



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 20, 2022

Report No: DS-048-22

Subject: Public Meeting and Initial Report: Official Plan Amendment, Zoning By-law Amendment Applications and Draft Plans of Subdivision by Orlando Corporation, Heartland (Two) Limited and Quarre (Two) Inc., applicable to lands known as Part of Lot 5, Concession 3 Esquensing and Parts of Lots 3 and 4, Concession 4 Esquensing, Milton. (Town Files: LOPA 09/21, Z-26/21, Z-27/21, 24T-21007/M and 24T-21008/M)

Recommendation: THAT Development Services Report DS-048-22 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Applications have been submitted for Draft Plans of Subdivision for multiple properties located in the northern area of the Milton 401 Industrial/Business Park Secondary Plan Area, described as the North Porta East lands (8350 Esquensing Line) and the West lands (8802, 8820, 8830, 8872 and 8880 Boston Church Road). The Draft Plan of Subdivision for the East lands includes two industrial blocks, a stormwater management pond block, a business commercial area block (for the relocation of the heritage house), a natural heritage system channel block, two woodlot blocks, a wetland block and three road widening blocks. The applicant's proposed concept plan identifies four industrial buildings on the East lands with one access from Boston Church Road and two accesses from James Snow Parkway over the hydro corridor lands.

The Draft Plan of Subdivision for the West lands includes an industrial block, a stormwater management pond block, a natural heritage system channel block and one road widening block. The applicant's proposed concept plan identifies three industrial buildings on the West lands that would be accessed by three entrances from Boston Church Road and two entrances from No. 5 Side Road.

In addition to the above, the applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 144-2003, as amended, to facilitate the construction of 7 industrial buildings on the lands described above. The proposed Official Plan Amendment applies



EXECUTIVE SUMMARY

only to the East lands and seeks to include a portion of the subject lands into the Town's Urban Area and Milton 401 Industrial/Business Park Secondary Plan Area. The proposed Official Plan Amendment also intends to create a site-specific policy area to permit additional uses on one of the industrial blocks (Block 2) and the business commercial area block for the relocated heritage house (Block 8) as shown on the Draft Plan of Subdivision for the East lands.

The proposed Zoning By-law Amendment seeks amend the Town's Zoning By-law 144-2003, as amended, to rezone the subject lands to the General Industrial (M2) zone with exceptions to permit additional uses and site-specific standards. The Zoning By-law Amendment also proposes to permit a maximum building height of 35 metres (10 storeys) on the East lands.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Orlando Corporation, Heartland (Two) Limited and Quarre (Two) Inc., 6205 Airport Road, Suite 500, Mississauga, ON.

Agent: Glen Schnarr & Associates Inc., 10 Kingsbridge Garden Circle, Suite 700, Mississauga, ON.

Location/Description: The subject lands are located at the northern limit of the Milton Urban Area and comprise two land areas that are separated by Boston Church Road, referred to as the East lands and the West lands in this Report. The East lands abut the hydro corridor lands that run parallel to James Snow Parkway and are between Boston Church Road and Esquesing Line. The East lands are municipally known as 8350 Esquesing Line. The East lands do not currently have access to James Snow Parkway as a result of the hydro corridor lands. The East lands are primarily vacant and used for agricultural purposes. The East lands also include an existing listed heritage house, four farm-related outbuildings and woodlots in the northeast and northwest corners.

The West lands are located to the southwest corner of Boston Church Road and No. 5 Side Road and are municipally known as 8802, 8820, 8830, 8872 and 8880 Boston Church Road. The largest portion of the West lands (8880 Boston Church Road) is used for agricultural purposes, while the other four smaller properties contain residential



Background

dwellings that will be demolished. The property located at 8802 Boston Church Road also contains a business (SignFIELD Inflatable Advertising Inc.) operating in an accessory building that will also be demolished.

There are two watercourses that traverse the subject lands and these include the Middle Branch of the Sixteen Mile Creek in the northeastern corner of the East lands (within the Greenbelt) and the tributary of the Middle Branch of the Sixteen Mile Creek that runs through the East lands. The Middle Branch has a permanent flow while the tributary has an intermittent flow. The applicant is proposing to relocate the channel to the northern portion of the East lands and this is being evaluated through a Comprehensive Environmental and Servicing Study (CESS), which is described in further detail later in this Report.

The location of the subject lands is shown in Figure 1 to this Report.

The surrounding land uses for the East lands include rural residential uses and woodlands (largely contained within the limits of the Greenbelt Plan) to the north. Beyond these properties, are lands used for agricultural purposes. Rural residential and natural heritage features are located to the east and lands designated for industrial uses are located to the south and west.

The surrounding land uses for the West lands include rural residential and agricultural uses to the north and east as well as lands designated for industrial uses to the south and west. The CN Railway abuts the boundary for the West lands.

Proposal:

Applications have been submitted for Draft Plans of Subdivision for the East and West lands. The Draft Plan of Subdivision for the East lands includes two industrial blocks, a stormwater management pond block, a business commercial area block (for the relocation of the heritage house), a natural heritage system channel block, two woodlot blocks, a wetland block and three road widening blocks. It is noted that the business commercial area block is the intended site for the proposed relocation of the existing heritage house. The applicant's proposed concept plan identifies four industrial buildings on the East lands that would be accessed from an entrance off of Boston Church Road as well as two new accesses from James Snow Parkway over the hydro corridor lands.

The Draft Plan of Subdivision for the West lands includes an industrial block, a stormwater management pond block, a natural heritage system channel block and one road widening block. The applicant's proposed concept plan identifies three industrial buildings on the West lands that would be accessed by three entrances from Boston Church Road and two entrances from No. 5 Side Road.

Background

The proposed Draft Plans of Subdivision are attached as Figure 2 (East lands) and Figure 3 (West lands) to this Report. The proposed Concept Plan is attached as Figure 4 to this Report.

In order to facilitate the proposed development, the applicant has submitted applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment. The purpose of the proposed OPA is to expand the boundary of the Town's Urban Area and the Milton 401 Industrial/Business Park Secondary Plan Area to include a portion of the East lands, also referred to as the northern sliver lands. The northern sliver lands were not subject to OPA 67 and are currently designated for agricultural uses. The proposed OPA also intends to create a site-specific policy area to permit additional uses on one of the industrial blocks (Block 2) and the business commercial area block for the heritage house (Block 8) as shown on the Draft Plan of Subdivision for the East lands.

A related Regional Official Plan Amendment (ROPA) has been submitted to Halton Region to expand the Urban Area boundary to include the northern sliver lands.

The proposed Zoning By-law Amendment seeks amend the Town's Zoning By-law 144-2003 to rezone the subject lands to the General Industrial (M2) zone with exceptions to permit additional uses and site-specific standards. The Zoning By-law Amendment also proposes to permit a maximum building height of 35 metres (10 storeys) on the East lands.

Figure 5 to this Report also provides a conceptual rendering of the proposed built form.

The following reports have been submitted in support of the applications:

- Development Application Pre-Consultation Form, issued by the Town of Milton, dated April 28, 2021;
- Complete Application Forms for the Official Plan Amendment (East and West lands), Zoning By-law Amendments (East and West lands) and Draft Plans of Subdivision (East and West lands);
- Draft Plan of Subdivision (East lands), prepared by Glen Schnarr & Associates Inc. dated September 21, 2021;
- Draft Plan of Subdivision (West lands), prepared by Glen Schnarr & Associates Inc. dated September 21, 2021 and revised April 27, 2022;
- Topographic Surveys (East and West lands), prepared by David B. Searles Surveying Ltd., dated May 5, 2020;
- Draft Amendment to the Town of Milton Official Plan (East lands), prepared by Glen Schnarr & Associates Inc., dated October 2021;
- Draft Implementing Zoning By-laws (East lands), prepared by Glen Schnarr & Associates Inc. dated October 2021;

Background

- Draft Implementing Zoning By-laws (East lands), prepared by Glen Schnarr & Associates Inc. dated October 2021 and revised May 2022;
- Concept Plan, prepared by Orlando, dated September 15, 2021 and revised March 21, 2022;
- Landscape Concept Plan, prepared by Orlando and Studio TLA, dated September 10, 2021;
- Planning Justification Report, prepared by Glen Schnarr & Associates Inc. dated October 2021;
- Urban Design Brief, prepared by Glen Schnarr & Associates Inc., dated October 2021;
- Traffic Impact Study, prepared by TMIG, dated September 2021;
- Tree Inventory and Tree Preservation Plan Report, prepared by Kuntz Forestry Consulting, dated April 6/21;
- Noise Feasibility Study, prepared HGC Engineering., dated September 15, 2021;
- Milton North Business Park Shadow Study, prepared by Orlando, dated July 8, 2021;
- Heritage Impact Assessment, prepared by Architects Rasch Eckler Associates Ltd., dated October 2021;
- Heritage House Graphics, Plans and Perspectives, prepared by Architects Rasch Eckler Associates Ltd. and Studio TLA, dated July 22, 2021;
- Architectural Renderings, prepared by Stendel + Reich Architecture, dated September 2021;
- Minimum Distance Separation I Requirements for East Block, prepared by Colville Consulting Inc., dated October 1, 2021;
- Stage 1-3 Archaeological Assessment (East Parcel) Report, prepared by Archaeological Assessments Ltd., dated July 27, 2020;
- Stage 1-3 Archaeological Assessment (West Parcel) Report, prepared by Archaeological Assessments Ltd., dated July 29, 2020;
- Stage 4 Archaeological Assessment of the Andrew Aitkin Site (East lands) Report, prepared by Archaeological Assessments Ltd., dated September 14, 2020;
- Stage 4 Archaeological Assessment of the Laidlaw 1 Site (West lands) Report, prepared by Archaeological Assessments Ltd., dated September 15, 2020;
- Phase 1 Environmental Site Assessment (East Block), prepared by Terrapex, dated July 6, 2020;
- Phase 1 Environmental Site Assessment (West Block), prepared by Terrapex, dated July 3, 2020;
- Phase 2 Environmental Site Assessment (East Block), prepared by Terrapex, dated August 5, 2020;
- Phase 2 Environmental Site Assessment (West Block), prepared by Terrapex, dated July 31, 2020; and,

Background

- Environmental Site Screening Questionnaire (northern sliver lands only), completed by Orlando, dated May 31, 2021.

In addition to the technical studies above, on August 27, 2021, the applicant submitted a Comprehensive Environmental and Servicing Study (CESS) related to the alteration of watercourses and floodplains in the absence of an existing Subwatershed Impact Study. The CESS assesses the existing conditions and potential impacts of the proposed development with respect to the natural environment and ecological functions, hydrology, hydraulics, fluvial processes, erosion and hydrogeology. At the time of writing this Report, the CESS has not been completed and remains under review by staff at the Town of Milton, Halton Region and Conservation Halton. It is noted that the completion of the CESS may have an impact on size and/or configuration of the proposed blocks on the Draft Plans of Subdivision.

Discussion

Planning Policy

On August 23, 2021, Town of Milton Council adopted Official Plan Amendment 67 (OPA 67), which had the effect of expanding the Milton 401 Industrial/Business Park Secondary Plan Area boundary to include most of the subject lands. On May 12, 2022, Halton Region issued a Notice of Decision to approve OPA 67, with modifications. The modifications generally included clarification on transportation matters, an updated employment forecast for the Milton 401 Industrial/Business Park Secondary Plan Area and other housekeeping mapping updates.

Most of the subject lands are designated Industrial Area on Schedule B - Urban Area Land Use Plan in the Town of Milton Official Plan. The Industrial Area designation permits a full range of light and general industrial uses including recycling industries, a cannabis production facility, accessory service, wholesale, retail and office uses directly related to the industrial use within an industrial building. Office use and research and development technology uses are also permitted, excluding any use that produces biomedical waste, when located within a multi-unit building. However, a multi-unit building may not be used for an office building.

There is also a small portion of the subject lands that is designated Business Commercial Area on Schedule B - Urban Land Use Plan in the Town of Milton Official Plan. Land within this designation is intended for the relocation of an existing heritage house and barn timbers that are currently located to the north on the subject lands. On May 9, 2022, Town of Milton Council approved the relocation of the existing heritage house and barn timbers as well as the demolition of the remaining outbuildings.

Discussion

The only permitted uses for the land within the Business Commercial Area designation are business and professional offices as well as service commercial uses that are complementary to, and serve, the employment area.

Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan designates the subject lands as Industrial Area and Business Commercial Area, which include the same permitted uses as those described above.

In addition to the above, Site Specific Policy Area No. 42 as shown on Schedule I1 - Urban Area Specific Policy Areas also applies on most of the subject lands. The site specific policies address development application requirements for the subject lands including, but not limited to, study requirements, road connections and development requirements in the Business Commercial Area designation.

As mentioned above, there is a portion of the subject lands that is outside of the Urban Area of the Milton 401 Industrial/Business Park Secondary Plan area. This portion, also referred to as the northern sliver lands, is located along the northern portion of the East lands and is currently designated Agricultural area and Natural Heritage System. The applicant has submitted an application for an Official Plan Amendment to bring the northern sliver lands into the Urban Area and the Milton 401 Industrial/Business Park Secondary Plan Area and apply the Industrial Area designation. The Official Plan Amendment also proposes to add additional permitted uses to one of the industrial blocks (Block 2) and the Business Commercial Area block (Block 8) for the relocated existing house on the Draft Plan of Subdivision for the East lands.

Attached as Appendix 1 to this Report is the Draft Official Plan Amendment. A related Regional Official Plan Amendment is also being considered concurrently by Halton Region.

Official Plan policies relevant to the proposal include:

- 3.7.1.4 Development within an employment designation, subject to:
 - c) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan;
 - d) Applicants can demonstrate that there is adequate water and wastewater treatment capacity to accommodate the proposed use;
 - e) a high quality of landscaped site development, particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial or Multi-Purpose Arterial roads
- 3.7.1.6 Urban Design - requires all development to conform to urban design policies (section 2.8) as appropriate.
- 3.7.6.2 Business Commercial Area - establishes the permitted uses within the Business Commercial Area designation.

Discussion

- 3.9.2 Industrial Area - establishes the uses that are permitted within the Industrial Area designation.
- 3.9.3 Industrial Area policies - establishes requirements for development within areas designated as Industrial Area.
- 4.11.3.42 Special Policy Area No. 42 - sets out the development application requirements for the subject lands.
- C.2.2.2 Design Elements - sets out the key design elements for the Milton 401 Industrial/Business Park Secondary Plan area.

Zoning By-law 144-2003, as amended

The East lands are zoned Agriculture (A1) and Greenlands A (GA) under the Town of Milton Zoning By-law 144-2003, as amended, while the West lands are entirely within the Agriculture (A1) zone. The proposed industrial uses are not permitted by the current zoning that applies to the subject lands.

The applicant has made an application for a Zoning By-law Amendment to rezone the lands to the following zones: Greenlands A (GA), Open Space Exception (OS*XX), General Industrial Exception zones (M2*XX and M2*YY) and Business Commercial Exception (C6-ZZ). In the proposed General Industrial Exception zones, the applicant is seeking to increase the maximum building height to 35.0 metres, permit additional uses, permit an exemption from restrictions on the type of building where an office use is permitted, increase the ground floor area (GFA) for office uses and retail sale of goods and allow for a reduced landscape buffer.

In the proposed Business Commercial exception zone, the applicant is seeking to permit additional uses and to increase the maximum lot area that applies.

Appendix 2 and 3 to this Report include the draft Zoning By-law Amendments for the East and West lands, respectively. Staff will review the appropriateness of the uses proposed as part of the technical review of the application.

Site Plan Control

Should the applications be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on May 26, 2022.

Discussion

The applicant held a virtual Public Information Centre session (PIC) on February 24, 2022. The Applicant provided a presentation of the proposed development applications and this was followed by a period for questions and discussion. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to ask questions of the applicant and technical consultants and learn about the application process. Town staff were present at the PIC as well. There were approximately 20 individuals that attended the virtual PIC and 5 individuals from the public provided comments. A number of concerns were raised including ongoing site alteration works, traffic and pedestrian safety, potential impacts to groundwater as well as stormwater management and flooding along Esquesing Line specifically. Town staff have also received comments about the existing public transit service levels in the Milton 401 Industrial/Business Park Secondary Plan Area and concerns about the potential burden on public transit service levels as a result of additional employment generated by the proposed development.

With regard to the proposal, Town staff have identified the following matters to be addressed through the review process:

- Site design, built form, and urban design;
- Traffic impacts, vehicle access and circulation;
- Noise impacts;
- Shadow impacts;
- Consistency with Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe; and,
- Servicing and stormwater management.

A technical report with recommendations will be brought forward for Council consideration at a later date, upon completion of the evaluation of the applications.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Jessica Tijanic, M.Sc. MCIP RPP Phone: Ext. 2221
Senior Planner, Development
Review



Attachments

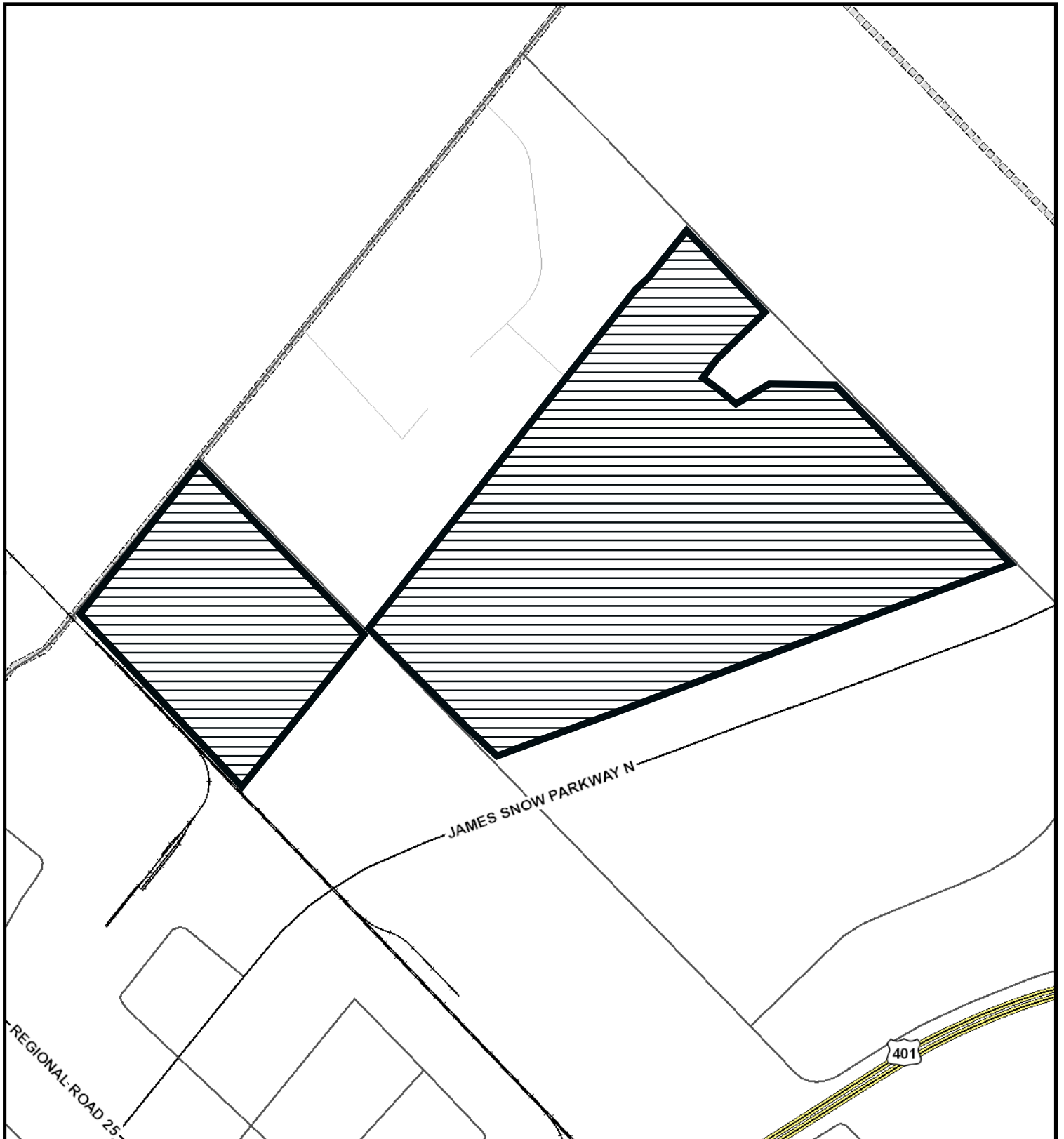
Figure 1 - Location Map
Figure 2 - Draft Plan of Subdivision - East lands
Figure 3 - Draft Plan of Subdivision - West lands
Figure 4 - Proposed Concept Plan
Figure 5 - Architectural Renderings
Appendix 1 - Draft Official Plan Amendment
Appendix 2 - Draft Zoning By-law Amendment - East lands
Appendix 3 - Draft Zoning By-law Amendment - West lands

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

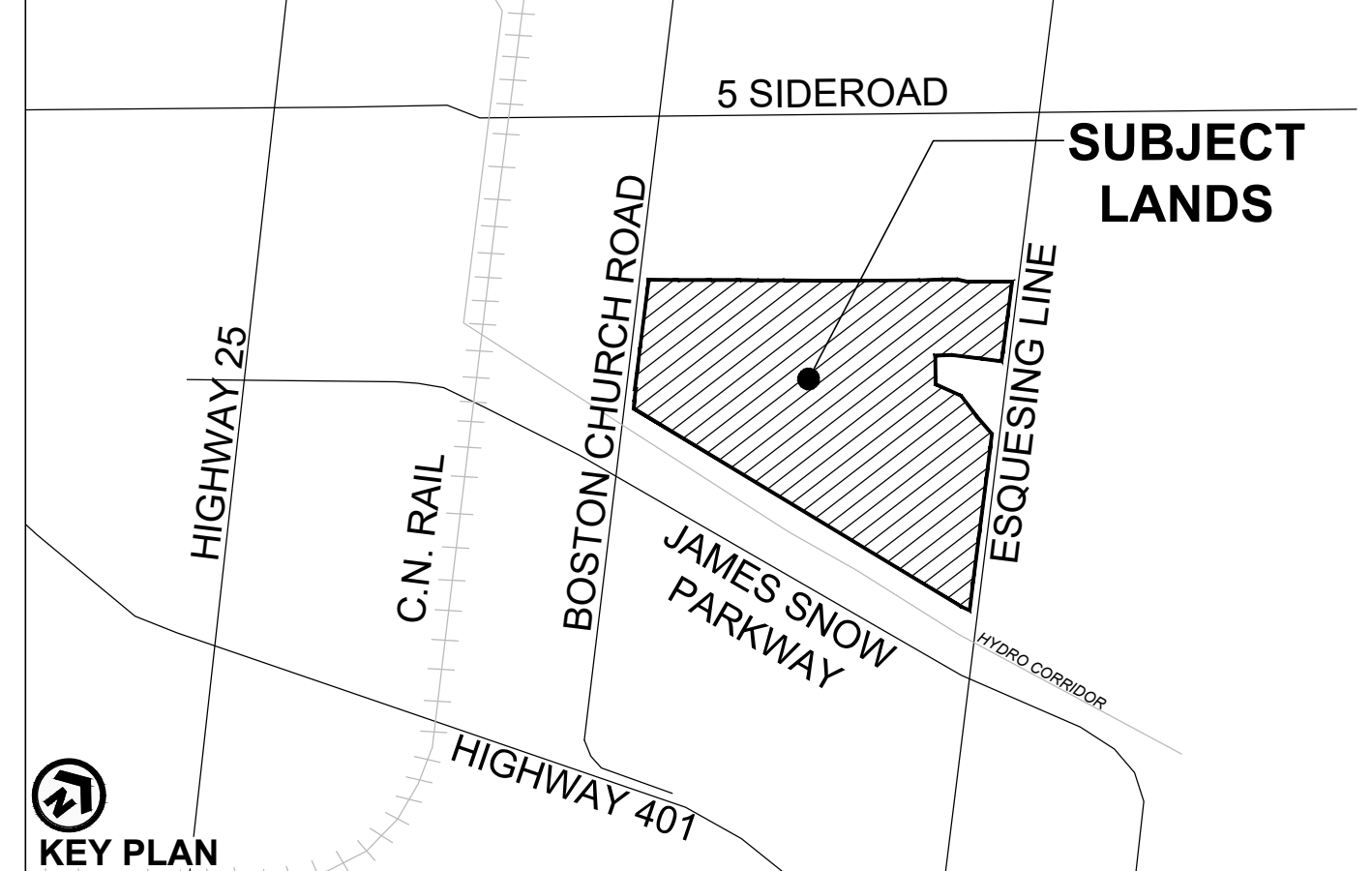
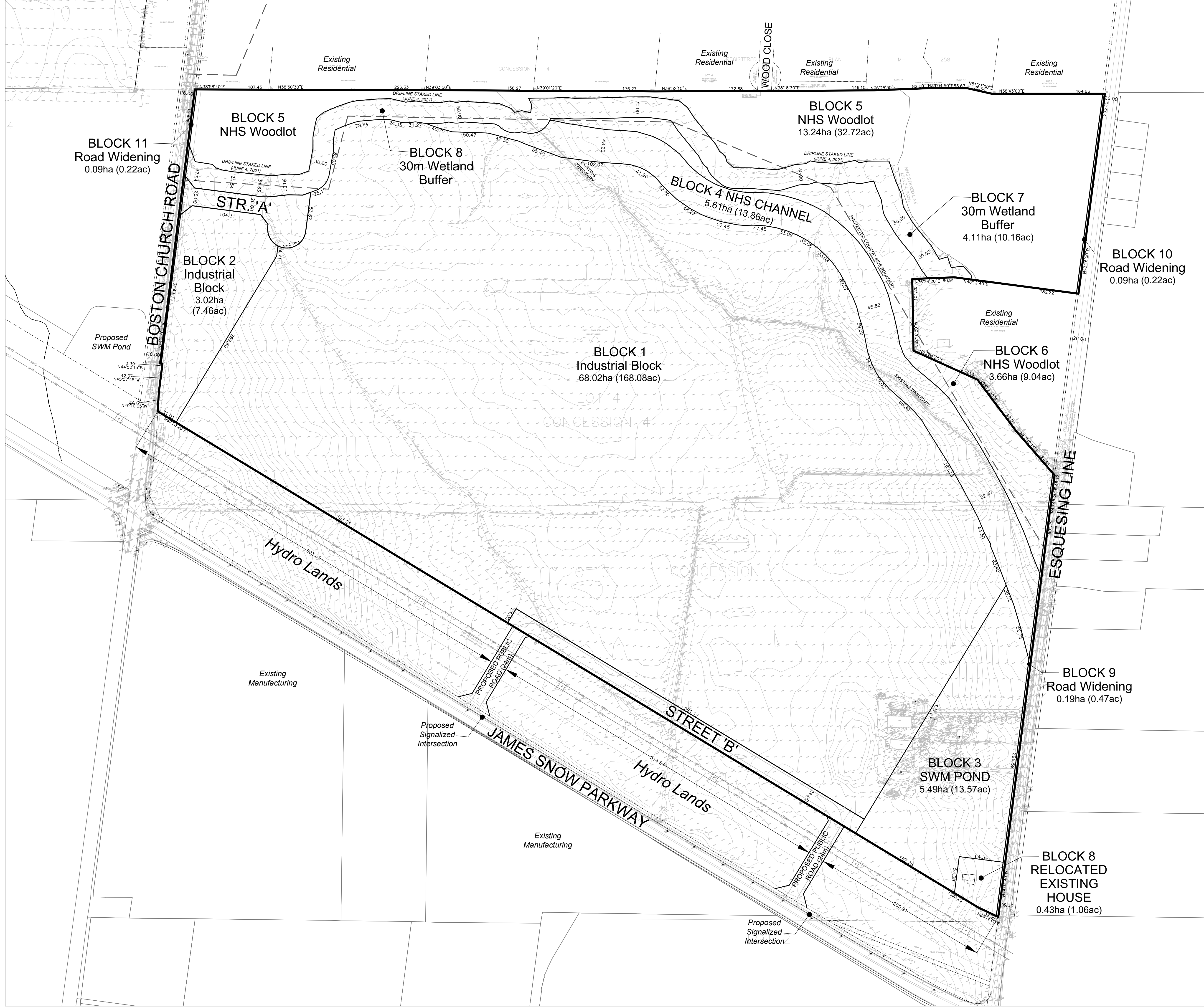
Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



Council Meeting Date: June 20, 2022	Scale: 1:19,000	File: 24T-21007/M & 24T-21008/M	Development Services
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**DRAFT PLAN OF SUBDIVISION
ORLANDO CORPORATION**
PART OF LOT 3 AND 4, CONCESSION 4,
TOWNSHIP OF ESQUESING
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED _____ DATE _____
PHIL KING, PRESIDENT
ORLANDO CORPORATION

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE _____
ALISTER SANKEY, O.L.S.
David B.Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
4284 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1S2
(905) 273-8640 FAX: (905) 896-4410
E MAIL: DBSOLS@ON.AIBN.COM

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
Industrial Block	1,2	71.04	175.54
SWM Pond	3	5.49	13.57
NHS Channel	4	5.61	13.86
NHS Woodlot	5,6	16.90	41.76
30m Wetland Buffer	7	4.11	10.16
Relocated Existing House	8	0.43	1.06
Road Widening	9 - 11	0.37	0.91
24.0m - 26.0m R.O.W. (792m Length)		2.18	5.39
TOTAL	11	106.13	262.25

NOTES
-Base mapping obtained from DB Searles
-daylight triangle at Street 'A' and Boston Church Road: 15m x 15m




DRAFT PLAN OF SUBDIVISION ORLANDO CORPORATION

PART OF LOT 5, CONCESSION 3,
TOWNSHIP OF ESQUESING
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND
SUBMIT THIS DRAFT PLAN OF SUBMISSION TO THE TOWN OF MILTON FOR
APPROVAL.

SIGNED:  BLAIR WOLK, PRESIDENT
ORLANDO CORPORATION
DATE: May 3, 2022

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE
CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DAVID D'SEARLES
DAVID D'SEARLES SURVEYING LTD.
DATE: OCTOBER 1, 2021

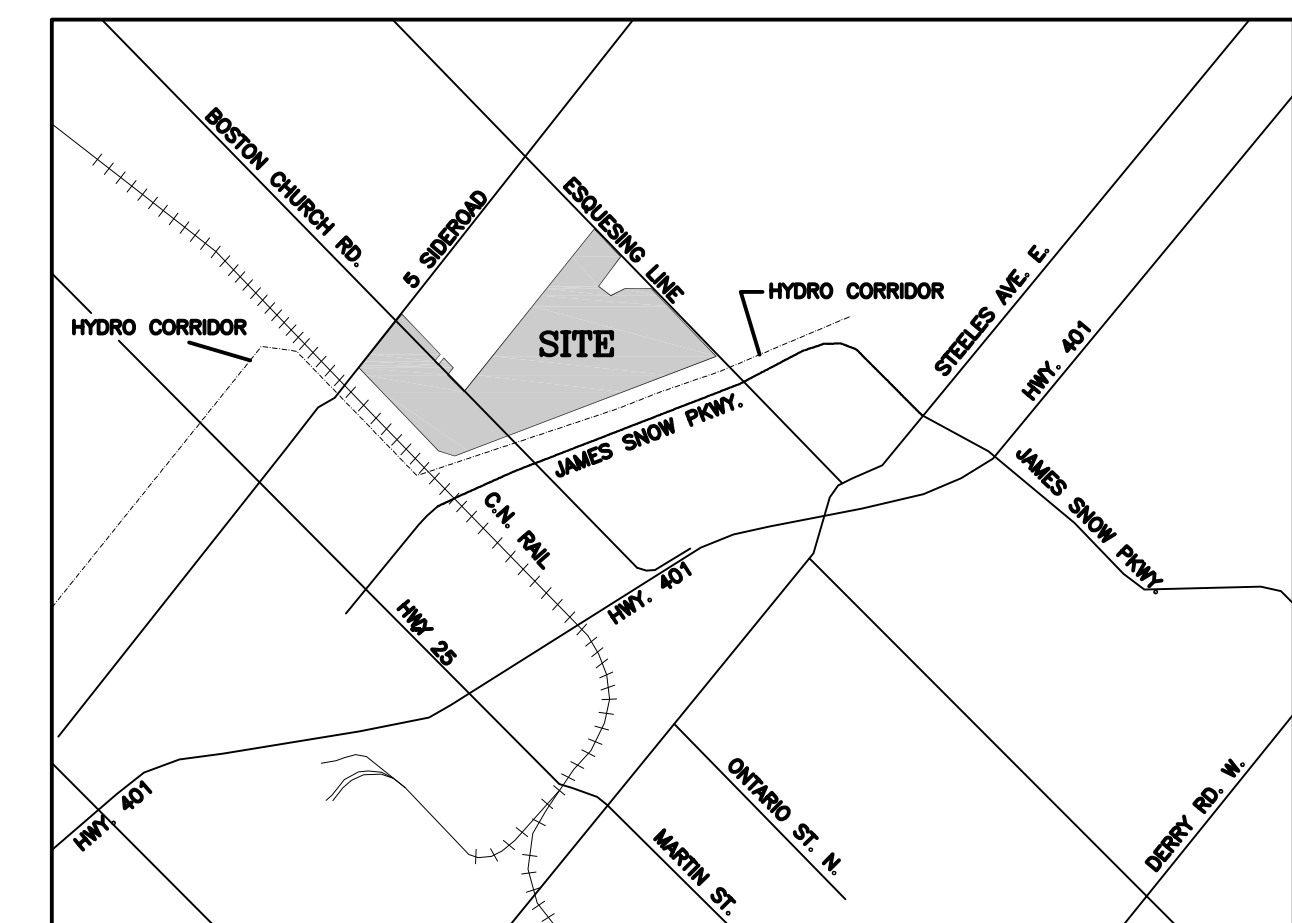
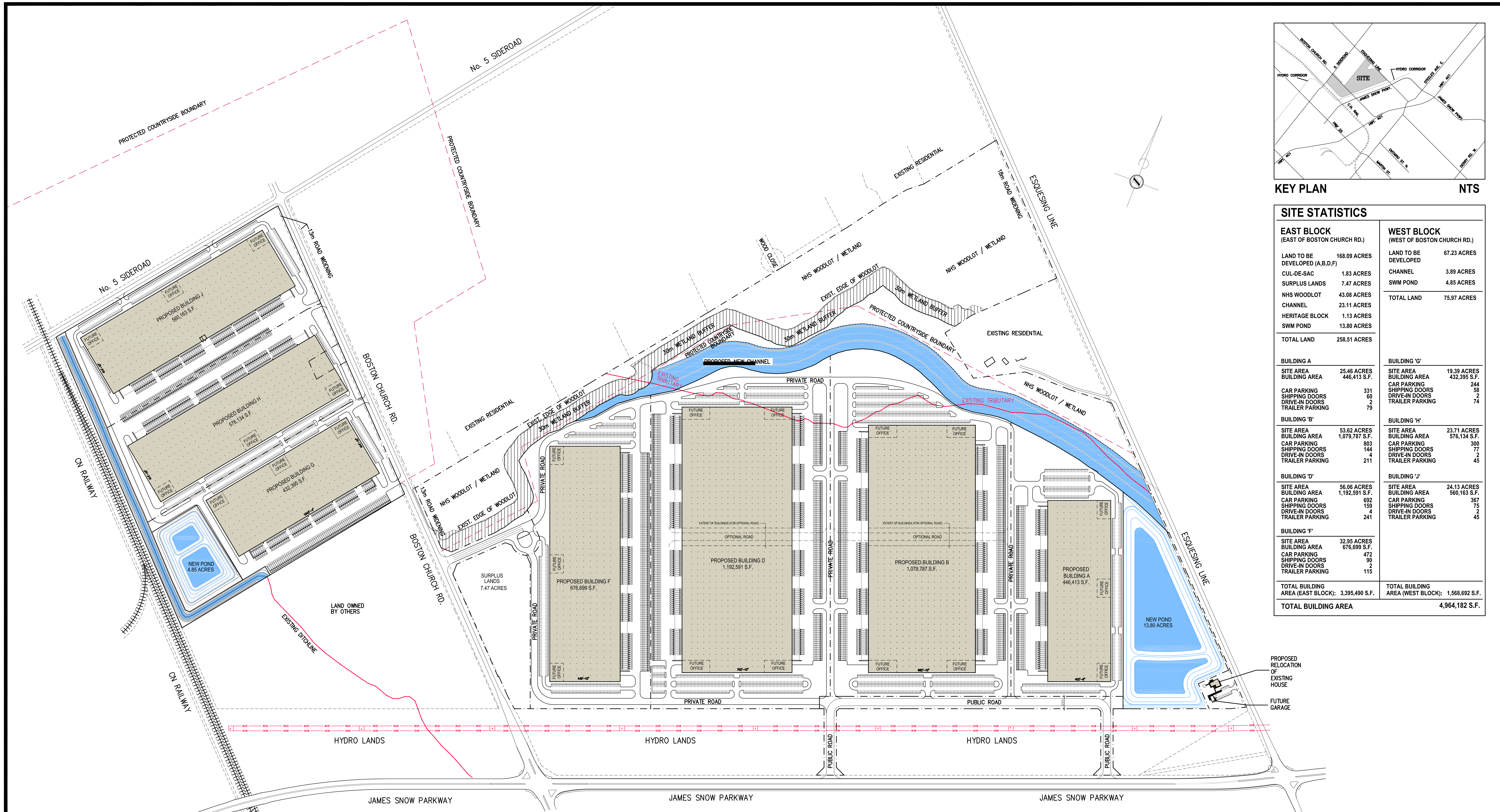
ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY
CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- N) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
Industrial Block	1	27.02	66.77
SWM Pond	2	1.97	4.87
NHS Channel	3	1.57	3.88
Road Widening	4	0.18	0.44
TOTAL	4	30.74	75.96

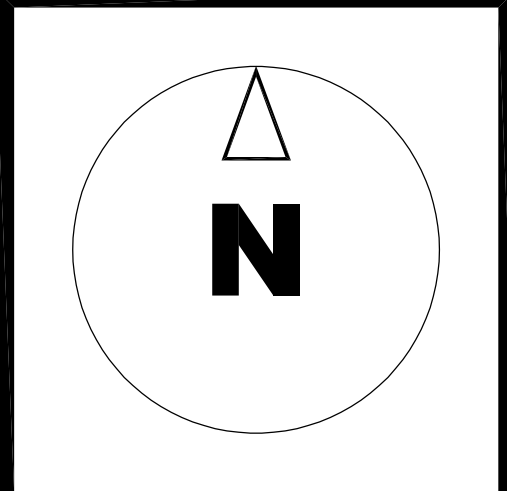
NOTES
-Base mapping obtained from DB Searles
-Existing Structures to be removed



KEY PLAN NTS

SITE STATISTICS

EAST BLOCK (EAST OF BOSTON CHURCH RD.)		WEST BLOCK (WEST OF BOSTON CHURCH RD.)	
LAND TO BE DEVELOPED (A,B,D,F)	168.09 ACRES	LAND TO BE DEVELOPED	67.23 ACRES
CUL-DE-SAC	1.83 ACRES	CHANNEL	3.89 ACRES
SURPLUS LANDS	7.47 ACRES	SWM POND	4.85 ACRES
NHS WOODLOT	43.08 ACRES	TOTAL LAND	75.97 ACRES
CHANNEL	23.11 ACRES		
HERITAGE BLOCK	1.13 ACRES		
SWM POND	13.80 ACRES		
TOTAL LAND	258.51 ACRES		
BUILDING A		BUILDING 'G'	
SITE AREA	25.46 ACRES	SITE AREA	19.39 ACRES
BUILDING AREA	446,413 S.F.	BUILDING AREA	432,395 S.F.
CAR PARKING	331	CAR PARKING	244
SHIPPING DOORS	60	SHIPPING DOORS	58
DRIVE-IN DOORS	2	DRIVE-IN DOORS	2
TRAILER PARKING	79	TRAILER PARKING	74
BUILDING 'B'		BUILDING 'H'	
SITE AREA	53.62 ACRES	SITE AREA	23.71 ACRES
BUILDING AREA	1,079,787 S.F.	BUILDING AREA	576,134 S.F.
CAR PARKING	803	CAR PARKING	300
SHIPPING DOORS	144	SHIPPING DOORS	77
DRIVE-IN DOORS	4	DRIVE-IN DOORS	2
TRAILER PARKING	211	TRAILER PARKING	45
BUILDING 'D'		BUILDING 'J'	
SITE AREA	56.06 ACRES	SITE AREA	24.13 ACRES
BUILDING AREA	1,192,591 S.F.	BUILDING AREA	560,163 S.F.
CAR PARKING	692	CAR PARKING	367
SHIPPING DOORS	159	SHIPPING DOORS	75
DRIVE-IN DOORS	4	DRIVE-IN DOORS	2
TRAILER PARKING	241	TRAILER PARKING	45
BUILDING 'F'			
SITE AREA	32.95 ACRES		
BUILDING AREA	676,699 S.F.		
CAR PARKING	472		
SHIPPING DOORS	90		
DRIVE-IN DOORS	2		
TRAILER PARKING	115		
TOTAL BUILDING AREA (EAST BLOCK):	3,395,490 S.F.	TOTAL BUILDING AREA (WEST BLOCK):	1,568,692 S.F.
TOTAL BUILDING AREA	4,964,182 S.F.		



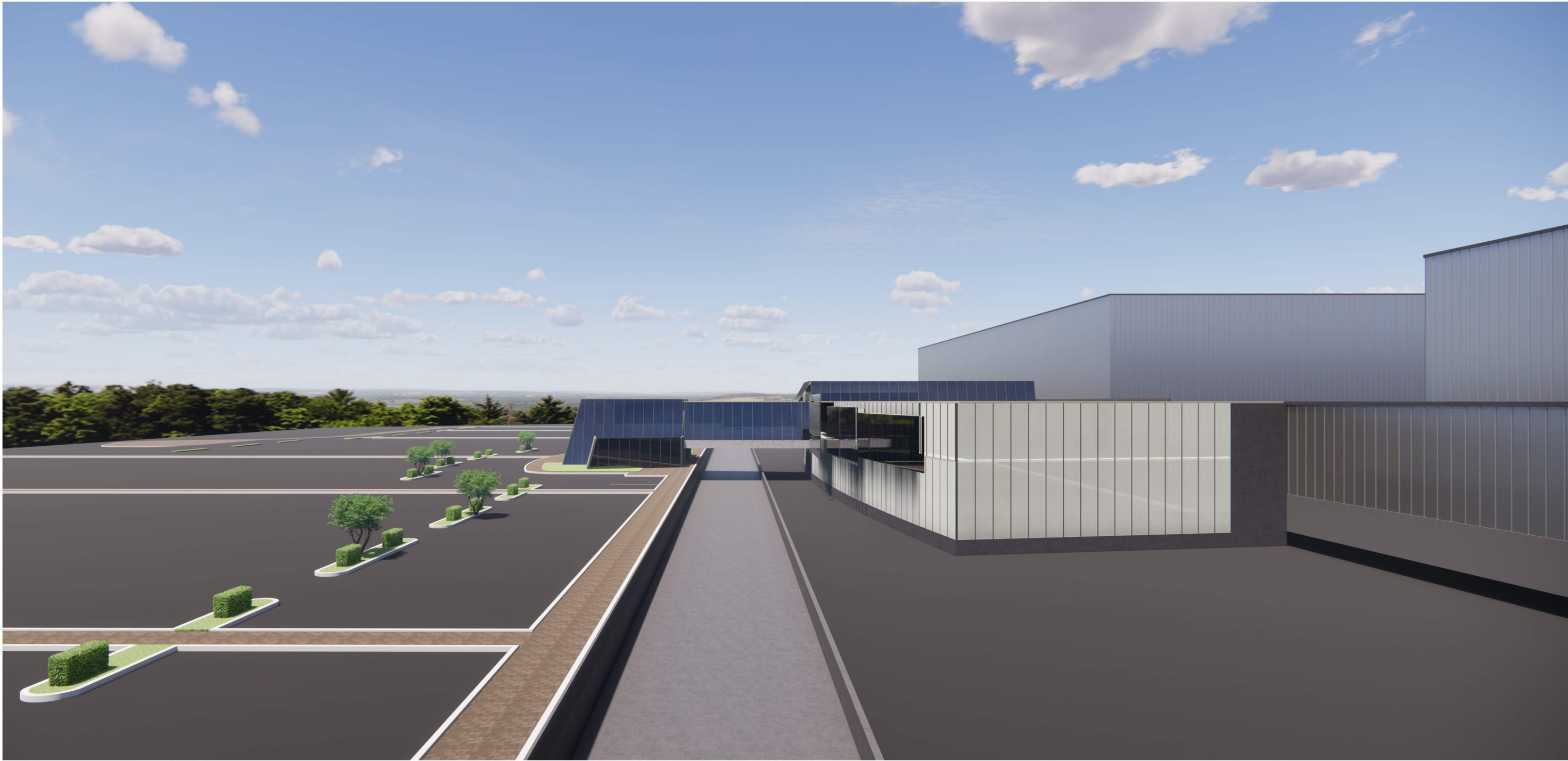
Milton North Business Park
Milton, Ontario

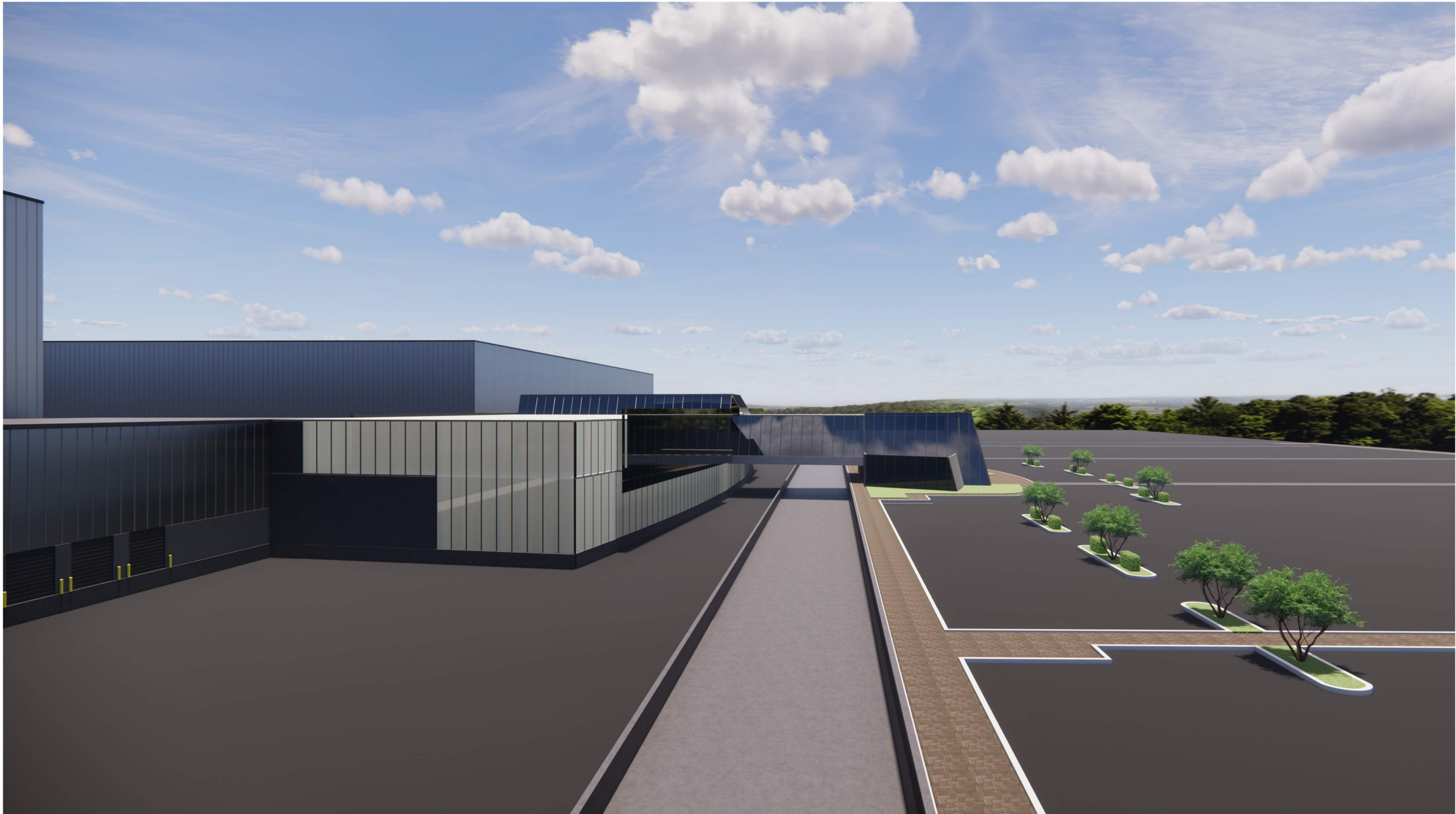
CONCEPT PLAN

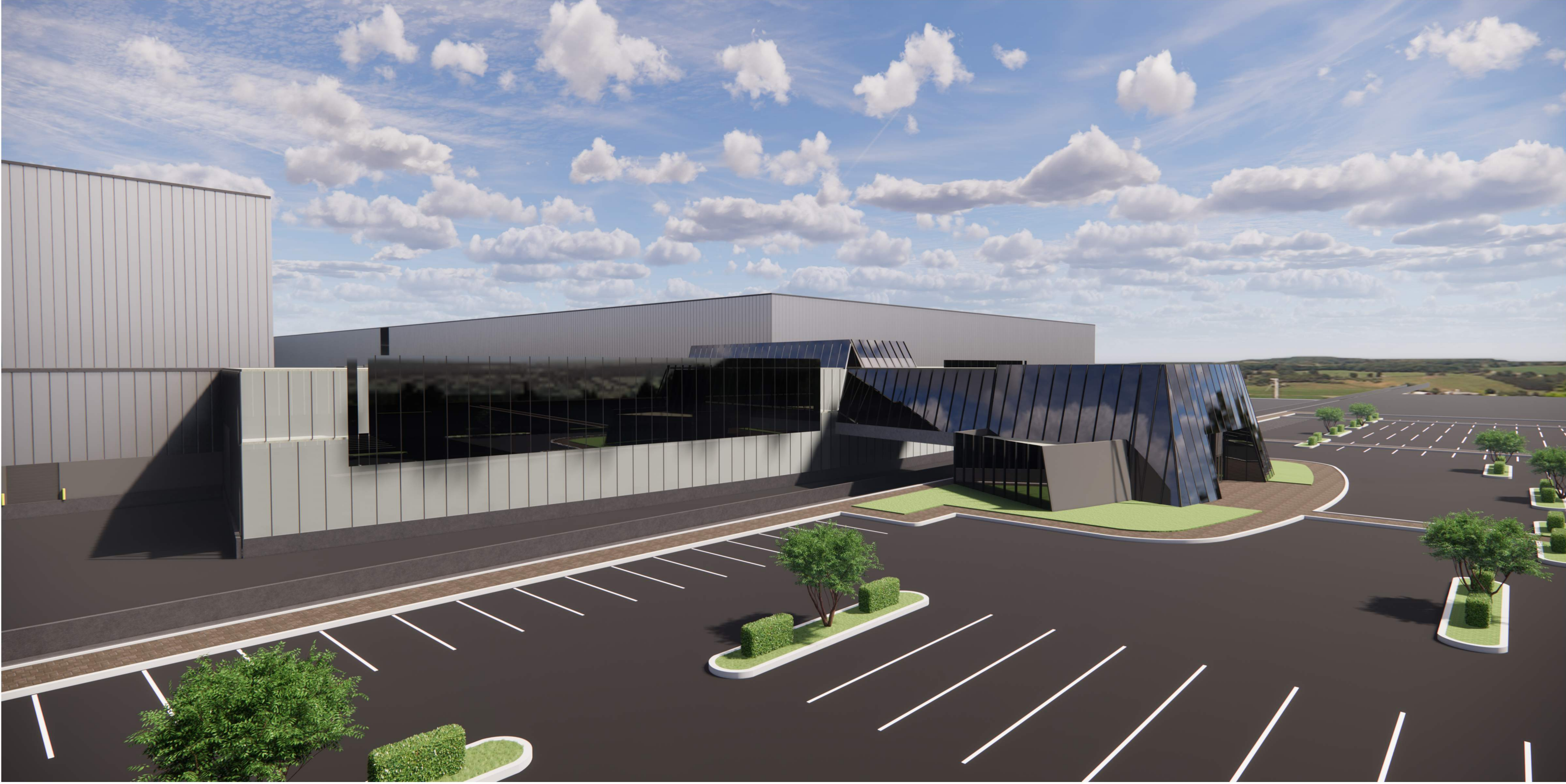
SCALE: 1:2500
DATE: MARCH 21, 2022

A-1





















**THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XX-2021**

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED, TO ADOPT AMENDMENT NO. XX TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-XX/21)

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. THAT Amendment No. XX to the Official Plan of the Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT 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 (OLT).
3. THAT in the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON.....2021.

Gordon A. Krantz Mayor

Meaghen Reid Deputy Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN

OF THE TOWN OF MILTON

Subject: North Porta Lands and North Porta 'Sliver' Lands

The following text and schedules constitute

Amendment No. XX to the Official Plan

Of the Town of Milton

October 2021

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

PART I- THE PREAMBLE, does not constitute part of this Amendment

PART II- THE AMENDMENT, consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of Milton

PART I: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan to the Town of Milton shall be known as:

Amendment No. **XX** to the Official Plan of the Town of Milton
(North Porta Lands and North Porta 'Sliver' Lands)

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to incorporate revisions to various sections and schedules of the Local Official Plan related to the 401 Industrial/Business Park Secondary Plan, which are necessary to adjust the boundary of the Secondary Plan Area to incorporate the lands identified as the 401 Industrial/Business Park Secondary Plan 'North Porta Sliver Lands' Expansion Area, establish the appropriate local land use designation within the North Porta lands and North Porta Sliver Lands to guide future development in a comprehensive manner, and update some references in policy and in mapping.

LOCATION OF THE AMENDMENT

The lands subject to this Official Plan Amendment, known as the 'North Porta Sliver Lands', represent lands which are concurrently being brought into the Urban Area through a related Region of Halton Official Plan Amendment (ROPA **XX**) and which are immediately adjacent to the North Porta Lands which are currently within the urban area, and have recently been brought into the 401 Industrial/Business Park Secondary Plan Area through LOPA 67 (a Town-initiated LOPA). The North Porta Sliver Lands comprise approximately 14.25 ha (35.21 ac) of land and are generally located along the northern and eastern limit of the North Porta Lands, immediately south of the Greenbelt Plan boundary, and between Boston Church Road (to the west) and Esquesing Line (to the east).

The lands subject to this Official Plan Amendment also include portions of the North Porta Lands which have recently been brought into the Milton 401 Industrial/Business Park Secondary Plan Area and for which site specific policies are proposed through this Official Plan Amendment. The portions of the North Porta Lands subject to proposed specific policy area are located along the east side of Boston Church Road, north of James Snow Parkway and also along the west side of Esquesing Line, north of James Snow Parkway.

BASIS OF THE AMENDMENT

The current 2031 'Urban Area' limit for the Town of Milton was established through Halton Region Official Plan Amendment No. 38 (ROPA 38) and in this vicinity it was meant to accommodate employment growth to 2031. The current 2031 'Urban Area' limit falls short of including all lands that are mapped as "Provincially Significant Employment Zone" (PSEZ) and as a result, excludes a portion (or 'northern sliver') of the property that is proposed for future employment growth, consistent with the Province's "Provincially Significant Employment Zone" (PSEZ) area. This 'northern sliver' of land should logically be included within the Regional and Town "Urban Area".

A concurrent ROPA XX will bring the 'northern sliver' lands into the 'Urban Area' and will facilitate the advancement of development applications to develop these lands for employment uses consistent with the Provincially Significant Employment Zone (PSEZ) mapping and related Growth Plan objectives and policy directives. The effect of the proposed LOPA XX will be to modify the 401 Business/Industrial Park Secondary Plan mapping and policy framework to incorporate the 14.25 ha (35.21 ac) of land known as the 'North Porta Sliver Lands' and which are currently being brought into the Urban Area through ROPA XX, into the Secondary Plan area and provide policy direction with respect to:

1. expanding the 401 Industrial/Business Secondary Park;
2. facilitating employment (industrial) growth by increasing Milton's employment land inventory; and
3. establishing developable areas and site specific policies / permissions for development applications on certain portions of the North Porta Lands.

Part II: THE AMENDMENT

Map Changes:

- 1) Schedule “1 – Town Structure Plan” is hereby amended by designating the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Agricultural Area” and “Natural Heritage System” to “Urban Area” and with “Employment Area” overlay, as shown on **Schedule ‘1’**, attached hereto.
- 2) Schedule “A – Rural Area Land Use Plan” is hereby amended by redesignating the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Agricultural Area” and “Natural Heritage system” to “Urban Area”, as shown on **Schedule ‘2’**, attached hereto.
- 3) Schedule “B – Urban Area Land Use Plan” is hereby amended by adding the Urban Area and expanding the 401 Industrial/Business Park to include the lands identified in red hatch on Diagram ‘1’ attached to and forming part of this amendment, and by designating these lands as “Industrial Area” as shown on **Schedule ‘3’**, attached hereto.
- 4) Schedule “D – Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram ‘1’, attached to and forming part of this amendment, and designating these lands “Urban Area”, as shown on **Schedule ‘4’**, attached hereto.
- 5) Schedule “D2 – Urban Districts and Neighbourhoods” is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram ‘1’, attached to and forming part of this amendment, as shown on **Schedule ‘5’**, attached hereto.
- 6) Schedule “E – Transportation Plan” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘6’**, attached hereto.
- 7) Schedule “G – Known Landfill Sites” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘7’**, attached hereto.
- 8) Schedule “I – Rural Area Specific Policies” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘8’**, attached hereto.

- 9) Schedule "I1 – Urban Area Specific Policy Area" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", and by adding Special Policy Area No. XX and Special Policy Area No. YY to the lands identified **Schedule '9'**, attached hereto.
- 10) Schedule "K – Intensification Areas" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", as shown on **Schedule '10'**, attached hereto.
- 11) Schedule "L – Municipal Wellhead Protection Zones" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", as shown on **Schedule '11'**, attached hereto.
- 12) Schedule "M – Key Features Within the Greenbelt and Natural Heritage System" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment from "Agricultural Area" and "NHS Key Features" to "Urban Area", as shown on **Schedule '12'**, attached hereto.
- 13) Schedule "N – Future Strategic Employment Area" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area" with "Employment Area" overlay, as shown on **Schedule '13'**, attached hereto.
- 14) Schedule "O – Agricultural System and Settlement Areas" is hereby amended by redesignating the lands identified on Diagram '1", attached to and forming part of this amendment from "Prime Agricultural Areas" to "Urban Area", as shown on **Schedule '14'**, attached hereto.
- 15) Schedule "P – Identified Mineral Resource Areas and Mineral Extraction Areas" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", as shown on **Schedule '15'**, attached hereto.
- 16) Schedule "C.2.A – Milton 401 Industrial/Business Park Secondary Plan – Structure Plan" is hereby amended to include the lands identified on Diagram '1", attached to and forming part of this amendment as being within the Secondary Plan Area Boundary, as shown on **Schedule '16'**, attached hereto.
- 17) Schedule "C.2.B – Milton 401 Industrial/Business Park Secondary Plan – Land Use Plan" is hereby amended to include the lands identified on Diagram '1", attached to and forming part of this amendment as being within the Secondary Plan Area Boundary and by designating these lands "Industrial Area", as shown on **Schedule '17'**, attached hereto.
- 18) Appendix "C.2.C – Subwatershed Areas 2 and 7" is hereby amended to include the lands identified on Diagram '1", attached to and forming part of this

amendment as being within the 401 Industrial/Business Park Secondary Plan Area Boundary, as shown on **Schedule '18'**, attached hereto.

Text Changes:

The various sections of the Town of Milton Official Plan, as referenced below, are amended as follows:

19) Adding the following text to Section 4.11 "Specific Policy Area":

"The area identified as Specific Policy Area No. XX on Schedule I1 of this Plan applies to the lands located north of James Snow Parkway and east of Boston Church Road in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) In addition to the uses permitted to the "Industrial Area" land use designation, the following uses shall also be permitted:
- Banquet hall / convention centre
 - broadcasting / communication / science and technology facility;
 - restaurant (standalone)
 - service commercial uses;
 - vehicle sales and service;
 - office building;
 - parking lot; and
 - a wholesaling facility.

20) Adding the following text to Section 4.11 "Specific Policy Area":

"The area identified as Specific Policy Area No. YY on Schedule I1 of this Plan applies to the lands located north of James Snow Parkway and west of Esquesing Line in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) In addition to the uses permitted to the "Business Commercial" land use designation, the following uses shall also be permitted:

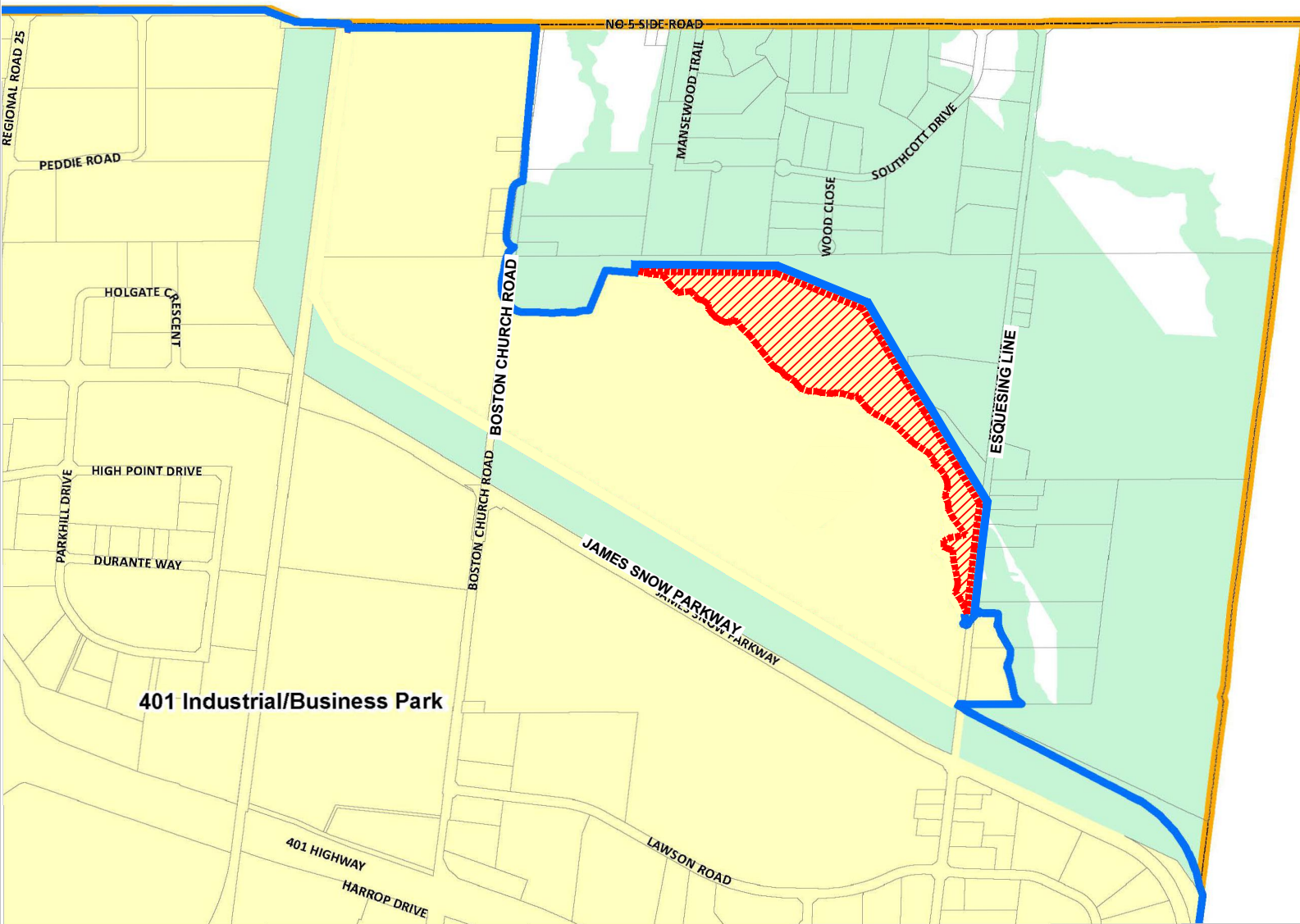
- equipment sales and rental;
- research and technology use;
- science and technology facility; and
- a service and repair shop.”

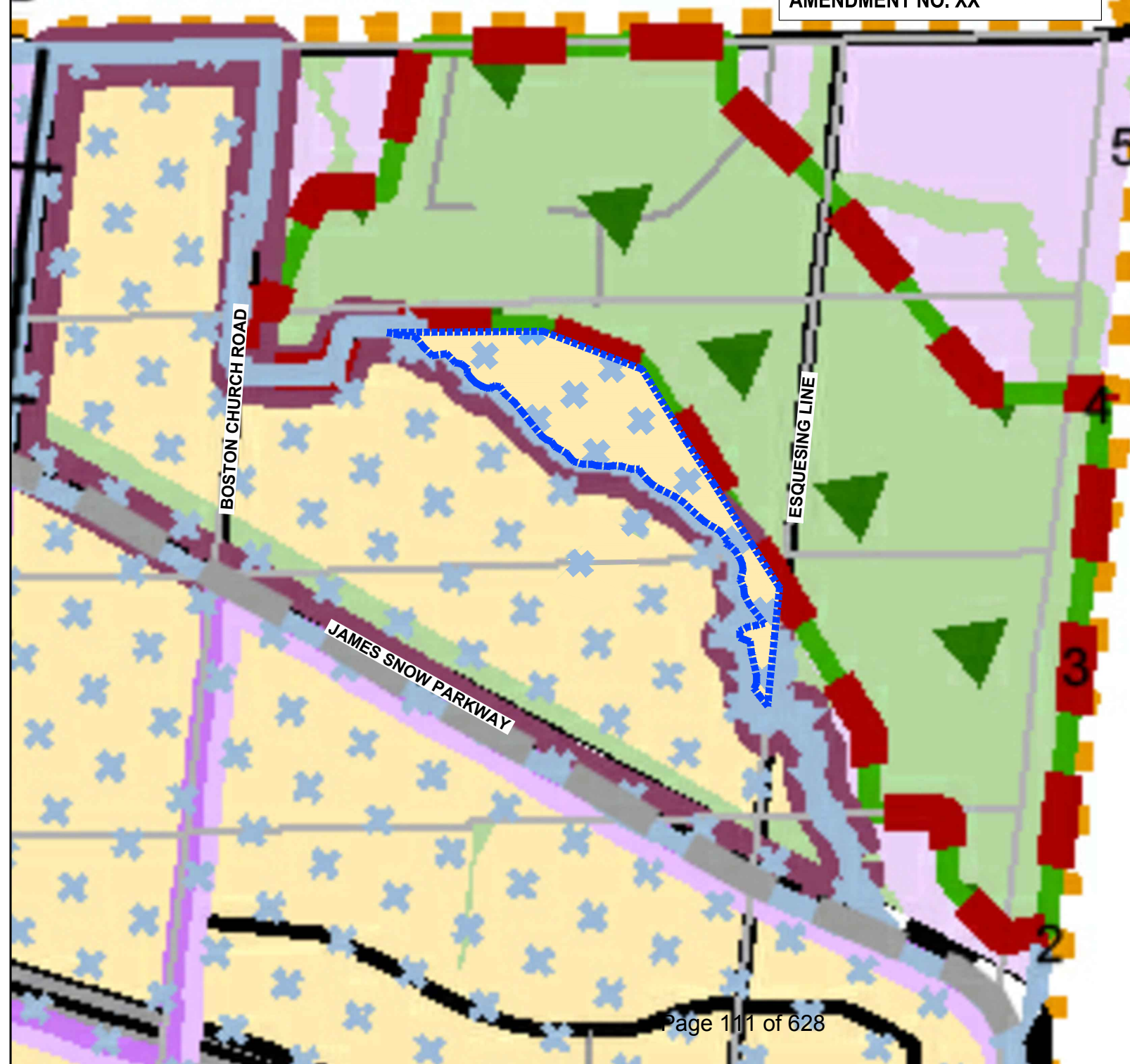
End of text


























Diagram 1 OVERVIEW PLAN

-  Draft Amendment Area
-  401 Industrial/Business Park Boundary
-  Urban Area Boundary
-  Municipal Boundary
-  Natural Heritage System

Halton Hills





-  Draft Amendment Area
-  Rail
-  Proposed Major Arterial
-  Highway
-  Major Road
-  Lot and Concession Line
-  Urban Growth Centre
-  Central Business District
-  SHP Urban Area Boundary
-  Built Boundary
-  HUSP Urban Area
-  Agricultural Area
-  Mineral Resource Extraction Area
-  Natural Heritage System
-  Urban Area
-  Hamlet
-  Halton Waste Management Site
-  Employment Area
-  Proposed Major Transit Station
-  Mobility Hub
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Boundary
-  Parkway Belt West Plan Boundary
-  Greenbelt Plan Protected Countryside Boundary
-  Municipal Boundary



5 Side Road

IV

SCHEDULE '2' TO OFFICIAL PLAN
AMENDMENT NO. XX

Town of Milton Official Plan Schedule 'A' Rural Landuse Plan

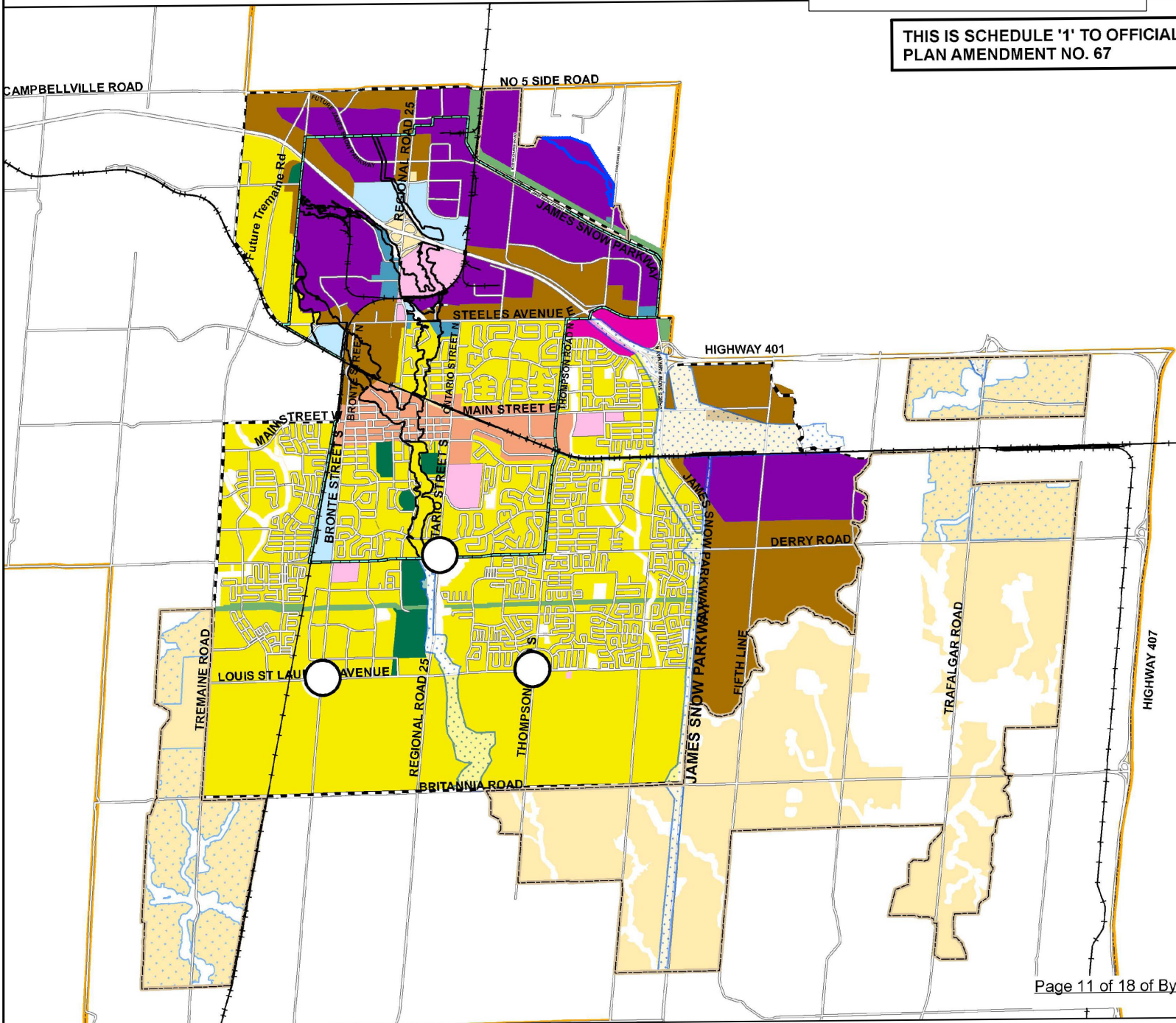


- Draft Amendment Area
- Rail
- Proposed Major Arterial
- Highway
- Major Road
- Lot and Concession Line
- Hamlet
- Agricultural Area
- Mineral Resource Extraction Area
- Natural Heritage System
- Urban Area
- Halton Waste Management Site
- Municipal Boundary
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Greenbelt Plan Protected Countryside Boundary

SCHEDULE '3' TO OFFICIAL PLAN
AMENDMENT NO. XX

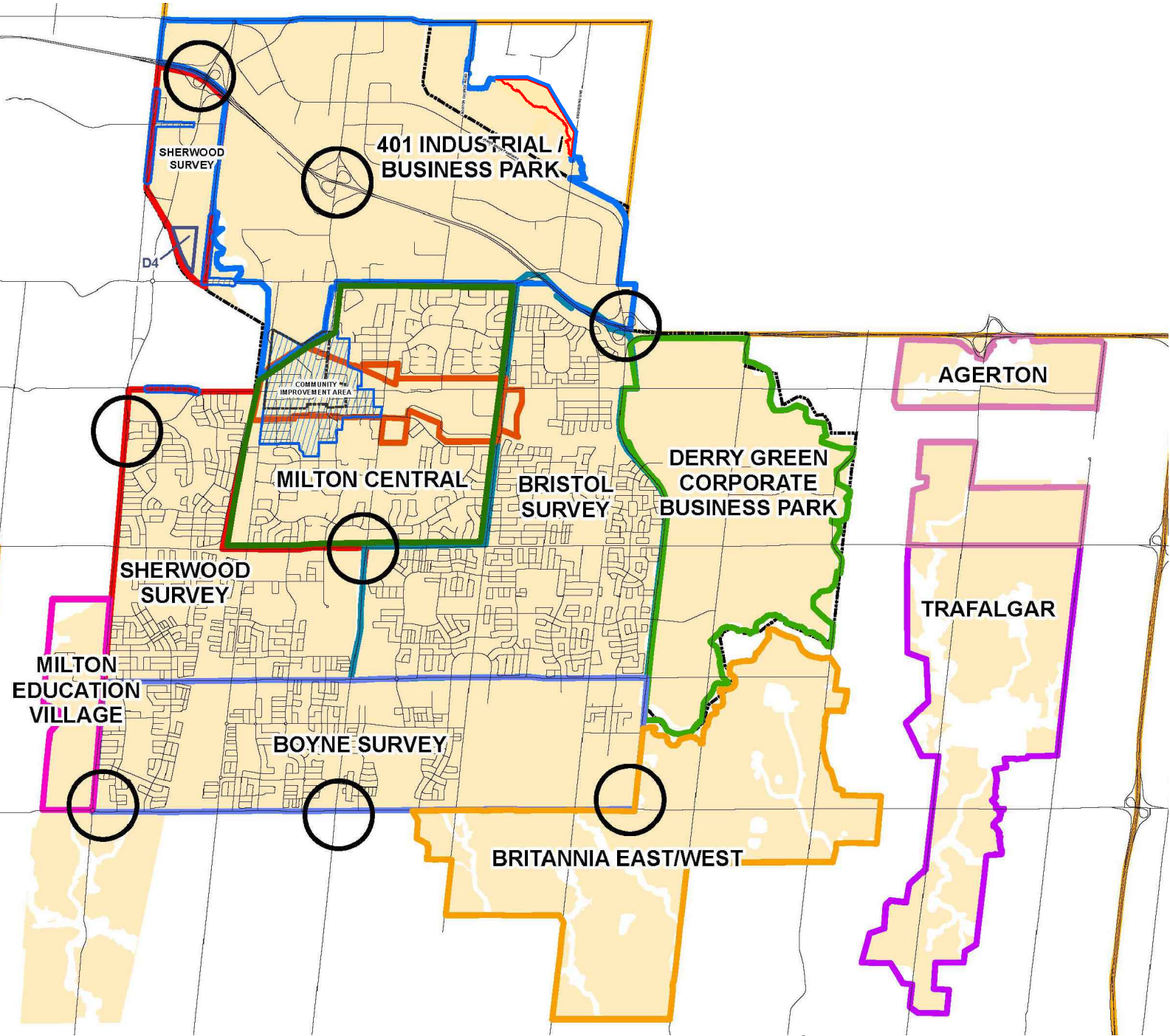
THIS IS SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. 67

Town of Milton Official Plan Schedule 'B' Urban Area Landuse Plan



- Draft Amendment Area
- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System
- 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
- Milton Boundary

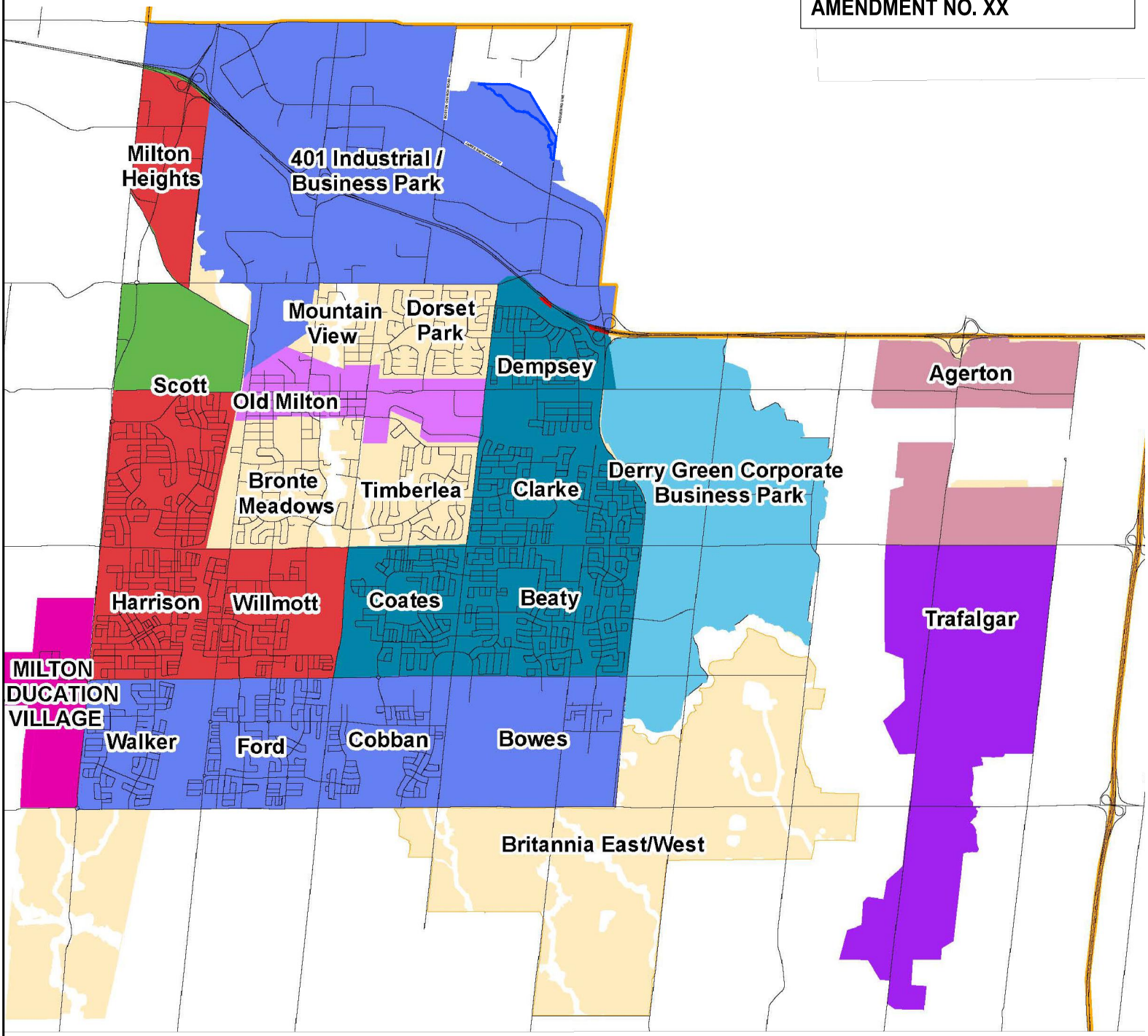
Town of Milton
Official Plan
Schedule 'D'
Urban Area Planning
Districts, Character Area and
Community Improvement
Area



- Draft Amendment Area
- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East/West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial/Business Park
- Urban Area
- Major Gateways
- HUSP Urban Area Boundary
- Town of Milton Boundary
- Character Area
- Community Improvement Area
- D4 Deferred and Appealed Areas and Number

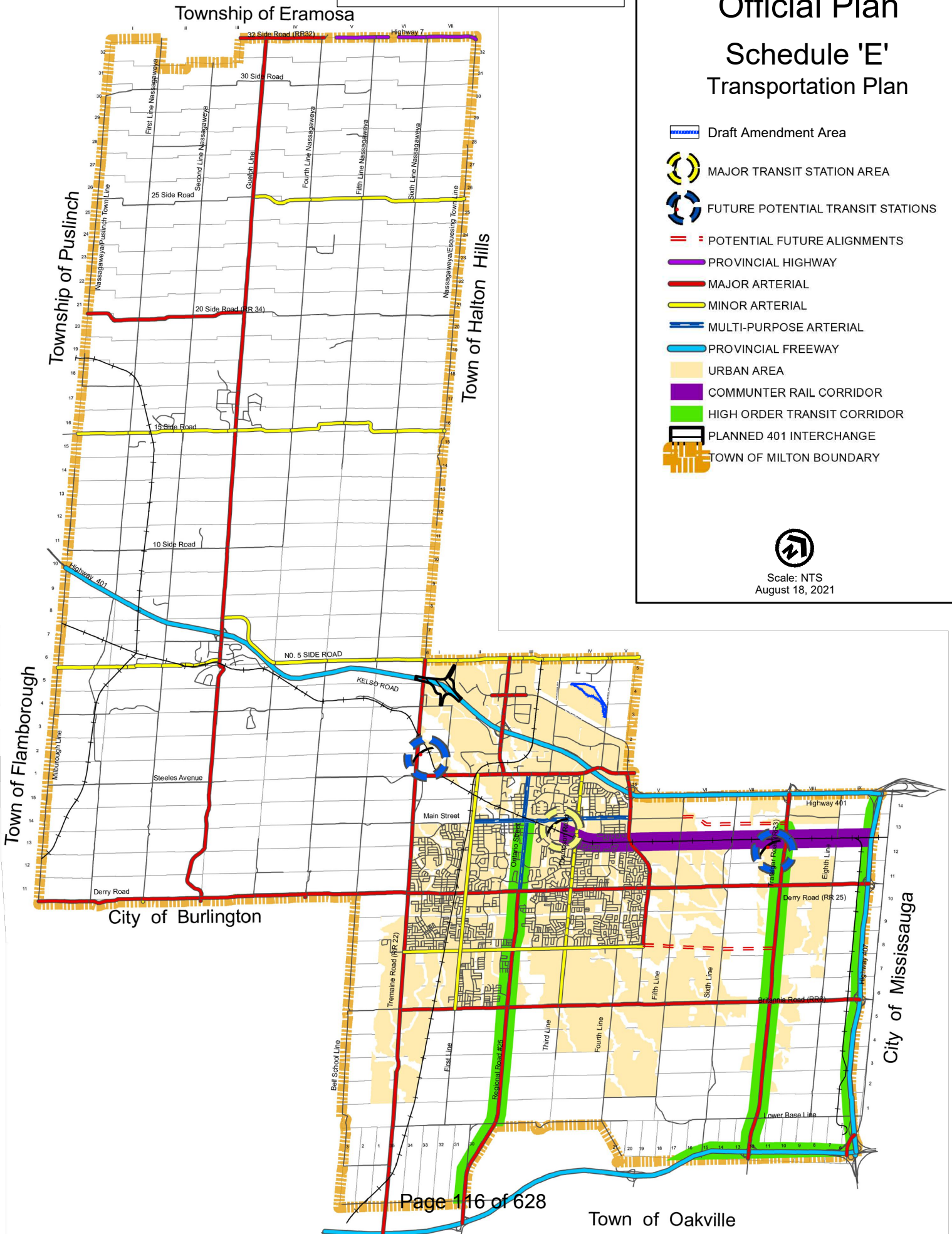
Town of Milton Official Plan Schedule 'D2' Urban Area Planning Districts, Character Area and Community Improvement Area

-  Draft Amendment Area
-  CENTRAL BUSINESS DISTRICT
-  AGERTON
-  BOYNE SURVEY
-  BRISTOL SURVEY
-  BRITANNIA EAST/WEST
-  DERRY GREEN CORP. BUS. PARK
-  MILTON EDUCATION VILLAGE
-  SHERWOOD SURVEY
-  TRAFALGAR
-  401 INDUSTRIAL/BUSINESS PARK
-  URBAN AREA



**SCHEDULE '6' TO OFFICIAL PLAN
AMENDMENT NO. XX**

**Town of Milton
Official Plan
Schedule 'E'
Transportation Plan**



Town of Milton Official Plan Schedule 'G' Known Landfill Sites

-  Draft Amendment Area
-  LANDFILL SITE - CLOSED AND CERTIFIED
-  HALTON WASTE MANAGEMENT SITE
-  LANDFILL SITE - CLOSED
-  URBAN AREA
-  TOWN OF MILTON BOUNDARY

ide Road







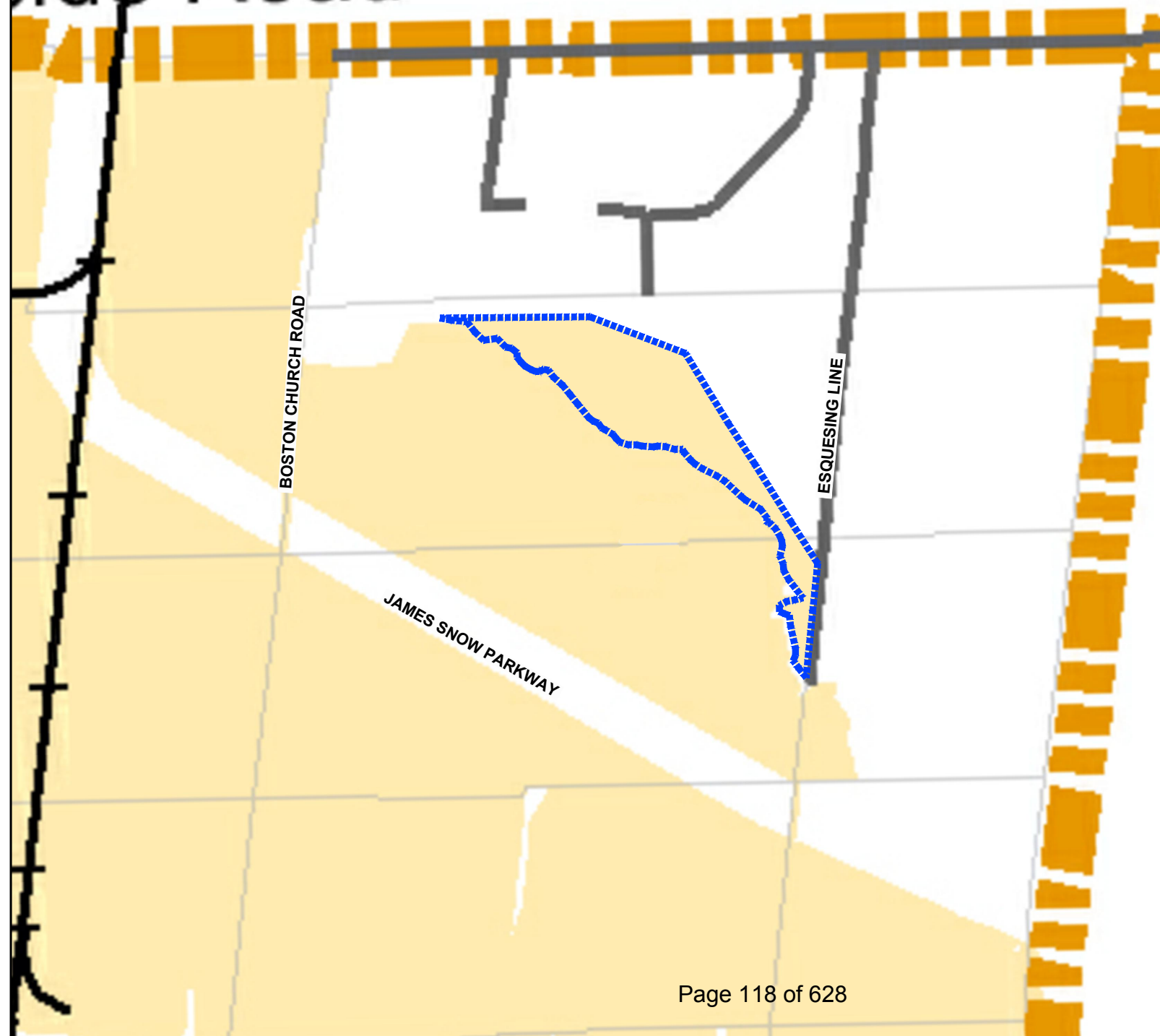
Side Road

SCHEDULE '8' TO OFFICIAL PLAN
AMENDMENT NO. XX









Town of Milton Official Plan

Schedule 'I' Rural Area Specific Areas

-  Draft Amendment Area
-  URBAN AREA
-  MILTON BOUNDARY
-  SPECIFIC POLICY AREA & NUMBER



Town of Milton Official Plan Schedule 'I1' Town Structure Plan

-  Draft Amendment Area
-  Special Policy Site XX Per Schedule I1
-  Special Policy Site YY Per Schedule I1
-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  8 SPECIFIC POLICY AREA & NUMBER

NO 5 SIDE ROAD

BOSTON CHURCH ROAD

XX















ESQUESING LINE

JAMES SNOW PARKWAY

YY



Town of Milton Official Plan Schedule 'K' Intensification Areas

-  Draft Amendment Area
-  Intensification Corridor
-  Intensification Area
-  Built Boundary
-  Central Business District
-  Established Urban Area
-  HUSP Urban Area
-  Urban Growth Centre
-  Urban Area
-  SHP Urban Area Boundary
-  Town of Milton Boundary
-  Rail
-  Major Transit Station Area
-  Secondary Mixed Use Node

NO 5 SIDE ROAD

BOSTON CHURCH ROAD

ESQUESING LINE











JAMES SNOW PARKWAY

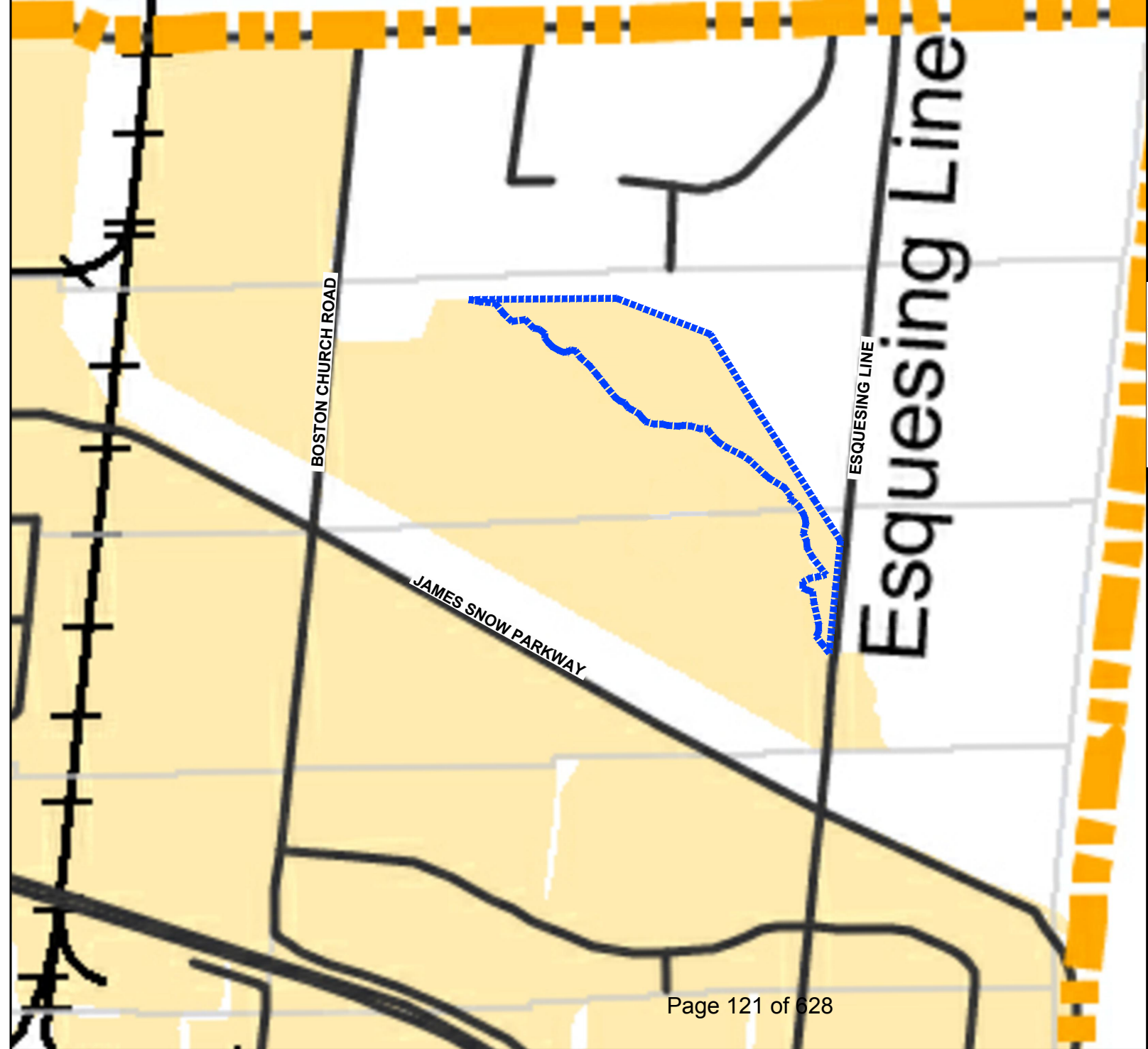


Side Road

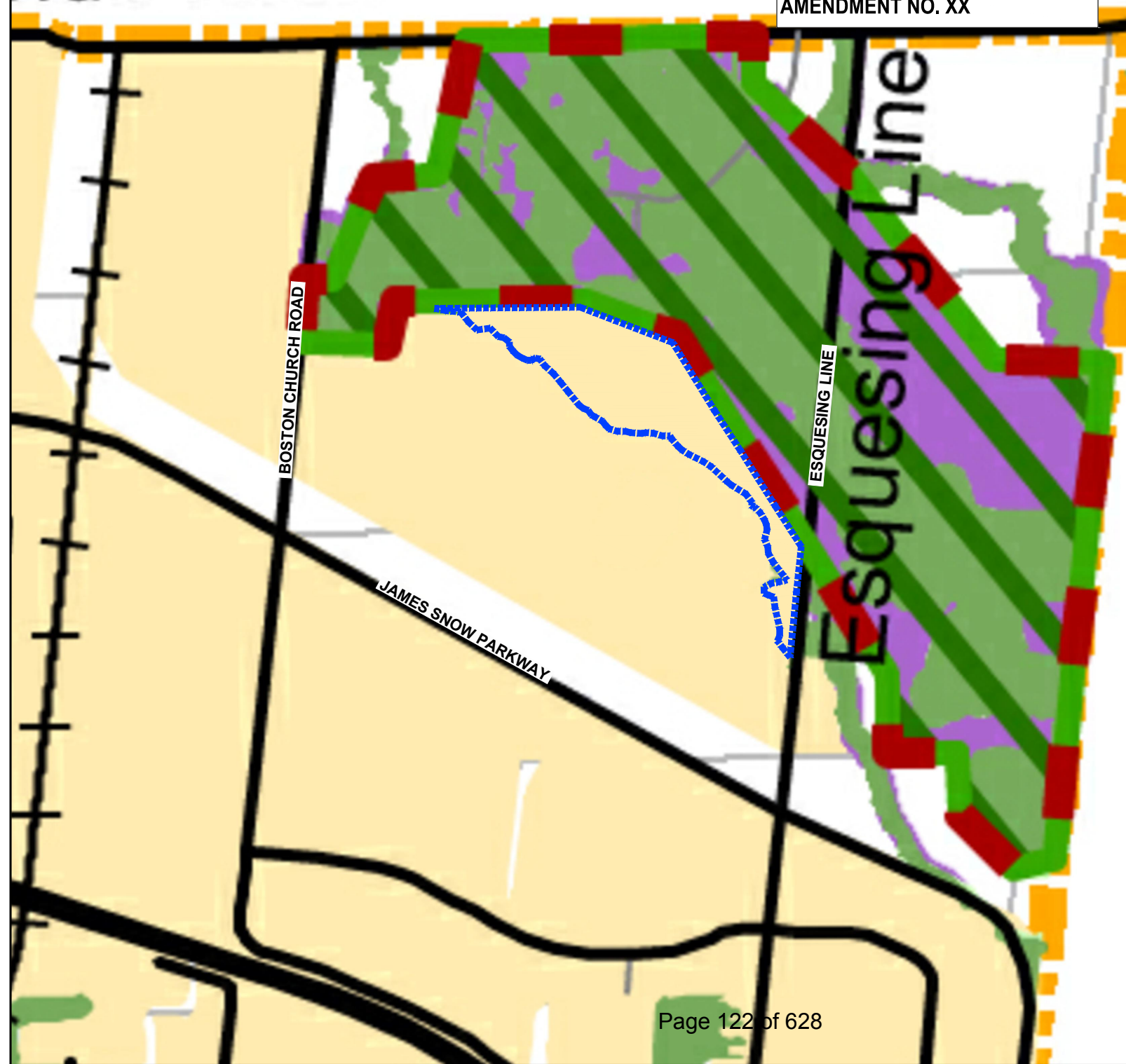
SCHEDULE '11' TO OFFICIAL PLAN
AMENDMENT NO. XX

Town of Milton Official Plan Schedule 'L' Municipal Wellhead Protection Zones

-  Draft Amendment Area
-  MUNICIPAL WELL
-  ZONE 1 (100 DAY TRAVEL TIME)
-  ZONE 2 (100 DAY TO 2 YEAR TRAVEL TIME)
-  ZONE 3 (2 YEAR TO 10 YEAR TRAVEL TIME)
-  LOTS AND CONCESSIONS
-  MUNICIPAL BOUNDARY
-  MINERAL RESOURCE EXTRACTION AREA
-  HAMLETS
-  URBAN AREA
-  RAIL







Town of Milton Official Plan Schedule 'M' Key Feature Within the Greenbelt and Natural Heritage System



- Draft Amendment Area
- NHS KEY FEATURES
- ENHANCEMENT AREAS, LINKAGES, AND BUFFERS
- GREENBELT PLAN PROTECTED COUNTRYSIDE
- AGRICULTURAL AREAS IN NHS ENHANCEMENTS/ LINKAGES/BUFFERS
- URBAN AREA
- HAMLETS
- MINERAL RESOURCE EXTRACTION AREA
- MUNICIPAL BOUNDARY
- LOTS AND CONCESSIONS
- GREENBELT NATURAL HERITAGE SYSTEM

Town of Milton Official Plan

Schedule 'N' Future Strategic Employment Areas

-  Draft Amendment Area
-  URBAN AREA
-  EMPLOYMENT AREA
-  FUTURE STRATEGIC EMPLOYMENT AREAS (OVERLAY)*
-  LOTS AND CONCESSIONS
-  RAIL
-  MILTON BOUNDARY

NO 5 SIDE ROAD

BOSTON CHURCH ROAD

ESQUESING LINE

JAMES SNOW PARKWAY

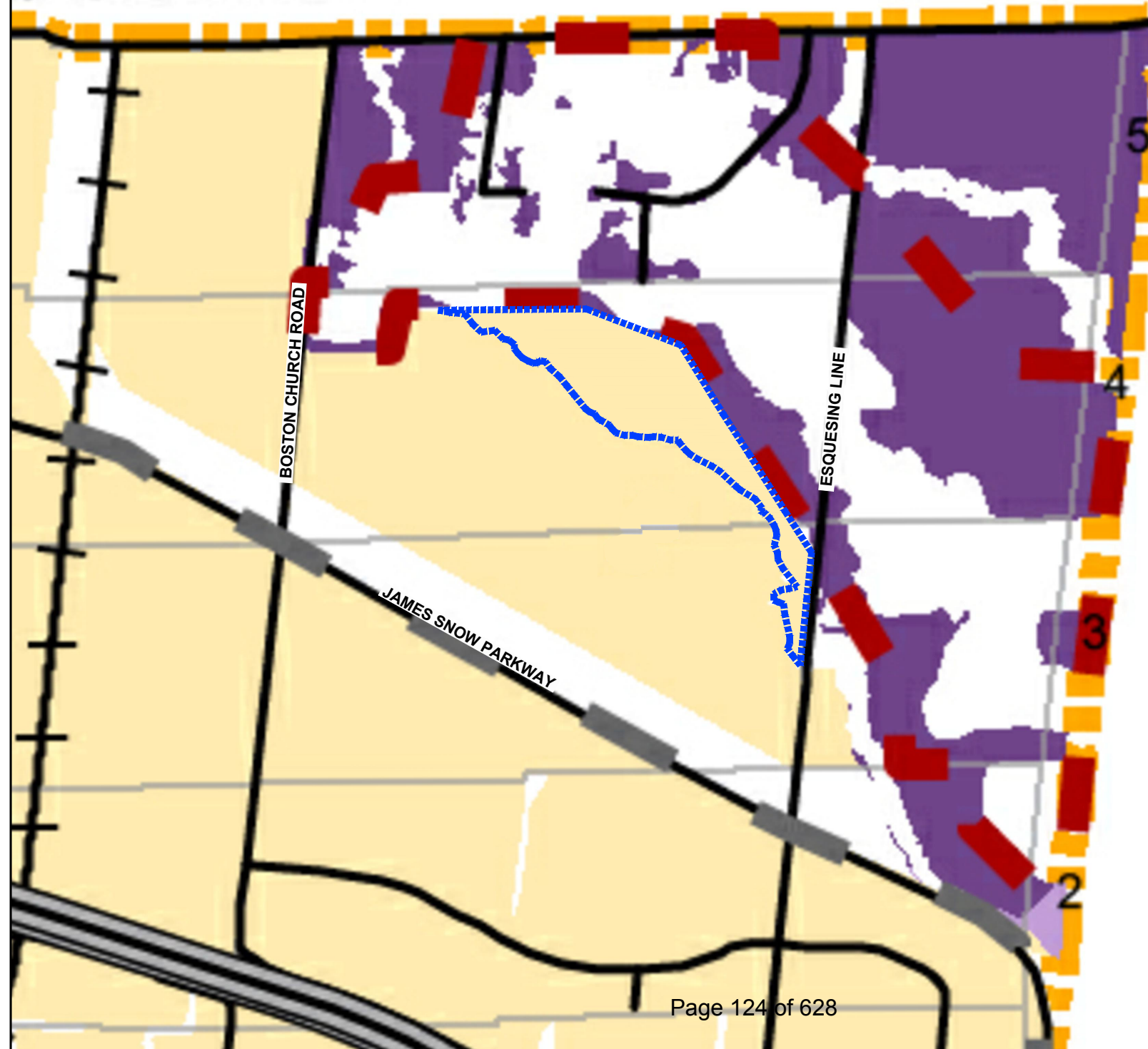
JAMES SNOW PARKWAY



Town of Milton Official Plan

Schedule 'O' Agriculture System and Settlement Areas

-  Draft Amendment Area
-  Agricultural System outside Prime Agricultural Areas
-  Prime Agricultural Areas
-  Greenbelt Plan Boundary
-  Urban Area
-  Hamlet
-  Proposed Major Arterial
-  Highways
-  Roads
-  RAIL
-  Lots and Concessions



5 Side Road

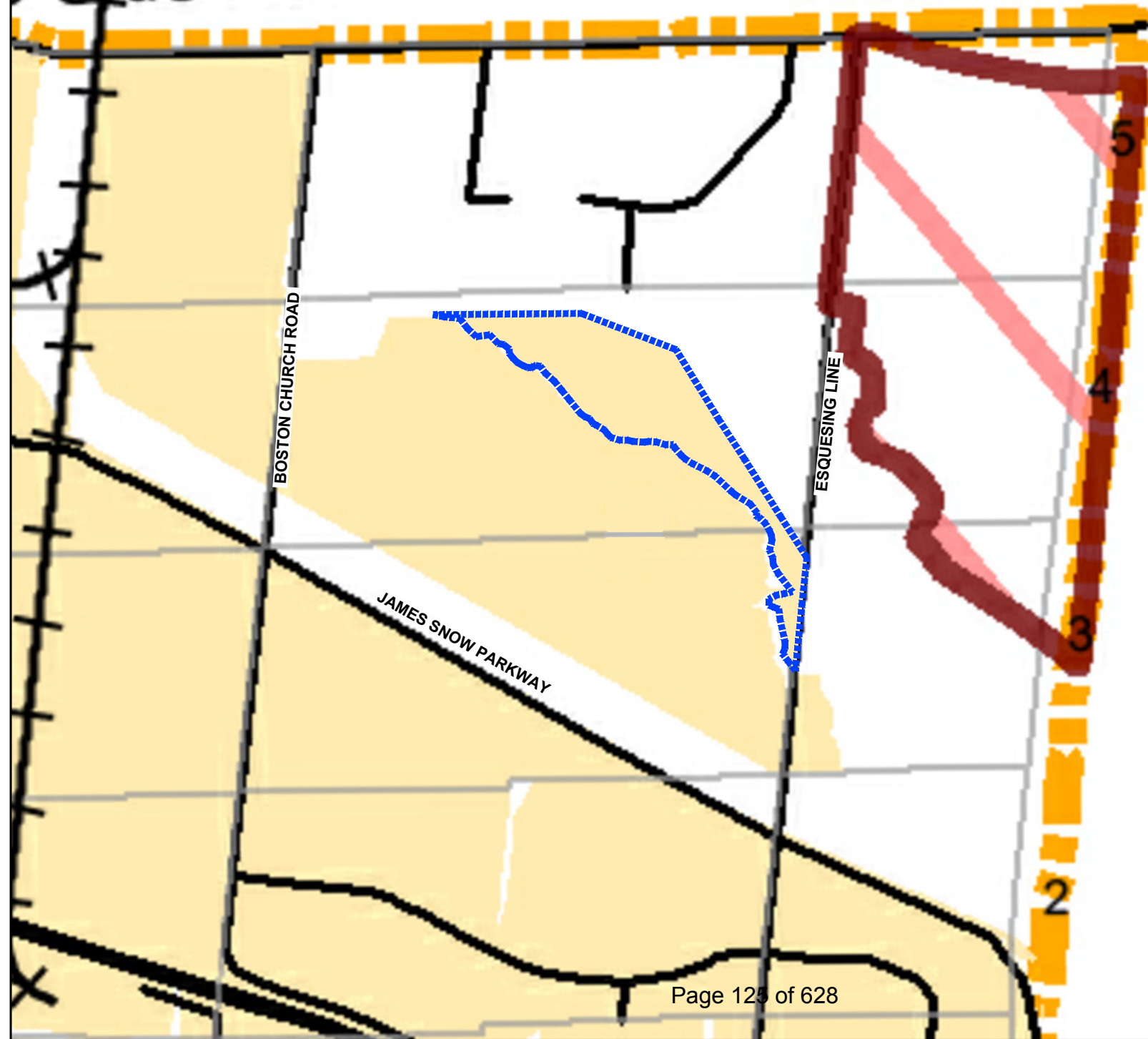
IV

SCHEDULE '15' TO OFFICIAL PLAN
AMENDMENT NO. XX

Town of Milton Official Plan

Schedule 'P' Identified Mineral Resource Areas and Mineral Extraction Areas

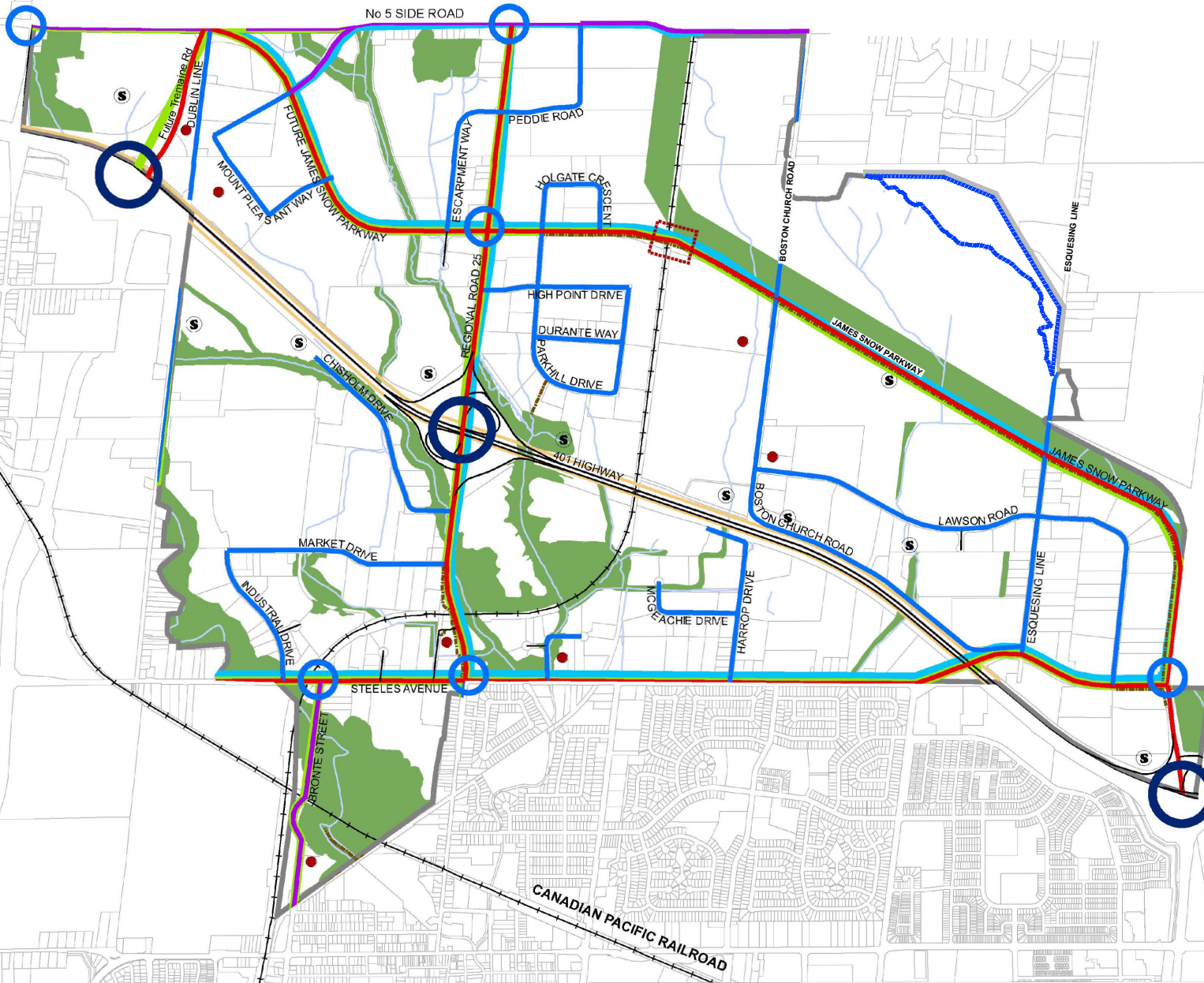
-  Draft Amendment Area
-  Mineral Resource Extraction Area
-  Identified Mineral Resource Area
-  Urban Area
-  Hamlets
-  Municipal Boundary
-  Lots and Concessions
-  Rail



**SCHEDULE '16' TO OFFICIAL PLAN
AMENDMENT NO. XX**

Town of Milton Official Plan

Schedule 'C.2.A' MILTON 401 INDUSTRIAL, BUSINESS PARK SECONDARY PLAN

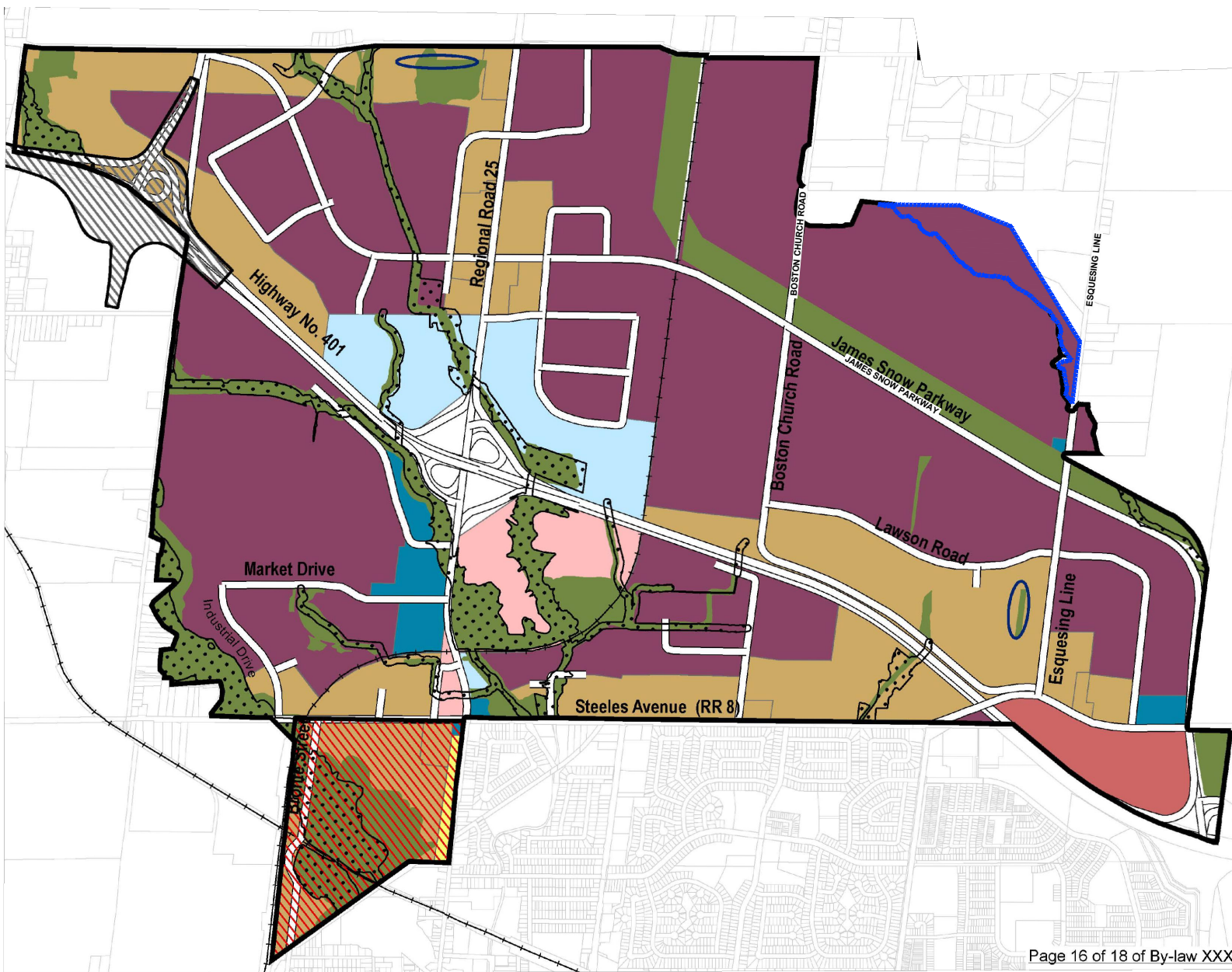


- Draft Amendment Area
- 401 LANDSCAPE CORRIDOR
- GATEWAY STREET/
ENHANCED STREETSCAPE DESIGN
- ON-STREET BIKE SYSTEM
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROADS
- TRAIL
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- STORMWATER MANAGEMENT POND
- CHARACTER BUILDING
- RAILWAY CROSSING
- PLANNED 401 INTERCHANGE
- NATURAL HERITAGE SYSTEM
- SECONDARY PLAN BOUNDARY
- WATERWAY
- RAILWAY



Town of Milton Official Plan

Schedule 'C.2.B' MILTON 401 INDUSTRIAL, BUSINESS PARK SECONDARY PLAN



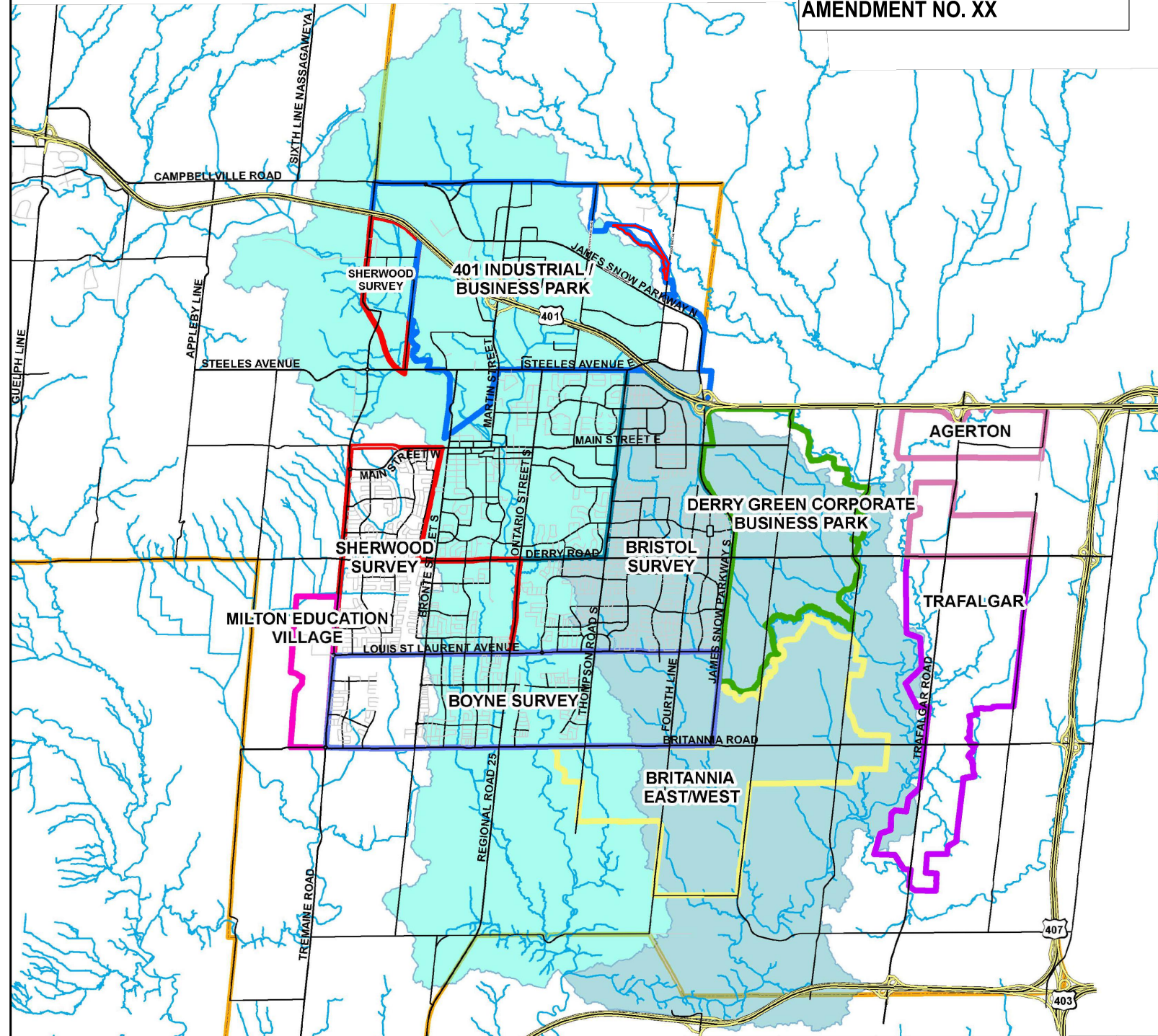
-  Draft Amendment Area
-  Railway
-  Planned 401 Interchange
-  Regulatory Flood Plain
-  Natural Heritage System
-  Institutional Area
-  Business Park Area
-  Business Commercial Area
-  Industrial Area
-  Office Employment Area
-  Major Commercial Centre
-  Residential Special Policy Area
-  Special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



SCHEDULE '18' TO OFFICIAL PLAN
AMENDMENT NO. XX

Town of Milton
Official Plan
Schedule 'C.2.C'
SUBWATERSHED
AREAS 2 AND 7

-  Draft Amendment Area
-  Agerton
-  Boyne Survey
-  Bristol Survey
-  Britannia East/West
-  Derry Green Corporate Business Park
-  Milton Education Village
-  Sherwood Survey
-  Trafalgar
-  401 Industrial/Business Park
-  Watercourse
-  Subwatershed 2
-  Subwatershed 7
-  Town of Milton Boundary



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2021

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003 (RURAL AREA), AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 3 & 4, CONCESSION 4 (ESQUESING), ORLANDO CORPORATION, SCHEDULE A, FILE Z-XX/XX AND 24T-XXXXX/M

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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:

1.0 THAT Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by changing the existing Agriculture (A1) and Greenlands "A" (GA) zone symbols to Open Space – Exception No. XX (OS*XX), General Industrial – Exception No. VV (M2*VV), General Industrial – Exception No. YY (M2*YY), Greenlands "A" (GA) and Business Commercial – Exception No. ZZ (C6*ZZ) symbols on the land shown on Schedule A attached hereto.

2.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Open Space – Exception No. XX (**OS*XX**) the following standards and provisions apply:

i) Additional Permitted Uses:

- a) Stormwater Management Facility

3.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned General Industrial – Exception No. VV (**M2*VV**) the following standards and provisions also apply:

i) Additional Permitted Uses:

- a) Banquet hall / convention centre
- b) Broadcasting / communication facility

- c) Contractor service shop
- d) Courier / messenger service
- e) Medicinal product manufacturing facility
- f) Office Building
- g) Repair establishment
- h) Restaurant
- i) Service commercial uses
- j) Science and technology facility
- k) Parking lot
- l) Wholesaling facility
- m) Vehicle sales and service

ii. Special Site Provisions:

- a) Notwithstanding any provision to the contrary, Footnote (*5) to Table 8A shall not apply.
- b) Notwithstanding Footnote (*6) to Table 8A, an office use accessory to a principle use shall be limited to 49% of the gross floor area.
- c) Notwithstanding Footnote (*8) to Table 8A, up to a maximum of 20% of the gross floor area of the principle use may be used for the retail sale of goods or products produced on the premises.

4.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned General Industrial – Exception No. YY (**M2*YY**) the following standards and provisions also apply:

i) Additional Permitted Uses:

- a) Contractor service shop
- b) Courier / messenger service
- c) Medicinal product manufacturing facility
- d) Repair establishment
- e) Restaurant (take out and convenience)

ii) Special Site Provisions:

- a) Notwithstanding any provision to the contrary, Footnote (*5) to Table 8A shall not apply.
- b) Notwithstanding Footnote (*6) to Table 8A, an office use accessory to a principle use shall be limited to 49% of the gross floor area.
- c) Notwithstanding Footnote (*8) to Table 8A, up to a maximum of 20% of the gross floor area of the principle use may be used for the retail sale of goods or products produced on the premises.
- d) Notwithstanding Table 8B, the maximum height for Office Buildings shall be 35.0m.
- e) Notwithstanding Table 8B, the maximum height for Other Permitted Uses shall be 35.0m.
- f) For the purposes of this By-law, Building Height shall be defined as the vertical distance measured from the finished floor elevation of such building or structure to, in the case of a flat roof, the highest point of the roof surface or parapet, and shall exclude rooftop mechanical and elevator penthouses, including but not limited to refrigeration penthouses.
- g) To permit a minimum landscape buffer abutting a Greenlands 'A' zone to be 2.5 m.

5.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Business Commercial – Exception No. ZZ (**C6*ZZ**) the following standards and provisions also apply:

i) Additional Permitted Uses:

- c) Equipment sales and rental
- h) Research and technology use
- i) Science and Technology Facility
- j) Service and repair shop

ii. Special Site Provisions:

- a) Notwithstanding Table 7D, the Maximum Lot Area shall be 4,600 m².

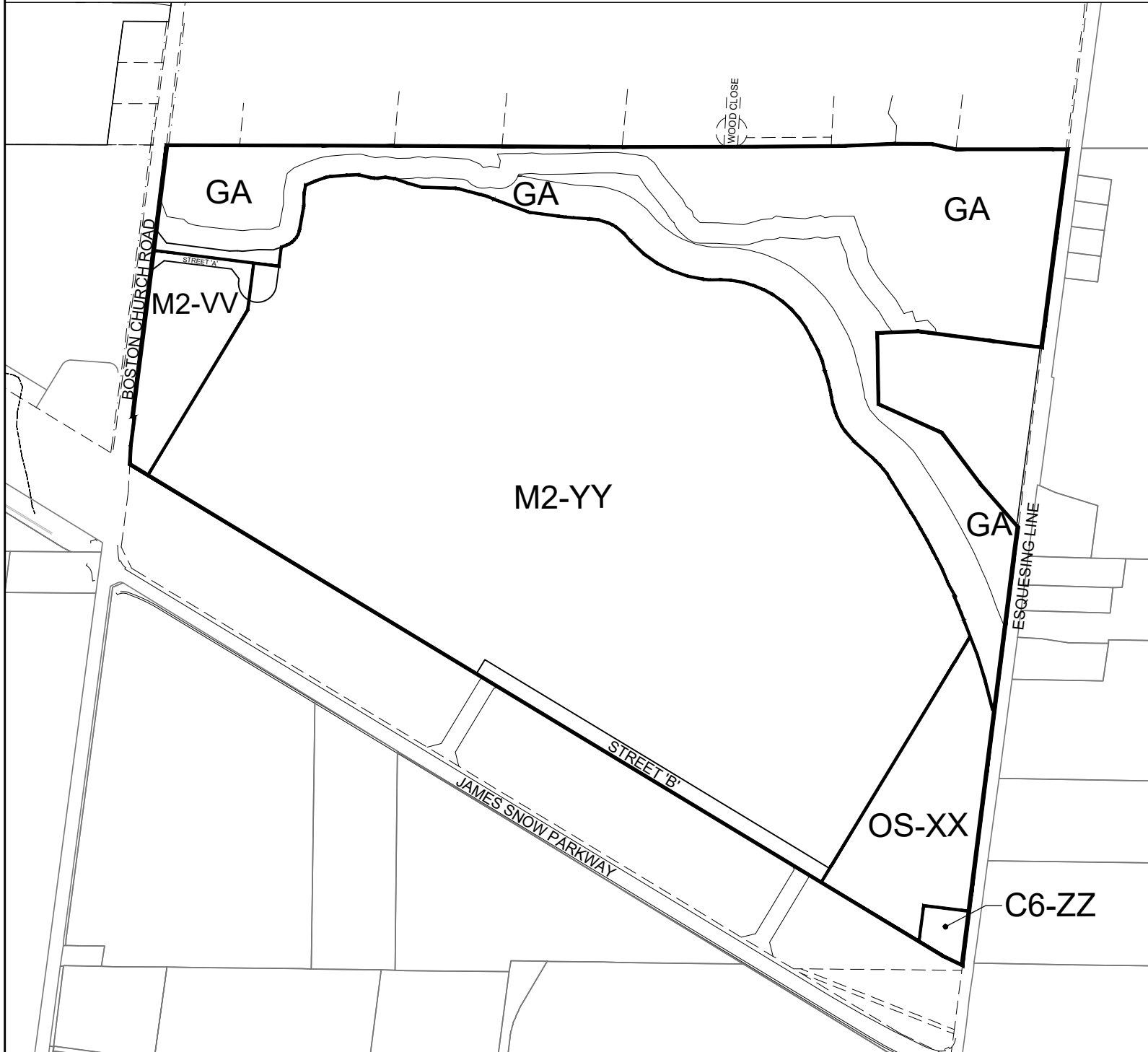
6.0 If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Local Planning Appeal Tribunal amends 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.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this day of _____, 2021.

_____ Mayor
G.A. Krantz

_____ Town Clerk
Meaghan Reid

SCHEDULE A
 TO BY-LAW No. _____ 2021
 TOWN OF MILTON
 Part of Lot 3 & 4, Concession 4,
 Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE A
 TO BY-LAW No _____, 2021.

- REZONED TO:
- 'OS-XX' - OPEN SPACE - SPECIAL
 - 'M2-VV' - GENERAL INDUSTRIAL - SPECIAL
 - 'M2-YY' - GENERAL INDUSTRIAL - SPECIAL
 - 'C6-ZZ' - BUSINESS COMMERCIAL - SPECIAL
 - 'GA' - GREENLANDS A

 MAYOR

 CLERK



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003 (RURAL AREA), AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 5, CONCESSION 3 (ESQUESING), ORLANDO CORPORATION, SCHEDULE A, FILE Z-27/21 AND 24T-21008/M

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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:

1.0 THAT Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by changing the existing Agriculture (A1) zone symbol to Open Space – Exception No. XX (OS*XX), General Industrial – Exception No. YY (M2*YY), and Greenlands “A” (GA) symbols on the land shown on Schedule A attached hereto.

2.0 THAT Section 13.1 is amended by adding Section 13.1.1.___ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Open Space – Exception No. XX (**OS*XX**) the following standards and provisions apply:

i) Additional Permitted Uses:

- a) Stormwater Management Facility

3.0 THAT Section 13.1 is amended by adding Section 13.1.1.___ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned General Industrial – Exception No. YY (**M2*YY**) the following standards and provisions also apply:

i) Additional Permitted Uses:

- a) Contractor service shop
- b) Courier / messenger service
- c) Medicinal product manufacturing facility

- d) Repair establishment
- e) Restaurant (take out and convenience)

ii. Special Site Provisions:

- a) Notwithstanding any provision to the contrary, Footnote (*5) to Table 8A shall not apply.
- b) Notwithstanding Footnote (*6) to Table 8A, an office use accessory to a principle use shall be limited to 49% of the gross floor area.
- c) Notwithstanding Footnote (*8) to Table 8A, up to a maximum of 20% of the gross floor area of the principle use may be used for the retail sale of goods or products produced on the premises.
- d) To allow a minimum landscape buffer abutting a street line to be 3.0 m.

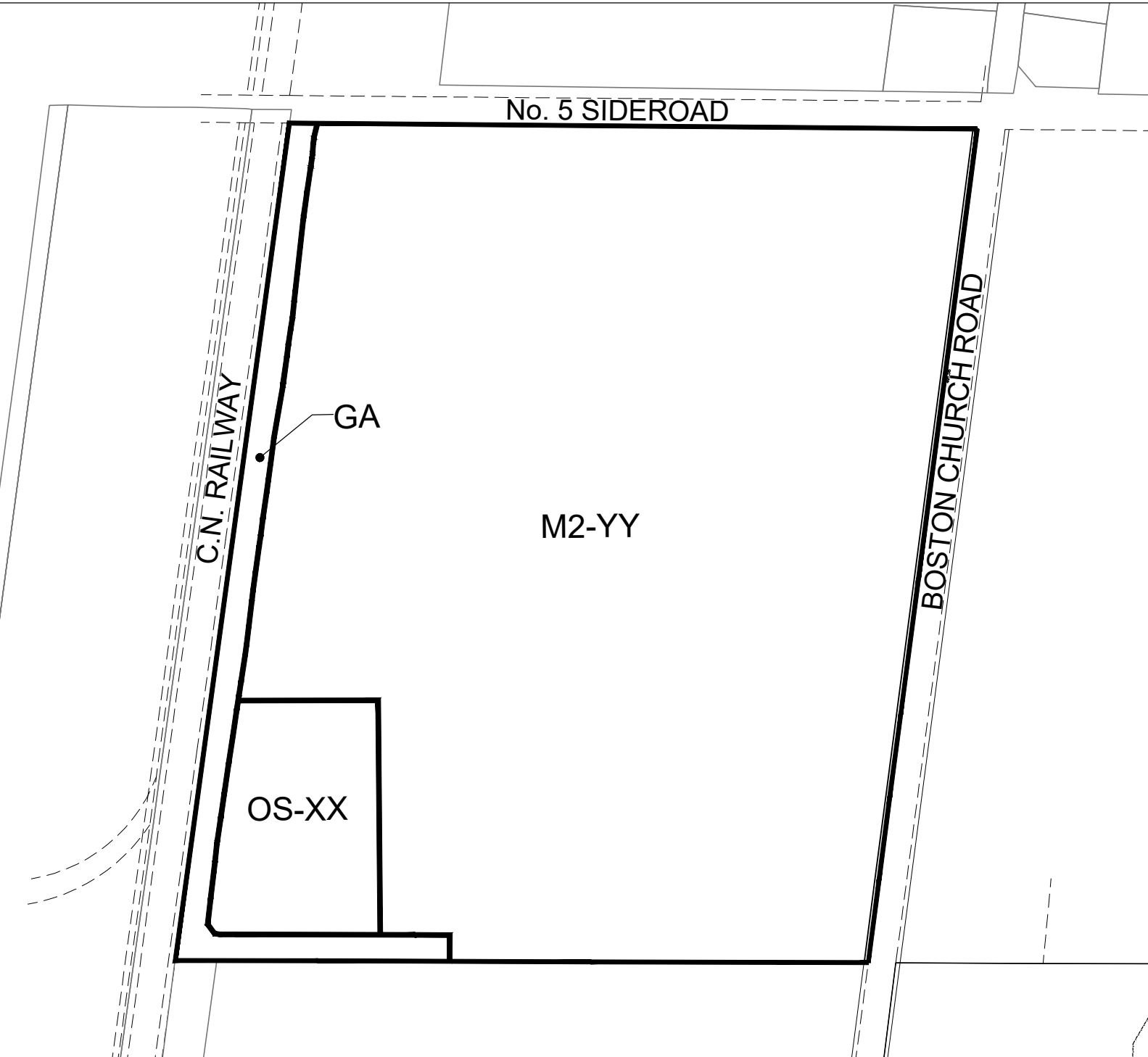
4.0 If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Local Planning Appeal Tribunal amends 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.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this day of _____, 2022.

G.A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. _____ 2022
TOWN OF MILTON
Part of Lot 5, Concession 3,
Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE A
TO BY-LAW No. _____, 2022.

REZONED TO:

- 'OS-XX' - OPEN SPACE - SPECIAL
- 'M2-YY' - GENERAL INDUSTRIAL - SPECIAL
- 'GA' - GREENLANDS A

MAYOR

CLERK

