

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 KNOWN MUNICIPALLY AS 3037 and 6901 - 6951 DERRY ROAD WEST

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2024, as amended;

AND WHEREAS the Council of the Corporation of the Town of Milton hereby enacts as follows:

- 1.0 THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Office Employment – Special Provision 122 (EMP-2*122) Zone symbol to Office Employment – Special Provision 122 (C8*122) Zone on the lands shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by amending Section 13.1.1.122 to read as follows:

13.1.1.122	144-2003 23-2009 OMB Order (Apr 9/08), Amended XXX	C8	*122
6901-6951 Derry Rd W Part of Lot 11, Conc 1 (Trafalgar) First Capital Realty Corp			
i) Permitted Uses a) <i>Commercial School – Skill;</i> b) <i>Commercial School – trade/profession;</i> c) <i>Day Care Centre;</i> d) <i>Dry Cleaning Depot</i> e) <i>Fitness Centre;</i> f) <i>Food Store;</i> g) <i>Bank</i> subject to the provisions of subsection 13.1.1.122 (iii)(e); h) <i>Industrial Use</i> subject to Section 8.1; i) <i>Office Building;</i>			

- j) *Office Use*;
- k) *Place of Assembly*;
- l) *Place of Entertainment*;
- m) *Place of Worship*;
- n) *Recreation and Athletic Facility*;
- o) *Research and Technology Use*;
- p) *Restaurant*;
- q) *U-Brew Establishment*;
- r) *Veterinary Clinic – Small Animal*;
- s) the following local commercial uses shall be permitted in standalone or mixed use / multi-use buildings:
 - A. *Artist's Studio*
 - B. *Convenience Store*, not exceeding 903m² of gross floor area;
 - C. *Drive-through Service Facility* subject to the provisions of subsection 13.1.1.122(iii)(f);
 - D. *Personal Service Shop*;
 - E. *Retail Store 1*;
 - F. *Retail Store 2*;
 - G. *Retail Store 3*;
- t) *Drug Store* not exceeding 1860m²;
- u) *Medical Clinic* not including accessory dispensary facilities;

ii) Zone Standards

- a) Maximum yard abutting Bronte Street: 7.7m
- b) Minimum yard abutting Bronte Street: 2.5m
- c) Maximum yard abutting Derry Road West: 6m
- d) Minimum yard abutting Derry Road West: 2.85m
- e) Landscaped Buffer abutting Bronte Street: None
- f) Landscaped Buffer abutting Derry Road West: None
- g) Landscape Coverage: 9%

iii) Special Site Provisions

- a) For the purposes of this section, a Drug Store shall be defined as a *retail store* which dispenses prescription drugs and which also sells non-prescription medicine, health and beauty products, and household convenience items.
- b) Required parking shall be provided at a rate of 3.7 *parking space* for every 100m² of gross floor area;
- c) No off-street *loading spaces* shall be required for *Bank* or *restaurant uses*;
- d) *Banks* are a permitted use only on the *first storey* of a mixed use *building* containing second storey *office uses*, to a maximum total ground floor area for all *Bank* uses of 1115m²;
- e) A *drive-through service facility* is permitted only in association with a permitted *Bank* or *restaurant use*;

