

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER 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 VARIOUS ADDRESSES, AND LEGALLY DESCRIBED AS IN APPENDIX A, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON.

FILE: LOPA XX/26.

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 Schedules A, C-F,I,K,L and Schedules 2-11 of the Town of Milton Official Plan to include the lands municipally identified as 5122 and 5761 First Line, and legally described in Appendix A within the “SHP Urban Area Boundary” and to redesignate the lands as “Industrial Area” and “Local Natural Heritage System” in order to permit industrial warehousing, 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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)

Mayor

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

(File: LOPA XX/26)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to include the Subject Lands into the SHP Urban Area Boundary and to redesignate the Subject Lands to Industrial Area and Local Natural Heritage System.

LOCATION OF THE AMENDMENT

The Subject Lands are generally bounded by Britannia Road in the north, Regional Road 25 in the east, Tremaine Road to the west, and Burnhamthorpe Road to the south, and is approximately 239 hectares in size. The lands are legally described in Appendix A.

BASIS OF THE AMENDMENT

The proposed amendment is to permit Employment uses as listed in Section 8.7 of the Official Plan on the lands located at 5122 and 5761 First Line.

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)

- a. Amending Schedule A- “Urban Area Land Use Plan” by including the subject lands within the “SHP Urban Area Boundary” and to redesignate the Subject Lands as “Industrial Area”, and “Local Natural Heritage System”, as identified on Schedule “A”, as shown on ‘Schedule A’ attached hereto.
- b. Amending Schedule C – “Future Strategic Employment Areas” by identifying the Subject Lands as Urban Area with the Employment Area Overlay, as shown on ‘Schedule B’ attached hereto.
- c. Amending Schedule D – “Urban and Rural Districts” by identifying the Subject Lands as SHP Urban Area, as shown on ‘Schedule C’ attached hereto.
- d. Amending Schedule E – “Urban Districts and Neighbourhoods” by identifying the Subject Lands as Urban Area, as shown on ‘Schedule D’ attached hereto.
- e. Amending Schedule F – “Identified Mineral Resource Areas and Mineral Resource Extraction Areas” by identifying the Subject Lands as Urban Area, as shown on ‘Schedule E’ attached hereto.
- f. Amending Schedule I – “Known Landfill Sites” by identifying the Subject Lands as Urban Area, as shown on ‘Schedule F’ attached hereto.
- g. Amending Schedule K – “Rural Area Special Policy Areas” by identifying the Subject Lands as Urban Area, as shown on ‘Schedule G’ attached hereto.
- h. Amending Schedule L – “Urban Area Special Policy Areas” by identifying the Subject Lands as Urban Area, as shown on ‘Schedule H’ attached hereto.
- i. Amending Schedule 2– “Growth Phases and Planning Policy Areas” by identifying the Subject Lands as “Future Employment Areas” as shown on ‘Schedule I’ attached hereto.
- j. Amending Schedule 3 – “Municipal Structure” by redesignating the Subject Lands as “Urban Area” and to be included the Urban Boundary, as shown on ‘Schedule J’ attached hereto.
- k. Amending Schedule 4 – “Urban Structure” to redesignate the Subject Lands as Employment Area and Local Natural Heritage System, as shown on ‘Schedule K’ attached hereto.
- l. Amending Schedule 5 – “Rural Structure” to remove the Subject Lands from this schedule, as shown on ‘Schedule L’ attached hereto.
- m. Amending Schedule 6 – “Green System” to redesignate the Lands as Urban Area with the respective Local Natural Heritage System and Greenbelt Natural Heritage System designation, as shown on ‘Schedule M’ attached hereto.
- n. Amending Schedule 7 - “Water Resources System” to identify the Subject Lands as Urban Area, as shown on ‘Schedule N’ attached hereto.
- o. Amending Schedule 8a – “Source Water Protection – Wellhead Protection Area” to identify the Subject Lands as Urban Area, as shown on ‘Schedule O’ attached hereto.

- p. Amending Schedule 8b – “Source Water Protection – Highly Vulnerable Aquifers” to identify the Subject Lands as Urban Area, as shown on ‘Schedule P’ attached hereto.
- q. Amending Schedule 8c – “Source Water Protection – Significant Groundwater Recharge Areas” to identify the Subject Lands as Urban Area, as shown on ‘Schedule Q’ attached hereto.
- r. Amending Schedule 9 – “Local Transportation Plan” to identify the Subject Lands as Urban Area, as shown on ‘Schedule R’ attached hereto.

2.0 Text Change

2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

10.1.3.XX Notwithstanding the policies of Section 8.7.5.2 and 8.7.5.6.a of this Plan, lands identified on Schedule “A” of this amendment shall not be subject to a Secondary Plan Process provided that the provisions found in Section 8.7.5.6.b,c, and d are met.

End of text

APPENDIX A:

LEGAL DESCRIPTION – Lands Municipally known as Various Addresses, Town of Milton, Regional Municipality of Halton:

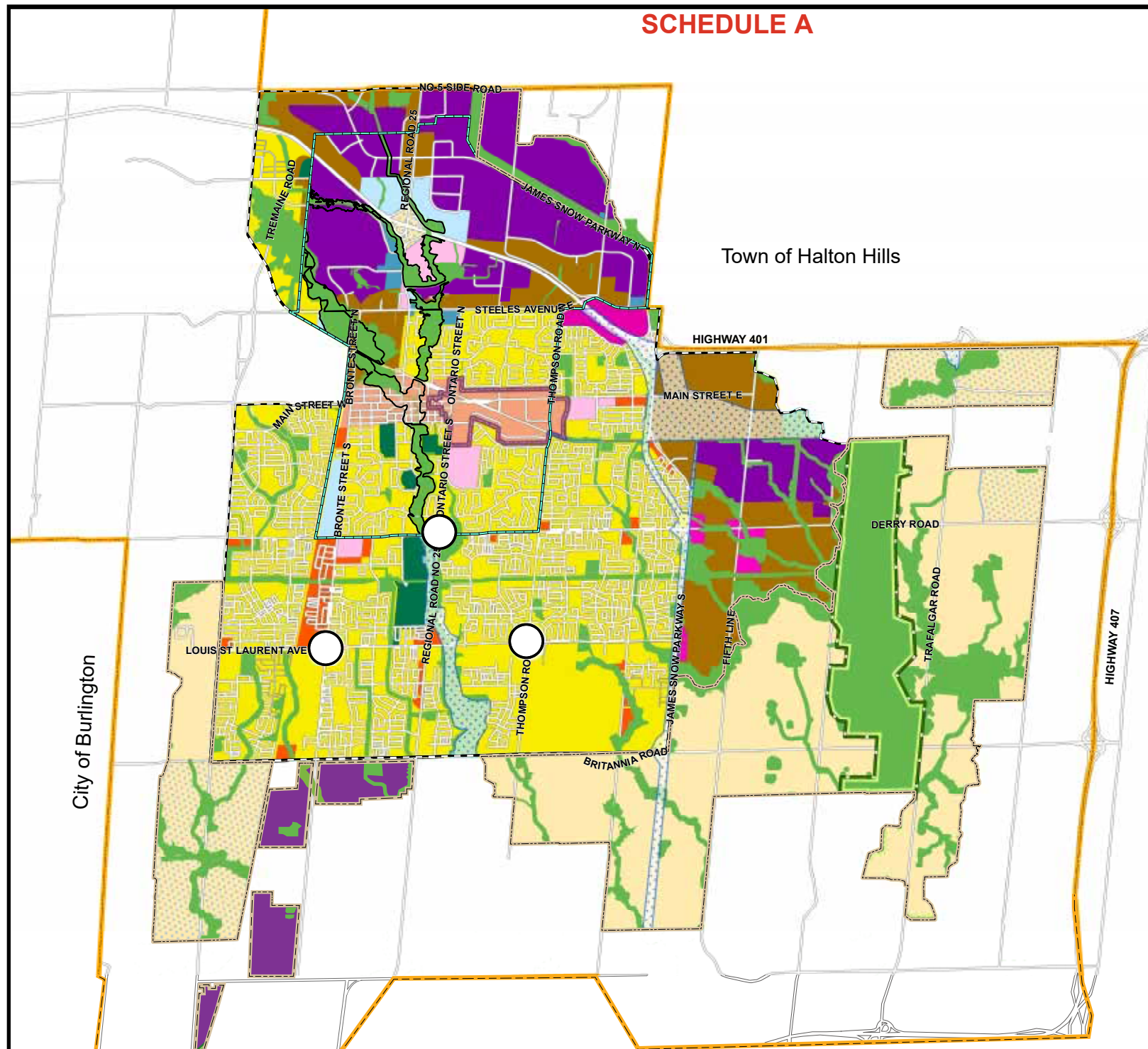
PIN: 24934-0179(LT) - PART OF LOT 5, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY DESIGNATED AS PART 1 PLAN 20R-9981, EXCEPT PART 1 PLAN 20R-17357, PART 1 PLAN 20R-17644, PART 1 PLAN 20R-18441 AND PART 1 PLAN 20R-20413; PIN: 24934-0175(LT) - PART OF LOT 5, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY AS IN INSTRUMENT NO: 270545, EXCEPT PARTS 1 AND 2 PLAN 20R-20487; PIN: 24934-0173(LT) - PART OF LOT 5, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY AS IN INSTRUMENT NO: 769762, EXCEPT PARTS 1 AND 2 PLAN 20R-20486; PIN: 24934-0032(LT) - PART OF LOT 4, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY AS IN INSTRUMENT NO: 594165, SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO: 63512; PIN: 24934-0034(LT) - PART OF LOT 4, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, SECONDLY AS IN INSTRUMENT NO: 143114, LYING NORTHEAST OF THE CNR LANDS, SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO: 143114; PIN: 24934-0041(LT) - PART OF LOT 2, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 677490, LYING NORTHEAST OF THE CNR LANDS; PIN: 24934-0044(LT) - PART OF LOT 2, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY DESIGNATED AS PART 1 PLAN 20R-2921; PIN: 24934-0045(LT) - PART OF LOT 2, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY DESIGNATED AS PART 2 PLAN 20R-2921; PIN: 24934-0046(LT) - PART OF LOT 2, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 245200; PIN: 24934-0055(LT) - PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 818686. TOGETHER WITH A RIGHT OF WAY AS IN INSTRUMENT NO: 818686; PIN: 24934-0056(LT) - PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 269467; PIN: 24934-0057(LT) - PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 703232. TOGETHER WITH A RIGHT OF WAY AS IN INSTRUMENT NO: 703232; PIN: 24934-0058(LT) - PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 379330; PIN: 24934-0059(LT) - PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NEW SURVEY, AS IN INSTRUMENT NO: 581913. TOGETHER WITH A RIGHT OF WAY AS IN INSTRUMENT NO: 581913; PIN: 24927-0136(LT) - PART OF LOT 35, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NORTH OF DUNDAS STREET AS IN INSTRUMENT NO: 672059, SAVE AND EXCEPT PART 2, PLAN 20R-15074, TOGETHER WITH A RIGHT OF WAY AS IN INSTRUMENT NO: 672059; AND PIN: 24927-0004(LT) - PART OF LOT 35, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF TRAFALGAR NORTH OF DUNDAS STREET AS IN INSTRUMENT NO: 252015 LYING WEST OF THE RAILWAY LANDS, SUBJECT TO EASEMENTS AS IN INSTRUMENT NOS: 423191, TW26530, TW30915 AND TW31026, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON.

SCHEDULE A

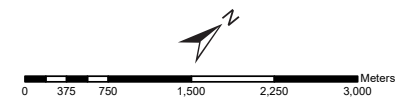
TOWN OF MILTON OFFICIAL PLAN

Schedule A

URBAN AREA LAND USE PLAN



- Industrial Area
- Business Park Area
- Business Commercial Area
- Office Employment Area
- Central Business District
- Major Commercial Centre
- Secondary Mixed Use Node
- Residential Office Area
- Residential Area
- Institutional Area
- Community Park
- Local Natural Heritage System
- SHP Growth Area
- SHP Growth Area- Employment
- Milton GO Protected Major Transit Station Area
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain
(Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Municipal Boundary

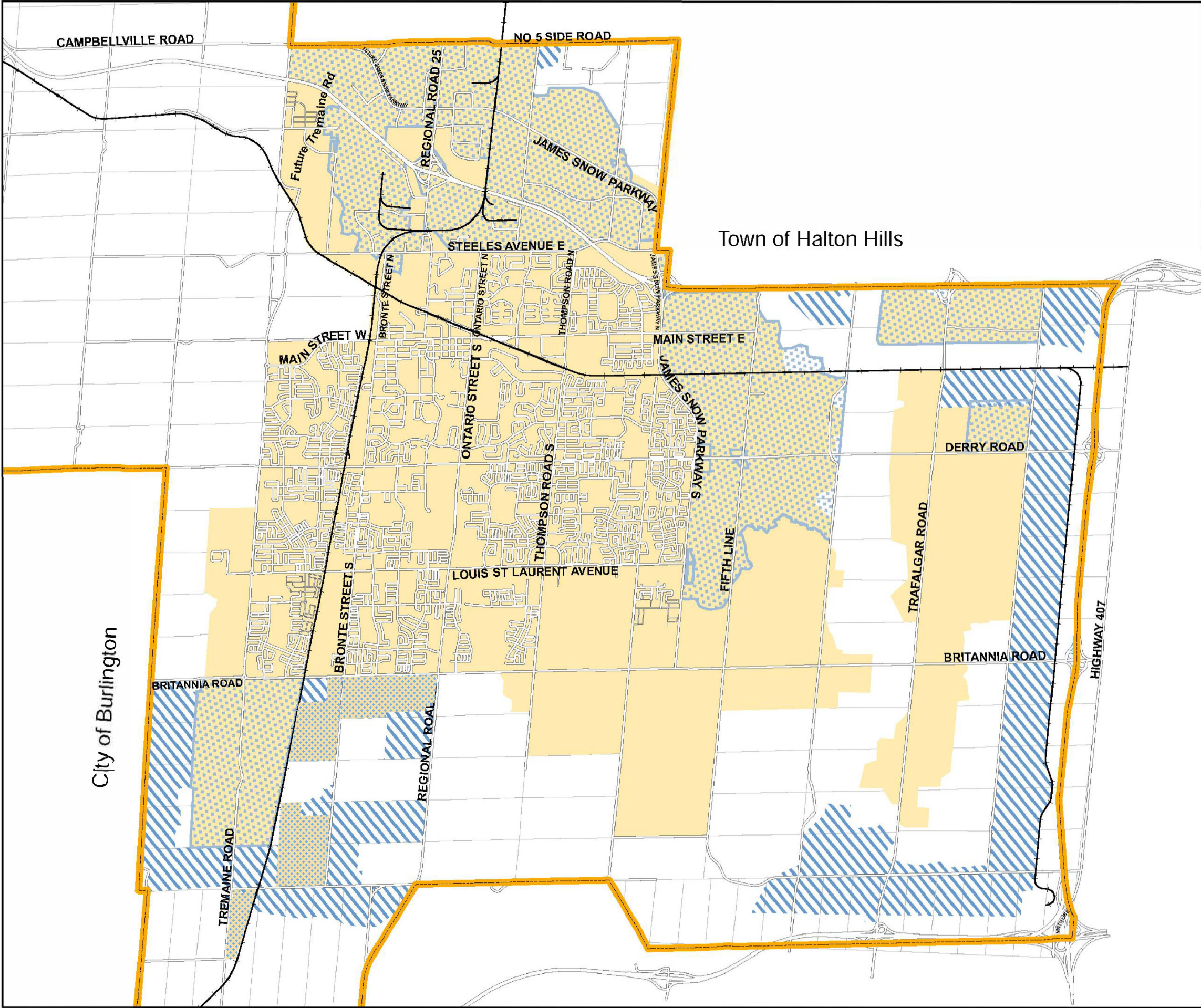


This schedule forms part of the Official Plan and should be read in conjunction with the text.

Copyright 2025: Town of Milton, Teranet inc.

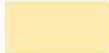
Last Updated December 2025
Office Consolidation February 2026

SCHEDULE B

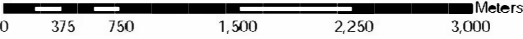


**TOWN OF MILTON
OFFICIAL PLAN**

**Schedule C
FUTURE STRATEGIC
EMPLOYMENT AREAS**

-  Urban Area
-  Employment Area
-  Future Strategic Employment Area (Overlay)*
-  Lots and Concessions
-  Rail
-  Municipal Boundary

Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to section 2.1.8 of this plan



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

Copyright 2024: Town of Milton, Teranet Inc.

Last Updated December 2025
Office Consolidation February 2026

SCHEDULE C

TOWN OF MILTON
OFFICIAL PLAN

Schedule D
URBAN AND RURAL DISTRICTS

FORMER TOWNSHIPS

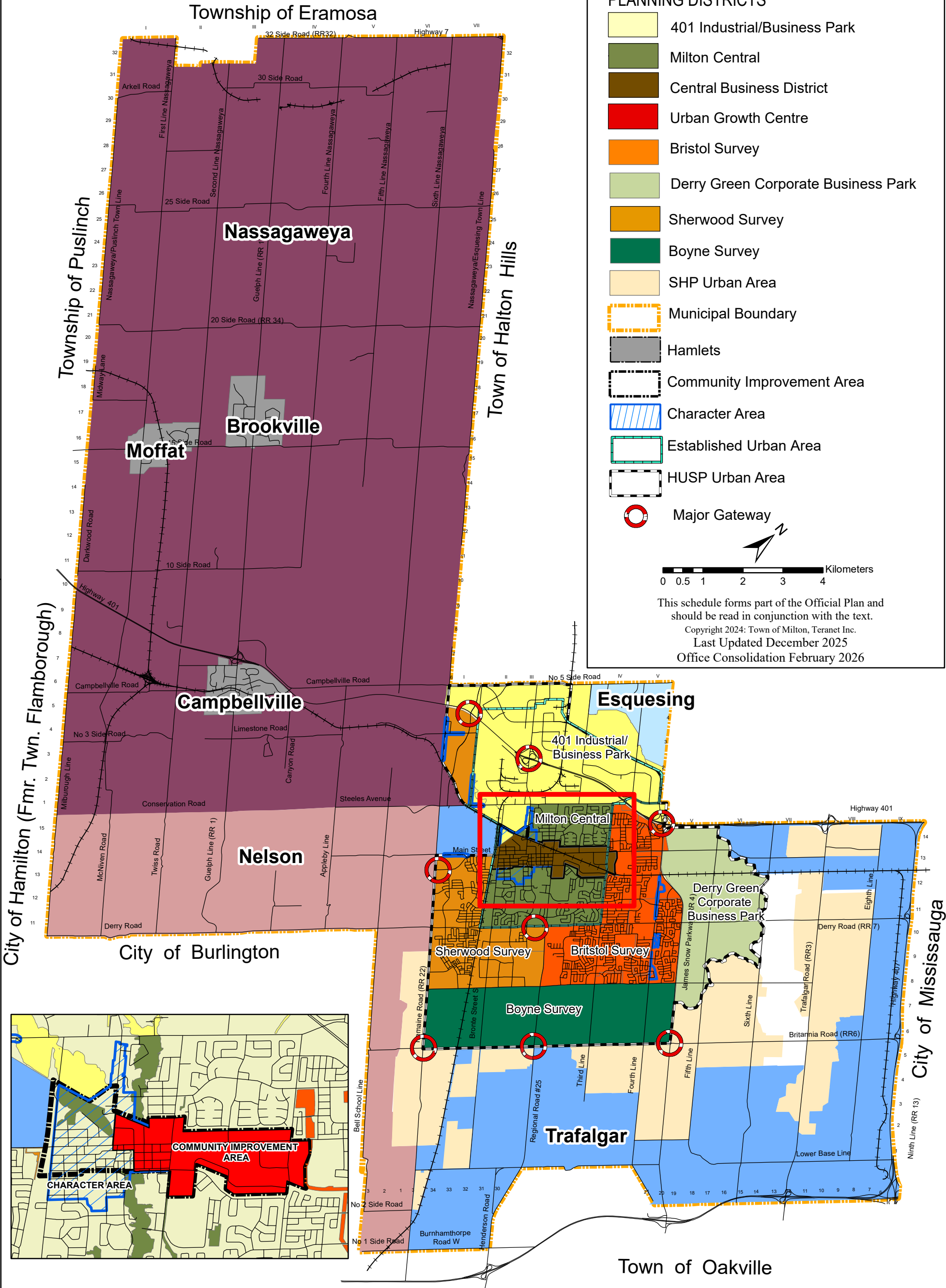
- Esquesing
- Nassagaweya
- Nelson
- Trafalgar

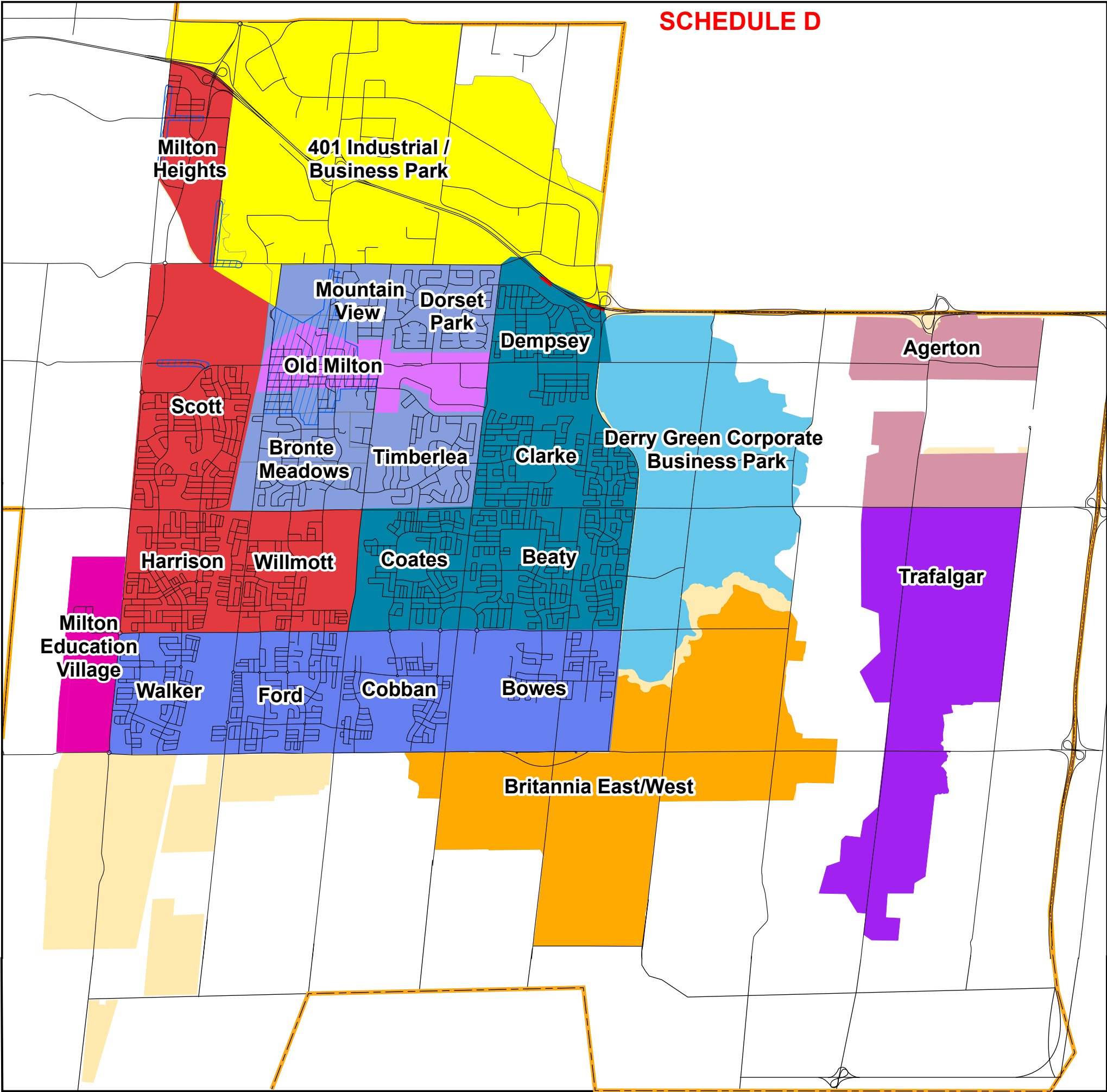
PLANNING DISTRICTS

- 401 Industrial/Business Park
- Milton Central
- Central Business District
- Urban Growth Centre
- Bristol Survey
- Derry Green Corporate Business Park
- Sherwood Survey
- Boyne Survey
- SHP Urban Area
- Municipal Boundary
- Hamlets
- Community Improvement Area
- Character Area
- Established Urban Area
- HUSP Urban Area
- Major Gateway

0 0.5 1 2 3 4 Kilometers

This schedule forms part of the Official Plan and
should be read in conjunction with the text.
Copyright 2024: Town of Milton, Teranet Inc.
Last Updated December 2025
Office Consolidation February 2026





TOWN OF MILTON OFFICIAL PLAN

Schedule E

URBAN DISTRICTS AND
NEIGHBOURHOODS

POLICY AREAS

- Character Area
- Central Business District

PLANNING DISTRICTS

- Rail Line
- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East/West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial Business Park
- Milton Central
- Urban Area

NEIGHBOURHOODS

- 401 Industrial / Business Park
- Derry Green Corporate Business Park
- Beaty
- Bowes
- Bronte Meadows
- Clarke
- Coates
- Harrison
- Milton Heights
- Mountain View
- Old Milton
- Ford
- Scott
- Cobban
- Timberlea
- Dempsey
- Walker
- Dorset Park
- Willmott

NOTE: The Planning District Boundaries are subject to change in accordance with the ultimate phasing scheme.

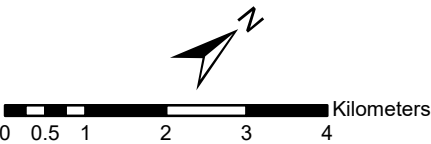
NAD 1983 - UTM Zone 17N

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

Copyright 2024 Town of Milton, Teranet Inc.
Last Updated December 2025
Office Consolidation February 2026

TOWN OF MILTON
OFFICIAL PLAN

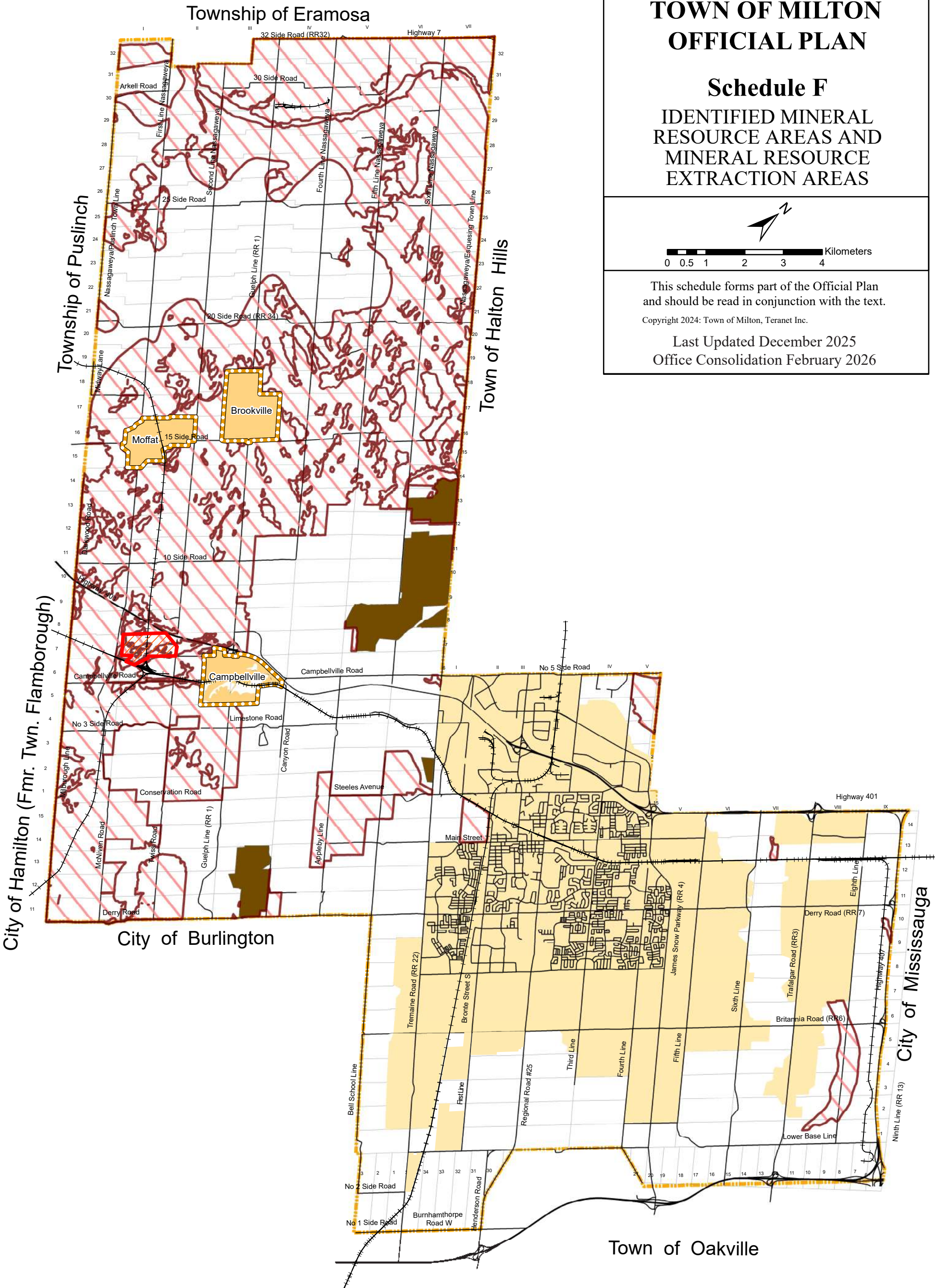
Schedule F
IDENTIFIED MINERAL
RESOURCE AREAS AND
MINERAL RESOURCE
EXTRACTION AREAS



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

Copyright 2024: Town of Milton, Teranet Inc.

Last Updated December 2025
Office Consolidation February 2026



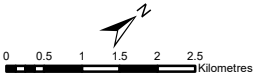
- Mineral Resource Extraction Area
- Identified Mineral Resource Area
- Area Under Appeal: Subject to OPA 31
- Urban Area
- Hamlets
- Municipal Boundary
- Lots and Concessions
- Rail

TOWN OF MILTON
OFFICIAL PLAN

Schedule I

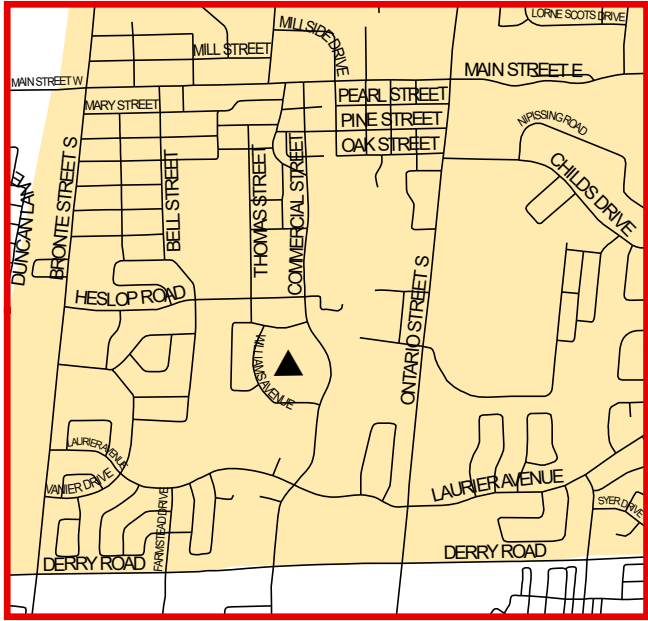
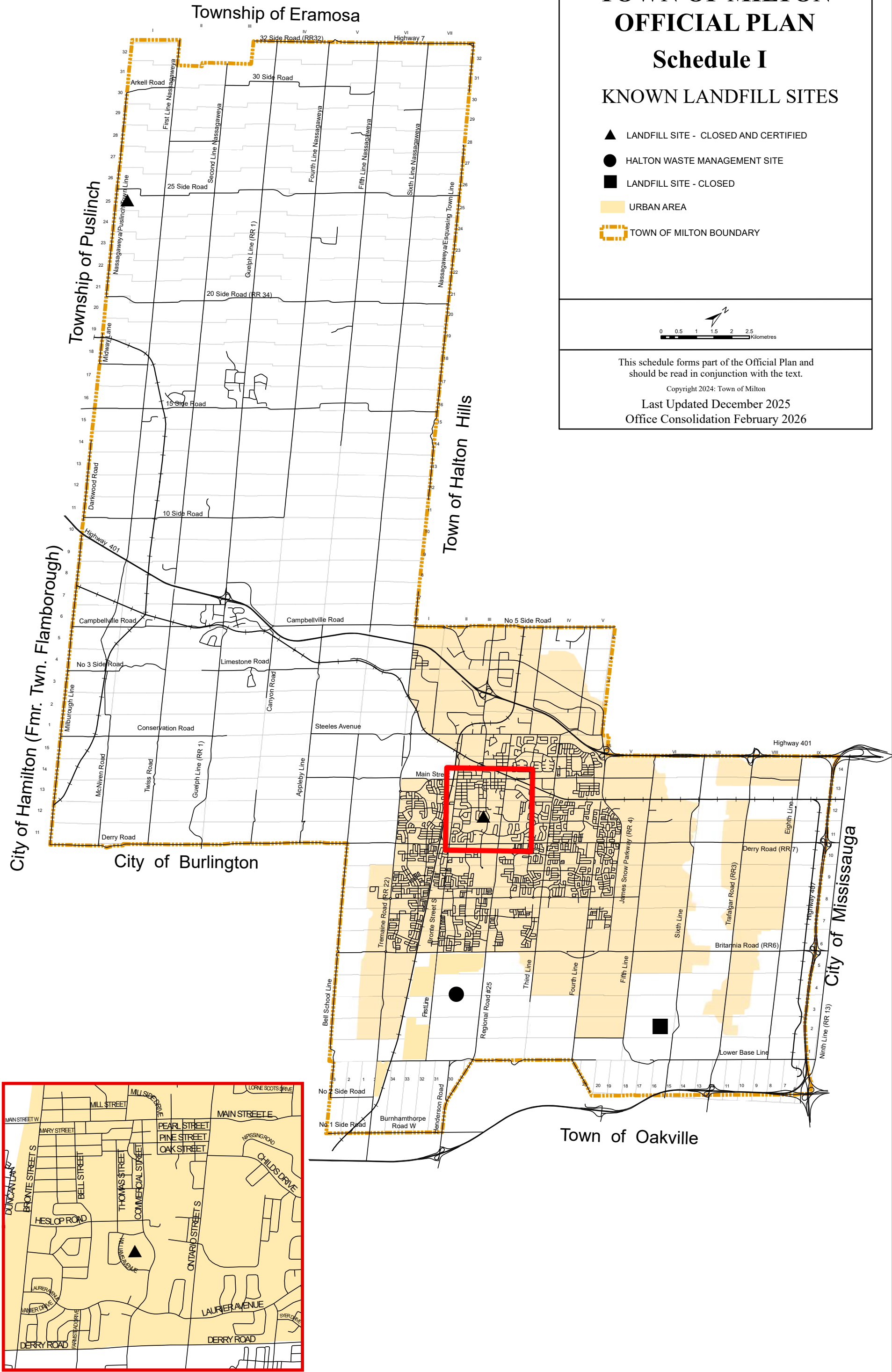
KNOWN LANDFILL SITES

- ▲ LANDFILL SITE - CLOSED AND CERTIFIED
- HALTON WASTE MANAGEMENT SITE
- LANDFILL SITE - CLOSED
- URBAN AREA
- TOWN OF MILTON BOUNDARY



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

Copyright 2024: Town of Milton
Last Updated December 2025
Office Consolidation February 2026



TOWN OF MILTON
OFFICIAL PLAN

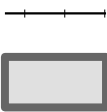
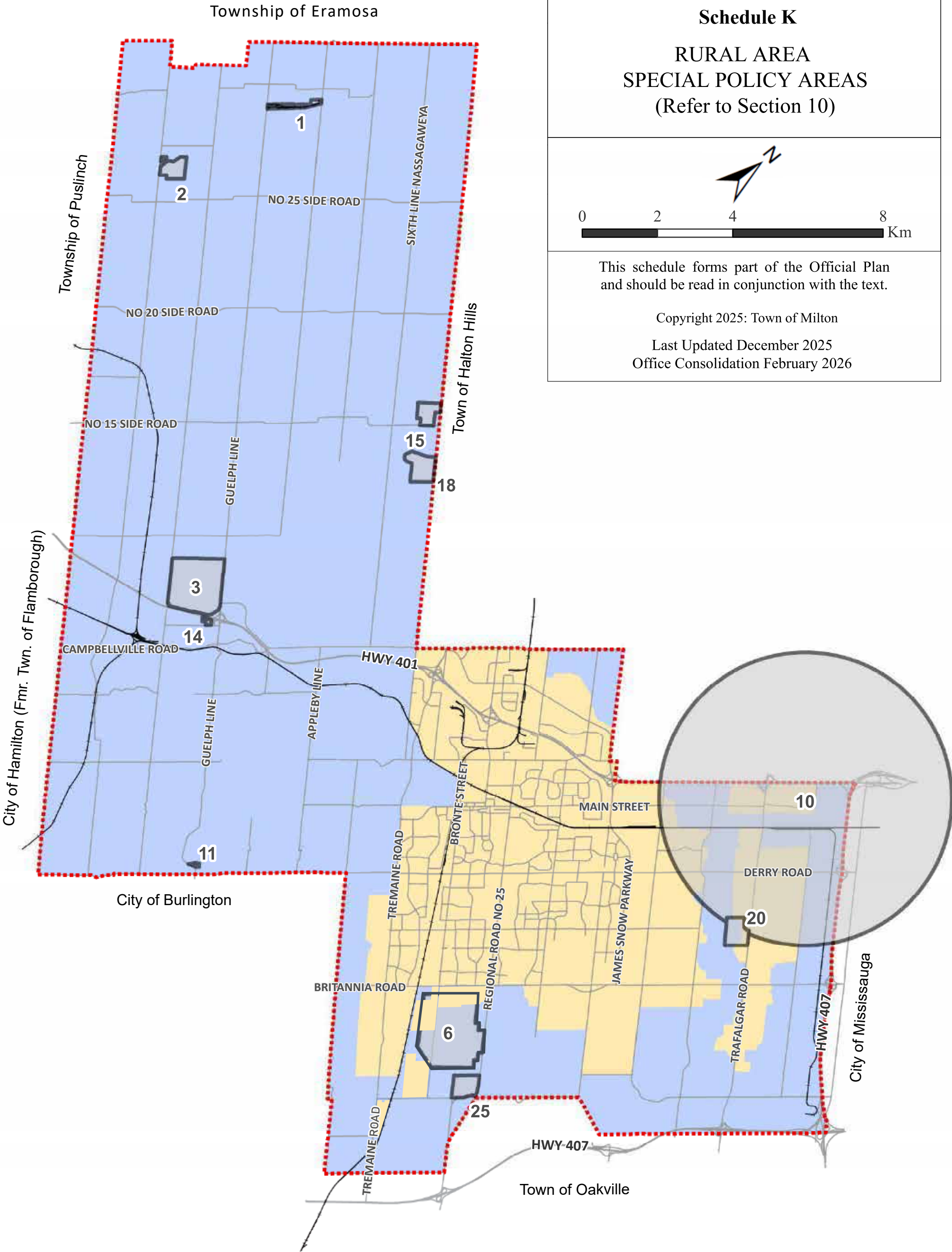
Schedule K

RURAL AREA
SPECIAL POLICY AREAS
(Refer to Section 10)



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

Copyright 2025: Town of Milton
Last Updated December 2025
Office Consolidation February 2026



Rail Line



Rural Area Specific Policy Area



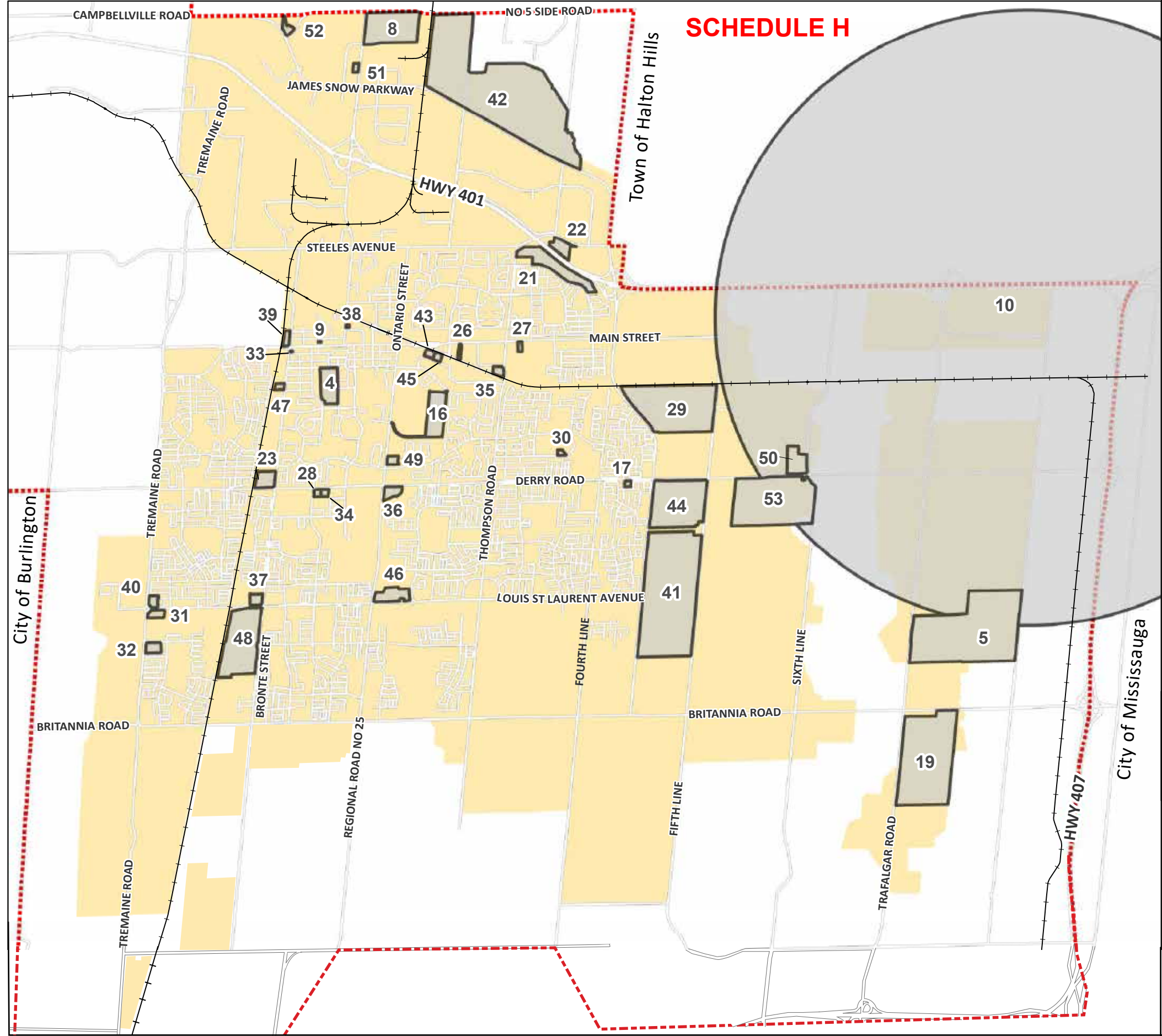
Urban Area



Rural Area



Municipal Boundary

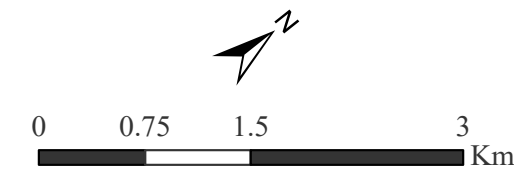


SCHEDULE H

**TOWN OF MILTON
OFFICIAL PLAN**

Schedule L
URBAN AREA
SPECIFIC POLICY AREAS
(Refer to Section 10)

- Rail
- Urban Area Specific Policy Area
- Area Milton Boundary
- Urban Area



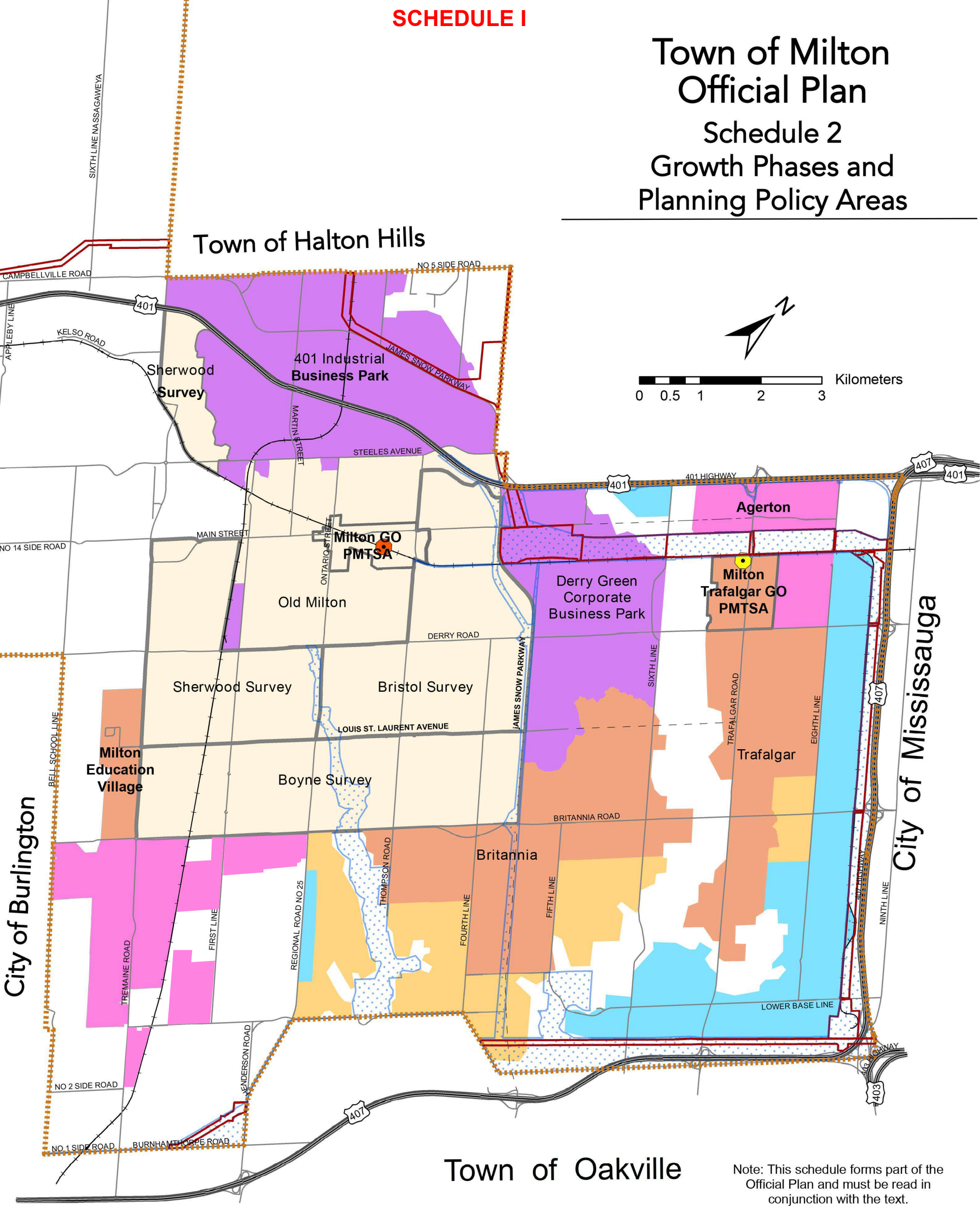
This schedule forms part of the Official Plan
and should be read in conjunction with the text.

Copyright 2025: Town of Milton, Teranet Inc.

Last Updated December 2025
Office Consolidation February 2026

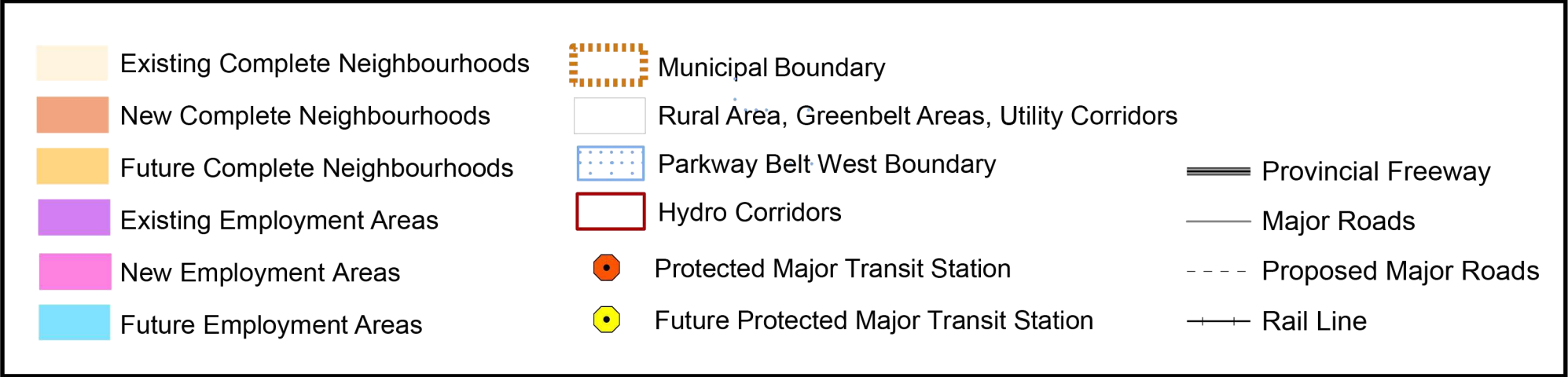
Town of Milton
Official Plan

Schedule 2
Growth Phases and
Planning Policy Areas

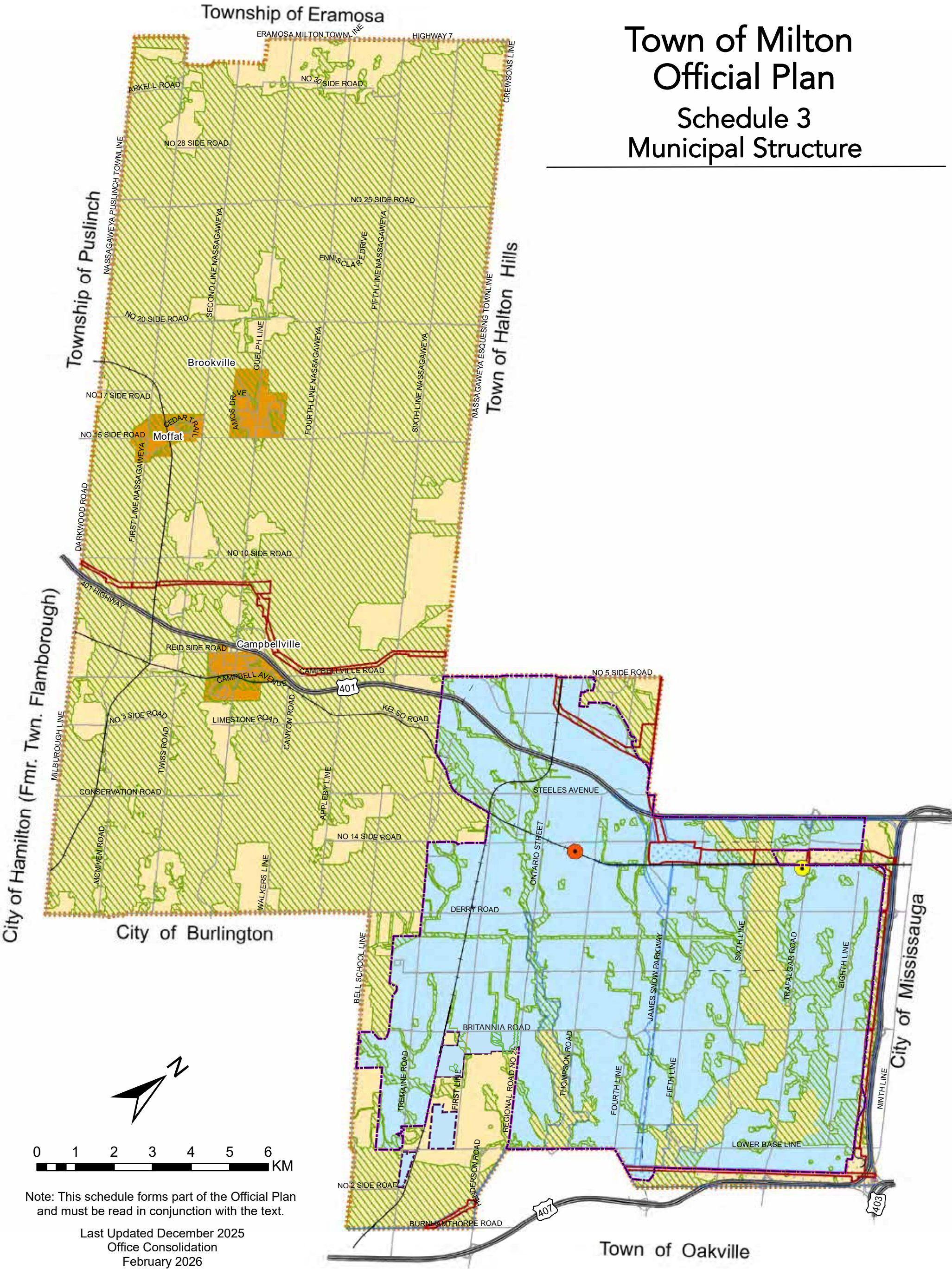


Note: This schedule forms part of the
Official Plan and must be read in
conjunction with the text.

Last Updated December 2025
Office Consolidation
February 2026

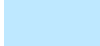


Town of Milton
Official Plan
Schedule 3
Municipal Structure

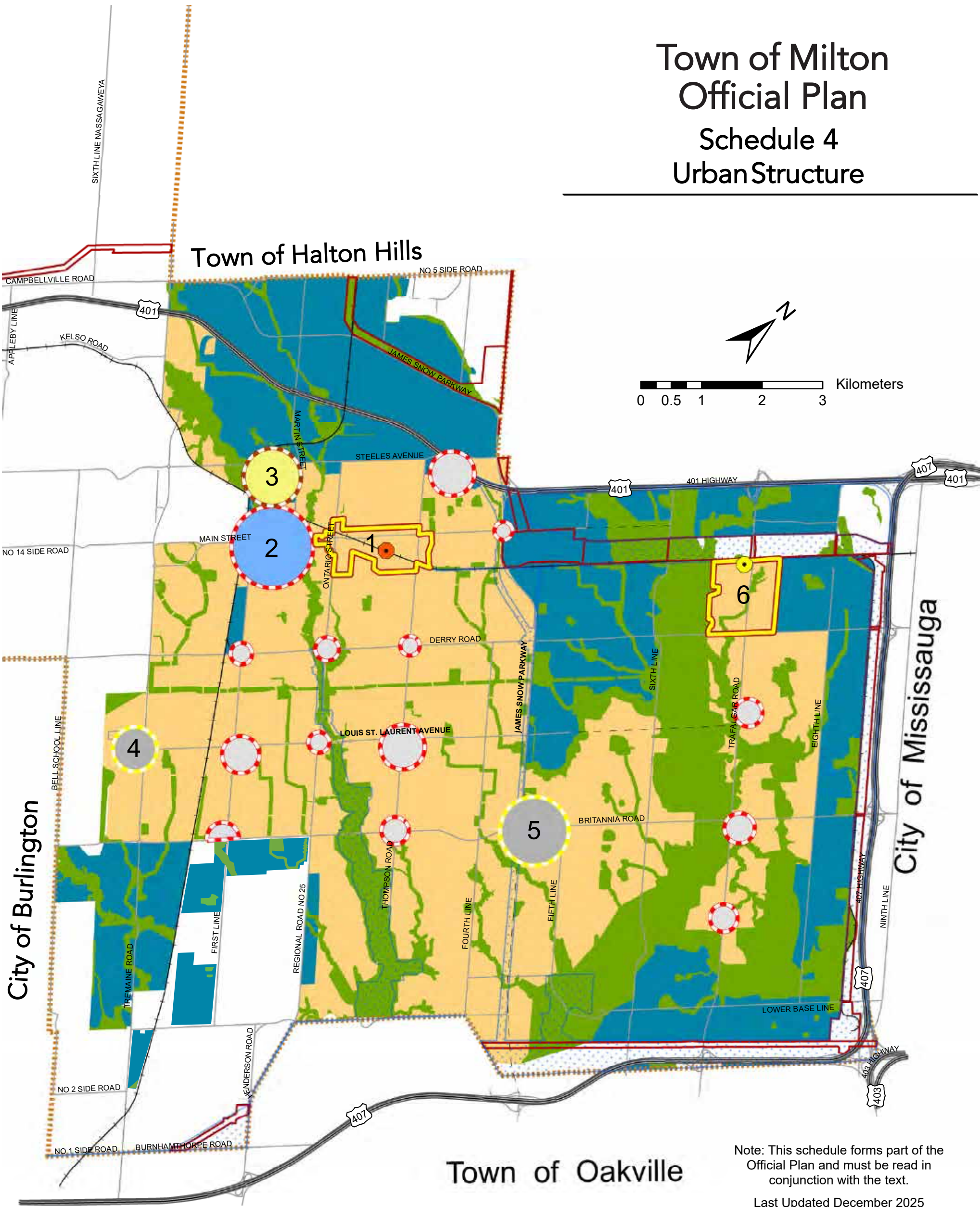


Note: This schedule forms part of the Official Plan and must be read in conjunction with the text.

Last Updated December 2025
Office Consolidation
February 2026

- | | | | | | |
|--|-------------------------------|---|--|---|----------------------------|
|  | Urban Area |  | Protected Major Transit Station |  | Parkway Belt West Boundary |
|  | Urban Boundary |  | Future Protected Major Transit Station |  | Provincial Freeway |
|  | Rural Area |  | Hydro Corridors |  | Major Roads |
|  | Hamlet |  | Municipal Boundary |  | Proposed Major Roads |
|  | Local Natural Heritage System | | |  | 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.

Last Updated December 2025
Office Consolidation
February 2026

1

Major Urban Centre

2

Uptown / PMTSA

3

Downtown

4

Bronte - Steeles

4

Urban Village Centres

4

Education Village Centre

5

South Milton Village Centre

6

Milton Trafalgar GO Village

Community Hubs

Community Node

Employment Area

Complete Neighbourhoods

Local Natural Heritage System

Municipal Boundary

Provincial Freeway

Major Roads

Proposed Major Roads

Rail Line

Protected Major Transit Station

Future Protected Major Transit Station

Parkway Belt West Boundary

Hydro Corridors

Township of Eramosa

Town of Milton
Official Plan
Schedule 5
Rural Structure

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

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

Last Updated December 2025
Office Consolidation
February 2026

- Mineral Aggregate Resource Area

Prime Agricultural Areas

Rural Lands

Hamlet
- Halton Waste Management Site

Hydro Corridors

Parkway Belt West Boundary

Municipal Boundary
- Provincial Freeway

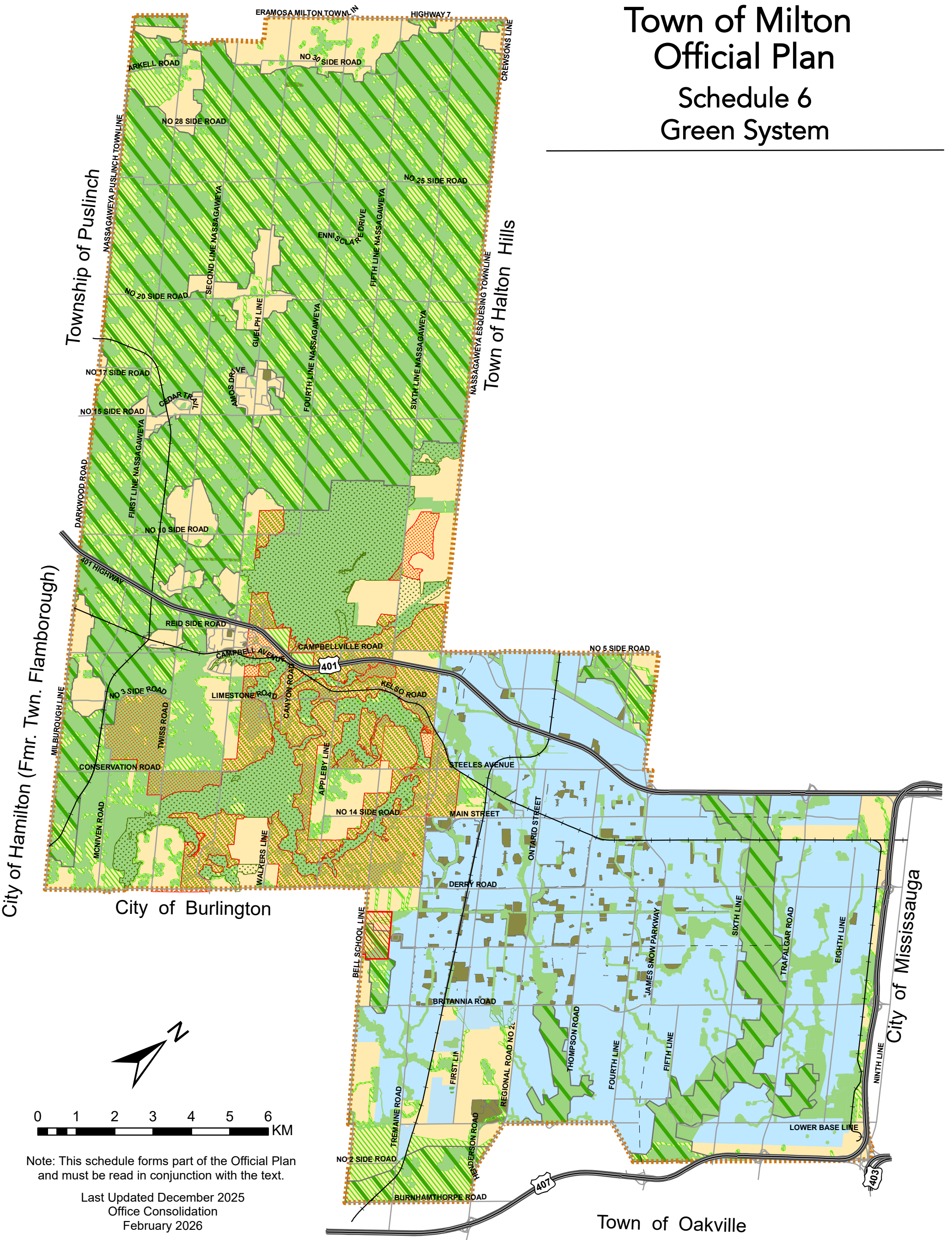
Major Roads

Proposed Major Roads

Rail Line

Township of Eramosa

Town of Milton
Official Plan
Schedule 6
Green System



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

Last Updated December 2025
Office Consolidation
February 2026

A. Local Natural Heritage System

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

B. Greenbelt Natural Heritage System

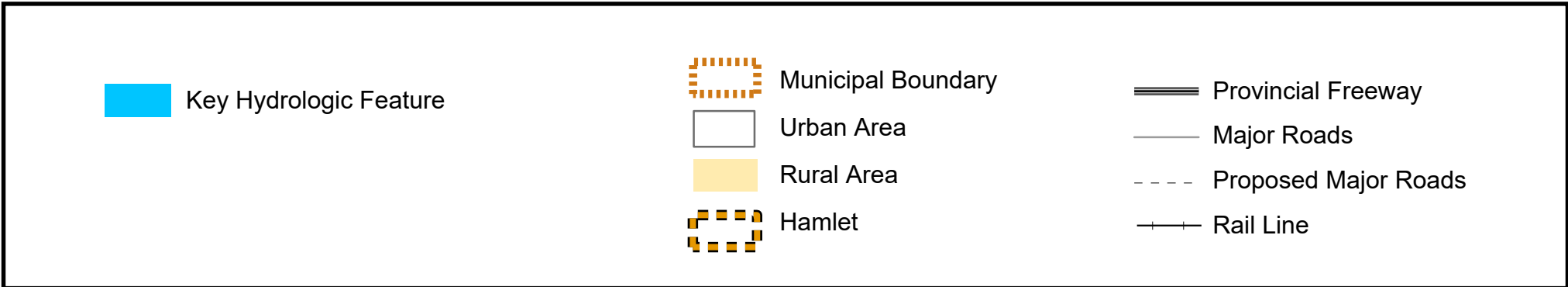
- Greenbelt Natural Heritage System

C. Parks and Open Spaces

- Parks and Open Spaces
- Urban Area
- Rural Area

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

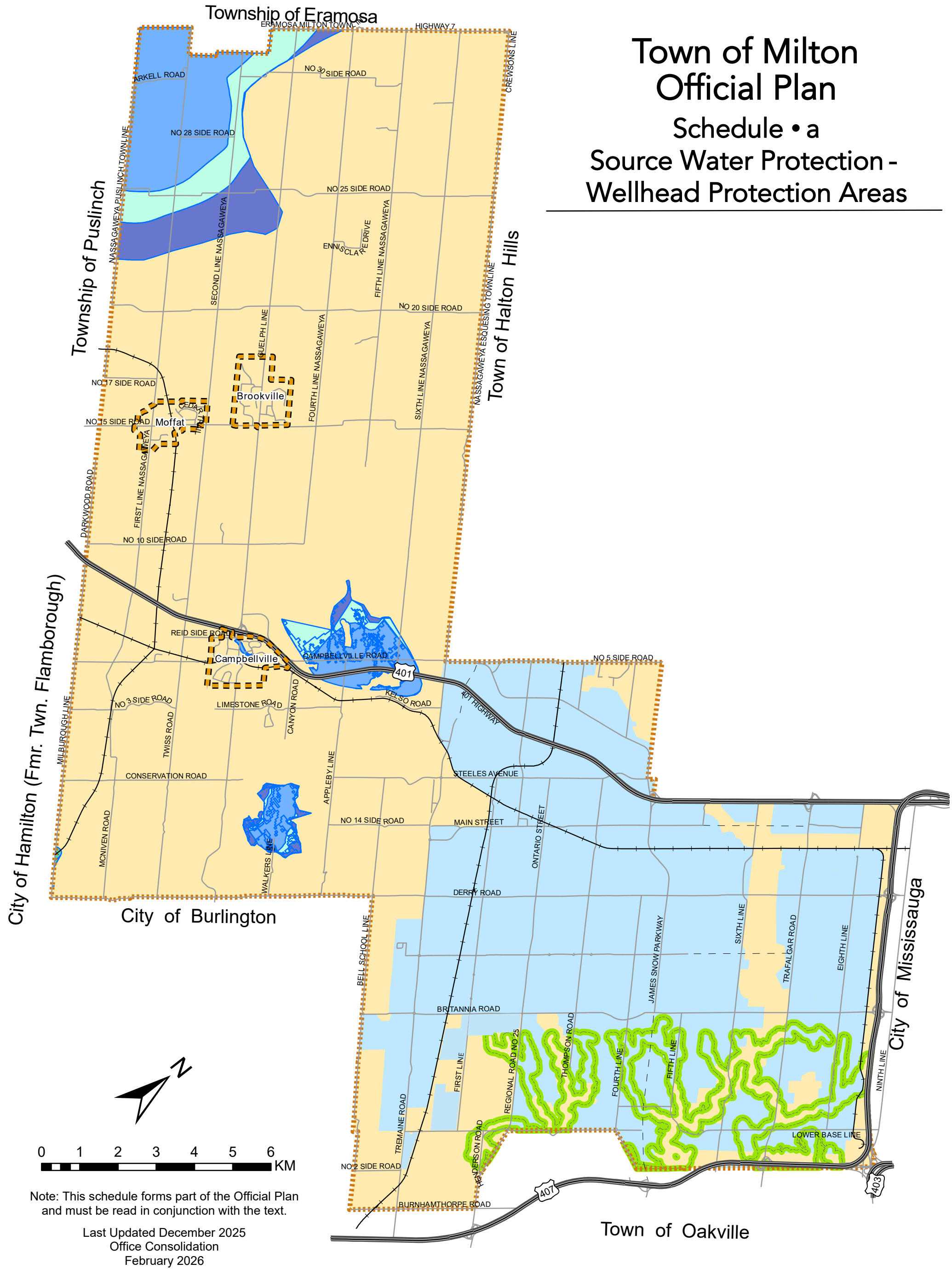
Town of Milton Official Plan Schedule 7 Water Resources System



Town of Milton Official Plan

Schedule • a

Source Water Protection - Wellhead Protection Areas



Wellhead Protection Areas

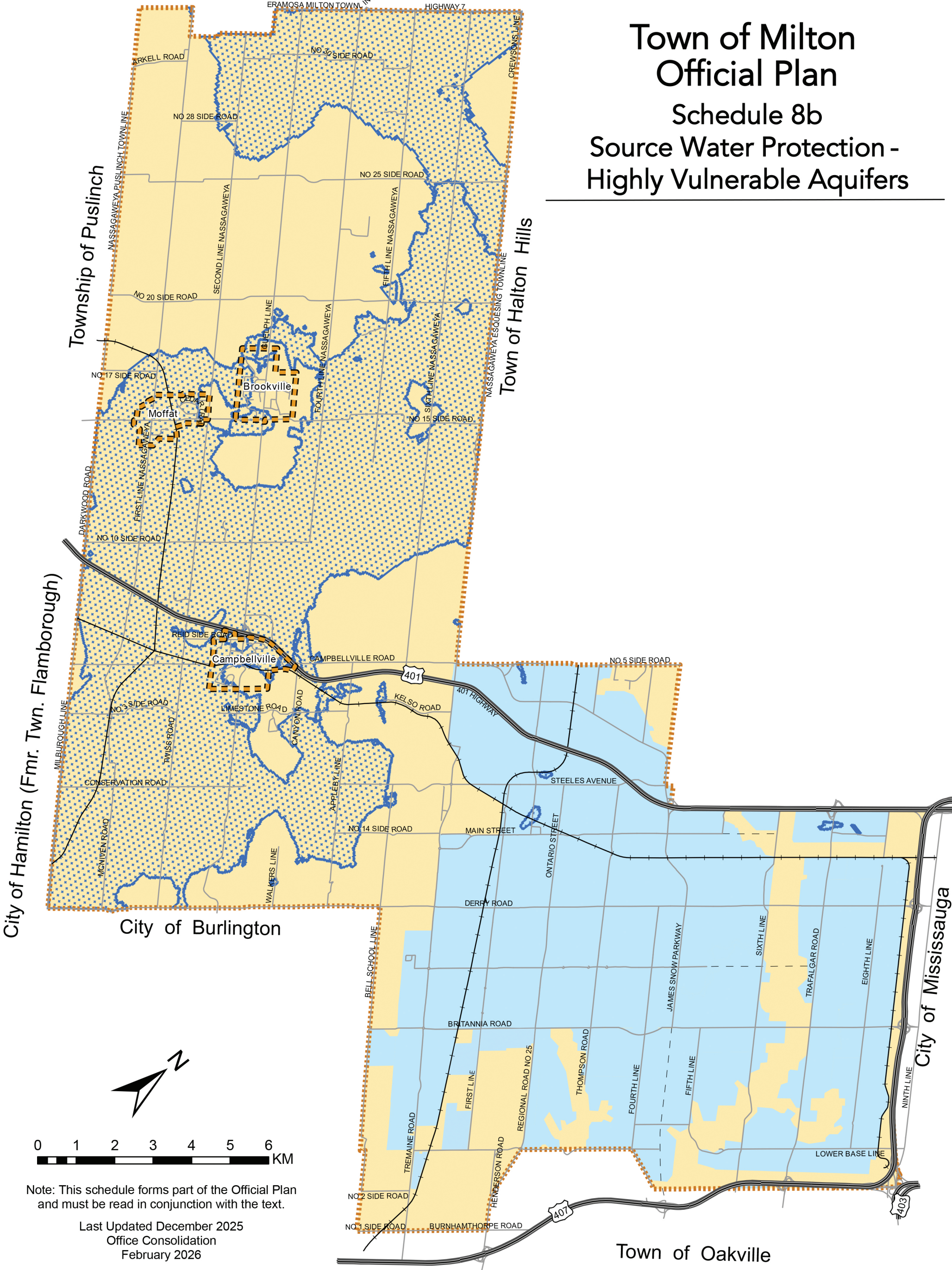
- | | |
|--------------------|------------------------|
| WHPA-A-100m | WHPA-D-5year-25year |
| WHPA-B-2year | WHPA-E |
| WHPA-C-2year-5year | Intake Protection Zone |

- | | |
|--------------------|---------------------------|
| Municipal Boundary | Provincial Freeway |
| Urban Area | Major Roads |
| Rural Area | Proposed Major Roads Rail |
| Hamlet | Line |

Town of Milton Official Plan

Schedule 8b

Source Water Protection - Highly Vulnerable Aquifers



 Highly Vulnerable Aquifers

 Municipal Boundary

 Urban Area

 Rural Area

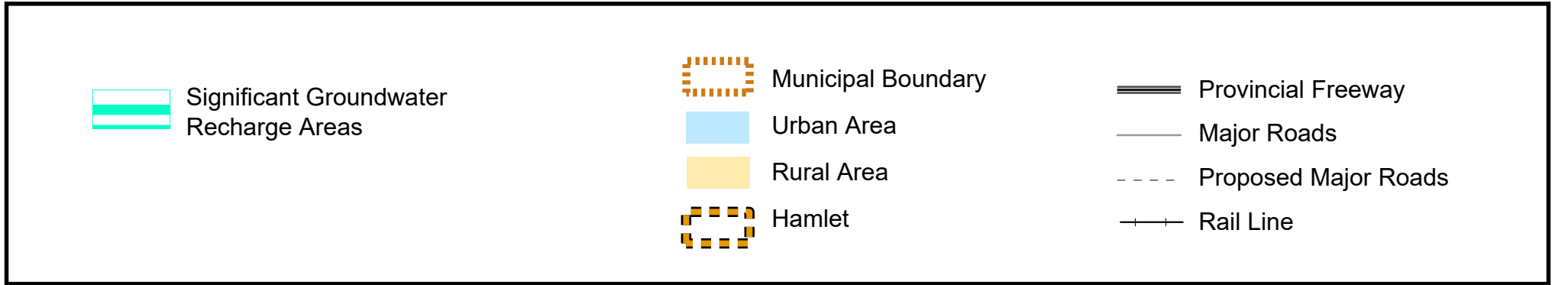
 Hamlet

 Provincial Freeway

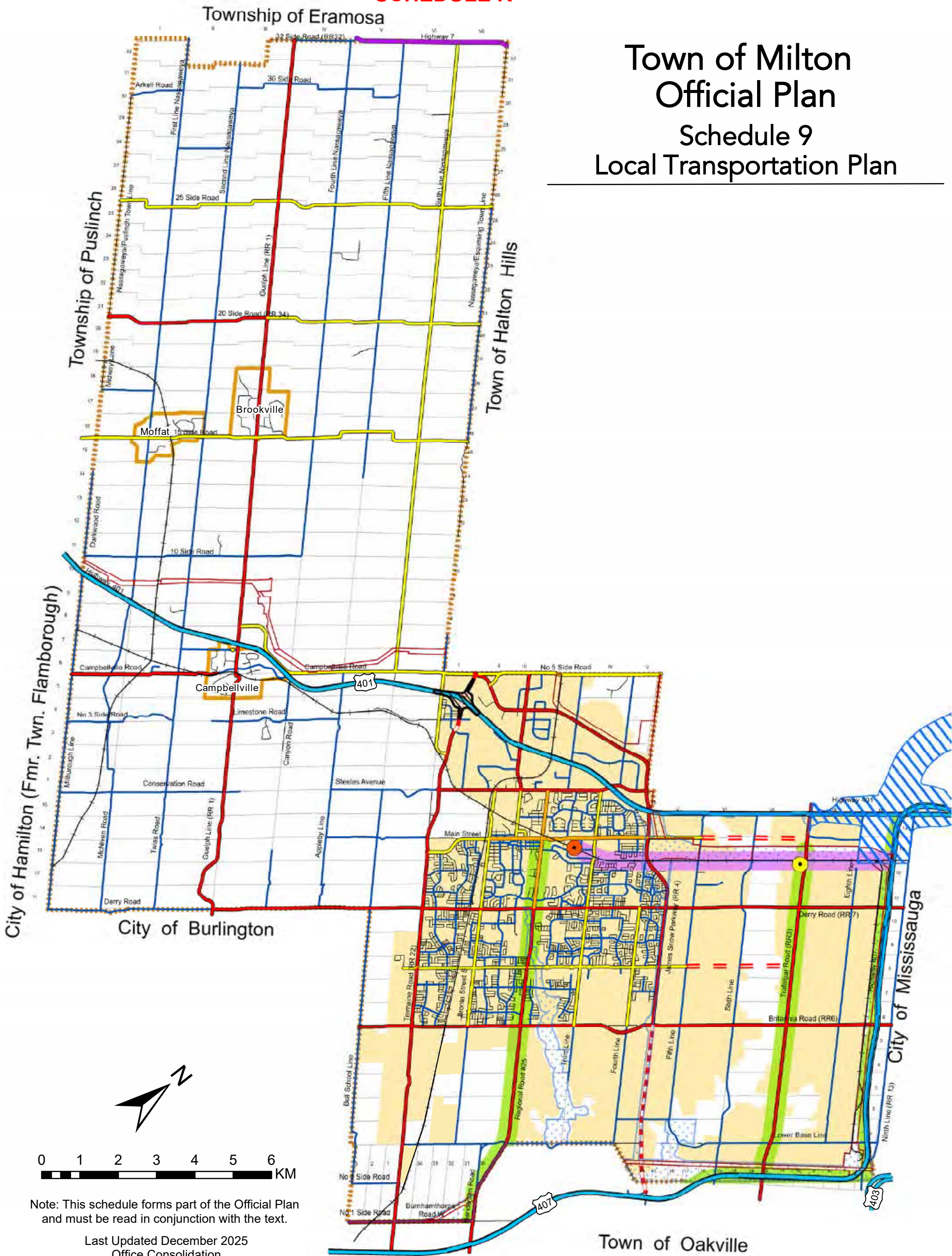
 Major Roads

 Proposed Major Roads

 Rail Line



Town of Milton
Official Plan
Schedule 9
Local Transportation Plan



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

Last Updated December 2025
Office Consolidation
February 2026

- | | | | |
|--|--|--|--|
|  Commuter Rail Corridor |  Provincial Freeway |  Proposed Major Arterial |  Municipal Boundary |
|  High Order Transit Corridor |  Provincial Highway |  Future Road Extension |  Urban Area |
|  Planned 401 Interchange |  Major Arterial |  Corridor Protection Area |  Hamlet |
|  Protected Major Transit Station |  Multi-Purpose Arterial |  Rail line |  Hydro Corridor |
|  Future Protected Major Transit Station |  Minor Arterial |  Parkway Belt West Boundary | |
| |  Collector | | |
| |  Local Road | | |