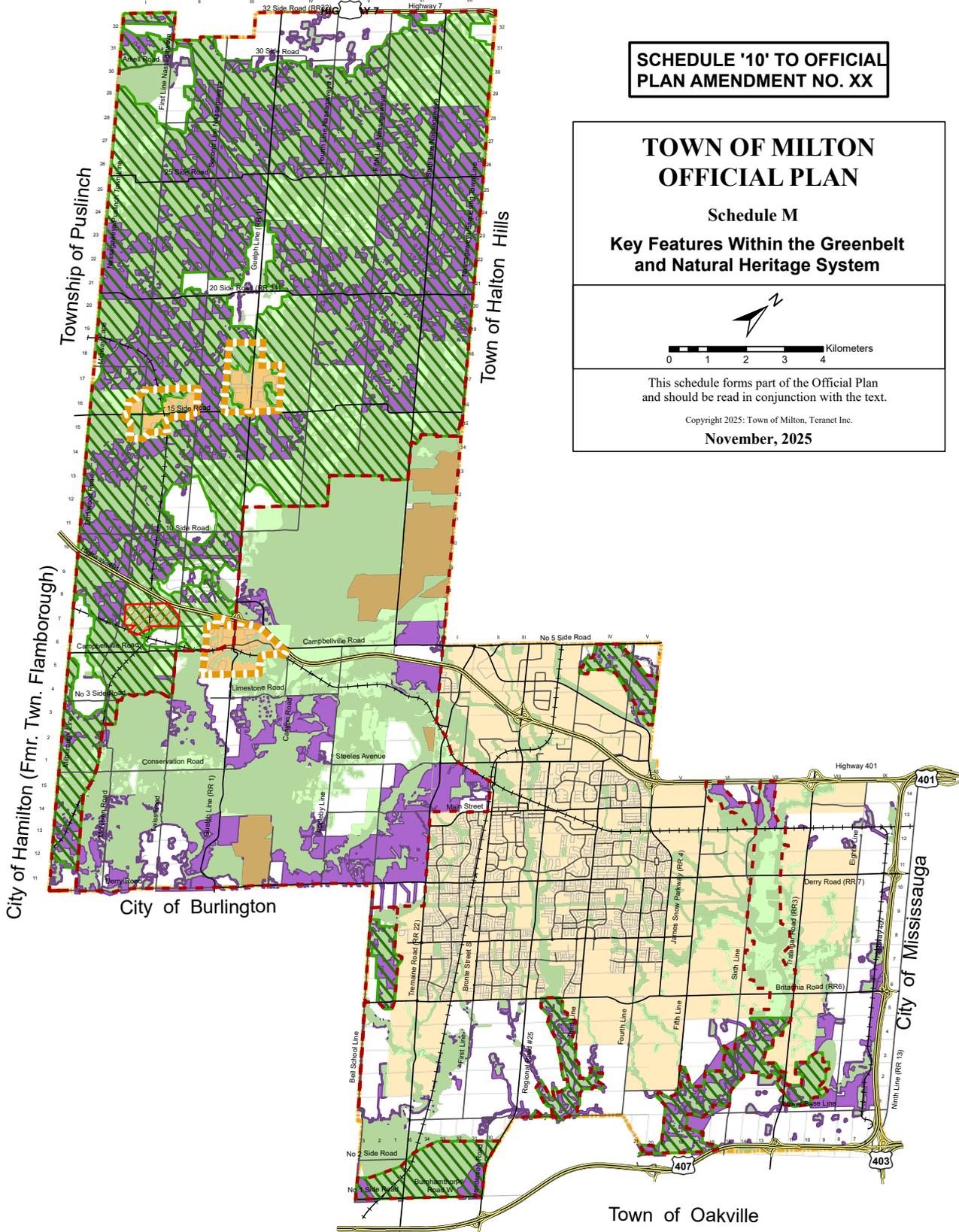
**Schedule M
Key Features Within the Greenbelt
and Natural Heritage System**



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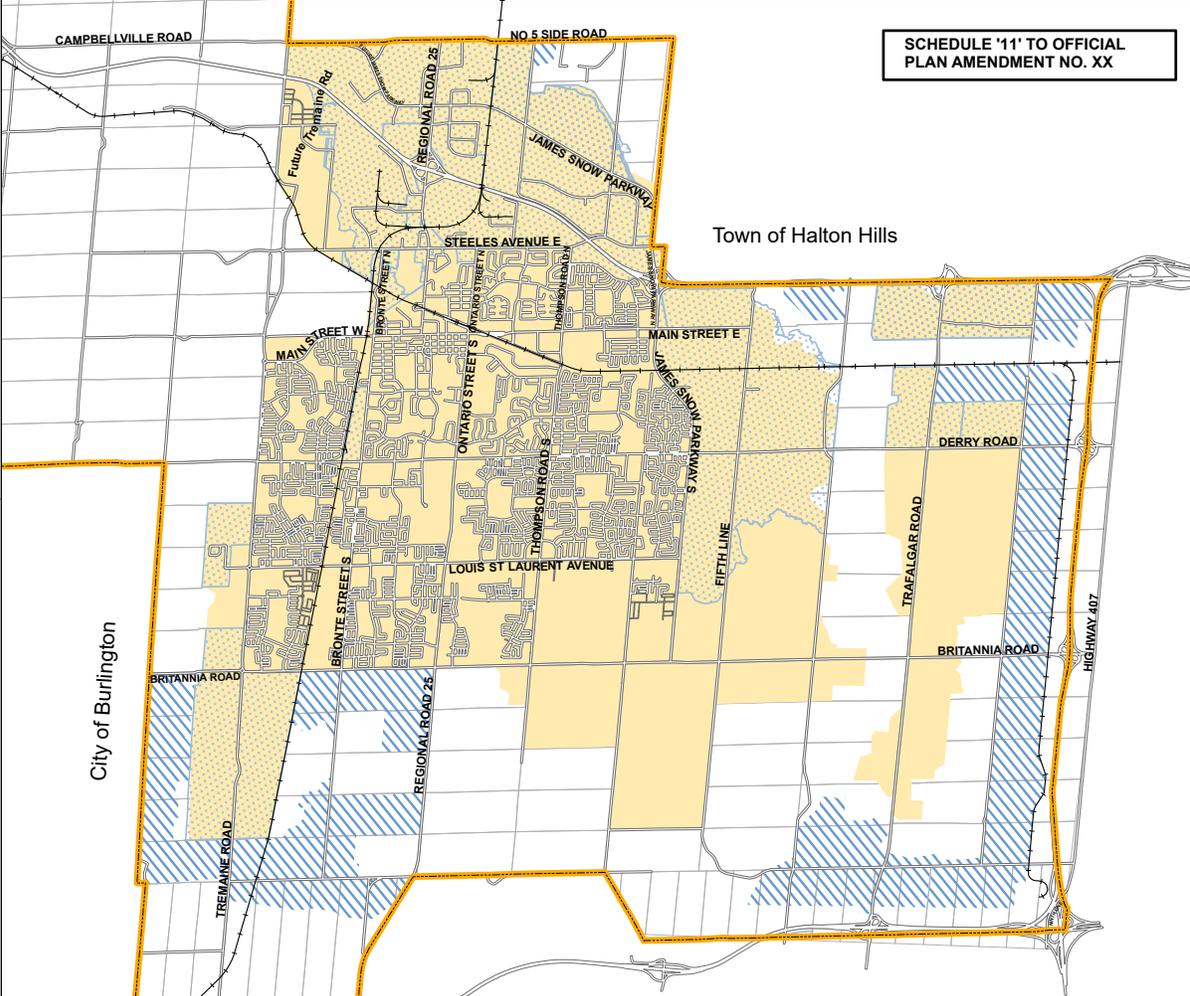


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|---|--|---|--------------------------------------|---|----------------------------------|
|  | NHS KEY FEATURES |  | Area Under Appeal: Subject to OPA 31 |  | MINERAL RESOURCE EXTRACTION AREA |
|  | ENHANCEMENT AREAS, LINKAGES, AND BUFFERS |  | MUNICIPAL BOUNDARY |  | LOTS AND CONCESSIONS |
|  | GREENBELT PLAN PROTECTED COUNTRYSIDE |  | GREENBELT NATURAL HERITAGE SYSTEM |  | HAMLETS |
|  | AGRICULTURAL AREAS IN NHS ENHANCEMENTS/ LINKAGES/BUFFERS | | | | |

SCHEDULE '11' TO OFFICIAL PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule N
Future Strategic Employment Areas



- URBAN AREA
- EMPLOYMENT AREA
- FUTURE STRATEGIC EMPLOYMENT AREAS (OVERLAY)*
- LOTS AND CONCESSIONS
- RAIL
- MILTON 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



This schedule forms part of the Official Plan and should be read in conjunction with the text.

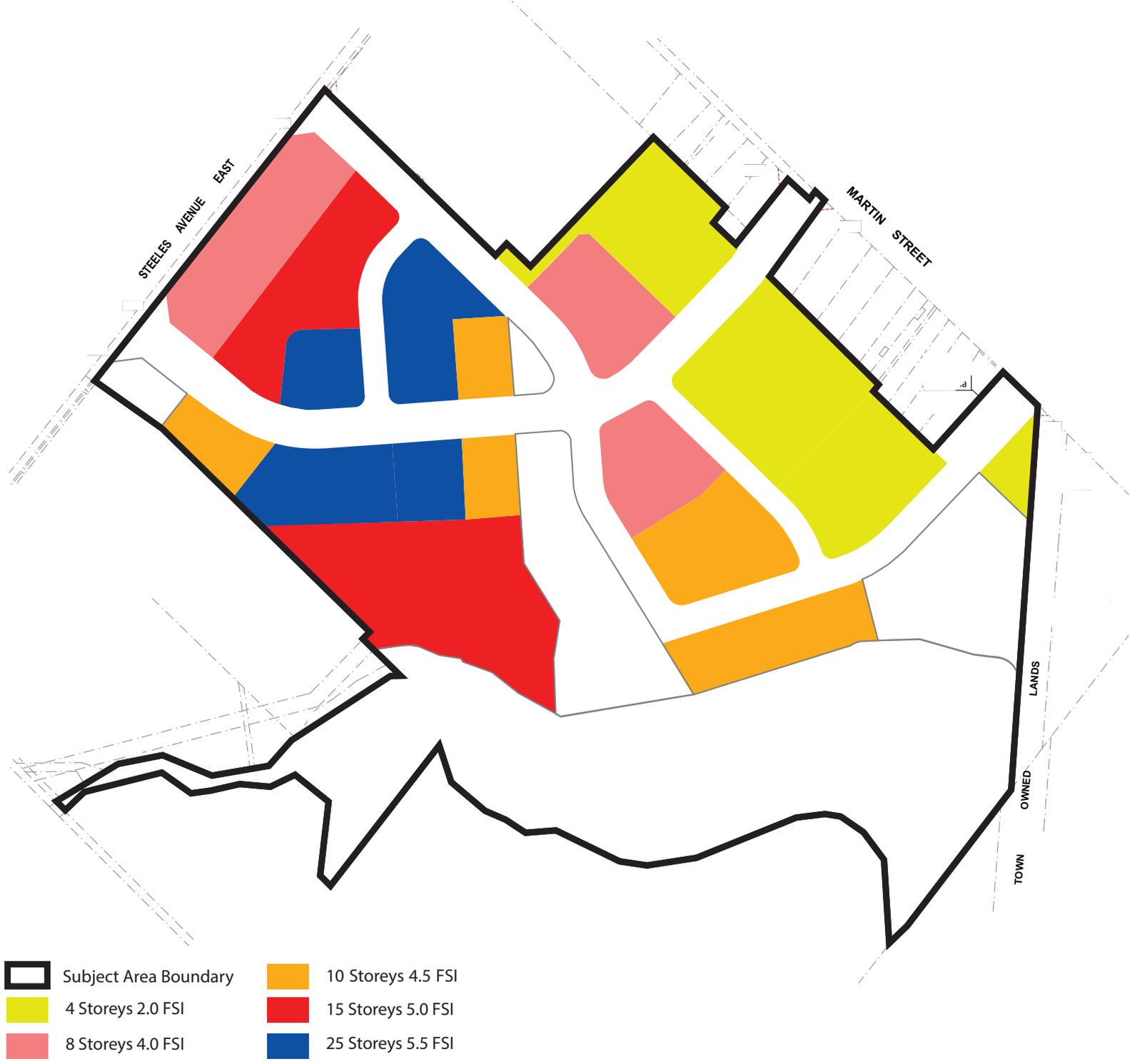
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Figure 1: Land Use and Active Frontage



Figure 2: Height Limits and Block Level Densities



- Subject Area Boundary
- 4 Storeys 2.0 FSI
- 8 Storeys 4.0 FSI
- 10 Storeys 4.5 FSI
- 15 Storeys 5.0 FSI
- 25 Storeys 5.5 FSI

Figure 3: Phasing Plan

