

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

215 Pan Am Boulevard, 6270 Tremaine Road, & 6400 Tremaine Road
Part of Lots 7, 8 and 9, Concession 7
Town of Milton (Town File: XXXX)

Draft Prepared By:
Korsiak Urban Planning
September 2025

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

Milton Education Village

(Town of Milton)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit the development of a mixed-use residential, commercial, and institutional community on lands legally described as Part of Lots 7, 8, and 9, Concession 7, New Survey, Town of Milton.

LOCATION OF THE AMENDMENT

The Secondary Plan area is located on the west side of Tremaine Road, south of the North Niagara Escarpment Plan Area, east of the Greenbelt Plan Area, and north of Britannia Road.

The subject property has an area of approximately 112.5 hectares. The lands are legally described as Parts of Lots 7, 8, and 9, Concession 7, Town of Milton, Region of Halton.

BASIS OF THE AMENDMENT

The proposed amendment supports the vision for the Milton Education Village (MEV), which aims to create a vibrant, sustainable, and walkable community.

The amendment strives to increase flexibility in an evolving market and allow for a wider range of commercial, employment, and residential uses. This design promotes a harmonious integration of different housing forms within the community, providing diverse options that cater to varying family sizes and needs.

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 Text Change (additions in **bold**, deletions in ~~striketrough~~)

- a) Revising the following text in Section C.12.8.2.3:

*To achieve these targets, the Innovation District shall include a significant amount of office or other employment space. Employment **and commercial** uses shall occupy a minimum of 15% of the planned total gross floor area proposed in ~~each development block~~—the Innovation District. Development applications will demonstrate how the proposal contributes to the achievement of the jobs target.*

- b) Revising the following text in Section C.12.8.2.5:

*Low density commercial or employment uses, including generally any buildings of less than two storeys, shall not be permitted in the Innovation District. Single storey commercial uses may only be permitted **on an interim basis in conjunction with an intensification concept, or where:***

- c) Revising the following text in Section C.12.8.9.1:

*In the High Density Residential designation uses consisting of apartment buildings, **townhouse dwellings, back-to-back townhouse dwellings, stacked dwellings, and multiplexes** shall be permitted. ~~In accordance with policies C.12.9.4, stacked and back-to-back townhouses and multiplexes may also be included as a secondary part of such development including as part of the podium of apartment buildings.~~ In addition, small scale retail, service commercial or office uses, together with ancillary residential amenities shall be encouraged at the base of apartment buildings*

- d) Revising the following text in Section C.12.8.9.2:

*In the Medium Density Residential II designation uses consisting of mid-rise multiple attached residential units such as **townhouses, back-to-back townhouses**, stacked townhouses, multiplexes, and mid-rise apartments shall be permitted. ~~In addition, other forms of T townhouses and including back-to-back and street townhouses shall be permitted, but shall be limited to a maximum of 50% 20% of the units within a development blocks adjacent to the Greenbelt and Tremaine Road.~~*

e) Revising the following text in Section C.12.8.9.4:

Residential densities are to be achieved at a Secondary Plan-wide level and calculated on a net residential hectare basis. For the purpose of calculating net residential density, net hectare area shall exclude private roads.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XX.2025

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS LEGALLY IDENTIFIED AS PART OF LOT 9, CONCESSION, TOWN OF MILTON, IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA XX/25)

The Council of the corporation of the Town of Milton, in accordance with the provisions of Section 17 and 21 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 is hereby adopted.
2. 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.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of *****, 2025

Gordon A. Krantz Mayor

Troy McHarg Town Clerk