

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XXX.2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PARTS OF LOT 9 & 10, CONCESSION 6, NEW SURVEY, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MUNICIPALLY KNOWN AS 6605 FIFTH LINE (THE REMINGTON GROUP) – TOWN FILE Z-XX/25

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing 'Future Development' (FD) and 'Natural Heritage System' (NHS) Zone symbols to 'Employment Office - Site Specific' (C8-XX), 'Employment Office - Site Specific' (C8-XY), 'Open Space-2' (OS-2) and 'Natural Heritage System' (NHS) Zone symbols shown on Schedule 'A' attached hereto.
2. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.AAA as follows:

Employment Office - Site Specific (C8*XX) Zone

i) Special Site Provisions:

a) Permitted Uses shall include:

- i. Artist Studio;
- ii. Commercial School;
- iii. Convenience Store;
- iv. Day Care Centre;
- v. Dog Daycare;
- vi. Fitness Centre;
- vii. Food Store;
- viii. Industrial use;
- ix. Medical Clinic;
- x. Office building;
- xi. Office use;
- xii. Personal service shop;
- xiii. Research & Technology use;
- xiv. Restaurant;
- xv. Restaurant, Take Out
- xvi. Retail Store;
- xvii. School, Adult Education;
- xviii. Warehouse/Distribution Centre; and
- xix. Accessory Office.

- b) Notwithstanding the non-residential parking requirements as set out in Section 5.8.2 (ii), Table 5G to the contrary, 1 space per 30 m² for first 1,000 m² GFA, and 1 space per 100 m² for GFA between 1,001 m² and 5,000 m², and 1 space per 200 m² for GFA greater than 5,000 m² for all proposed Employment Office uses, based on GFA less than 10%; and

- c) Notwithstanding the non-residential parking requirements as set out in Section 5.8.2 (ii), Table 5G to the contrary, 1 space per 100 m² for first 5,000 m² GFA and 1 space per 200 m² for GFA greater than 5,000 m², for Industrial and Warehouse / Distribution Centre uses including accessory office space.
3. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.AAA as follows:

Employment Office - Site Specific (C8*XY) Zone

ii) Special Site Provisions:

- a) Permitted Uses shall include:
 - i. Artist Studio;
 - ii. Banquet Facility;
 - iii. Commercial School;
 - iv. Convenience Store;
 - v. Convention Centre;
 - vi. Day Care Centre;
 - vii. Dog Daycare;
 - viii. Fitness Centre;
 - ix. Food Store;
 - x. Hotel;
 - xi. Industrial use;
 - xii. Medical Clinic;
 - xiii. Office building;
 - xiv. Office use;
 - xv. Personal service shop;
 - xvi. Place of assembly;
 - xvii. Place of worship;
 - xviii. Recreation and Athletic Facility;
 - xix. Research & Technology use;
 - xx. Restaurant;
 - xxi. Restaurant, Take Out
 - xxii. Retail Store;
 - xxiii. School, Adult Education;
 - xxiv. Tourist Establishment;
 - xxv. Warehouse/Distribution Centre;
 - xxvi. Wellness Centre and/or Spa; and
 - xxvii. Accessory Office.
 - b) Notwithstanding the non-residential parking requirements as set out in Section 5.8.2 (ii), Table 5G to the contrary, 1 space per 30 m² for first 1,000 m² GFA, and 1 space per 100 m² for GFA between 1,001 m² and 5,000 m², and 1 space per 200 m² for GFA greater than 5,000 m² for all proposed Employment Office uses, based on GFA less than 10%; and
 - c) Notwithstanding the non-residential parking requirements as set out in Section 5.8.2 (ii), Table 5G to the contrary, 1 space per 100 m² for first 5,000 m² GFA and 1 space per 200 m² for GFA greater than 5,000 m², for Industrial and Warehouse / Distribution Centre uses including accessory office space.
4. **THAT** 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 Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of the passing. If the Local Planning Appeal 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 *****, 2025

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

TO BY-LAW No. ***-2023

TOWN OF MILTON

Z- _____

March xx, 2025

FD

C8-xy

OS2

OS

C8-xy

NHS

C8-xx

NHS

- SOUTH PROPERTY