

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

**Part of Lot 10, Concession 6 NS (Trafalgar)**  
**Fifth Line & Derry Road (north of Union Gas Corridor)**  
**Town of Milton**  
**(Town File: LOPA-XX/25)**

DRAFT

**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**

DRAFT

**PART I: 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  
  
Fifth Line & Derry Road and 6605 Sixth Line  
Part of Lots 9 & 10, Concession 6 New Survey (Trafalgar)  
(Town of Milton)  
(LOPA XX/25)

**PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to remove the “Employment Area” overlay, and add Specific Policy Areas “XX” to permit additional uses within the “Natural Heritage Oriented Area” overlay for the lands with municipal address of 6605 Sixth Line, legally described as Part of Lot 10, Concession 6 NS (Trafalgar).

**LOCATION OF THE AMENDMENT**

The subject lands are located on the south side of Derry Road, on the east side of Fifth Line and west of Sixth Line. The lands are legally described as Part of Lot 10, Concession 6, NS (Trafalgar), Town of Milton.

**BASIS OF THE AMENDMENT**

The proposal would amend the subject lands to remove the “Employment Area” overlay and provide additional permitted uses for lands designated “Business Park Area” with a “Natural Heritage Oriented Area” overlay through a Specific Policy Area ‘XX’.

- a) The subject application proposes the development of land that is consistent with the Degree Green Corporate Business Park (DGCBP) Secondary Plan. The new provincial policies in PPS 2024 removed office and commercial uses from Employment Areas. As such, this proposal would remove the subject lands from the “Employment Area” overlay to continue the permitted uses in the “Business Park Area” of the DGCBP.
- b) To permit additional uses to lands with the “Business Park Area” with a “Natural Heritage Oriented Area” overlay, Special Policy Area “XX” is added to encourage the development of certain uses and to permit additional uses such as training and commercial educational facilities; and stand-alone restaurants and service commercial uses.

## **PART II: THE AMENDMENT**

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. to the Town of Milton Official Plan.

### **DETAILS OF THE AMENDMENT**

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

#### **1.0 Map Change**

1.1 Amending Appendix I. Location Map 1 to Official Plan Amendment No. 86 “Lands to be removed from Employment Area Overlay” by including the lands known municipally as 6605 Sixth Line, known legally as Part of Lot 10, Concession 6 NS (Trafalgar);

1.2 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Areas No. ‘XX’ to the lands known legally as Part of Lot 10, Concession 6 NS (Trafalgar);

#### **2.0 Text Change**

2.1 Adding the following text to Section 4.11.3 “Specific Policy Area”:

4.11.3.XX The land identified as Specific Policy Area No. XX on Schedule I1 of this Plan, legally described as Part of Lot 10, Concession 6 NS (Trafalgar) designated as “Business Park Area” with a “Natural Heritage Oriented Area” overlay. Permitted uses in the “Natural Heritage Oriented Area” overlay shall also include: training and commercial educational facilities; and stand-alone restaurants and service commercial uses.

## 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 AT 6605 SIXTH LINE, LEGALLY DESCRIBED AS PART OF LOT 10, CONCESSION 6, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, 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, to amend Appendix I. Location Map 1 to Official Plan Amendment No. 86 "Lands to be removed from Employment Area Overlay" by including the lands known municipally as 6605 Sixth Line, known legally as Part of Lot 10, Concession 6 NS (Trafalgar), consisting of the attached map and explanatory text, is hereby adopted.
2. Amendment No. XX to the Official Plan of the Town of Milton, to amend Schedules I1 of the Town of Milton Official Plan to include Special Policy Areas XX and XY, at the lands at 6605 Sixth Line, legally described as Part of Lot 10, Concession 6, Former Geographic Survey of Trafalgar, Town of Milton, consisting of the attached map and explanatory text, is hereby adopted.
3. 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.
4. 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 Number XX to the Official Plan of the Town of Milton.

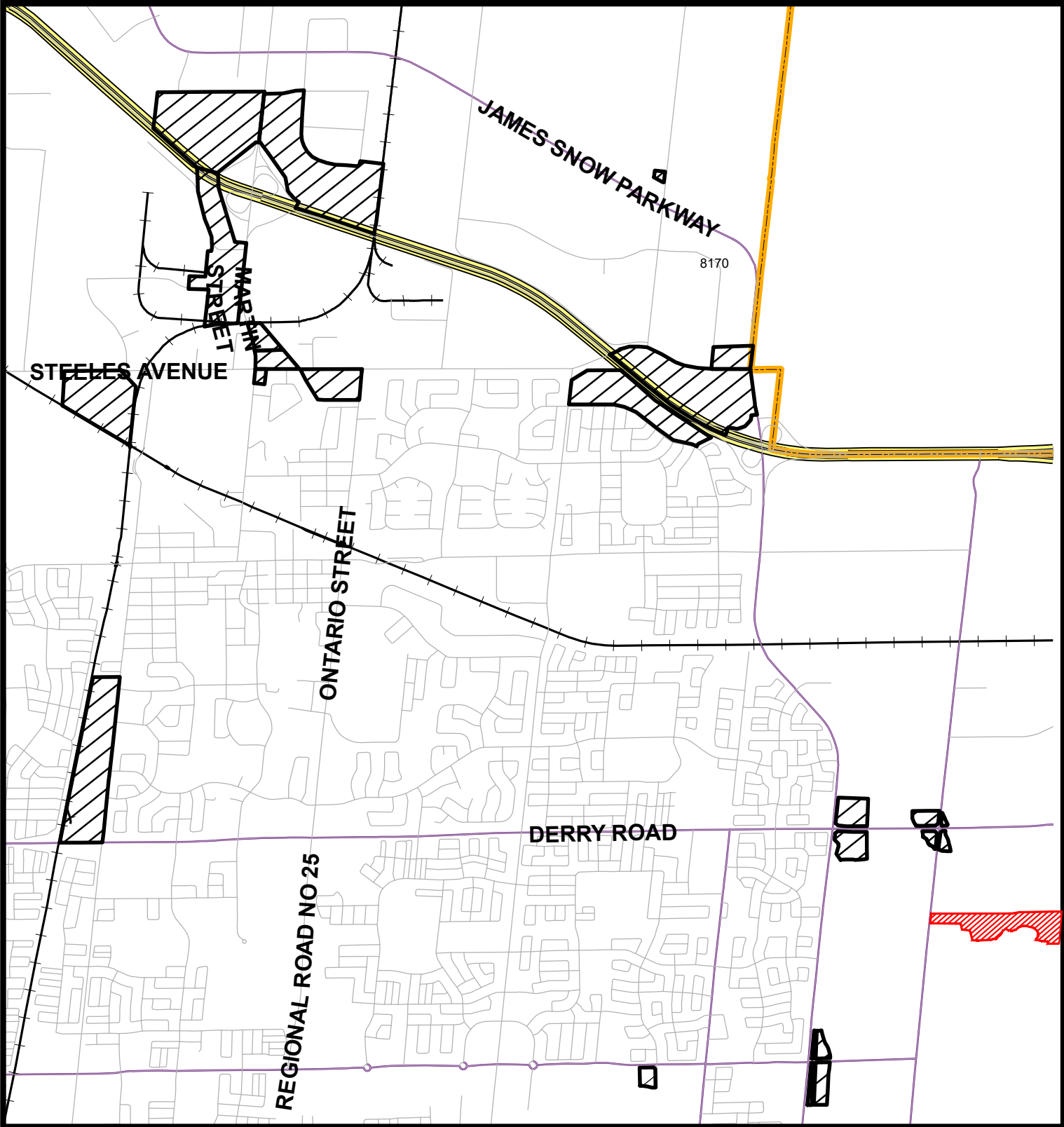
**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this \*\* day of  
\*\*\*\*\*, 2025**

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

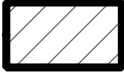

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**Troy McHarg** Town Clerk




APPENDIX 1. LOCATION MAP 1  
Lands to be removed from  
Employment Area Overlay



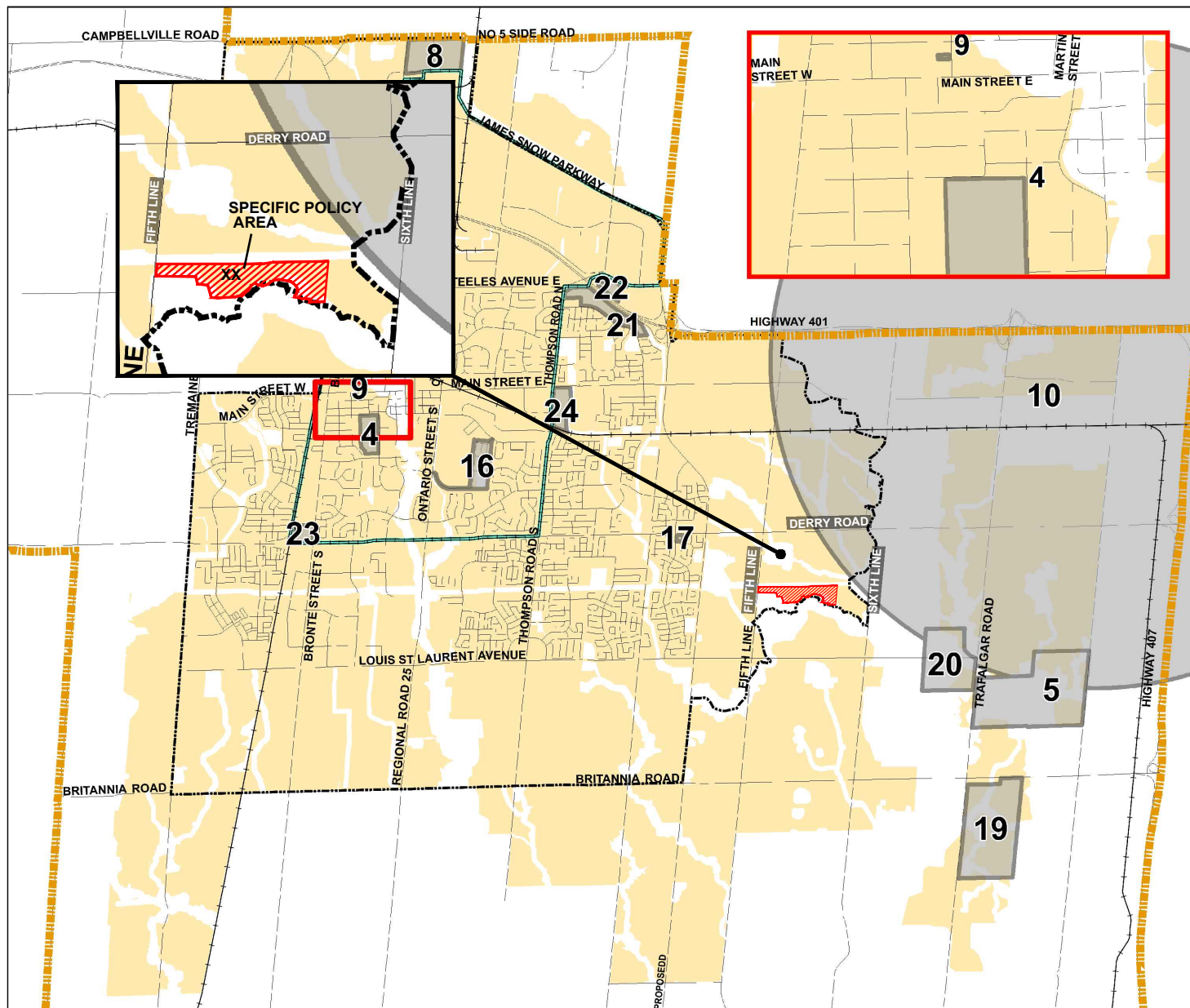
Council Meeting Date: March 17, 2025	Scale: 1: 3,333	OPA 86	Development Services Department
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Office Employment Area, Prestige Office Area,  
Office Commercial Area, Major Commercial  
Centre



Business Park Area (Natural  
Heritage Oriented Area)









## SCHEDULE B: SPECIAL POLICY AREAS TO BE ADDED

### TOWN OF MILTON OFFICIAL PLAN

#### Schedule I1

#### Urban Area Specific Policy Areas (Refer to section 4.11)

-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  SPECIFIC POLICY AREA & NUMBER
-  SPECIFIC POLICY AREA & NUMBER XX FOR NATURAL HERITAGE SYSTEM AREA OVERLAY



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

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

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June 2010