

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 8995 BOSTON CHURCH ROAD AND LEGALLY DESCRIBED AS PART OF LOT 5 CONCESSION 4, ESQUESING AS IN 543284 S/T 53610, DESCRIPTION AMENDED BY J MENARD 11/09/1999, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BC5L INC.) - FILES: LOPA-04/26, Z-06/26 AND 24T-26001/M).

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 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 Schedule C.2.A and Schedule C.2.B of the Milton 401 Industrial/Business Park Secondary Plan to permit the modification of the limits of the existing Secondary Plan Boundary and Industrial Area in order to facilitate the proposed development consisting of an industrial area made up of three buildings serviced by an industrial lane and modified channel for the lands legally described as Part of Lot 5, Concession 4, Esquesing As In 543284 S/T 53610, Town of Milton, consisting of the attached map(s) and explanatory text, 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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
8995 Boston Church Road
Part of Lot 5, Concession 4 Esquesing
(File: LOPA 06/26)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the limits of the Secondary Plan Boundary and Industrial Area designation to include the subject lands within the Milton 401 Industrial/Business Park Secondary Plan. An Industrial Area designation will be established to guide future development in a comprehensive manner and update reference and mapping to reflect the employment use. Additionally, an amendment is proposed to remove a “watercourse” and its associated hazards from relevant references and mapping to incorporate the recommendations of the Comprehensive Environmental Servicing and Stormwater Study and confirmation from Conservation staff that a watercourse feature does not exist. A new channel along the property limits is proposed to convey stormwater flow from the south side of No. 5 Side Road to the southerly lot line.

LOCATION OF THE AMENDMENT

The subject lands are located on the south side of 5 Side Road and the east side of Boston Church Road and is approximately 12.03 hectares in size (29.72 acres). The subject lands are legally described as Part of Lot 5, Concession 4 Esquesing, Town of Milton. The subject lands are located adjacent to the Milton 401 Industrial/Business Park Secondary Plan Boundary.

BASIS OF THE AMENDMENT

On November 4, 2022, the Minister of Municipal Affairs and Housing approved, with modifications, Regional Official Plan Amendment No. 49 (ROPA 49) that, among other updates, had the effect of establishing the new Urban Area boundary in the Town of Milton. The Urban Area established through ROPA 49 is intended to accommodate population and employment growth to the year 2051. The subject lands were identified as Employment Area on Map 1C: Future Strategic Employment Areas.

Given that the subject lands were brought into the Town of Milton Urban Area through ROPA 49, the applicant for this Amendment engaged in discussions with Town staff through the We Make Milton Official Plan Review Process to consider the redesignation

of the subject lands as Employment Area. The subject lands were included in the Land Needs Assessment and employment growth forecast through the Official Plan Review process. Through a submission made by the applicant, the redesignation of the lands to Employment Area was considered logical, making efficient use of land planned to be municipally serviced and the proposed employment uses would contribute to achieving employment growth.

On December 19, 2025, the Province approved, with modifications, Official Plan Amendment No. 92 which comprised Part I of the Town of Milton new Official Plan. Part I implemented the Urban Area limits established through ROPA 49. The subject lands were brought into the Town of Milton Urban Area and identified as Employment Area on Schedule 4: Urban Structure.

OPA 92 did not include any changes to existing Secondary Plans in the Town's Official Plan as this exercise is being undertaken through Part II of the Town's Official Plan Review process. In this regard, the purpose of this Amendment is to expand the limits of the Milton 401 Industrial/Business Park Secondary Plan boundary to include the subject lands and redesignate the subject lands as General Industrial Area. Furthermore, the limits of the Natural Heritage System Overlay that bisects the subject property is proposed to be refined, as supported by the Comprehensive Environmental and Servicing Study (CESS).

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:

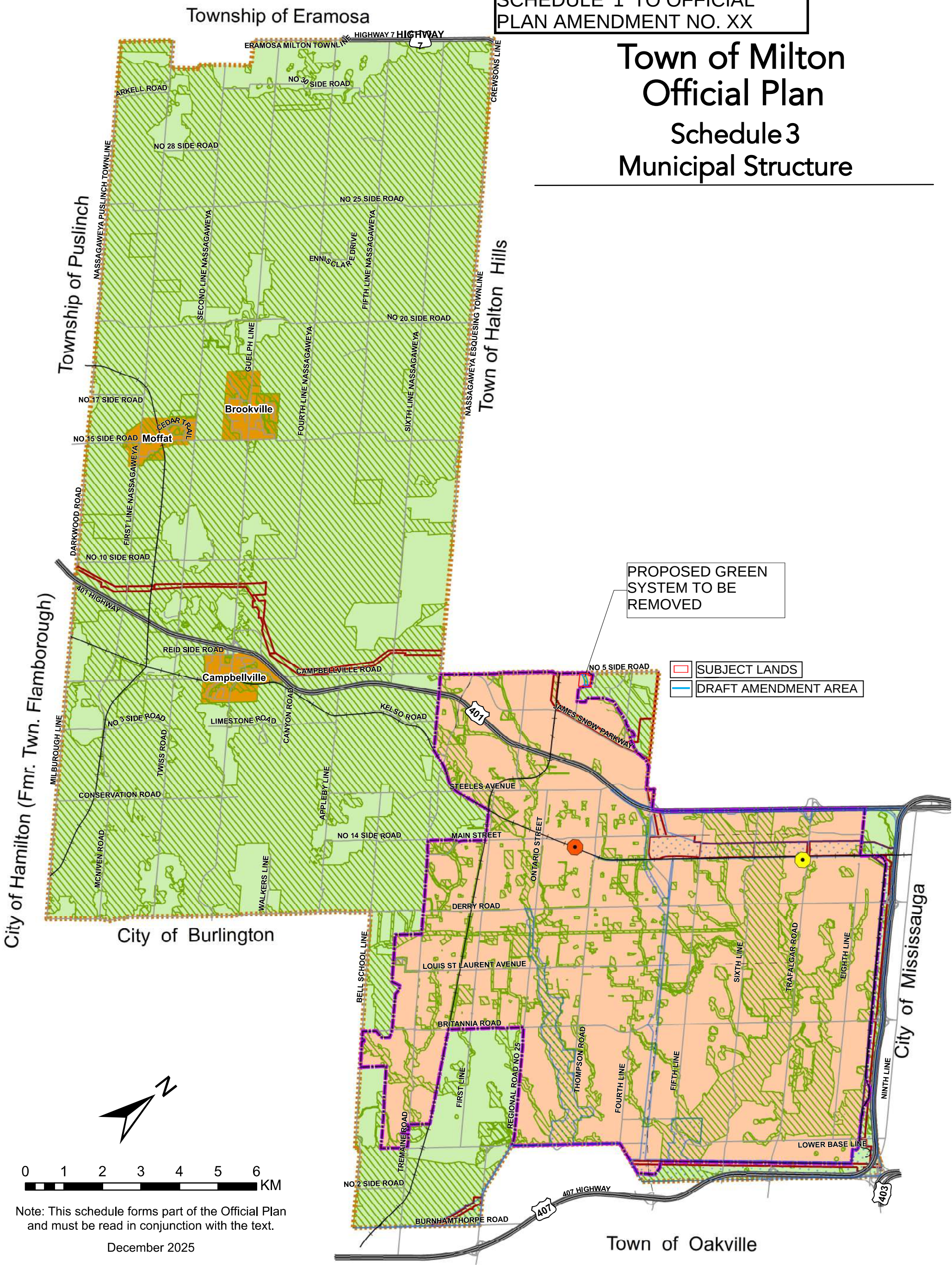
1.0 Map Change(s)

- 1.1 “Schedule 3 - Municipal Structure” is hereby amended by removing the Green System identified in blue line work as shown on **Schedule ‘1’**, attached hereto.
- 1.2 “Schedule 4 - Urban Structure” is hereby amended by removing the Green System identified in blue line work as shown on **Schedule ‘2’**, attached hereto.
- 1.3 “Schedule 6 - Green System” is hereby amended by removing the Green System identified in blue line work as shown on **Schedule ‘3’**, attached hereto.
- 1.4 “Schedule 7a - Blue System Water Resources System” is hereby amended by removing the Key Hydrologic Feature identified in yellow line work as shown on **Schedule ‘4’**, attached hereto.
- 1.5 “Schedule 8 - Natural Hazard” is hereby amended by removing the Floodplain Hazard identified in yellow line work as shown on **Schedule ‘5’**, attached hereto.
- 1.6 “Schedule 12 - Urban Area Land Use Plan” is hereby amended by removing the Green System identified in yellow line work as shown on **Schedule ‘6’**, attached hereto.
- 1.7 “Appendix A - Subwatershed Areas 2 and 7” is hereby amended by removing the Watercourse line work identified in yellow line work and include the subject lands identified in red line work as shown on **Schedule ‘7’**, attached hereto.
- 1.8 “Schedule C.2.A - Structure Plan” is hereby amended by including the subject lands identified in red line work as shown on **Schedule ‘8’**, attached hereto.
- 1.9 “Schedule C.2.B - Land Use Plan” is hereby amended by including the subject lands identified in bold black lines as being within the 401 Industrial/Business Park Secondary Plan boundary and designating the subject lands as “Industrial Area” identified in Dim Gray Purple solid

hatching as shown on **Schedule '9'**, attached hereto.

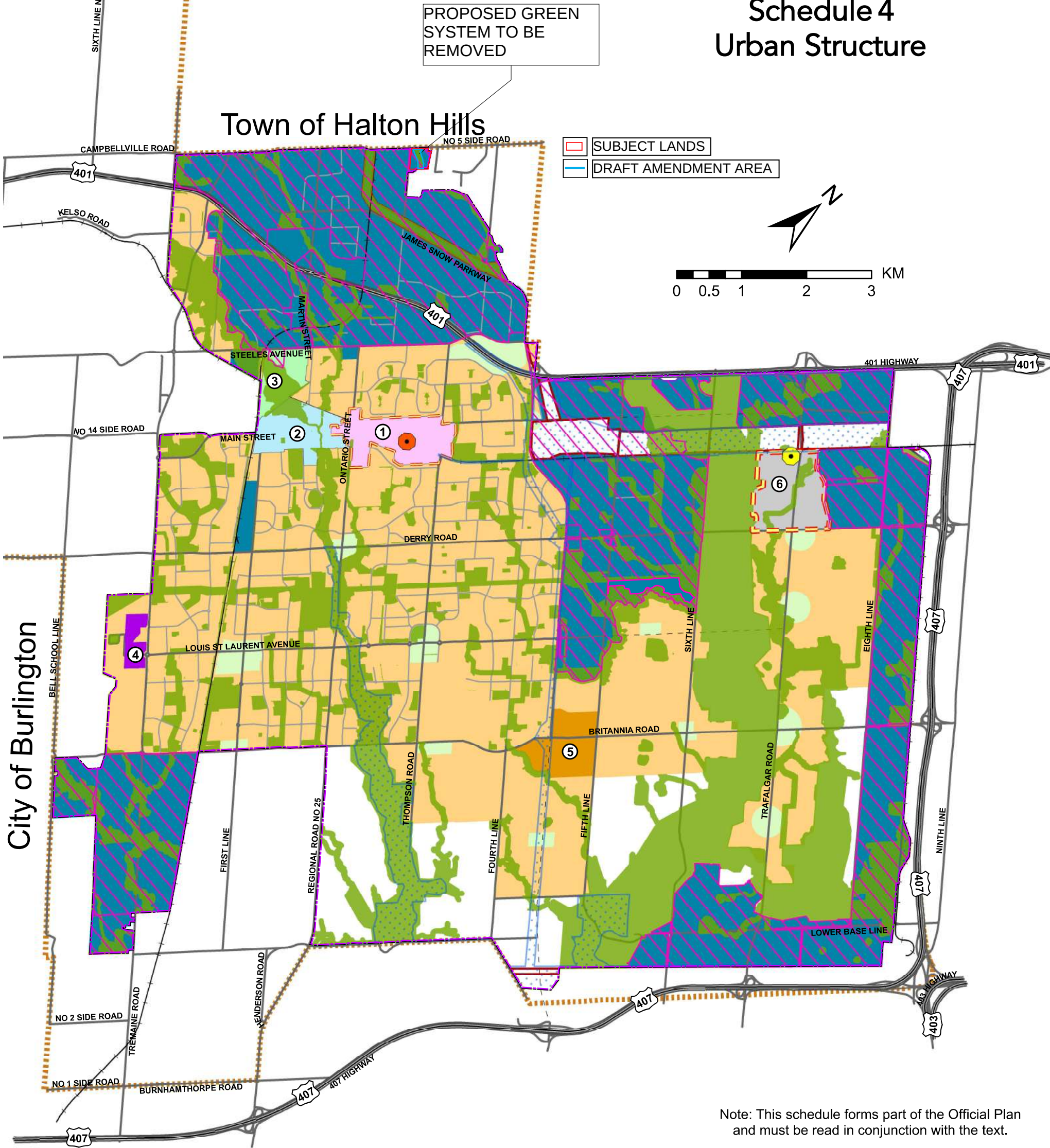
Town of Milton Official Plan

Schedule 3 Municipal Structure



- | | | | | | |
|--|--------------------|--|------------------------------|--|----------------------------|
| | Municipal Boundary | | Green System | | Parkway Belt West Boundary |
| | Urban Boundary | | Major Transit Station | | Provincial Freeway |
| | Urban Area | | Future Major Transit Station | | Major Roads |
| | Rural Area | | Hydro Corridors | | Proposed Major Roads |
| | Hamlet | | | | Rail Line |

Town of Milton
Official Plan
Schedule 4
Urban Structure



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

December 2025

Draft for Consultation

Major Urban Centre		
①	Bronte Steeles	Community Hubs
②	Downtown	Economic Growth Area
③	Uptown / PMTSA	Complete Neighbourhoods
Urban Village Centres		
④	Education Village Centre	Green System
⑤	South Milton Village	Employment Area Overlay
⑥	Milton Trafalgar GO Village	Municipal Boundary
		Parkway Belt West Boundary
		Protected Major Transit Station
		Future Protected Major Transit Station
		Hydro Corridors
		Rail Line
		Provincial Freeway
		Major Roads
		Collector Roads
		Proposed Major Roads

Township of Eramosa

Town of Milton
Official Plan
Schedule 6
Green System

City of Hamilton (Fmr. Twn. Flamborough)

Township of Puslinch

Town of Halton Hills

City of Burlington

City of Mississauga

Town of Oakville



0 1 2 3 4 5 6
KM

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and must be read in conjunction with the text.

December 2025

Draft for Consultation

PROPOSED KEY
FEATURE TO BE
REMOVED

- SUBJECT LANDS
- DRAFT AMENDMENT AREA

A. Local Natural Heritage System

- Escarpment Protection Area
- Escarpment Natural Area
- Key Features
- Enhancement Areas, Linkages, Buffers

B. Greenbelt Natural Heritage System

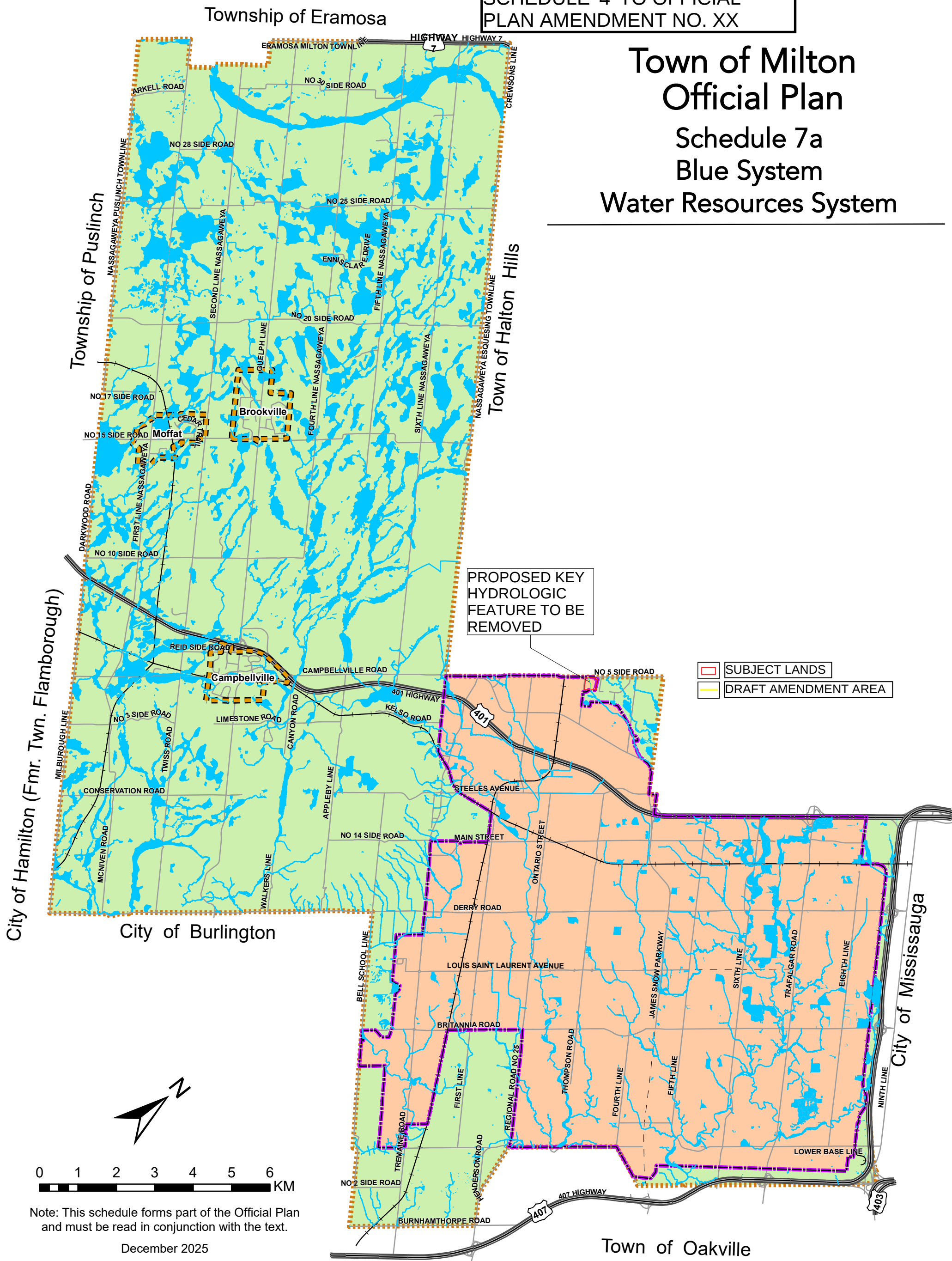
- Greenbelt Natural Heritage System

C. Parks and Open Spaces

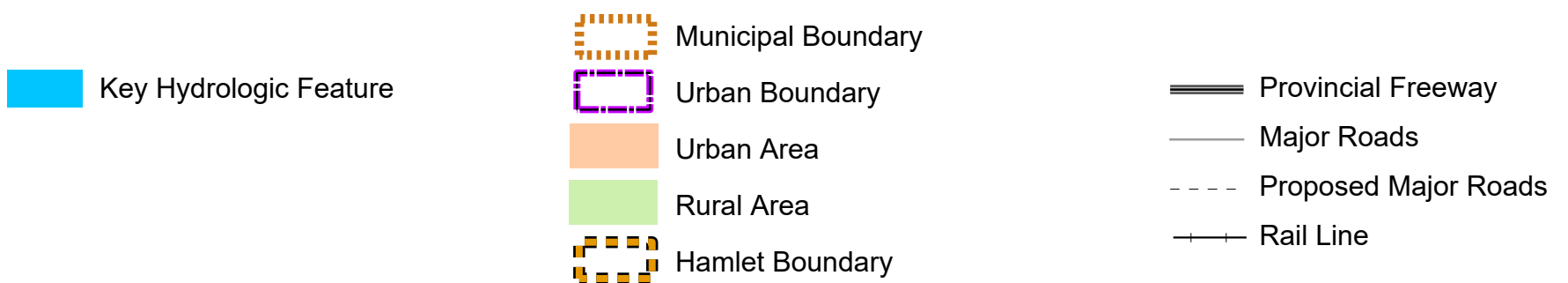
- Parks and Open Spaces
- Urban Area
- Rural Area

- MEV Complimentary Greenbelt Lands Policy Area
- Provincial Freeway
- Rail Line
- Major Roads
- Proposed Major Roads
- Municipal Boundary

Town of Milton Official Plan Schedule 7a Blue System Water Resources System



Draft for Consultation



Town of Milton
Official Plan
Schedule 8
Natural Hazards

Township of Eramosa

Township of Puslinch

Town of Halton Hills

City of Hamilton (Fmr. Twn. Flamborough)

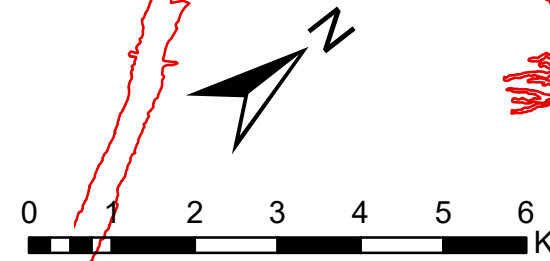
City of Burlington

City of Mississauga

Town of Oakville

PROPOSED
FLOODPLAIN
HAZARD TO BE
REMOVED

- SUBJECT LANDS
- DRAFT AMENDMENT AREA



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December 2025

Draft for Consultation

- | | | |
|---------------------------|--------------------|----------------------|
| Floodplain Hazard | Municipal Boundary | Provincial Freeway |
| Spill Zone Hazards | Urban Boundary | Major Roads |
| Wetland Hazard | Urban Area | Proposed Major Roads |
| Stable Top of Bank Hazard | Rural Area | Rail Line |
| | Hamlet Boundary | |

Town of Milton
Official Plan
Schedule 12
Urban Area
Land Use Plan

Town of Halton Hills

PROPOSED
GREEN SYSTEM
TO BE REMOVED

SUBJECT LANDS
DRAFT AMENDMENT AREA



0 0.5 1 2 3 KM

City of Burlington

City of Mississauga

Town of Oakville

- ① For land use designations within the Major Urban Centre see Schedule 13a.
- ② For land use designations within Milton Heights see Schedule 14b.
- ③ For land use designations within Trafalgar see Schedule C.11.C.
- ④ For land use designations within Milton Education Village see Schedule C.12.A.
- ⑤ For land use designations within Britannia see Schedule C.13.C.

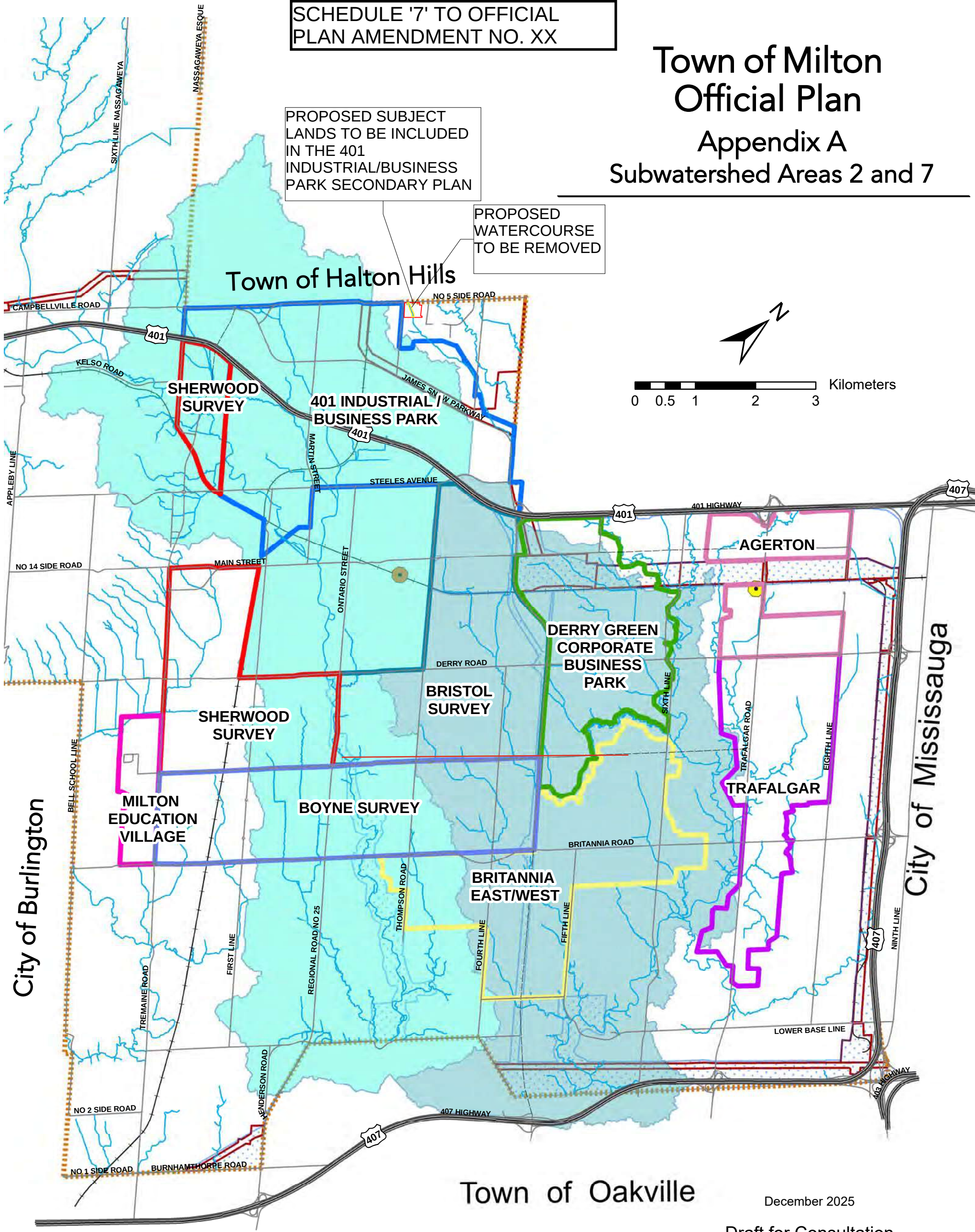
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Major Commercial Area	Major Urban Centre	Green System
Secondary Mixed Use Node	Protected Major Transit Station Area	Greenbelt NHS
Residential Area	New Complete Neighbourhoods	Municipal Boundary
Business Commercial Area	Future Complete Neighbourhoods	Urban Boundary
Prestige Office Area	Existing Economic Growth Areas	Parkway Belt West Boundary
Industrial Area	New Economic Growth Areas	Rail Line
Business Park Area	Future Economic Growth Areas	Provincial Freeway

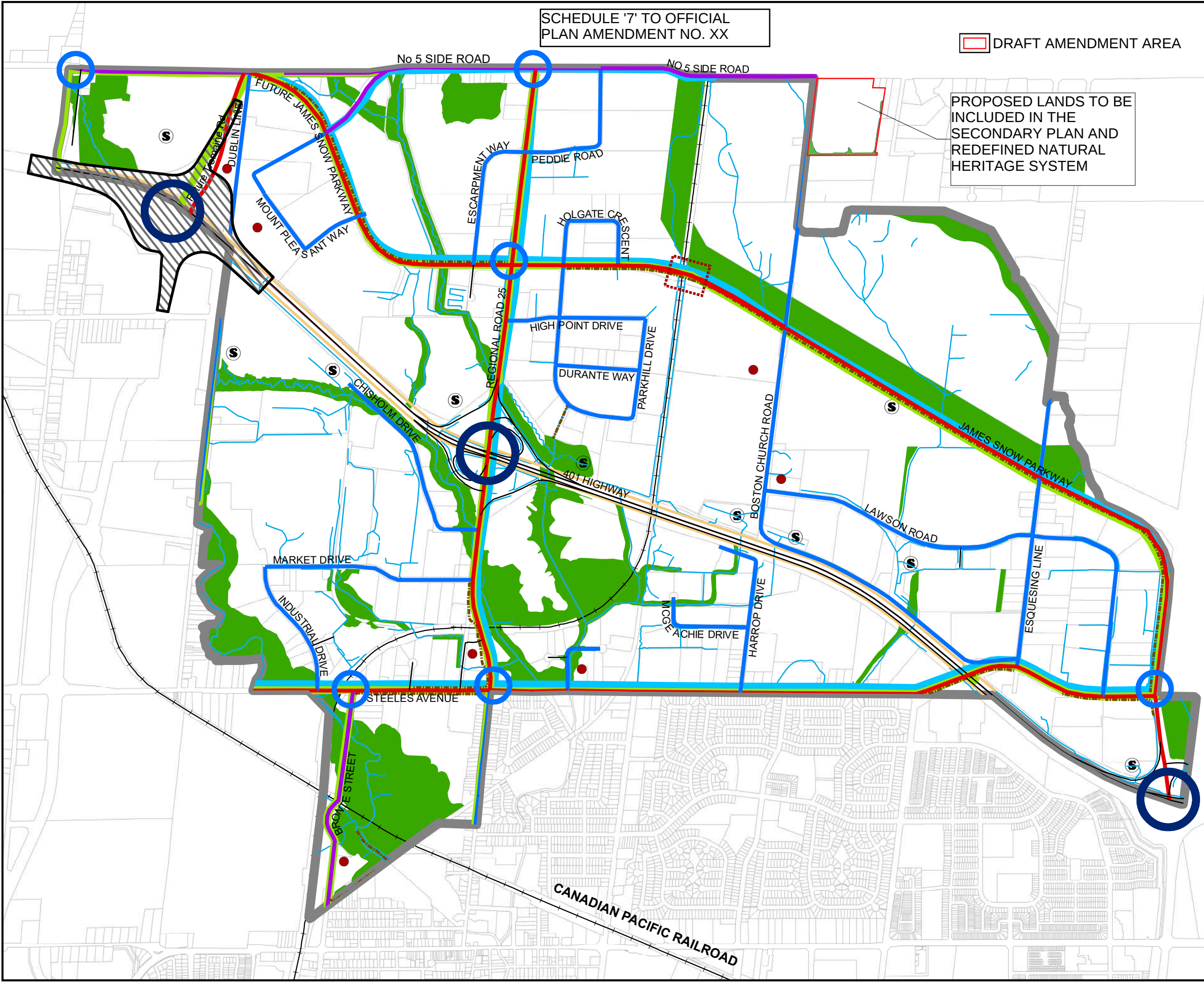
Town of Milton
Official Plan
Appendix A
Subwatershed Areas 2 and 7



December 2025

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- | | | | | | |
|---|-------------------------------------|---|----------------------------|---|------------------------------|
|  | Agerton |  | Watercourse |  | Major Transit Station |
|  | Boyne Survey |  | Subwatershed 2 |  | Future Major Transit Station |
|  | Bristol Survey |  | Subwatershed 7 |  | Rail Line |
|  | Britannia East/West |  | Municipal Boundary Parkway |  | Provincial Freeway |
|  | Derry Green Corporate Business Park |  | Belt West Boundary |  | Major Roads |
|  | Milton Education Village |  | Hydro Corridors |  | Proposed Major Roads |
|  | Sherwood Survey | | | | |
|  | Trafalgar | | | | |
|  | 401 Industrial/Business Park | | | | |



TOWN OF MILTON OFFICIAL PLAN

Schedule C.2.A

MILTON 401 INDUSTRIAL/ BUSINESS PARK SECONDARY PLAN

STRUCTURE PLAN

- 401 Landscape Corridor
- Gateway Street/
Enhanced Streetscape Design
- On-Street Bike System
- Major Arterial
- Minor Arterial
- Collector
- Local Roads
- Trail
- Primary Gateway
- Secondary Gateway
- Stormwater Management Pond
- Character Building
- Railway Crossing
- Planned 401 Interchange
- Natural Heritage System
- Secondary Plan Boundary
- Waterway
- Railway

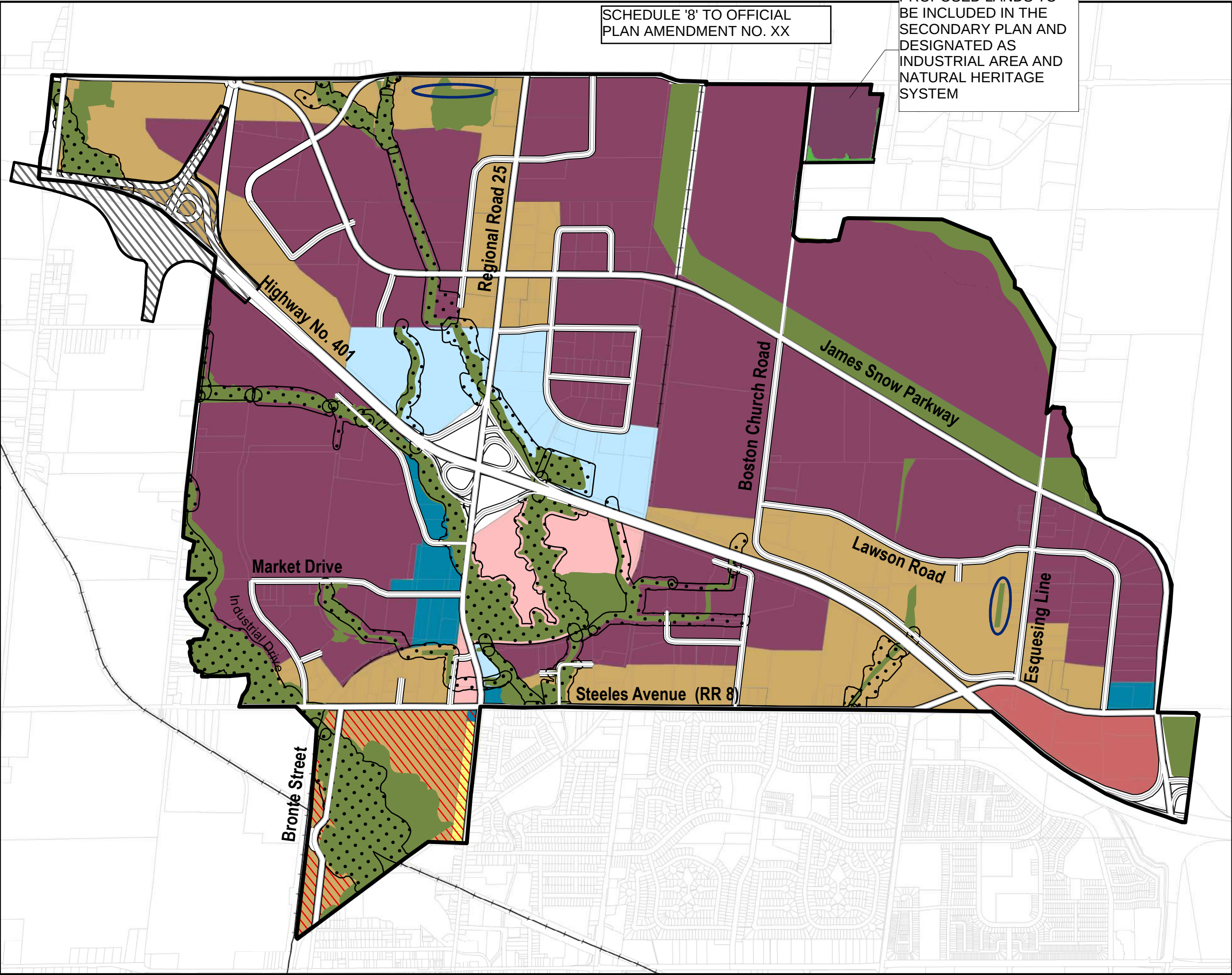
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This Schedule Forms Part Of The
Official Plan And Should Be Read
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Last updated March 2024
Office Consolidation December 2024



**TOWN OF MILTON
OFFICIAL PLAN**

Schedule C.2.B

**MILTON 401 INDUSTRIAL/
BUSINESS PARK
SECONDARY PLAN**

LAND USE PLAN

- Railway
- Planned 401 Interchange
- Regulatory Flood Plain
- Natural Heritage System
- Institutional Area
- Business Park Area
- Business Commercial Area
- Industrial Area
- Office Employment Area
- Residential
- Major Commercial Centre
- Residential Special Policy Area
- Special Study Area

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