

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)

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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**

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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, to add Specific Policy Areas “XX” and “XY” to permit additional uses by adding a “Prestige Office Area” overlay, to permit parking between a building and a public road within the “Street Oriented Area” overlay, and to redesignate lands from “Community Park” to “Business Park Area”, with additional uses for a Wellness Centre and Spa for the lands without municipal address at Fifth Line & Derry Road, 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, redesignate the Land Uses within Derry Green Corporate Business Park (DGCBP) Secondary Plan, from “Community Park” to “Business Park”, and add a “Prestige Office Area” overlay with Specific Policy Areas for additional permitted uses, and to permit parking between a building and public road for lands with a “Street Oriented Area” overlay.

- 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 with additional uses.
- b) The objectives of Special Policy Area XX is to add a “Prestige Office Area” overlay to the “Business Park Area” that will permit additional uses that include: offices; research and development uses excluding uses which produce biomedical waste; training and commercial educational facilities; limited service commercial uses, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses; a wellness centre and/or spa, and a tourist establishment
- c) The specific policy will permit surface parking for automobiles between the buildings and the south side of Derry Road. Limited parking is necessary to maximize the effectiveness and the efficiency of the buildings and layout on the subject lands. The façade, height and length of the proposed buildings will maintain the urban design principles of the Official Plan and Secondary Plan by maintaining a significant building presence adjacent to the street thereby creating a strong and attractive street edge.

- d) The redesignation of the subject lands from “Community Park” to “Business Park Area” with a “Prestige Office Area” overlay recognizes lands where a mix of employment uses is appropriate because of specific locational considerations. The intent of the designation is to permit a wide range of office and employment uses under the Business Park designation and/or provide additional service commercial needs and employment to residents in adjacent neighbourhoods in the Town.
- e) The objectives of Special Policy Area XX and XY is to: encourage the development of certain commercial and light industrial uses; to foster a more pedestrian-oriented environment; and to permit uses such as office uses in free-standing buildings, hotel, conference, convention and banquet facilities; training and commercial educational facilities; limited service commercial uses, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses; a wellness centre and/or spa, and a tourist establishment

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 Schedule B of Schedule '2' to Official Plan Amendment No. 86 "Urban Area - Land Use Plan" by to the lands 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 and No. XY to the lands known legally as Part of Lot 10, Concession 6 NS (Trafalgar);
- 1.3 Amending Schedule C-9-B – "Land Use Plan" by redesignating Business Park Area with "Street Oriented Area Commercial Area - Office Employment Area with 'Specific Policy Area No. XX' to the lands known legally as Part of Lot 10, Concession 6 NS (Trafalgar); and
- 1.4 Amending Schedule C-9-B – "Land Use Plan" by redesignating Community Park Area to Business Park Area – Prestige Office Area with 'Specific Policy Area No. XY' 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 "Specific Policy Area":

4.11.3.XX The land identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands without municipal address at Fifth Line & Derry Road, legally described as Part of Lot 10, Concession 6 NS (Trafalgar) are permitted to allow surface parking between the building and the street within the Derry Green Corporate Business Park Secondary Plan overlay for a Street Oriented Site on the south side of Derry Road between Fifth and Sixth Line.

4.11.4.XX The land identified as Specific Policy Area No. XX on Schedule B of this Plan, legally described as Part of Lot 10, Concession 6 NS (Trafalgar) to be designated as Employment Office Areas. Permitted uses in the Office Employment Area designation include: Office uses in free-standing buildings; Hotels, conference, convention and banquet facilities; Training and commercial educational facilities; and Limited service commercial uses, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses.

4.11.5.XX The land identified as Specific Policy Area No. XY on Schedule I1 of this Plan, legally described as Part of Lot 10, Concession 6 NS (Trafalgar) to be designated as Employment Office Areas. Permitted uses in the Office Employment Area designation include: Office uses in free-standing buildings; Hotels, conference, convention and banquet facilities; Training and commercial educational facilities; Limited service commercial uses, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses; Wellness Centre and/or Spa, and a Tourist Establishment.

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 WITHOUT MUNICIPAL ADDRESS AT FIFTH LINE & DERRY ROAD, 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/22)

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 Schedules I1 of the Town of Milton Official Plan to provide for permission to allow parking between Derry Road and the buildings within the Street Oriented Area overlay, at the lands without municipal address at Fifth Line & Derry Road, legally described as Part of Lot 10, Concession 6, Former Geographic Survey of Trafalgar, Town of Milton, consisting of the attached maps 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 without municipal address at Fifth Line & Derry Road, legally described as Part of Lot 10, Concession 6, Former Geographic Survey of Trafalgar, Town of Milton, consisting of the attached maps 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**

Mayor

Gordon A. Krantz

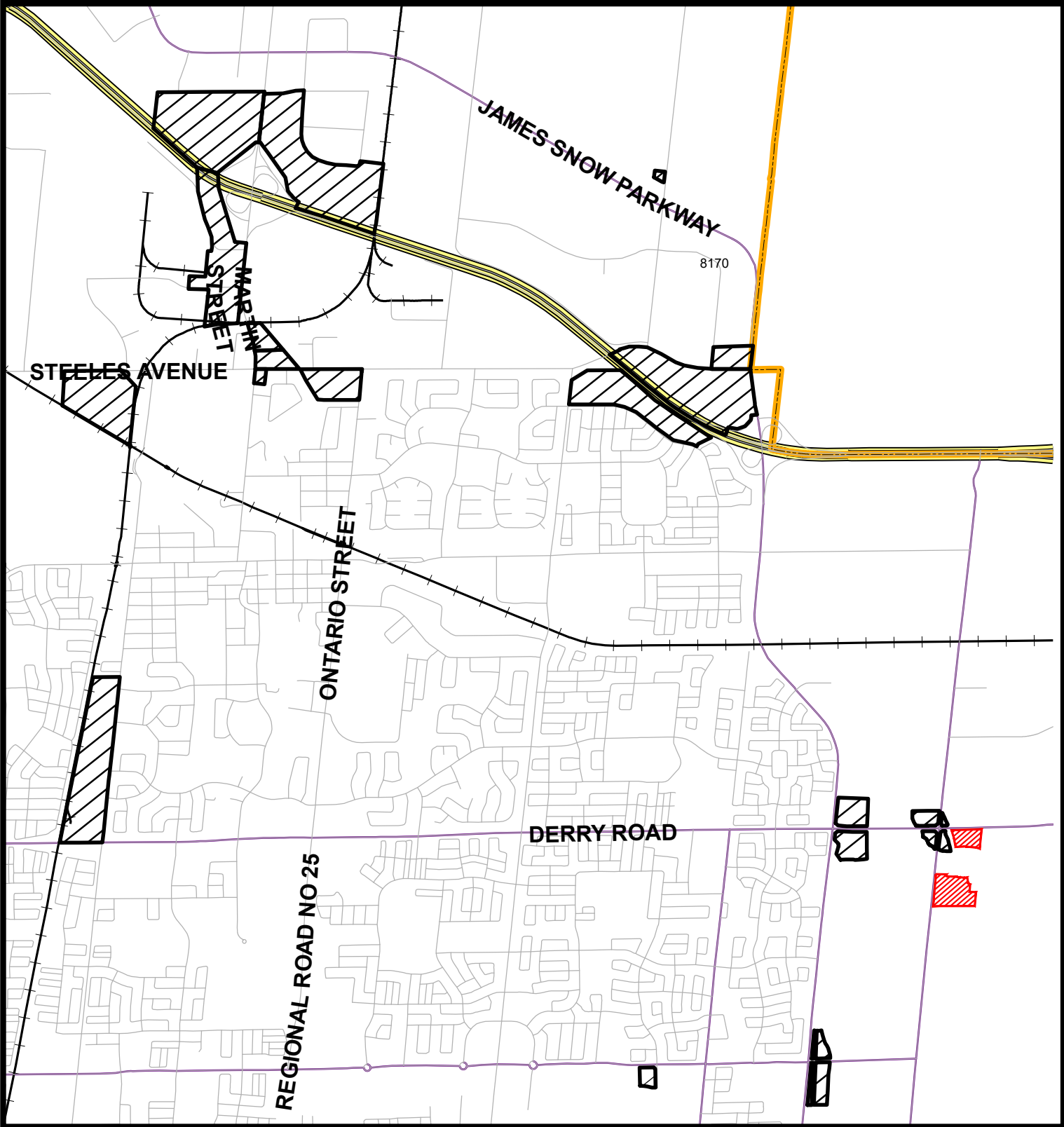
Town Clerk

Troy McHarg

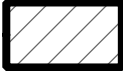

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APPENDIX 1. LOCATION MAP 1
Lands to be removed from
Employment Area Overlay



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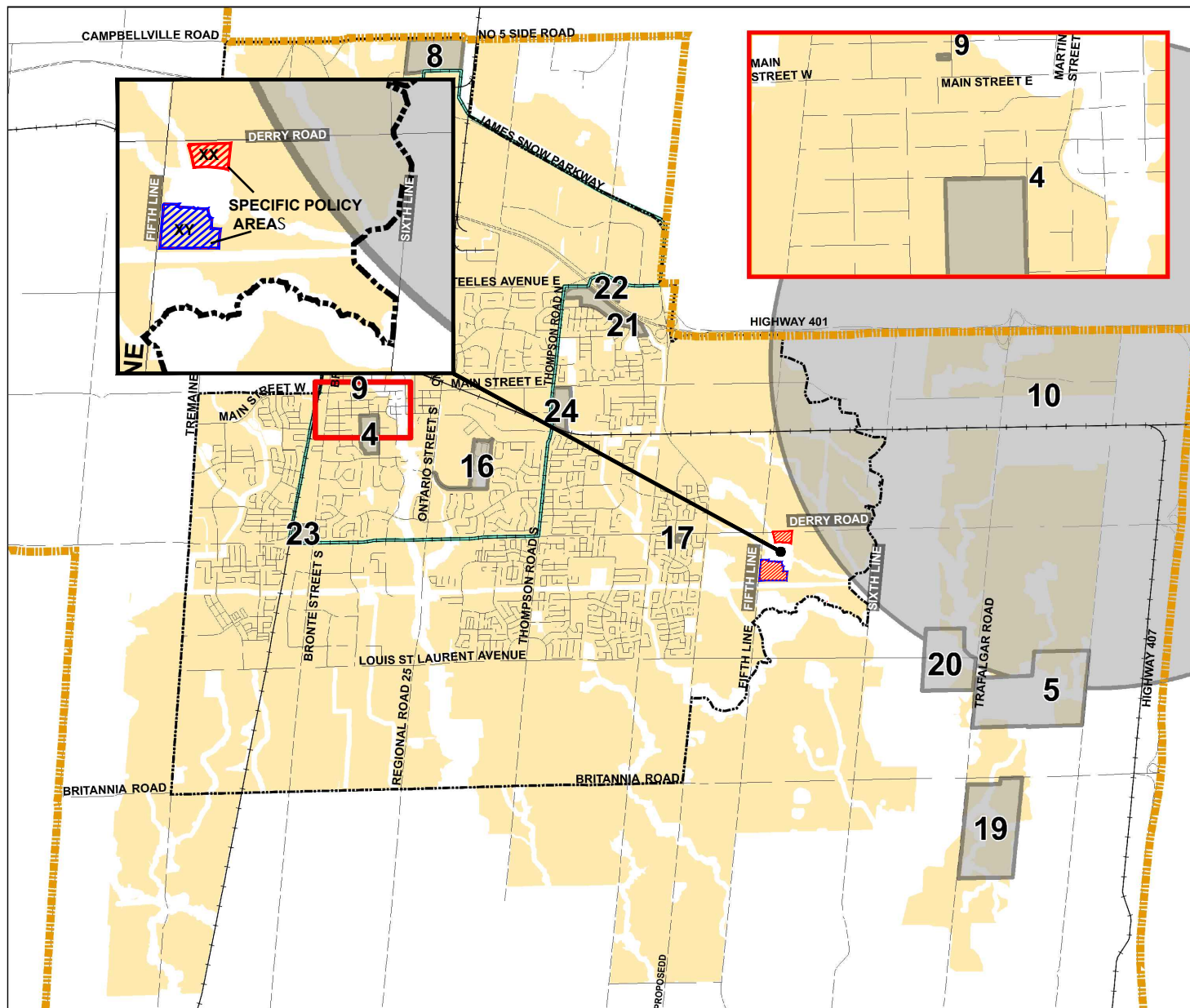
Office Employment Area, Prestige Office Area,
Office Commercial Area, Major Commercial
Centre



Business Park Area
(Prestige Office Area)

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







SCHEDULE B: SPECIAL POLICY AREAS TO BE ADDED

TOWN OF MILTON OFFICIAL PLAN

Schedule II

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 PRESTIGE OFFICE AREA
-  SPECIFIC POLICY AREA & NUMBER XY FOR A BUSINESS PARK LAND USE WITH PRESTIGE OFFICE 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