



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 17, 2025

Report No: DS-018-25

Subject: Technical Report: Town-Initiated Official Plan and Zoning By-law Amendments to implement Provincial direction on “Area of Employment”, as a result of Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023 (Town Files: LOPA-08/24 and ZBLA-20/24).

Recommendation: **THAT** Council approve Development Services Report DS-018-25 regarding Official Plan and Zoning By-law Amendments for amending the Employment Areas;

THAT Council adopt Official Plan Amendment 86, regarding proposed Official Plan policies to update the Town’s policy framework related to Areas of Employment, attached as Appendix 1 to Report DS-018-25;

THAT Council enact Official Plan Amendment 86, regarding proposed Official Plan policies to update the Town’s policy framework related to Areas of Employment, attached as Appendix 1 to Report DS-018-25;

THAT Council enact the Amendment to the Comprehensive Zoning By-law 016-2014, as amended, attached as Appendix 2 to Report DS-018-25;

AND THAT Town Clerk be directed to forward copies of Official Plan Amendment No. 86 and Amendment to the Comprehensive Zoning By-law 016-2014 to Halton Region and the Ministry for Municipal Affairs and Housing for information.

AND FURTHER THAT the Commissioner of Development Services forward this report to the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx with a request to review and plan for future Milton District Hospital, school, and transportation expansions.

EXECUTIVE SUMMARY

- Staff recommends approval of proposed Official Plan and Zoning By-law amendments that implement Provincial direction on “Areas of Employment” that are intended to regulate and protect the Town of Milton’s employment areas.
- Provincial legislative and policy changes were made to Employment Areas. The changes amended the definition of “Area of Employment” and expressly exclude institutional and commercial uses, including retail and office uses not associated with primary employment uses. In addition, the changes provided municipalities with the authority to continue allowing lawfully established uses excluded in the definition. Proposals to convert lands that are designated as Employment Areas in an Official Plan, but which do not meet the new definition for an “Area of Employment”, would no longer be protected from appeal under the *Planning Act*.
- The proposed Official Plan amendment will ensure that lands designated “Employment Area” continue to benefit from provisions in the *Planning Act* that control the removal of lands from an Area of Employment.
- The report addresses comments received during and after the Statutory Public Meeting and summarizes proposed revisions to the draft OPA and ZBLA that were presented at the Public Meeting. Where necessary, Staff has proposed revisions to effectively implement the Provincial direction.

REPORT

Background

On April 6, 2023, the Province introduced Bill 97: *Helping Homebuyers, Protecting Tenants Act*, that would make changes to the *Planning Act*, including a new definition to be added for “area of employment”.

On the same day the Province provided an updated, proposed *Provincial Planning Statement* (PPS) for review and comment. The proposed PPS 2023 contained employment area policies and a definition for “employment areas” that corresponded to the proposed, new *Planning Act* definition for “area of employment”.

On August 20, 2024, the Province released the final *Provincial Planning Statement 2024* (PPS 2024), which came into effect on October 20, 2024, and advised that municipalities should make timely amendments to their official plans to align with the new definition of Employment Areas.

The amended definition excludes institutional and commercial uses, which includes retail and offices uses that are not associated with research and development, manufacturing, and

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warehousing. The Official Plan may authorize the continuation of uses that are excluded from the new definition of “area of employment”, so long as they were lawfully established on the parcel of land prior to October 20, 2024.

Staff drafted Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) implementing the provincial direction regarding employment areas. On November 4, 2024, a statutory Public Meeting was held. The Public Meeting report [DS-075-24](#), included the draft OPA and ZBLA along with a discussion of the proposed changes to policies and regulations.

The proposed OPA and ZBLA, attached as Appendices 1 and 2, address changes to the *Planning Act* and PPS 2024 as it relates to areas of employment and conversion policy within the Town’s Official Plan, and housekeeping updates to policy and mapping.

Other changes that were introduced through the PPS 2024 are to be addressed through the Town’s comprehensive new Official Plan project.

Discussion

Public Consultation

Pursuant to the requirements of the Planning Act, notice for the statutory Public Meeting was provided by the Town of Milton on October 15, 2024. Members of the public were invited to provide input at the statutory public meeting.

Public Meeting Questions and Comments

As noted during the Public Meeting, The Town received two written delegations. Sajecki Planning expressed support for the draft OPA and ZBLA and recommended allowing mixed-use permissions with higher densities at appropriate locations within Office Employment Area lands. The Remington Group indicated that consideration be given to the removal of lands designated Business Park from Employment Areas in Derry Green.

At the Public Meeting, Staff provided additional information in response to questions from Council regarding the process to change a use in an employment designation as technologies and markets transform.

Council raised questions regarding the interpretation of “Prescribed Uses”, the definition of “Lawfully Established Uses” and the ability for truck parks to locate in employment areas.

“Prescribed” is defined under s. 1(1) of the Act as “prescribed by the regulations.” This provision allows the Province to add uses to the definition of areas of employment by passing a regulation.

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The OPA proposes to allow lands occupied by uses on a parcel of land within employment areas that are excluded from the new definition for “area of employment” in the Planning Act to continue”, so long as a building permit was granted prior to October 20, 2024.

While truck parking can be permitted with an associated building, the OPA will not facilitate the parking of trucks on their own. A more fulsome review of specific land use policies for truck parking will take place through the next phase of the new Official plan project.

Council also raised questions regarding the potential impact of the proposed changes on the overall availability of employment lands in the Town. Staff clarified that the OPA ensures that lands designated “Industrial Area” and “Business Park Area”, and lands designated for future employment uses continue to benefit from provisions in the *Planning Act* that restrict the removal of lands from an area of employment.

Under the PPS 2024, the municipality can consider - and landowners can apply for - a change of use or the removal of land from employment areas subject to criteria.

Staff concluded that they would take all submissions into consideration within the scope of the Provincial policy direction and that changes would be made to the amendment as necessary before bringing it forward to Council for approval.

No other oral comments from the public were received at the Public Meeting.

Public Written Comments

Subsequent to the Public Meeting, the Town received three written comments and inquiries on the draft OPA and ZBLA. Appendix 3 summarizes and provides responses to each comment.

Comments primarily focused on land use permissions, employment area protections, and Planning Act application processes. Suggestions included reconsidering the employment area overlay in Derry Green Business Park and expanding permitted uses in Prestige Office Areas to include light industrial and stand-alone commercial uses or in Industrial and Business Park areas to permit data centre uses. Staff’s responses emphasize maintaining employment protections, restricting non-employment uses per the *Planning Act*, and addressing other land use permissions through future processes.

Internal Town Departments and Agency Consultation

On October 30, 2024, Town departments and external agencies were circulated the draft OPA and ZBLA with a 30-day commenting period. No agencies or Town departments have provided any objection to the approval of the proposed Amendments.

Discussion

Modifications Since Public Meeting

Based on comments received from Council and stakeholders during and subsequent to the Public Meeting, Staff have revised the draft OPA and ZBLA that were presented at the Public Meeting where necessary and appropriate.

For the draft OPA, Staff incorporated minor wording changes for clarity and consistency with the PPS 2024 and to correct omissions. Further, modifications were made in policy to add light industrial uses and ancillary retail and office uses directly related to the light industrial use to the list of permitted uses within the Prestige Office Area designation.

Staff made further modifications to the Comprehensive Zoning By-law 016-2014 amendment to add transition clauses to:

- allow building permit applications for which an associated site plan approval has been granted prior to the date the ZBLA comes into effect to continue to be reviewed under the same regulations that were in effect when the complete application was received;
- allow site plan or building permit applications for which an associated site-specific ZBLA approval has been granted prior to the date the ZBLA comes into effect to continue to be reviewed under the same regulations that were in effect when the complete application was received; and
- permit the “additional uses” included in the special provisions of a site-specific zoning by-law amendment for properties zoned M1 and M2 that was passed on or after January 1, 2024, in addition to the uses permitted in the M1 or M2 zone in the By-law prior to the date the proposed ZBLA comes into effect, excluding sensitive land uses.

The revised draft OPA and ZBLA proposed for Council adoption are attached as Appendices 1 and 2 respectively.

Additional Internal Review

Proposed Official Plan and Zoning By-law Amendments Details

The OPA and ZBL amendments are intended to maintain the integrity of the Town’s employment areas and ensure these areas continue to benefit from the current employment protection policies, while maintaining the planned function of lands designated for additional service commercial, office, and other supportive uses ancillary to the broader employment areas.

The proposed amendment to the Local Official Plan (OPA):

- updates the definition of “Employment Area”, and revises the definitions of “light industrial use”, and “general industrial use”;

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- updates the general policies for employment areas, and amends policy to permit the Town to remove lands from employment areas subject to criteria;
- designates lands currently designated Office Employment Area, Business Commercial Area, and Prestige Office Area from “Employment Area” to “Commercial Area”; and remove these lands from the Employment Area overlay in Local and Regional Official Plan mapping;
- retains land use permissions within the Office Employment Area, Business Commercial Area, and Prestige Office Area land use designations and prohibits the development of residential uses;
- updates the land use permissions on lands designated Business Park Area and Industrial Area;
- adds light industrial uses and ancillary retail and office uses directly related to the light industrial use to the list of permitted uses within the Prestige Office Area;
- authorizes the continuation of uses that are excluded from the new definition of “area of employment”, provided that the use was lawfully established before October 20, 2024.
- revokes Sections 83.2 (1), 83.2 (1.1), 83.2 (4), and 229.1 in the Halton Region Official Plan;
- updates Local Official Plan mapping at various locations within the Sustainable Halton Plan (SHP) Urban Area Boundary to conform to the Regional Official Plan Employment Overlay designation; and
- updates the 401 Industrial Business Park, Derry Green Corporate Business Park Secondary Plan and Bristol Survey Secondary Plan policy and mapping frameworks to streamline interpretation of existing permissions and improve policy to meet intended objectives.

The proposed amendment to the Comprehensive Zoning By-law 016-2014 (ZBLA):

- updates the list of permitted uses within the Business Park (M1) and General Industrial (M2) zones to be consistent with the revised definition of “area of employment” in the Local Official Plan;
- adds to Section 7 of the Urban ZBL new Prestige Office (C7) and Employment Office (C8) zones consistent with the removal of lands designated “Office Employment Area”, “Business Commercial Area” and “Prestige Office Area” from the Employment Area, and
- adds transition clauses.



Discussion

Next Steps

As per July 1, 2024 amendments to Ontario Regulation 525/97 under the *Planning Act*, most official plan amendments of the Town of Milton are exempt from the requirement to obtain the Minister's approval. This Official Plan Amendment is exempt from approval by the Ministry.

If Council approves the proposed OPA and ZBLA, a 20-day appeal period, in accordance with the Planning Act, will be provided after the Notice of Passing is issued. If no appeals are filed, the OPA and ZBLA will come into effect the day after the last day of the appeal period.

The OPA will be incorporated in the new Official Plan, when it comes into full force and effect, which is occurring concurrently.

Financial Impact

There are no immediate financial impacts associated with this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Hugo Rincon, Senior Planner, Phone: Ext. 2307
Policy

Attachments

Appendix 1: Official Plan Amendment 86
Appendix 2: Zoning By-Law Amendment
Appendix 3: Comment Response Table

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



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Recognition of Traditional Lands

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.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XX-2025

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 ALL LANDS WITHIN THE URBAN AREA OF THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: LOPA-08/24).

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. 86 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.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. 86 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 86

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. 86 to the Official Plan of the Town of Milton**

DRAFT

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. 86 to the Official Plan of the Town of Milton
(Town File: LOPA-08/24)

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to incorporate revisions to various sections of the Town of Milton Official Plan related to Employment Areas, which are necessary to ensure that lands designated Industrial Area and Business Park continue to benefit from employment protection policies and that lands designated Office Employment Area, Business Commercial Area and Prestige Office Area, continue to provide for additional employment, and service commercial, office, and other supportive uses ancillary to the broader Employment Areas.

LOCATION OF THE AMENDMENT

The policies apply to the lands subject to the Employment Area designation in the town's urban area as shown on Schedule 1 of the Town of Milton Official Plan.

BASIS OF THE AMENDMENT

On October 20, 2024, a new definition for "area of employment" under subsection 1(1) and a related transition provision under subsections 1(1.1) and (1.2) of the *Planning Act* will come into effect.

On October 20, 2024, a new Provincial Planning Statement, 2024, came into effect. It consolidates the previous Provincial Policy Statement 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a single planning document.

This Local Official Plan Amendment is addressing changes to the *Planning Act* and Provincial Planning Statement 2024 (PPS 2024) as it relates to "area of employment" and conversion policy within the Town's Official Plan.

The Local Official Plan Amendment implements updates to various sections of the Official Plan relating to Employment Areas to ensure the policies of the Official Plan are consistent with provincial policy and protect those areas intended to remain protected for Employment over the long term and continue to be subject to policy requirements for conversions to non-employment uses.

On the basis of the above, this amendment:

- Updates the definition of Employment Areas and general policies for Employment Areas;

- Updates criteria for removing lands from Employment Areas in policy as directed by the PPS 2024;
- Amends the list of permitted uses on lands designated Industrial Area and Business Park Area within the Local Official Plan to conform to the new “Area of Employment” definition;
- Allows lands occupied by uses within the town’s Employment Areas that are excluded from the new definition for “area of employment” in the *Planning Act* to continue as an “area of employment”, so long as they were “lawfully established on the parcel of land” prior to October 20, 2024;
- Identifies policy referenced in the former Regional Official Plan that shall be revoked;
- Updates mapping at various locations to align the current Town of Milton Official Plan with the former Regional Official Plan Employment Area Overlay designation. [Note that the new Employment Area expansion lands in the former Regional Official Plan is being addressed through the Town’s comprehensive Official Plan update;
- Updates policy in Bristol Survey Secondary Plan and Derry Green Corporate Business Park to clarify interpretation of existing policy;
- Introduces permission for Light Industrial Uses in the Prestige Office Area land use designation;
- Removes lands designated Office Employment, Business Commercial, and Prestige Office within the Local Official Plan from the Employment Area Overlay designation, and retain their current land use permissions; and
- Updates the Derry Green Corporate Business Park Secondary Plan policy framework to streamline interpretation of existing policy in addition to improving policy to meet intended objectives.

Part 2: THE AMENDMENT

1.0 Map Change to the Town of Milton Official Plan

- 1.1. Schedule “1 - Town Structure Plan” is hereby amended to replace the Employment Area designation overlay by the Employment Area designation overlay in Map “1H - Regional Urban Structure” of the Halton Region Official Plan [in-force overlay] (May 16, 2024 ROP consolidation), only within the Sustainable Halton Plan (SHP) Urban Area, as shown on Schedule ‘1’, attached hereto.
- 1.2. Schedule “1 - Town Structure Plan” is hereby further amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, “Prestige Office Area”, and “Major Commercial Centre”, shown on Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘1’, attached hereto.
- 1.3. Schedule “B - Urban Area Land Use Plan” is hereby amended to adjust the land use designation boundaries within the Derry Green Secondary Plan Area as per Schedule “C.9.B - Derry Green Corporate Business Park Land Use Plan”, as shown on Schedule ‘2’, attached hereto.
- 1.4. Schedule “B - Urban Area Land Use Plan” is hereby further amended to remove the SHP Growth Area - Employment designation overlay from the lands identified on Appendix 2, attached hereto, as shown on Schedule ‘2’, attached hereto.
- 1.5. Schedule “N - Future Strategic Employment Areas” is hereby amended to replace the Employment Area designation overlay by the Employment Area designation overlay in Map “1H - Regional Urban Structure” of the Halton Region Official Plan [in-force overlay] (May 16, 2024 ROP consolidation), only within the SHP Urban Area, as shown on Schedule ‘3’, attached hereto.
- 1.6. Schedule “N - Future Strategic Employment Areas” is hereby further amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, and “Prestige Office Area”, shown on Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘3’, attached hereto.
- 1.7. Schedule “C.6.A - Bristol Survey Secondary Plan Community Structure Plan” is hereby amended to redesignate the lands shown as Area “A” on Appendix 3 attached hereto, from “Employment Area” to “Major Commercial Centre” [correct designation], as shown on Schedule ‘4’, attached hereto.
- 1.8. Schedule “C.6.A - Bristol Survey Secondary Plan Community Structure Plan” is hereby further amended to redesignate the lands shown as Area “B” on Appendix 3, attached hereto, from “Employment Area” to “Dempsey Neighbourhood”, as shown on Schedule ‘4’, attached hereto.

- 1.9. Schedule “C.6.D - Bristol Survey Secondary Plan Land Use Plan” is hereby amended to redesignate the lands shown as Area “A” on Appendix 3, attached hereto, from “Employment Area” to “Major Commercial Centre”, as shown on Schedule ‘5’, attached hereto.
- 1.10. Schedule “C.6.D - Bristol Survey Secondary Plan Land Use Plan” is hereby further amended to redesignate the lands shown as Area “B” on Appendix 3, attached hereto, from “Employment Area” to “Residential Area” and “Greenlands A Area”, as shown on Schedule ‘5’, attached hereto.
- 1.11. Schedule “C.9.B - Derry Green Corporate Business Park Land Use Plan” is hereby amended to redesignate the lands shown as Area “A” on Appendix 4, attached hereto, from “Business Park Area” with a “Gateway Area” overlay designation and “Business Park Area” with a “Street Oriented Area” overlay designation to “Business Park Area”, as shown on Schedule ‘6’, attached hereto.
- 1.12. Schedule “C.9.B - Derry Green Corporate Business Park Land Use Plan” is hereby further amended to redesignate the lands shown as Area “B” on Appendix 4, attached hereto, from “Prestige Office Area” with a “Gateway Area” overlay designation to “Prestige Office Area”, as shown on Schedule ‘6’, attached hereto.
- 2.0 **Map Change to the Halton Region Official Plan (May 16, 2024 ROP Consolidation)**
- 2.1. Map “1C - Future Strategic Employment Areas” is hereby amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, and “Prestige Office Area” on Schedule “B - Urban Area Land Use Plan” of the Town of Milton Official Plan, shown in Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘7’, attached hereto.
- 2.2. Map “1H - Regional Urban Structure” is hereby amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, and “Prestige Office Area” on Schedule “B - Urban Area Land Use Plan” of the Town of Milton Official Plan, shown in Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘8’, attached hereto.

3.0 Text Change to the Town of Milton Official Plan

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

- 3.1 Section 2.1.3.2 is amended by deleting the word “*office*” from the eighth paragraph in the section.

- 3.2 Section 3.4 is amended by adding the following new sections 3.4.5 - *Office Employment Area*, 3.4.6 - *Business Commercial Area*, and 3.4.7 - *Prestige Office Area*, as follows:

3.4.5 OFFICE EMPLOYMENT AREA

3.4.5.1 PURPOSE

The Office Employment Area designation on Schedule "B" applies to lands where a mix of *service commercial* and employment uses generally located on arterial roadways and on the edge of concentrations of industrial and *service commercial uses* is appropriate.

3.4.5.2 OBJECTIVES

It is the objective of this designation to:

- a) recognize existing linear commercial *development* that has occurred along certain corridors in the Town;
- b) encourage the consolidation, *intensification* and expansion of certain commercial and *light industrial uses* in these areas; and
- c) encourage the redevelopment of existing commercial and *light industrial uses* to foster a more pedestrian-oriented *environment*.

3.4.5.3 PERMITTED USES

Uses permitted in the Office Employment Area designation may include:

- a) *office uses* in free-standing buildings;
- b) hotels, conference, convention and banquet facilities;
- c) training and commercial educational facilities; and
- d) limited *service commercial uses*, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses.

3.4.5.4 Residential uses shall not be permitted.

OFFICE EMPLOYMENT AREA POLICIES

3.4.5.5 Prior to considering any application for *development* or redevelopment requiring a *Planning Act* approval, Council shall be satisfied that:

- a) the proposed uses will contribute to the vibrancy of the area;
- b) the *development* will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

- c) the *development* will be planned to provide maximum pedestrian accessibility to surrounding areas;
- d) the *development* will conform with Section 2.8 of this Plan;
- e) elements of the *public realm* will be improved as a condition of *development*/redevelopment; and,
- f) the uses are designed and located to minimize impacts on adjacent *residential areas* through buffering and landscaping treatments.

3.4.5.6 Uses permitted in the Office Employment Area designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.

3.4.6 BUSINESS COMMERCIAL AREA

3.4.6.1 PURPOSE

The Business Commercial Area designation on Schedule “B” provides for *service commercial uses* to support the surrounding *Employment Areas* and the travelling public.

3.4.6.2 PERMITTED USES

Uses permitted in the Business Commercial Area designation may include:

- a) *office uses*;
- b) hotels and motels;
- c) training and commercial educational facilities;
- d) automobile related uses including vehicle wash facilities, automobile sales and service;
- e) truck stops; and
- f) *service commercial uses*, associated retail functions and ancillary facilities directly related to industry.

3.4.6.3 Residential uses shall not be permitted.

BUSINESS COMMERCIAL AREA POLICIES

3.4.6.4 Applications for approval of new *developments* or major extensions of existing uses in the Business Commercial Area designation will require submission of a *development plan* which demonstrates that the proposed *development* can be physically integrated with adjacent existing and proposed uses, including lands outside the Business Commercial Area designation.

3.4.6.5 Evaluation of an application for new *development* will also be based on conformity with the following criteria:

- a) The design of the *development* reflects the prominent location of such uses at gateways to the *Town* including extensive landscaping and restricted signage; and,
- b) Common parking and access facilities with abutting commercial uses are proposed where feasible.

3.4.6.6 Where Business Commercial Area uses are to be located adjacent to *residential areas*, significant buffering from the residential use will be required. Outdoor storage, including garbage enclosures, and display areas shall generally not be permitted and will be restricted through the Zoning By-law.

3.4.6.7 Limitations on the type and size of uses within the Business Commercial Area designation shall be defined within the Zoning By-law.

3.4.6.8 Convenience retail uses on sites designated Business Commercial Area shall not exceed 930 square meters in total floor area.

3.4.7 PRESTIGE OFFICE AREA

3.4.7.1 PURPOSE

The Prestige Office Area designation on Schedule “B” and Schedule “C.9.B” applies to key sites adjacent to James Snow Parkway and Derry Road at important gateways to the Derry Green Corporate Business Park that provide for supportive uses that complement the surrounding residential and *Employment Areas*.

3.4.7.2 PERMITTED USES

The following uses shall be the only uses permitted in the Prestige Office Area designation:

- a) *office uses*;
- b) *light industrial uses*;
- c) ancillary retail and *office uses* directly related to the *light industrial use* and located within the industrial building;
- d) research and development uses excluding uses which produce biomedical waste;
- e) a maximum of two stand-alone restaurants at each of the intersections of James Snow Parkway and Derry Road, James Snow Parkway and Louis St. Laurent Avenue and Derry Road and Fifth Line each of which has a minimum gross floor area of 500 square metres;
- f) restaurants and *service commercial uses* where such uses form part of an office or industrial building;
- g) hotel, conference, convention and banquet facilities uses; and

h) theatre/*entertainment uses*.

3.4.7.3 Residential uses shall not be permitted.

PRESTIGE OFFICE AREA POLICIES

3.4.7.4 *Development* on lands designated Prestige Office Area shall be reviewed by the *Town* in accordance with the applicable Urban Design Guidelines. In particular:

- a) *development* shall be designed with significant, high-profile buildings with strong architectural design;
- b) buildings shall have a minimum height of two storeys and a minimum *Floor Space Index* of 0.5;
- c) the lands in this designation shall be developed with street related sites including a continuous frontage of buildings wherever feasible;
- d) no parking shall be located between the building and the street, and surface parking shall be located to the rear and sides of the building. In addition, the amount of lot frontage allocation for surface parking shall be restricted in the zoning by-law and structure or below grade parking is encouraged;
- e) buildings shall be designed to foster an urban *character*, with the scale and orientation contributing to the pedestrian orientation of the street; and
- f) careful consideration will be given to the design of impervious surfaces and other factors that impact on stormwater management including the use of LID practices.

3.4.7.5 Uses permitted in the Prestige Office Area designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.

3.3 Section 3.7.1.1 is replaced by the following:

3.7.1.1 PURPOSE

Employment areas are intended to provide industrial, business and economic activities, which will be the major source of employment opportunities within the Town. The *Employment Areas* permit a wide range of business and economic activities that include, but not limited to, the following:

- a) manufacturing uses;
- b) uses related to research and development in connection with manufacturing;

- c) warehousing uses, including uses related to the movement of goods;
- d) retail and offices uses associated with manufacturing and warehousing;
- e) facilities that are ancillary to manufacturing and warehousing; and
- f) any other business and economic uses prescribed by provincial legislation.

Employment areas are defined by two specific employment land use designations: Business Park, and Industrial Area, which provide for *compatible* employment uses in appropriate locations with a variety of form, scale, and intensity of *development*.

- 3.4 The heading “EMPLOYMENT LAND CONVERSION” before policy 3.7.1.8 is replaced by the following:

REMOVAL OF EMPLOYMENT LANDS FROM *EMPLOYMENT AREAS*

- 3.5 Section 3.7.1.10 is replaced by the following:

3.7.1.10 The *Town* may consider the removal of lands from *Employment Areas* only where it has been demonstrated that:

- a) there is an identified need for the removal and the land is not required for *Employment Area* uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the *Employment Area* by:
 - i) avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *Employment Area* uses; and
 - ii) maintaining access to major goods movement facilities and corridors;
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) the *Town* has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan.

- 3.6 Section 3.7.1.11 is amended by replacing the phrase “an employment land conversion” with the phrase “a removal of lands from *Employment Areas*”.

- 3.7 Section 3.7.1.12 is replaced by the following:

- 3.7.1.12** Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in *Employment Areas* that are excluded from the definition of “area of employment” in paragraph 2 of Subsection 1(1) of the Planning Act are authorized to continue, provided that the use was lawfully established on the parcel of land before October 20, 2024.
- 3.8 Section 3.7.1.13 [new] is added as follows:
- 3.7.1.13** *Development* on lands within 300 metres of *Employment Areas* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned *Employment Areas*, in accordance with applicable guidelines.
- 3.9 Section 3.7.3 is replaced by the following:
- 3.7.3 OFFICE EMPLOYMENT AREA**
See Office Employment Area policies in Section 3.4.5.
- 3.10 Section 3.7.6 is replaced by the following:
- 3.7.6 BUSINESS COMMERCIAL AREA**
See Business Commercial Area policies in Section 3.4.6.
- 3.11 Section 3.8.1.1 is amended by replacing the phrase “light industrial and office use” with the phrase “*light industrial uses*”.
- 3.12 Section 3.8.2.1 is amended by replacing the phrase “light industrial and office uses” with the phrase “*light industrial uses*”.
- 3.13 Section 3.8.2.2 is replaced by the following:
- 3.8.2.2** In addition to the main permitted uses within the Business Park Area designation, the following uses shall also be permitted:
- a) ancillary retail and *office uses* directly related to the *light industrial use* and located within the industrial building;
 - b) research and development uses excluding uses which produce biomedical waste;
 - c) *Cannabis Production and Processing Facility*, and
 - d) any other business and economic uses prescribed by provincial regulation.
- 3.14 Section 3.8.2.4 [new] is added as follows:
- 3.8.2.4** In addition to the uses permitted in Sections 3.8.2.1 and 3.8.2.2, the following uses shall also be permitted on lands designated

Business Park on Schedule B outside the Employment Area designation on Schedule N:

- a) *office uses*;
- b) restaurants that are part of and are located wholly within a light industrial or office building, other than an industrial mall; and,
- c) *institutional uses*.

3.15 Section 3.9.1.1 is amended by replacing the phrase “light and general industrial uses” with the phrase “*light industrial and general industrial uses*”.

3.16 Section 3.9.2.1 is replaced by the following:

3.9.2.1 The Industrial Area designation on Schedule "B" means that the main permitted uses shall be:

- a) *light industrial and general industrial uses* including recycling industries in accordance with the policies of subsections 2.6.3.46 through 2.6.3.53 inclusive, of this Plan;
- b) research and development uses, excluding uses which produce biomedical waste, in a one to two storey multi-unit building;
- c) *Cannabis Production and Processing Facility* in accordance with Policy 3.9.3.2 of this Section;
- d) ancillary retail and *office uses* directly related to the industrial use within the industrial building; and
- e) any other business and economic uses prescribed by provincial regulation.

3.17 Subsection 3.9.2.2 is replaced by the following:

3.9.2.2 Outdoor storage may be permitted subject to appropriate screening and containment.

3.18 Section 4.11.3.41 is amended by replacing the cross reference to section C.9.5.1.5 b) with a cross reference to section C.9.5.1.4 b); the phrase “light industrial uses” with the phrase “*light industrial uses*”; and the cross reference to section C.9.5.1.7 with a cross reference to section C.9.5.1.6.

3.19 Section 4.11.3.44 is amended by deleting the phrase “within the Street Oriented Business Park overlay designation on the south side of”.

3.20 Subsection 4.11.3.50 i) is amended by replacing the phrase “within the Street Oriented overlay designation on the north side of Derry Road” with the phrase “on lands immediately adjacent to Derry Road”.

- 3.21 Subsection 4.11.3.50 iii) is amended by replacing the phrase “and Street-Oriented and Gateway overlay designations” with the phrase “at “Gateway” locations or immediately adjacent to Derry Road”.

- 3.22 Section 5.10.6 is amended by replacing the definition of “Employment Area” by the following:

EMPLOYMENT AREA means areas designated in this Plan for clusters of business and economic activities including manufacturing uses; uses related to research and development in connection with manufacturing; warehousing uses, including uses related to the movement of goods; retail and offices uses associated with manufacturing and warehousing; facilities that are ancillary to manufacturing and warehousing and any other business and economic uses prescribed by provincial legislation. An employment area also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

- 3.23 Section 5.10.6 is amended by replacing the definition of “General Industry” by the following:

GENERAL INDUSTRIAL USE means a full range of manufacturing, warehousing uses, including uses related to the movement of goods, and outdoor storage.

- 3.24 Section 5.10.6 is amended by replacing the definition of “Light Industry” by the following:

LIGHT INDUSTRIAL USE means a range and mix of manufacturing, and warehousing uses operating within a wholly enclosed building with no outdoor storage or significant sources of noise and vibration, and does not include truck terminals, fuel depots, cement and asphalt batching, waste management, and composting.

- 3.25 Section C.2.5.1.2 is amended by replacing the cross reference to section 3.7.6 with a cross reference to section 3.4.6, and the cross reference to section 3.7.6.6 with a cross reference to section 3.4.6.6.

- 3.26 Section C.2.5.2.1 is replaced by the following:

C.2.5.2.1 Further to, and in accordance with the policies of Section 3.8 of this Plan, on lands designated “Business Park Area” on Schedule “C.2.B”, *general industrial uses* will be permitted north of Highway 401, in addition to the other permitted uses. However, the following uses shall only be permitted subject to a zoning by-law amendment which shall be evaluated based on the submission of a development plan which complies with the provisions of Section C.2.5.1.1:

- a) ancillary retail and *office uses* directly related to the *general industrial use* and located within the industrial building;
 - b) any other business and economic uses prescribed by provincial legislation; and
 - c) open storage at the rear of a lot, subject to the policies of Section C.2.4.5.7 e) and C.2.4.5.8. d) of this Plan.
- 3.27 Subsection C.2.5.3.1 is amended by replacing the phrase “light and general industrial uses” with the phrase “*light industrial* and *general industrial uses*”.
- 3.28 Section C.2.5.3.5 is deleted in its entirety.
- 3.29 Section C.2.6.5 [new] and subsection C.2.6.5.1 [new] are added as follows:
- C.2.6.5 REMOVAL OF EMPLOYMENT LANDS FROM *EMPLOYMENT AREAS***
- C.2.6.5.1** The *Town* may consider the removal of lands from *Employment Areas* within the 401 Industrial/Business Park Secondary Plan area only where the requirements of Section 3.7.1.10 have been demonstrated to the satisfaction of the *Town*.
- 3.30 Section C.6.5.10 is replaced by the following:
- C.6.5.10 MAJOR COMMERCIAL CENTRE**
- Development* applications on lands designated “Major Commercial Centre” shall comply with the policies of Section 3.4.2 of this Plan.
- 3.31 Subsection C.9.2.1.1 is amended by deleting the phrase “with a significant component of office and other prestige uses”.
- 3.32 Subsection C.9.3.1.1 is amended by replacing the phrase “employment uses and light industrial employment” with the phrase “*light industrial uses*”.
- 3.33 Subsection C.9.4.6.7 is replaced by the following:
- C.9.4.6.7 ENHANCED STREETSCAPE DESIGN**
- James Snow Parkway, Derry Road, and Main Street East represent major access routes into and through the community. The Town will ensure that they are designed with an enhanced and co-ordinated approach to landscaping, street tree planting, sidewalks, lighting, private/public utilities, bike and multi-use paths and boulevards in accordance with the Town’s Urban Design Guidelines and Regional Right-of-Way Dimension Guidelines and subject to any required Environmental Assessment.
- In addition, the Town shall through the zoning by-law and site plan approval process, ensure *development* immediately adjacent to

these roads achieve a high quality of site and building design. In particular:

- a) *Development* should be “street-oriented”;
- b) Significant parking areas will be screened by berms and landscaping;
- c) Service, loading and open storage facilities shall not be permitted in the yard abutting these major roads and shall be screened from these roads;
- d) Safe and functional vehicular and pedestrian access shall be provided; and,
- e) The use of native and non-native species for landscaping and street tree planting will be promoted. Consideration will be given to eco-friendly features, including Low Impact Development (LID) practices in any streetscape design and landscaping involving publicly-owned road rights-of-way.

3.34 Subsection C.9.5.1.1 is replaced by the following:

C.9.5.1.1 GENERAL

Limited open storage may be permitted at the rear of a lot, subject to a zoning by-law amendment, on lands designated “Business Park Area” on Schedule “C.9.B”, with the exception of lands at “Gateway” locations; lands immediately adjacent to James Snow Parkway, Derry Road and Main Street East; and lands subject to the “Natural Heritage Oriented Area” overlay designation, where it can be demonstrated to the *Town* that the open storage can be buffered by landscaping, berms or other screening mechanisms.

3.35 Section C.9.5.1.2 is replaced by the following:

C.9.5.1.2 The following uses shall be the only uses permitted on lands designated “Business Park Area” on Schedule “C.9.B”, immediately adjacent to James Snow Parkway, Derry Road, and Main Street East; and in the “Natural Heritage Oriented Area” overlay designation, subject to the applicable policies of Sections C.9.5.1.3 and C.9.5.1.4 and the submission of a *development* plan which illustrate how the policies of this Plan and the Urban Design Guidelines will be addressed:

- a) *light industrial uses*;
- b) ancillary retail and office uses directly related to the *light industrial use* and located within the industrial building; and
- c) research and development uses, excluding uses which produce biomedical waste.

- 3.36 Subsection C.9.5.1.3 is deleted in its entirety and the subsequent subsections are renumbered accordingly.
- 3.37 Subsection C.9.5.1.4 is renumbered as subsection C.9.5.1.3 and amended by replacing the phrase “in the Street Oriented Area overlay designation” with the phrase “on lands designated “Business Park Area” immediately adjacent to Derry Road”.
- 3.38 Subsection C.9.5.1.5 is replaced by the following:

C.9.5.1.4 Street Oriented Design

Development applications on lands designated “Business Park Area” immediately adjacent to James Snow Parkway, Derry Road and Main Street East shall be reviewed by the Town in accordance with the Urban Design Guidelines. In particular, *development* shall be designed with street-oriented sites and buildings, including a continuous frontage of buildings, contributing to the pedestrian orientation of the street, wherever feasible; have a minimum height of 6 metres; and be encouraged to exceed one storey in height.

The relationship of any *development* to the Natural Heritage System designation, including any crossings, shall be evaluated in conformity with the policies of the Natural Heritage System designation of this Plan, and the Subwatershed Update Study.

- 3.39 Subsection C.9.5.1.6 is deleted in its entirety and the subsequent subsections are renumbered accordingly.
- 3.40 Section C.9.5.2 is replaced by the following:
- C.9.5.2 PRESTIGE OFFICE AREA**
- See Prestige Area policies in Section 3.4.7.
- 3.41 Subsection C.9.5.3.1 is amended by replacing the phrase “light and general industrial uses” with the phrase “*light industrial* and *general industrial uses*”.
- 3.42 The heading of section C.9.6.6 “EMPLOYMENT LAND CONVERSION” is replaced with the heading “REMOVAL OF EMPLOYMENT LANDS FROM *EMPLOYMENT AREAS*”.
- 3.43 Subsection C.9.6.6.1 is amended by italicizing the term “employment areas”.
- 3.44 Subsection C.9.6.6.2 is amended by italicizing the term “employment areas”, and deleting the phrase “Prestige Office Area”.
- 3.45 Subsection C.9.6.6.3 is replaced by the following:

C.9.6.6.3 The *Town* may consider the removal of lands from *Employment Areas* within the Derry Green Corporate Business Park Secondary

Plan area only where the requirements of Section 3.7.1.10 have been demonstrated to the satisfaction of the *Town*.

3.46 Subsection C.9.6.6.4 is deleted in its entirety.

4.0 Text Change to the Halton Region Official Plan

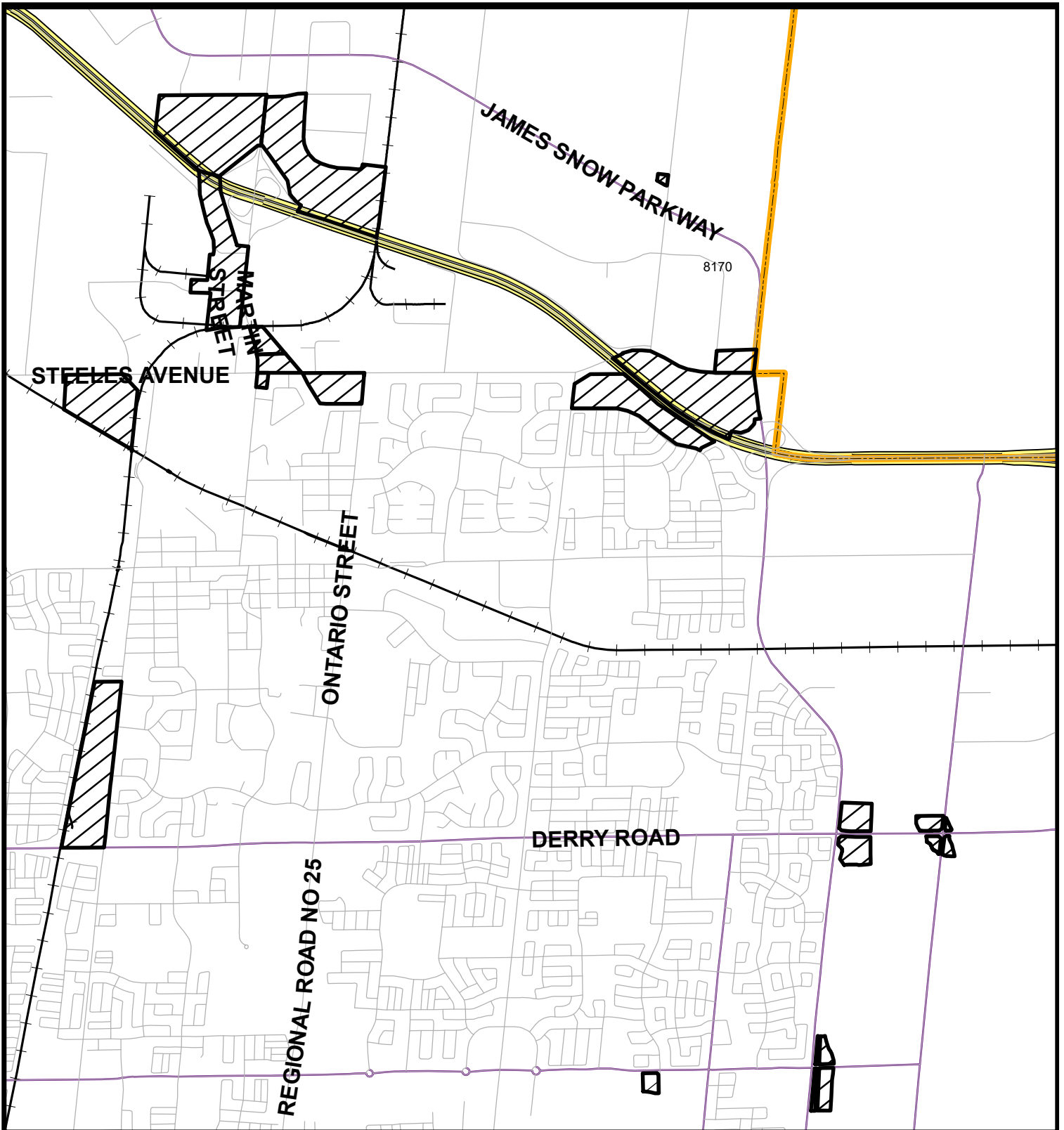
4.1. Delete Section 83.2 (1) in its entirety.

4.2. Delete Section 83.2 (1.1) in its entirety.

4.3. Delete Section 83.2 (4) in its entirety.

4.4. Delete Section 229.1 in its entirety.

End of text



Council Meeting Date:
March 17, 2025

Scale: 1: 3,333

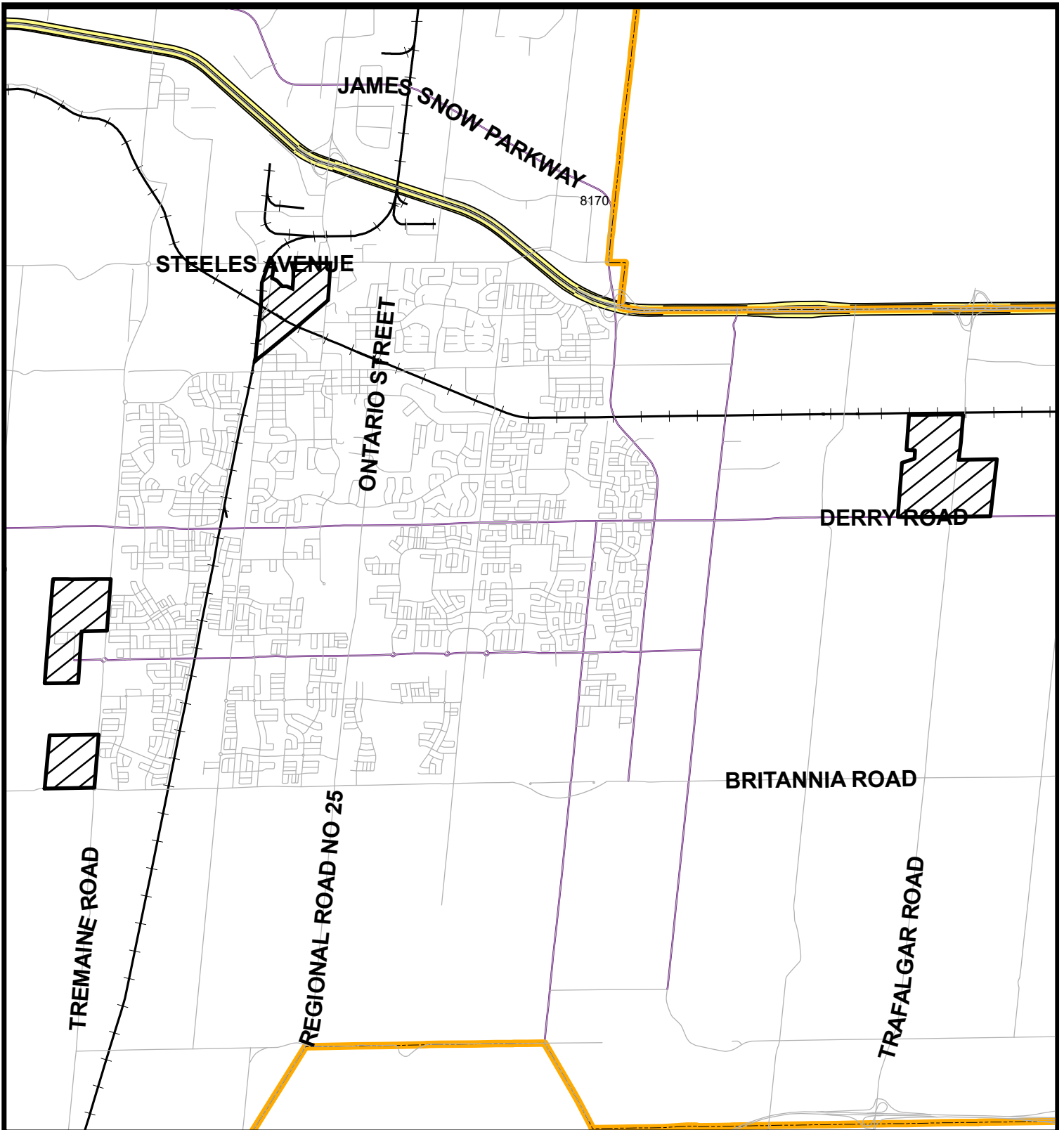
OPA 86

Development Services Department



Office Employment Area, Prestige Office Area,
Office Commercial Area, Major Commercial
Centre

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Council Meeting Date:
 March 17, 2025

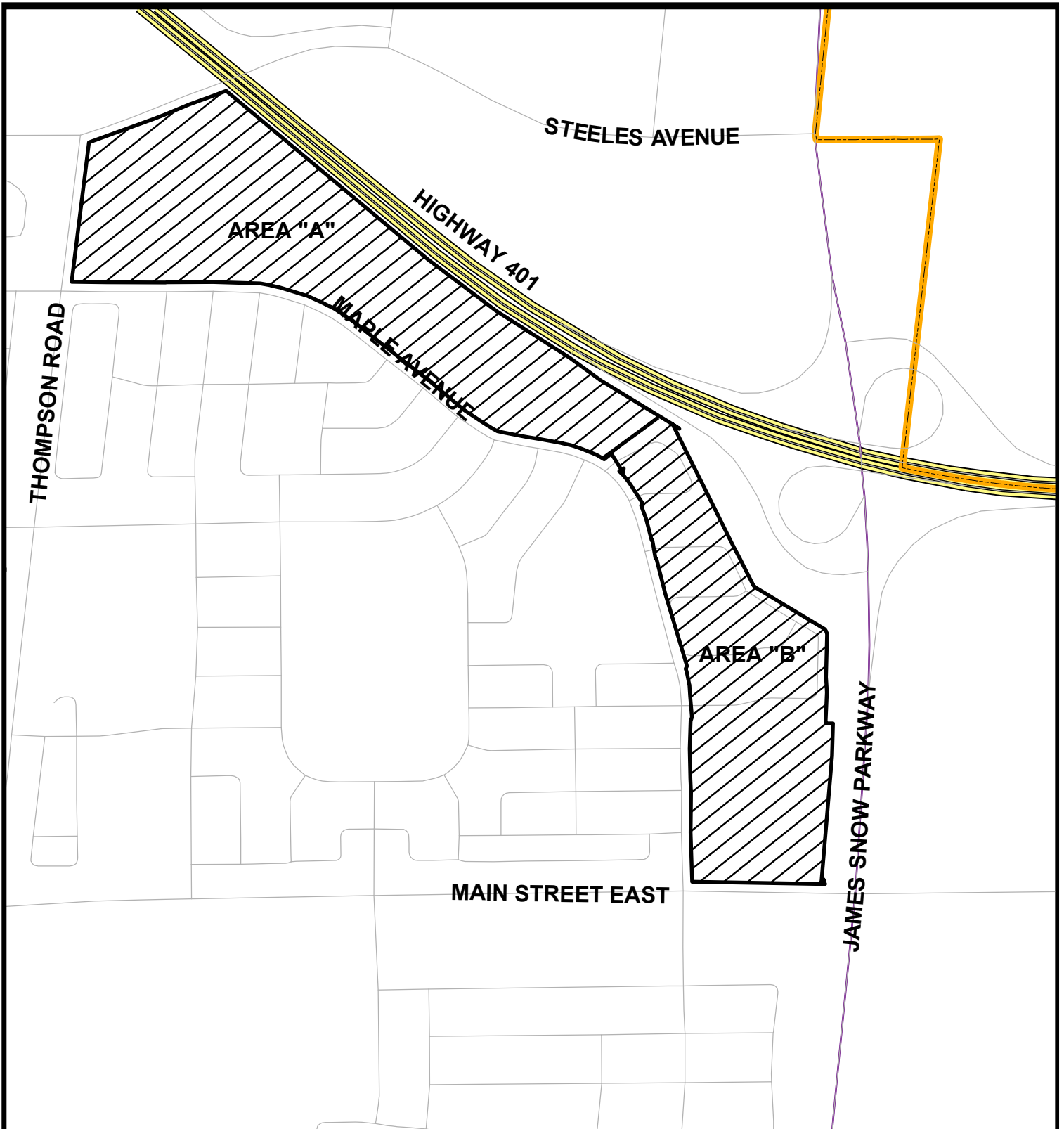
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OPA 86

Development Services Department



Areas no longer in Employment Area (Agerton and MEV)



Council Meeting Date:
March 17, 2025

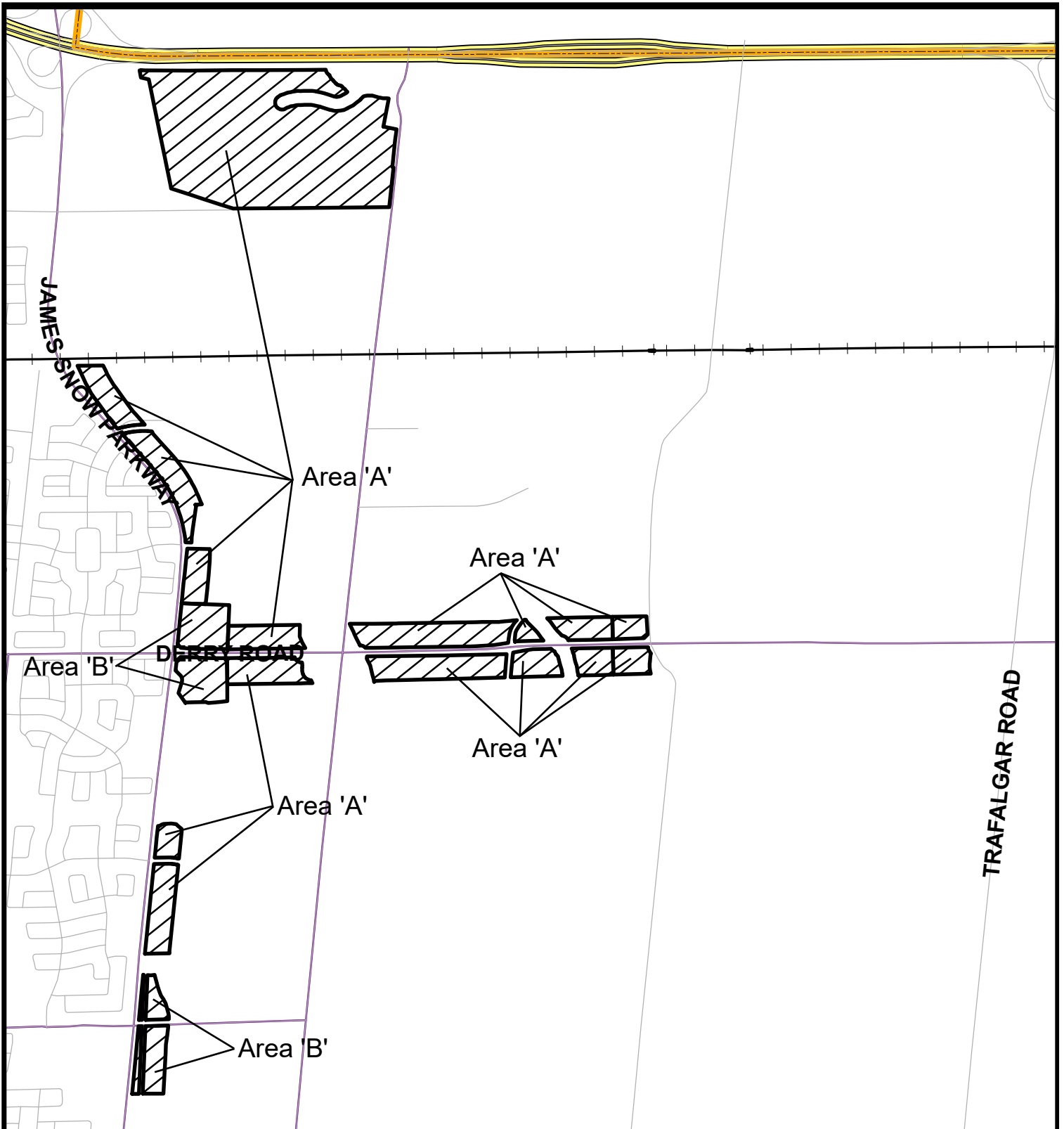
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OPA 86

Development Services Department



Appendix 3 (Area A and B)



Council Meeting Date:
March 17, 2025

Scale: 1: 3,333

OPA 86

Development Services Department



Areas A and B

Township of Eramosa

7

TOWN OF MILTON
OFFICIAL PLAN
Schedule 1
TOWN STRUCTURE
PLAN



0 1 2 3 4 Kilometers

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

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March 2025

SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. 86

City of Hamilton (Former Town of Flamborough)

City of Burlington

Town of Halton Hills

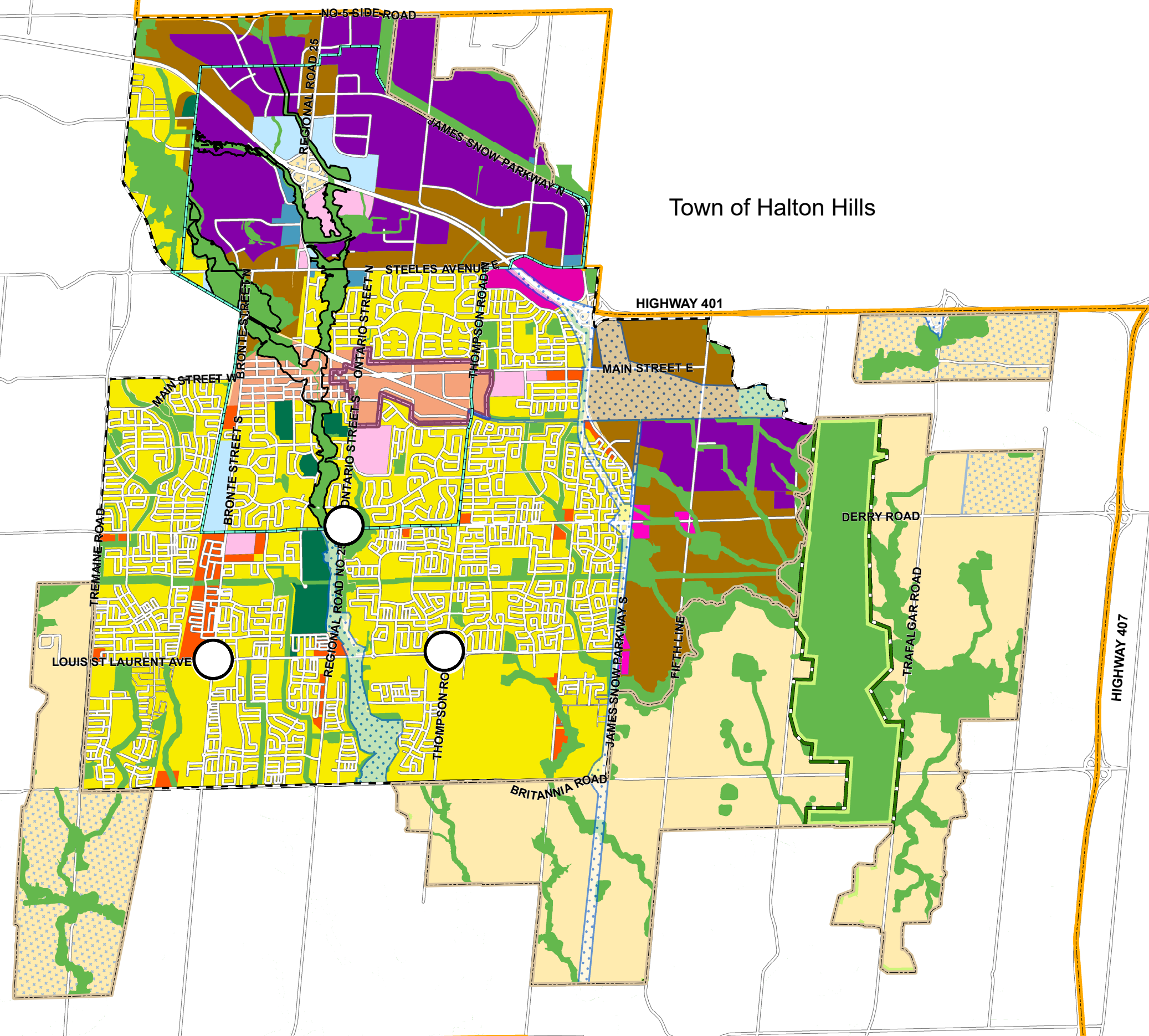
City of Mississauga

Town of Oakville

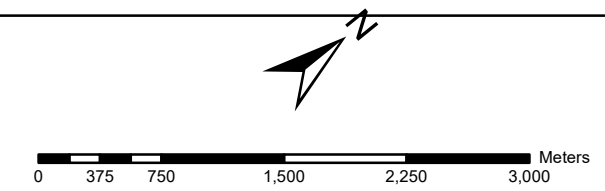
- | | | |
|---------------------------|----------------------------------|---|
| Rail | HUSP Urban Area | Proposed Major Transit Station |
| Proposed Major Arterial | Agricultural Area | Mobility Hub |
| Highway | Mineral Resource Extraction Area | Greenbelt Natural Heritage System |
| Major Road | Natural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

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan



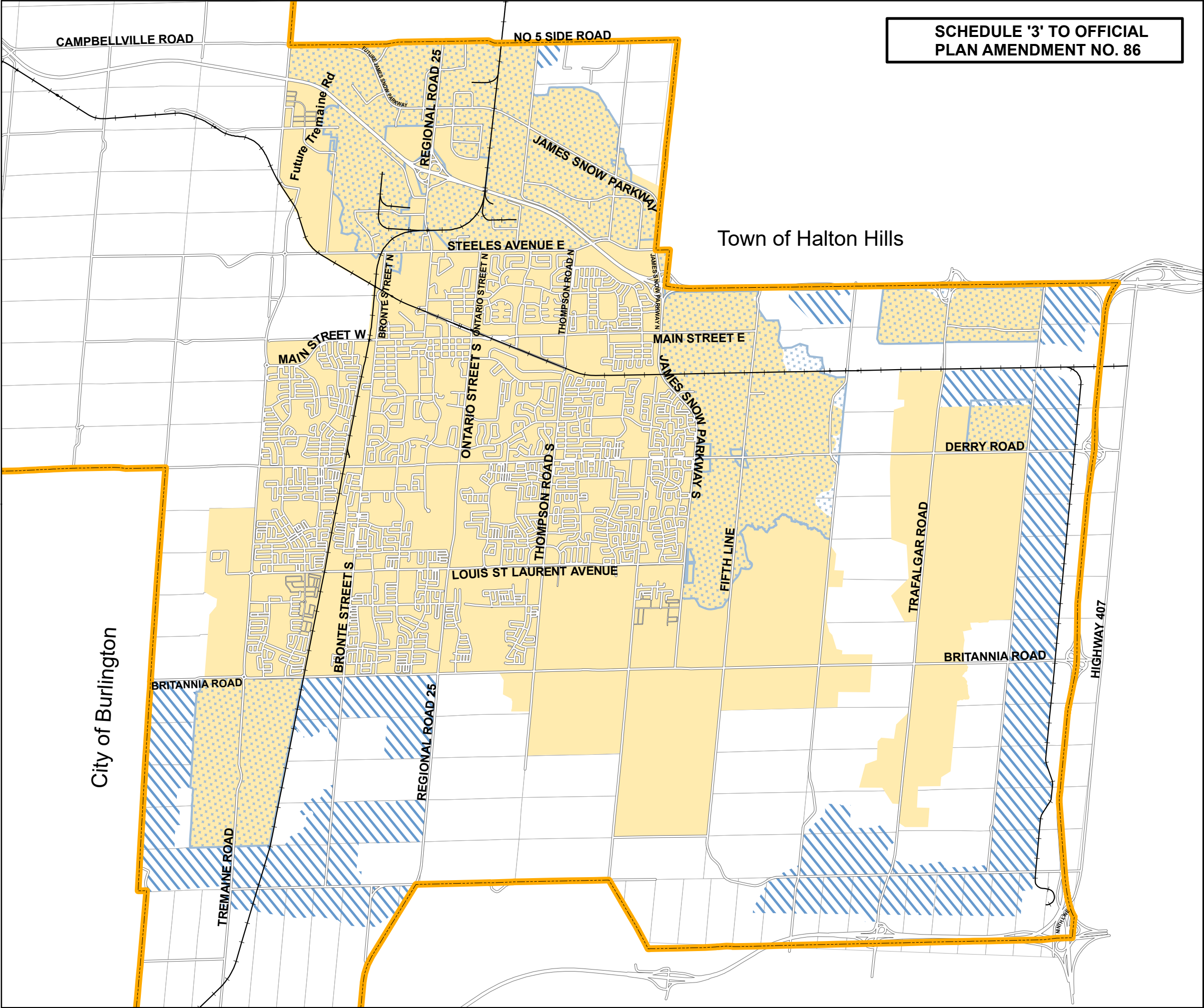
- Industrial Area
- Business Park Area
- Business Commercial Area
- Central Business District
- SHP Growth Area
- SHP Growth Area- Employment
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Prestige Office Area
- Community Park
- Natural Heritage System
- Milton GO MTSA/Downtown Milton UGC
- 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



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March 2025



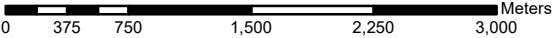
SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. 86

TOWN OF MILTON
OFFICIAL PLAN

Schedule N
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



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March 2025

TOWN OF MILTON OFFICIAL PLAN

Schedule C-6-A

BRISTOL SURVEY SECONDARY PLAN

COMMUNITY STRUCTURE PLAN

SCHEDULE '4' TO OFFICIAL PLAN AMENDMENT NO. 86

-  Central Business District/Urban Growth Centre Boundary (Subject to Section 3.5)
-  District Nodes
-  Neighbourhood Centres
-  Dempsey Neighbourhood
-  Clarke Neighbourhood
-  Beaty Neighbourhood
-  Coates Neighbourhood
-  Sub-Neighbourhoods
-  Character Areas
-  Major Commercial Centre
-  Open Space System
-  Village Square
-  Business Park

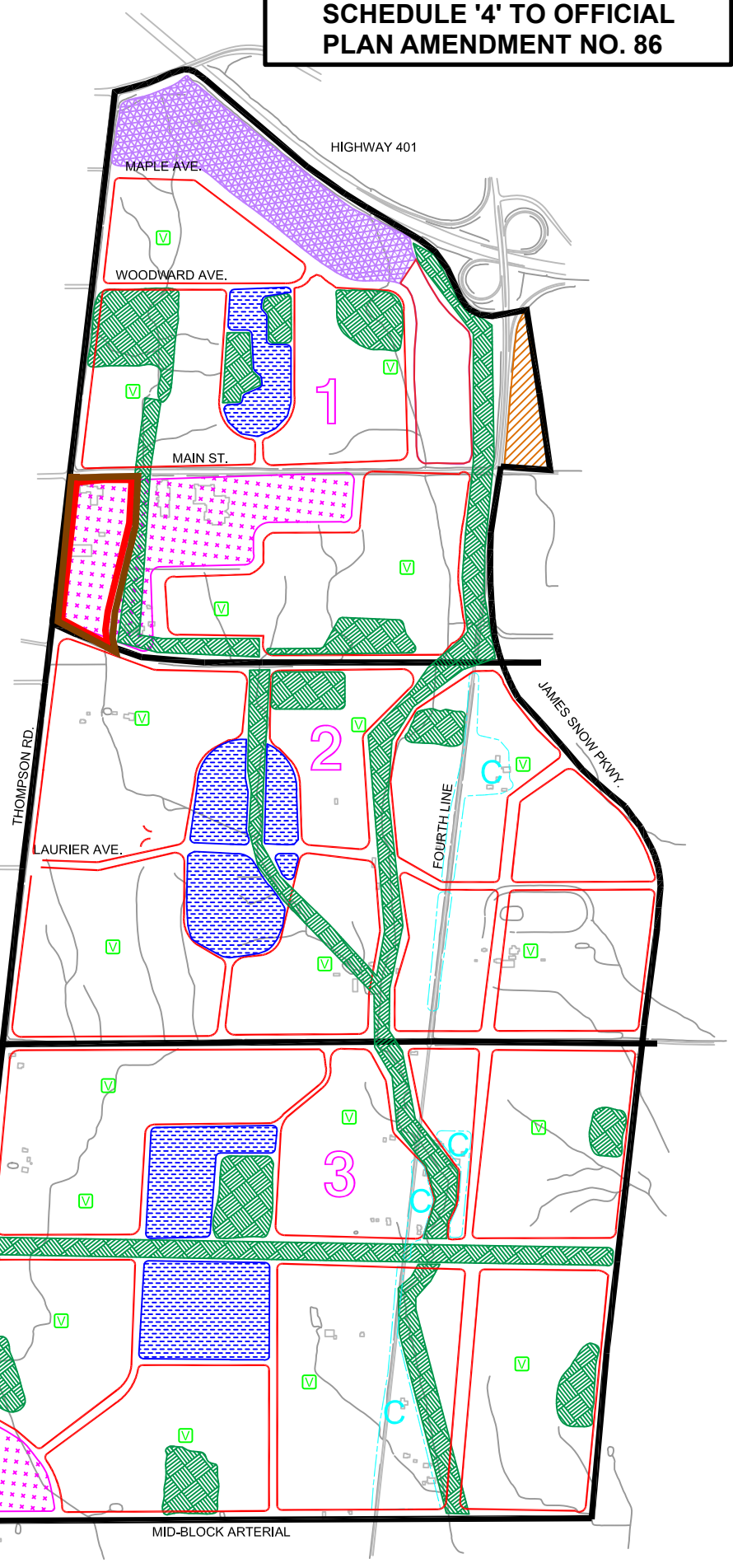


NAD 1983
UTM Zone 18N

This schedule forms part of the Official Plan
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


March 2025



TOWN OF MILTON OFFICIAL PLAN Schedule C-6-D

BRISTOL SURVEY SECONDARY PLAN LAND USE PLAN

SCHEDULE '5' TO OFFICIAL PLAN AMENDMENT NO. 86

-  Railway
-  Parcel Fabric
-  Business Park
-  Character Area
-  Major Commercial Area
-  Environmental Linkage Area
-  Greenlands A Area
-  Greenlands B Area
-  Institutional Area
-  Local Commercial Area
-  Neighbourhood Centre Area
-  Residential / Office Area
-  Residential Area
-  Secondary Mixed Use Node
-  School
-  Special Study Area
-  Storm Water Management Pond
-  Village Square
-  Neighbourhood Park

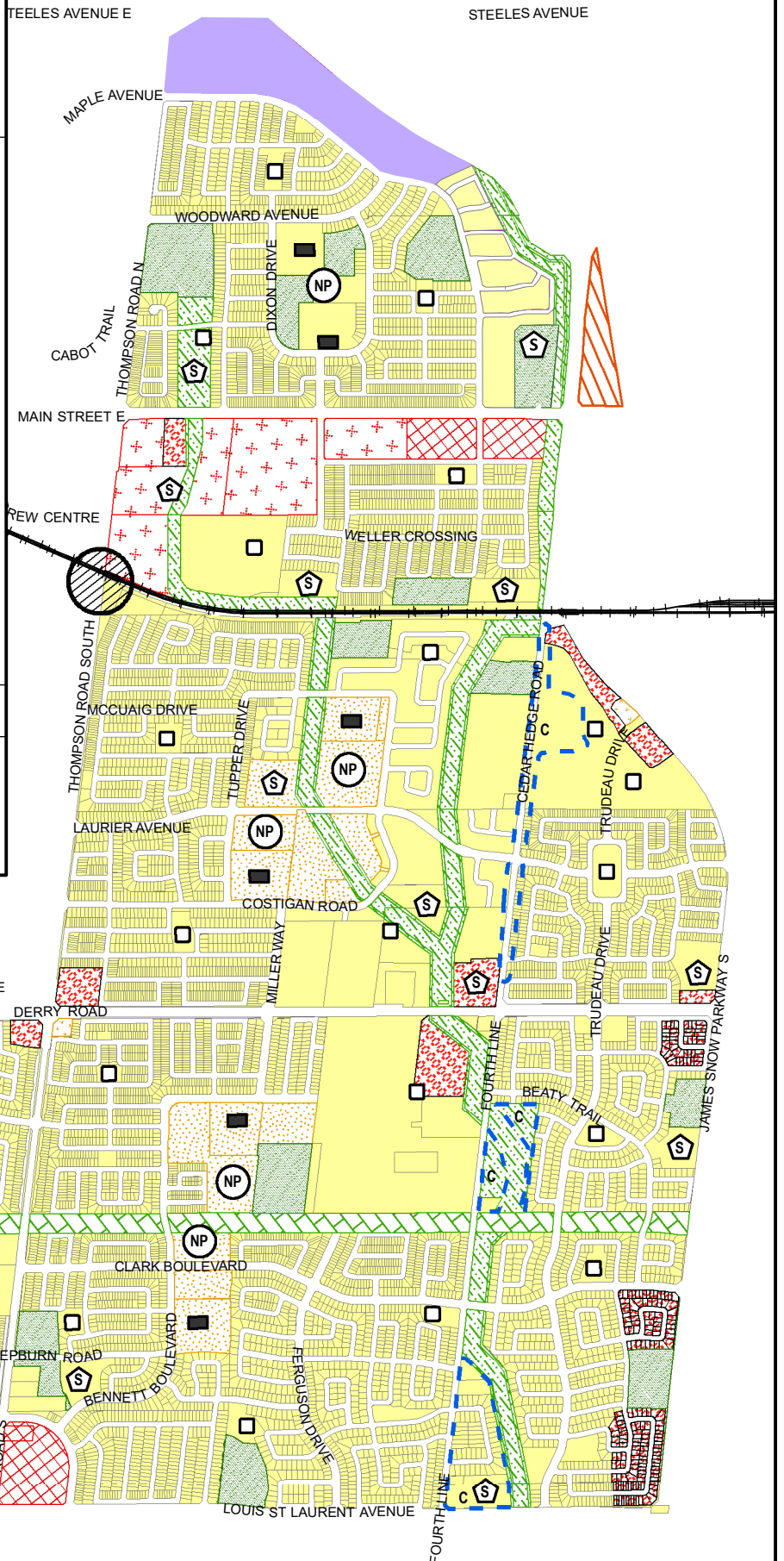


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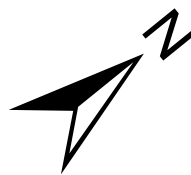
NAD 1983
UTM Zone 18N

This schedule forms part of the Official Plan
and should be read in conjunction with the text.
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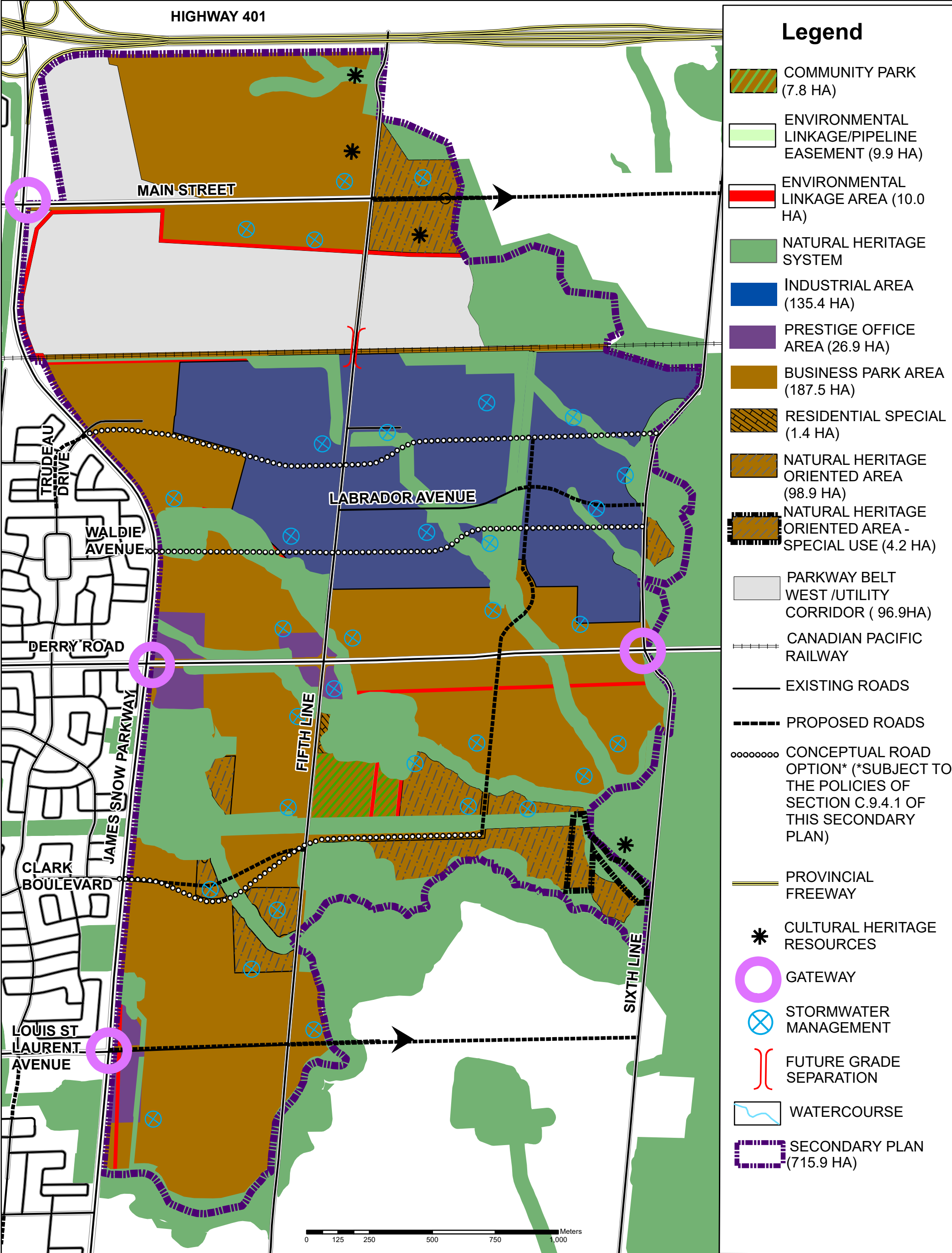
March 2025



TOWN OF MILTON
OFFICIAL PLAN
Schedule C-9-B
DERRY GREEN CORPORATE
BUSINESS PARKLAND USE PLAN



SCHEDULE '6' TO OFFICIAL
PLAN AMENDMENT NO. 86

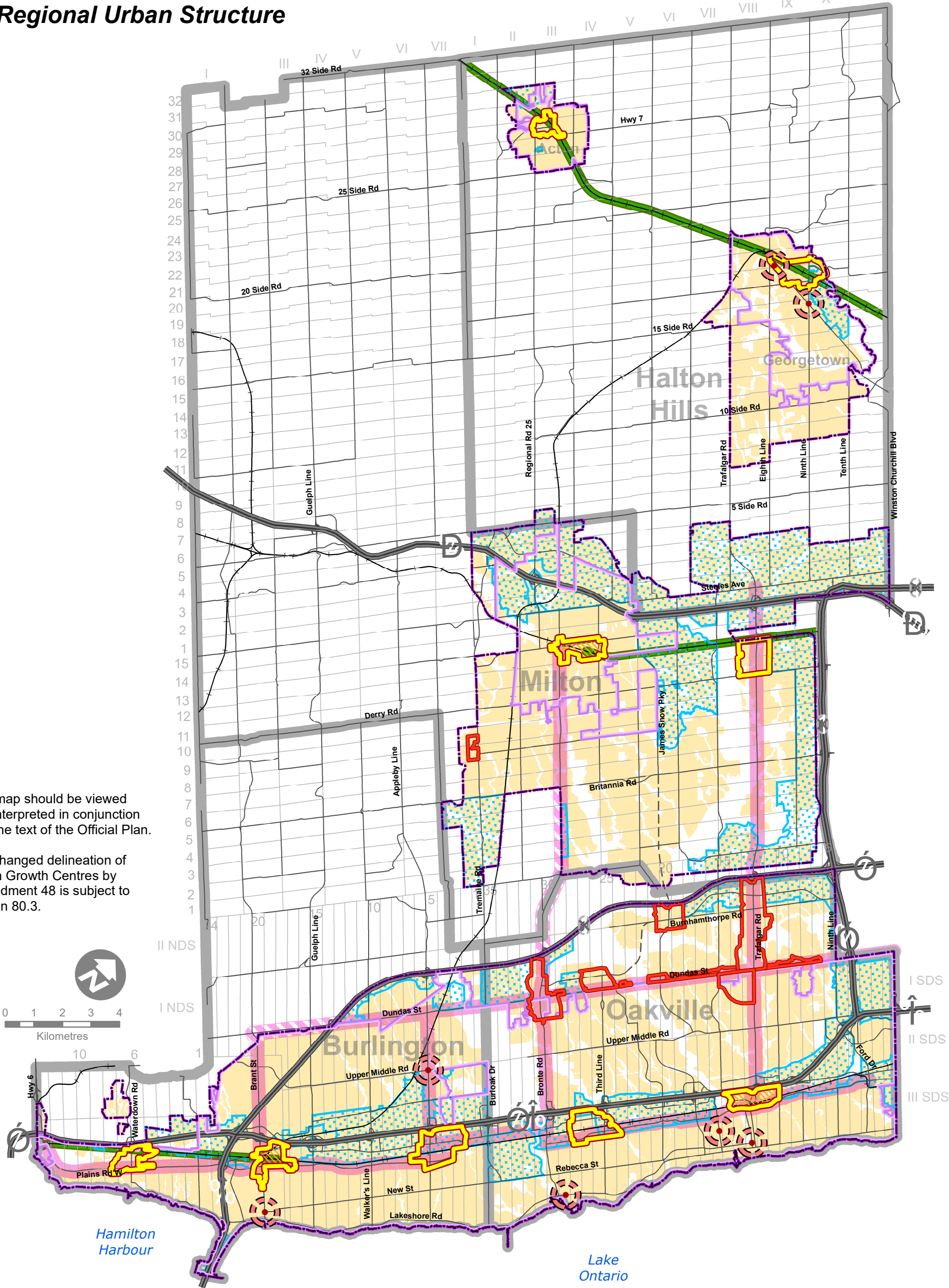
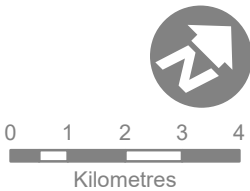




Map 1H
Regional Urban Structure

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.



- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- == Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

- Urban Area
- Built Boundary
- Employment Area
- Regional Urban Boundary
- Commuter Rail Corridor

Strategic Growth Areas

- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary
- Regional Intensification Corridor outside of Regional Urban Boundary

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2025

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* IN RESPECT OF ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-20/24).

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 will provide for the lands affected by this by-law to be zoned as set forth in this By-law upon the approval of OPA No. 86;

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 016-2014, as amended, is hereby further amended by changing in certain areas the Employment (EMP-2) zone symbol with an Employment Office (C8) zone symbol; the Prestige Office – Site Specific EMP1*292 zone symbol with a Prestige Office – Site Specific C7*292 zone symbol, and the Employment Office – Site Specific EMP-2*71, EMP-2*89, EMP-2*122, EMP-2*139, EMP-2*148, EMP-2*175, and EMP-2*233 zone symbols with the Employment Office – Site Specific C8*71, C8*89, C8*122, C8*139, C8*148, C8*175, and C8*233 zone symbols, as per Schedule A, attached hereto.
- 2.0 THAT** Section 1.11.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the reference to "1.11.4" to "1.11.5".
- 3.0 THAT** Section 1.11.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding new Sub-sections 1.11.2 iv) and 1.11.2 v), as follows:
 - 1.11.2 iv) Nothing in this By-law shall prevent an application for a building permit from being made for the erection and/or use of a building or structure for a development for which site plan approval has been granted on or prior to the date of passage of By-law NO. XXX-2025 if the building permit application complies with the provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. XXX-2025.
 - 1.11.2 v) Nothing in this By-law shall prevent an application for site plan approval and/or building permit from being made with respect to a development for which an associated site-specific zoning by-law amendment was passed on or before the date of passage of By-law

NO. XXX-2025 if the use was permitted under the provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. XXX-2025.

- 4.0 THAT** Section 1.11.4 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 1.11.4 as follows, and renumbering the subsequent sections accordingly:

1.11.4 Transition: Zoning By-law Amendments

- i) Notwithstanding any provisions of the by-law to the contrary, where a property is zoned M1 or M2 and was subject to a site-specific zoning by-law amendment that was passed on or after January 1, 2024 and the special provisions include “additional permitted uses”, those uses, in addition to the uses permitted in the M1 or M2 zone in Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. XXX-2025, are also permitted with the exception of the following:
 - a) Day Care Centre
 - b) Place of Worship

- 5.0 THAT** Section 1.11.5 of Comprehensive Zoning By-law 016-2014, as amended, which was formerly Section 1.11.4, is hereby further amended by replacing the reference to “1.11.3” to “1.11.4”.

- 6.0 THAT** Section 2.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting the table, and replacing it with the following:

ZONE	SYMBOL
Residential Zones	
Low Density Residential Zone	RLD
Low Density Residential I Zone	RLD1
Low Density Residential II Zone	RLD2
Low Density Residential III Zone	RLD3
Low Density Residential IV Zone	RLD4
Low Density Residential V Zone	RLD5
Low Density Residential VI Zone	RLD6
Low Density Residential VII Zone	RLD7
Medium Density Residential I Zone	RMD1
Medium Density Residential II Zone	RMD2

High Density Residential <i>Zone</i>	RHD
Residential Office <i>Zone</i>	RO
Mixed Use <i>Zone</i>	MU
Commercial Zones	
Central Business District Commercial <i>Zones</i>	
Central Business District Core Commercial <i>Zone</i>	CBD-A
Central Business District Secondary Commercial <i>Zone</i>	CBD-B
Urban Growth Centre - Mixed Use <i>Zone</i>	UGC-MU
Urban Growth Centre – Mixed Use <i>Zone</i> 2	UGC-MU-2
Secondary Mixed Use Commercial <i>Zone</i>	C2
Local Commercial <i>Zone</i>	C3
Auto Commercial <i>Zone</i>	C5
Business Commercial <i>Zone</i>	C6
Prestige Office <i>Zone</i>	C7
Employment Office <i>Zone</i>	C8
Major Commercial <i>Zone</i>	MC
Employment Zones	
Business Park <i>Zone</i>	M1
General Industrial <i>Zone</i>	M2
Extractive Industrial <i>Zone</i>	MX
Institutional Zones	
Minor Institutional <i>Zone</i>	I-A
Major Institutional <i>Zone</i>	I-B
Natural Heritage and Open Space Zones	
Natural Heritage System <i>Zone</i>	NHS
Open Space – Storm Water Management	OS - 2
Golf Course <i>Zone</i>	GC
Future Development Zone	
Future Development <i>Zone</i>	FD

7.0 THAT Section 4.1 of Comprehensive Zoning By-law 016-2014, as amended, is

hereby further amended by replacing subsection 4.1 v) with the following:

- v) Notwithstanding the above, accessory retail uses in the employment zones shall only be permitted in accordance with Section 8.1 of this by-law.

8.0 THAT Section 7.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Table 7B with the following:

TABLE 7B

Permitted Uses	Other Commercial Zones						
	C2	C3	C5	C6	C7	C8	MC
	Secondary Mixed Use Commercial	Local Commercial	Auto Commercial	Business Commercial	Prestige Office	Employment Office	Major Commercial
Residential Uses							
Upper Floor Dwelling Units							
RV							
Non Residential Uses							
Art gallery	•						
Artist's studio	•	•		•			•
Bank	•	•		•	• (*1)	•	•
Banquet Facility						•	
Building Supply Outlet							•
Cannabis Production and Processing Facility						• (*2)	
Commercial school – Skill	•	•		•		•	•
Commercial School – Trade / Profession			•	•		•	
Convenience store	•	•	•	•	• (*1)	• (*3)	•
Convention Centre						•	•
Day Care Centre	•	•			• (*1)	•	•
Department Store							•
Dog Daycare	•		•	•		•	•
Drive-Through Service Facility	•	•	•	•			•
Dry cleaning depot	•	•		•	• (*1)	• (*1)	•
Dry cleaning establishment							
Fitness Centre	•				• (*1)	• (*1)	•
Food bank						•	
Food Store	•						
Funeral Home	•						
Hotel			•	•		•	•
Industrial use					• (*4)(*5)	• (*4)(*5)	
Medical Clinic	• (*6)	• (*6)			• (*6)(*7)	• (*6)	• (*6)
Motor vehicle Dealership			•	•			
Motor vehicle gas bar	•		•	•			
Motor vehicle rental agency	•		•	•			
Motor Vehicle repair garage			•				
Motor vehicle service station			•	•			
Motor vehicle washing establishment	•		•	•			
Office building					•	•	
Office Use	• (*6)	• (*6)		• (*6)	•	•	• (*6)
Personal service shop	•	•		•	• (*1)	• (*1)	
Place of assembly	•					•	

Place of entertainment	•					•	•
Place of worship						•	
Private Transit Depot			•	•			
Propane Facility, Retail	•		•	•			
Recreation and Athletic Facility						•	
Research & Technology Use					• (*9)	•	
Restaurant	•	•	•	•	• (*1)	• (*3)	•
Restaurant, Take Out	•	•	•	•	• (*1)	• (*3)	•
Retail Store 1	•	• (*8)		• (*8)			
Retail Store 2	•						•
Retail Store 3	•						•
School, Adult Education	•	•		•		•	•
Social Services Establishment						•	
Theatre	•						•
U-Brew Establishment	•					•	
Veterinary Clinic – Small Animal	•	•		•		•	•
Veterinary Clinic – Large Animal	•	•		•		•	
Veterinary Hospital – Small Animal						•	
Warehouse/distribution centre						• (*5)	
Warehouse Membership club							•

Footnotes for Table 7B Above

- (*1) Permitted only in the first storey of an office building.
- (*2) A Cannabis Production and Processing Facility must comply with the special employment provisions of Section 8.3.1.
- (*3) Permitted only in the first storey of an office building or as an accessory use to a hotel, fitness centre, or recreation and athletic facility.
- (*4) Only industrial operations within a wholly enclosed building are permitted. No outdoor storage is permitted.
- (*5) Up to a maximum of 5% of the gross floor area of the principal use or 232.3m², whichever is less, may be used for the retail sale of goods or products produced on the premises.
- (*6) A "Body Rub Parlour" may also be permitted as an accessory use to a "Regulated Health Professional" office provided such accessory use does not exceed a maximum of 30% of the total gross floor area of the "Regulated Health Professional" office, and provided that the business access shall only be from an entrance in common with the principal "Regulated Health Professional" office.
- (*7) Permitted only as part of a light industrial, office or mixed use building, including an industrial mall.
- (*8) Retail Store 1 is permitted to have a Gross Floor area of no more than 464.5m² and shall only be permitted in a development having a minimum of 3 units.
- (*9) Office uses and research and technology uses, excluding uses which produce biomedical waste, provided that they are located within a one to two storey Multi-Unit building. A Multi-Unit building shall not include an Office Building.

9.0 THAT Section 7.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by removing the column containing the Major Commercial (MC) zone standards from Table 7D.

10.0 THAT Section 7.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Table 7E [new], as follows:

TABLE 7E (38-2019)

Other Commercial Zones			
	Zones		
	C7	C8	MC

Regulations	Prestige Office	Employment Office	Major Commercial
Lot Frontage (Minimum)	15.0m	40.0m	40.0m
Lot Area Minimum Maximum	N/A N/A	0.8 ha N/A	0.8ha No Maximum
Lot Coverage (Maximum)	N/A	N/A	45%
Setbacks			
Front Yard Minimum Maximum	0.0m 4.0m	6.0m N/A	5.0 m No Maximum
Interior Side Yard Minimum	3.0m	3.0m (*1)	5.0m (*2) (*3)
Exterior Side Yard Minimum Maximum	0.0m 4.0m	5.0m N/A	5.0m (*3) No Maximum
Rear Yard Minimum	3.0m	6.0m (*1)	6.0m (*2) (*3)
Gross Floor Area	N / A	N / A	N / A
Building Height (Maximum)	15.0m	15.0m	15.0m
Landscaped Open Space % of Lot Area (Minimum)	5%	15%	15%
Landscape Buffer (Minimum) <i>Abutting a street line</i>	N / A	5.0m	5.0m
<i>Abutting a James Snow Parkway street line</i>	2.0m	N/A	N/A
<i>Abutting a Residential Zone</i>	N/A	6.0m	6.0m
<i>Abutting a Provincial Highway</i>	N/A	6.0m	6.0m (*4)

Footnotes for Table 7E Above

- (*1) Notwithstanding the above, where any Employment Zone abuts a Residential Zone the minimum setback required shall be 9.0m.
- (*2) Where a Major Commercial Zone abuts a Residential Zone the minimum setback shall be 9.0m.
- (*3) Where a Major Commercial Zone abuts a Provincial Highway the minimum setback shall be 14.0m.
- (*4) Notwithstanding any provision to the contrary, a required landscape buffer abutting a Provincial Highway shall be located outside of MTO required setbacks.

11.0 THAT Section 8.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Table 8A with the following:

TABLE 8A (38-2019)(047-2020)

Permitted Uses	ZONES		
	M1	M2	MX
	Business Park	General Industrial	Extractive Industrial
Non-Residential Uses			
<i>Aggregate recycling facility</i>		• (*1)	•

<i>Agricultural operation</i>			•
<i>Bulk fuel depot</i>		• (*1)(*2)	
<i>Bulk propane storage depot</i>		• (*1)(*2)	
<i>Cannabis Production and Processing Facility</i>	• (*3)	• (*3)	• (*3)(*4)
<i>Commercial storage facility</i>		• (*1)	
<i>Concrete Batching Plant</i>		• (*1)	
<i>Conservation use</i>			•
<i>Contractor's Yard</i>		• (*1)	
<i>Dry cleaning establishment</i>	•	•	
<i>Extractive use</i>			•
<i>Forestry use</i>			•
<i>Industrial use</i>	• (*5)(*6)	• (*1)(*6)	
<i>Motor Vehicle Body Shop</i>		• (*1)	
<i>Motor Vehicle Repair Garage</i>		• (*1)	
<i>Office Use</i>	• (*7)	• (*7)	
<i>Outdoor Storage use</i>		•	
<i>Private Transit Depot</i>		•	
<i>Recycling facility</i>		• (*1)	
<i>Research & Technology Use</i>	•	• (*8)	
<i>Towing Yard</i>		•	
<i>Transportation Terminal</i>		• (*1)	
<i>Warehouse/distribution centre</i>	• (*6)	• (*1)(*6)	

Footnote(s) to Table 8A Above

- (*1) *Outdoor storage* is permitted *accessory* to a permitted *industrial use* subject to the required *setbacks* and *lot coverage* provisions applicable to the principal use.
- (*2) Permitted only on lots located north of Highway 401.
- (*3) A *Cannabis Production and Processing Facility* must comply with the special employment provisions of Section 8.3.1.
- (*4) Zone standards for a *Cannabis Production and Processing Facility* shall be in accordance with the M2 Standards contained in Table 8B.
- (*5) Only industrial operations within a wholly enclosed *building* are permitted. No *outdoor storage* is permitted.
- (*6) Up to a maximum of 5% of the *gross floor area* of the *principal use* or 232.3m², whichever is less, may be used for the *retail* sale of goods or products produced on the *premises*.
- (*7) An *office use* shall only be permitted *accessory* to a principal use and shall be limited to 25% of the *gross floor area*.
- (*8) *Research and technology uses*, excluding *uses* which produce *biomedical waste*, are permitted within a designated *Industrial Zone*, provided that they are located within a one to two *storey Multi-Unit building*.

12.0 THAT Section 8.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by removing the columns containing the Prestige Office (EMP-1) and Employment (EMP-2) zone standards from Table 8B.

13.0 THAT Section 8.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting Subsection 8.3.1 and renumbering the subsequent subsection accordingly.

14.0 THAT Subsection 13.1.1.71 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.

- 15.0 THAT** Subsection 13.1.1.72 iv) b) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing “Footnote (*1)” with “Footnote (*8)”.
- 16.0 THAT** Subsection 13.1.1.89 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 17.0 THAT** Subsection 13.1.1.122 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 18.0 THAT** Subsection 13.1.1.139 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone and replacing “Table 8A” with “Table 7B”.
- 19.0 THAT** Subsection 13.1.1.148 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 20.0 THAT** Subsection 13.1.1.175 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone and by replacing “Employment (EMP) Zone contained in Section 8.2 (Table 8B)” with “Employment Office (C8) Zone contained in Section 7.2 (Table 7E)”.
- 21.0 THAT** Subsection 13.1.1.232 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing subsection C. 1) f) with the following:
- f) Notwithstanding any provisions of the by-law to the contrary, for a wholesale operation, up to a maximum of 15% of the gross floor area of the principal use may be used for the retail sale of goods or products produced on the premises.
- 22.0 THAT** Subsection 13.1.1.233 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 23.0 THAT** Subsection 13.1.1.292 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing references to “EMP-1” zone with “C7” zone, to “Section 8.1” with “Section 7.1”, to “Table 8A” with “Table 7B”, to “Section 8.2” with “Section 7.2”, to “Table 8B” with “Table 7E”, to “Footnote (*8)” with “Footnote (*9), and to “Footnote (*10)” with “Footnote (*1)”.
- 24.0 THAT** Subsection 13.1.1.343 b. of Comprehensive Zoning By-law 016-214, as amended, is hereby further amended by replacing “Footnote (*7) to Table 8A associated with an” with “any provisions of the by-law to the contrary, for an” in subsection i. and by replacing “Footnote (*9)” with “Footnote (*7) in subsection

iii.

25.0 THAT Subsection 13.1.1.345 b. of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing “Footnote (*7) to Table 8A associated with an” with “any provisions of the by-law to the contrary, for an” in subsection i. and by replacing “Footnote (*9)” with “Footnote (*7)” in subsection iii.

26.0 THAT Subsection 13.1.1.347 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying subsection d. xiii. with the following:

~~Notwithstanding Section 8.1 Table 8A Footnote (*7), accessory service, any provisions of the by-law to the contrary,~~ accessory service, wholesale and retail associated with an Industrial Use, Tradesperson’s Shop, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.

27.0 THAT Subsection 13.1.1.348 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing “Section 8.1 Table 8A Footnote (*7)” with “any provisions of the by-law to the contrary” in subsection d. xiv. and by modifying subsection d. xv. as follows:

~~Notwithstanding Section 8.1 Table 8A Footnote (*7), accessory service, any provisions of the by-law to the contrary,~~ accessory service, wholesale and retail associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.

28.0 THAT Subsection 13.1.1.349 c. xii. of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying the section as follows:

~~Notwithstanding Section 8.1 Table 8A Footnote (*7), any provisions of the by-law to the contrary,~~ accessory service, wholesale and retail associated with an Industrial Use, Tradesperson’s Shop, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.

29.0 THAT Subsection 13.1.1.350 c. xi. of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying the section as follows:

~~Notwithstanding Section 8.1 Table 8A Footnote (*7) any provisions of the by-law to the contrary,~~ accessory service, wholesale and retail associated with an Industrial Use, Tradesperson’s Shop, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not

exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.

30.0 THAT Subsection 13.3.1.14 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the phrase “Section 8.3.2” with “Section 8.3.1”.

31.0 THAT if no appeal is filed pursuant to Section 34 (19) of the *Planning Act*, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force upon the day which 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 of the Tribunal’s Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON [DATE]

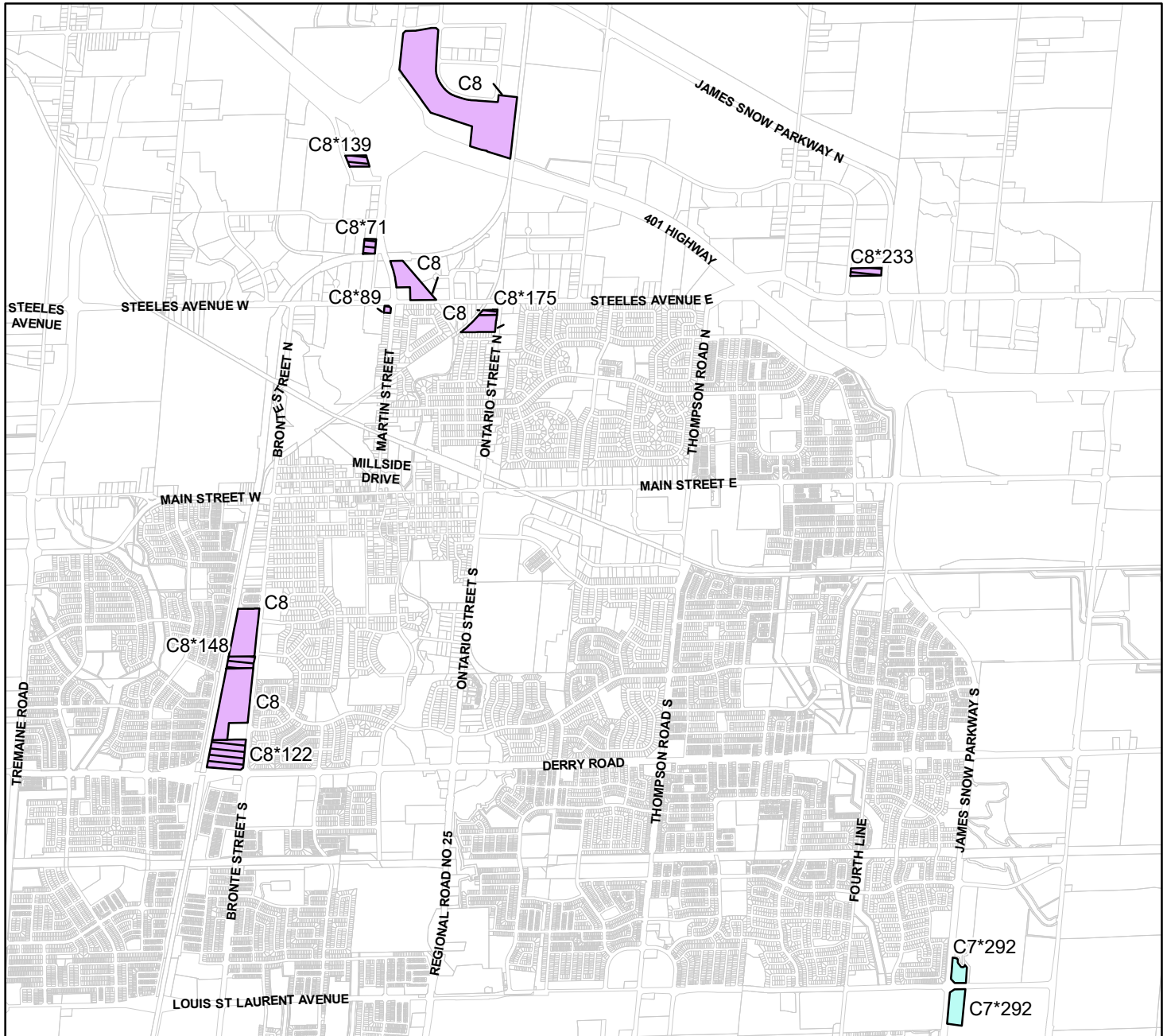
Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A TO BY-LAW No. -2025 TOWN OF MILTON



Part of Concession 2, Lots 1 & 2 & 15; Concession 3, Lots 1 & 2 & 3; Concession 5, Lots 1 & 8; Concession 1 Lots 11 & 12



THIS IS SCHEDULE A
TO BY-LAW NO. -2025 PASSED
THIS ____ DAY OF _____, 2025.

MAYOR - Gordon A. Krantz

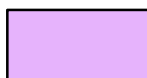
CLERK - Meaghen Reid

Rezoned from EMP-1-292:



C7*292 - Prestige Office Special

Rezoned from EMP-2:



C8 - Employment Office



C8*71, 89, 122, 139, 148, 175, 233 -
Employment Office Special

Comment Response Table.

Organization	Submission Date	Summary of Comment	Staff Response
The Remington Group	November 4, 2024	The Town has recognized the need for a more nuanced approach to the implementation of the provincial changes through their approach to development in the Office Employment Area, Business Commercial Area, and Prestige Office Area designations, including removing these lands from the Employment Area overlay. Consider implementing the same approach to the lands in the Derry Green Business Park designation.	<p>The Town-wide amendments seek to regulate and protect the Town's Employment Areas and restrict uses that are excluded from the new definition for "Area of Employment" in the Planning Act -i.e. institutional and commercial uses.</p> <p>The OPA proposes to retain lands designated Industrial Area and Business Park Area within the Employment Area overlay designation and subject to the employment area policies.</p> <p>Conversions of specific sites are not being considered through this amendment. Subject to criteria, lands may be removed from the "Employment Area" through a privately initiated OPA. Furthermore, through the next phase of the Town's comprehensive new Official Plan project, Staff will also be undertaking a detailed review of land use permissions. This review will seek to identify specific areas that are not required for defined "employment area" uses but could be used to accommodate compatible employment uses without impacting the overall viability of the employment area.</p>
Sajecki Planning (6901 Derry Road West)	November 4, 2024	Explore options for a more comprehensive mixed-use development that would add sensitive land uses, including residential, to a site designated Office Employment Area at the intersection of Derry Road and Bronte Street.	<p>The Town-wide amendment seeks to regulate and protect the Town's employment areas. The majority of the Office Employment Area lands propose to be removed from the Employment Area overlay designation are located within the 401 Industrial/Business Park Secondary Plan where restrictions to the introduction of sensitive land uses are intended to protect and support the planned function of the Office Employment Area designation.</p> <p>While there may be opportunities to introduce residential uses outside the 401 Industrial/Business Park</p>

Organization	Submission Date	Summary of Comment	Staff Response
			Secondary Plan, these may be considered through a privately initiated application or may be reviewed through the next phase of the Town's comprehensive new Official Plan project.
Broccolini Group	November 1, 2024	Consider redesignating the parcels of lands on the south side of Derry Road, between James Snow Parkway and Fifth Line in Derry Green from "Business Park Area" to "Prestige Office Area" on Schedule B - Urban Area Land Use Plan of the Official Plan would strip the underlying employment designation from certain lands.	The proposed housekeeping mapping updates are intended to ensure consistency between the urban land use designation shown on Schedule B and corresponding land use designations shown on Schedule C-9-B - Derry Green Corporate Business Park land Use Plan, which establishes the detailed planning framework for the Secondary Plan Area.
Overland LLP (11515 Derry Road and 7314 Sixth Line)	December 19, 2024	Consider introducing permission to establish "information and technology facilities" and "Software Development and Processing", commonly known as "data centre" uses on the Industrial Area and Business Park Area designations in Derry Green.	Data centres are similar in some respects to a warehouse, storage or manufacturing facility. However, given their unique characteristics, it is appropriate to establish Zoning By-law permissions on a site-by-site basis though a proponent-led re-zoning application.
MHBC Planning (6390-6400 and 6548 Fifth Line)	January 7, 2025	Consider expanding the range of uses in the Prestige Office Area designation to include light industrial uses, and adding stand-alone commercial permissions on the Prestige Office lands on the north-east of the intersection of Louis Saint Laurent Ave and James Snow Parkway.	<p>The Town-wide amendment seeks to regulate and protect the Town's employment areas and protect and support the planned function of the Prestige Office Area designation.</p> <p>Land use permissions in the Prestige Office Area designation have been expanded to permit light industrial uses and restaurants and service commercial uses where such uses form part of an industrial building.</p> <p>While there may be opportunities to add stand-alone commercial permissions on Prestige Office Area lands, these uses may be considered through a future proponent-led development application or reviewed through the Town's comprehensive new Official Plan project.</p>