

**AMENDMENT NUMBER XX  
TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

Part of Lot 1, Concession 4  
475 Harrop Drive  
Town of Milton  
(Town File: XXXX)

Draft Prepared By:  
Batory Urban Planning and Project Management  
February 2024

**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

475 Harrop Drive  
(Part of Lot 1, Concession 4)

(Town of Milton)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to permit the use of a truck terminal, warehouse, vehicle repair facility and ancillary office use on the lands known municipally known as 475 Harrop Drive,

### **LOCATION OF THE AMENDMENT**

The subject property is located on the east side of Harrop Drive, north of Steeles Avenue. The subject property has an area of 25,500 sqm. The lands are legally described as Part of Lot 1, Concession 4, Town of Milton, Region of Halton and are municipally known as 475 Harrop Drive.

### **BASIS OF THE AMENDMENT**

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. The subject lands are located within the Urban Area, and an Employment Area within the Region of Halton and Town of Milton Official Plans.

The proposed amendment permits the land use conversion of the existing site and buildings for the use of a truck terminal, warehouse, vehicle repair facility and ancillary office use, which otherwise is consistent with the objectives of the Town of Milton Official Plan for the Employment Area designation. The proposed land use fits within its surrounding context, and is compatible with adjacent areas. The proposed development is located in an area with good access to existing infrastructure and the 401 Highway, will contribute to achieving both the overall employment targets, and the targeted form of development, established in Provincial, Regional, and Local policy. The proposal is located within an area intended for employment as identified in both the Halton Region Official Plan and the Milton Official Plan.

## 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

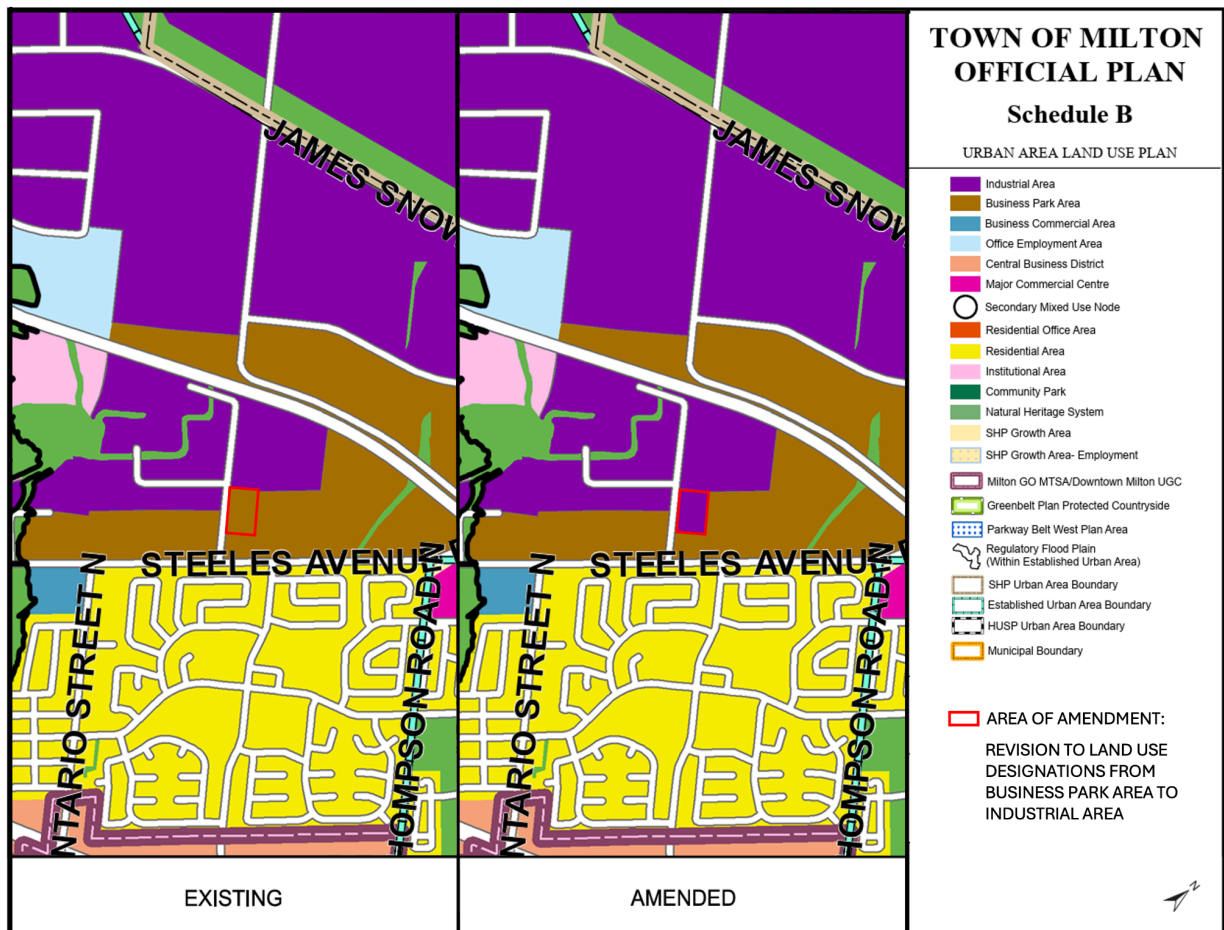
The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

#### 1.0 Map Change

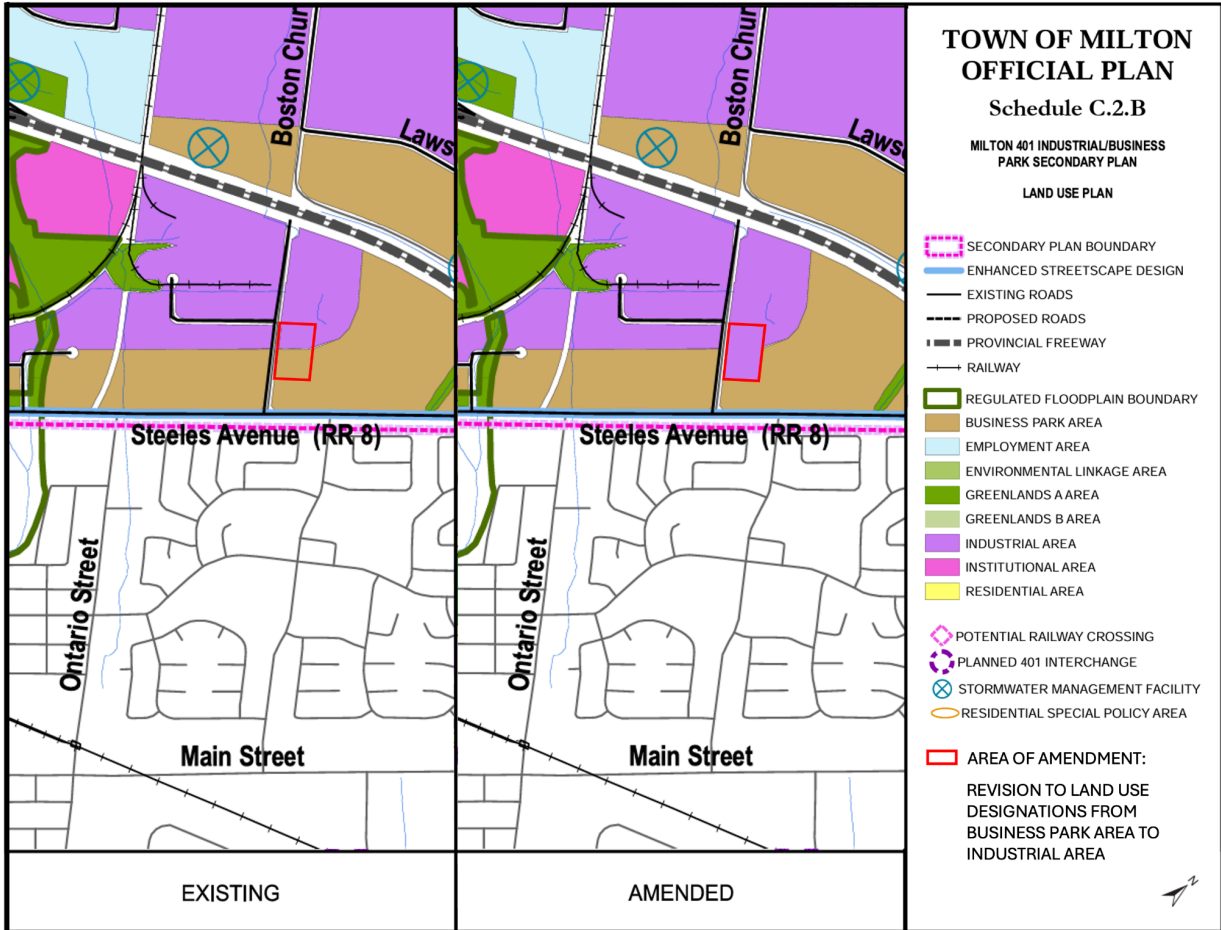
1.1 Amending Schedule B – “Urban Area Land Use Plan” by modifying the Maps to provide an ‘Industrial Area’ designation for the lands at 475 Harrop Drive (Part of Lot 1, Concession 4); and,

1.2 Amending Schedule C.2.B - “Milton 401 Industrial / Business Park Secondary Plan” by modifying the Maps to provide an ‘Industrial Area’ designation for the lands at 475 Harrop Drive (Part of Lot 1, Concession 4).

#### Schedule B – Amendment



# Schedule C.2.B - Amendment



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 MUNICIPALLY IDENTIFIED AS 475 HARROP DRIVE, LEGALLY DESCRIBED AS PART OF LOT 1, CONCESSION 4, TOWN OF MILTON, IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA XX/25)

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 B and C.2.B of the Town of Milton Official Plan to provide for permission for the development of a truck terminal use with ancillary warehouse, vehicle repair facility and office use at 475 Harrop Drive, legally described as Part of Lot 4, Concession 1, Town of Milton, consisting of the attached maps 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.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this \*\* day of \*\*\*\*\*, 2025

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Gordon A. Krantz Mayor

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Troy McHarg Town Clerk