

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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, AS AMENDED, TO ADD LANDS INTO THE URBAN ZONING BY-LAW AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND REZONE THE LANDS IN RESPECT OF THE LANDS MUNICIPALLY KNOWN AS 8995 BOSTON CHURCH ROAD, MILTON AND LEGALLY DESCRIBED AS PART OF LOT 5, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BCL5 INC.) - FILES: LOPA-04/26, Z-06/26 AND 24T-26001/M

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** Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding the lands identified as 'Subject Site' as shown on 'Figure 1' attached hereto.
2. **THAT** Schedule "A" to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the Agricultural (A1) and Greenlands Area (GA) zone symbols to site-specific General Industrial (M2*XX), site-specific Open Space (OS-XX) and Natural Heritage System (NHS) zone symbols as shown on Schedule "A" attached hereto.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned in the site-specific General Industrial (M2*XXX) zone, the following standards and provisions apply:

i. Special Site Provision

- a. For the purpose of this zone, the Lot Frontage shall be measured along Boston Church Road.

ii. Special Zone Provisions

- a. The minimum lot area shall be 0.8 hectares.

- b. The minimum lot frontage shall be 40.0 metres.
- c. The minimum front yard setback shall be 9.0 metres.
- d. The minimum exterior side yard setback shall be 6.0 metres.
- e. The minimum rear yard setback shall be 9.0 metres, except where abutting a Residential zone, in which case the minimum rear yard setback shall be 12.0 metres.
- f. The maximum lot coverage (without municipal servicing) shall be 35%.
- g. The minimum landscaped open space shall be 5% of the lot area.
- h. The minimum landscape buffer widths shall be as follows:
 - i. Minimum landscape buffer width abutting a street line shall be 4.5 metres;
 - ii. Minimum landscape buffer width abutting a Residential zone shall be 6.0 metres; and,
 - iii. Minimum landscape buffer width abutting a Greenlands A zone shall be 7.5 metres.
- i. Noise barrier fences will not have to comply with the Provisions in Section 4.5.1 and allow for a maximum fence heights of 4.5 metres necessary for the development.
- j. Parking and loading shall be provided in accordance with Section 5 - Parking and Loading provisions of this By-law.

4. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned in the site-specific Open Space (OS*XXX) zone, the following standards and provisions apply:

- i. Special Zone Provisions
 - a. The lands are intended to recognize the realigned channel and the 'greatest limits' as shown on Schedule A.
 - b. The only permitted uses shall be Conservation Use and existing uses, buildings and structures lawfully in existence, and accessory uses thereto.

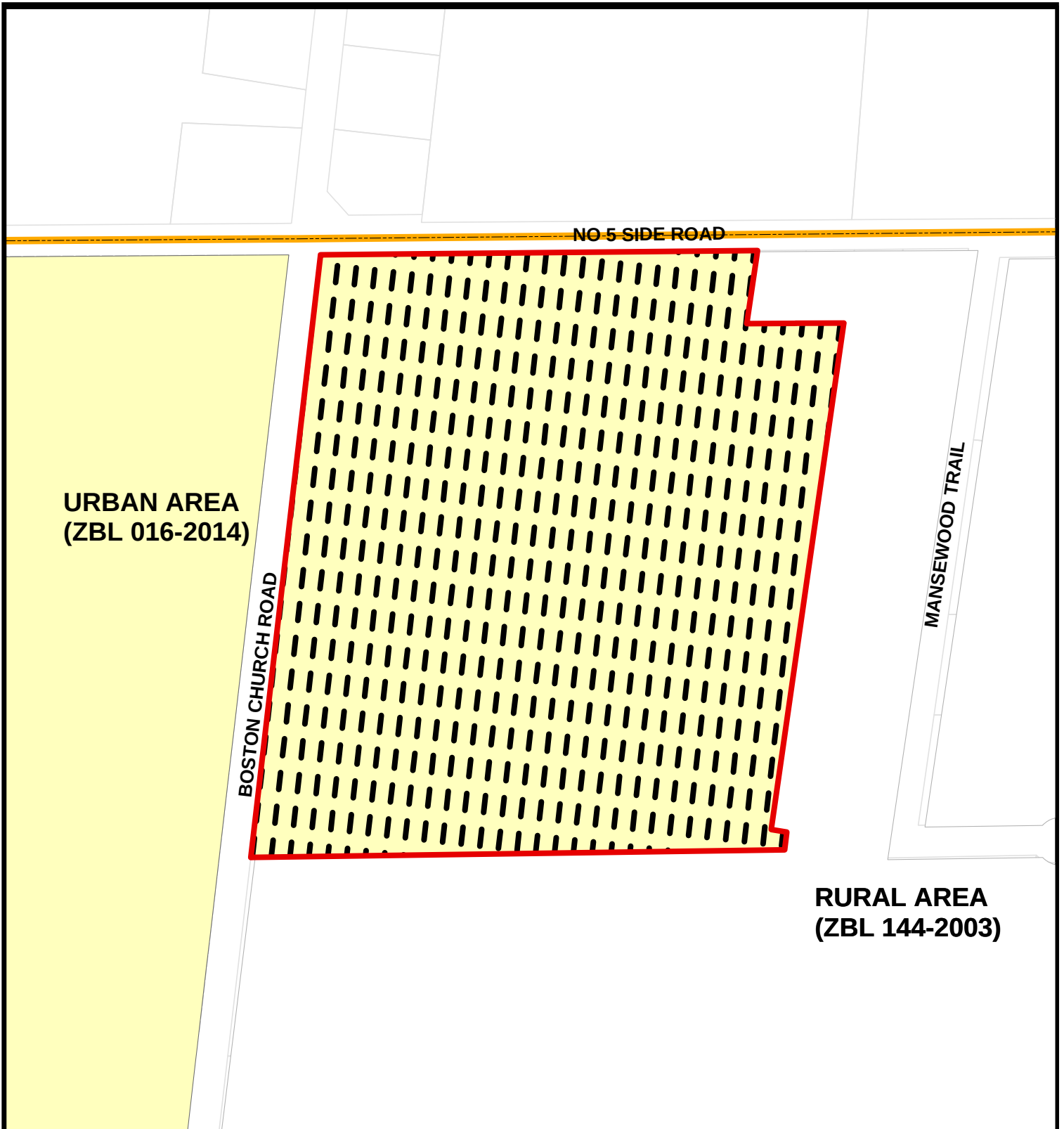
- c. Minor works associated with watercourse realignment, erosion protection, stormwater management, and maintenance access may be permitted, subject to the approval of the applicable conservation authority and other agencies having jurisdiction.
 - d. Zone Standards shall be as existing in accordance with Table 11B of this By-law.
- 5. 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 Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land 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.

PASSED IN OPEN COUNCIL ON [DATE].

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Figure 1 Zoning Context Map

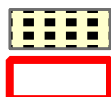


Council Meeting Date:
July 13, 2026

Scale: 1: 3,333

Files: LOPA-04/26, Z-06/26 &
24T-26001/M

Development Services Department



Subject Area added to ZBL 016-2014, as amended

Subject Site

SCHEDULE A
TO BY-LAW No. -2026
TOWN OF MILTON

PART OF LOT 5, CONCESSION 4
(Geographic Township of Esquesing). Town of Milton



To be rezoned from Greenlands A (GA) and Agricultural (A1):

THIS IS SCHEDULE A
TO BY-LAW NO. -2026 PASSED
THIS ____ DAY OF _____, 2026.



NHS - Natural Heritage System



OS*XX - Open Space Zone Special



M2*XX - General Industrial Zone Special

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

