



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 9, 2026

Report No: DS-011-26

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Application by Neamsby Investments Inc. applicable to lands located at 6605 Fifth Line. (Town Files: 24T-25005/M, LOPA-05/25 and Z-11/25).

Recommendation: **THAT Development Services Report DS-011-26 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

An Official Plan Amendment and Zoning By-law Amendment application has been received, concurrent to a Draft Plan of Subdivision, to facilitate the creation of five development blocks, one road block (future Clark Boulevard extension), one Natural Heritage System block, and a series of associated infrastructure blocks. The intent of the applications is to remove the subject lands from the Town's 'Employment Area' and appropriately designate the development blocks as Business Commercial Area in the Official Plan (and Prestige Office Area with the Secondary Plan) with a Specific Policy Area on the site to secure a range of permitted uses and site design criteria. Further, the proposed Zoning By-law seeks to establish a range of light industrial, commercial/retail, and tourism/entertainment uses. Nine buildings are conceptually proposed with further refinement anticipated through the development process.

The application is complete pursuant to the requirements of the Planning Act and is 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: Neamsby Investments Inc. 7501 Keele Street, Vaughan, ON, L4K 1Y2.

Applicant: Korsiak Urban Planning (c/o Catherine McEwan), 277 Lakeshore Road East, Unit No. 206, Oakville, ON, L7J 1H9.

Location/Description:

The subject lands are in Ward 3 and municipally known as 6605 Fifth Line. The property is located generally south of Derry Road on the east side of Fifth Line and is directly south of the Union Gas

Background

corridor. The subject lands comprise an area of approximately 24.96 hectares (61.67 acres) and are currently used for agricultural purposes.

Surrounding land uses include residential dwellings to the north, industrial development to the west, north and east, and existing agricultural operations and natural heritage systems to the south. Staff advise that the industrial lands to the west and east are currently being developed (Oxford Developments and Anatolia Real Estate Corporation, respectively). The existing residential dwellings remain hold-out properties that are currently zoned Future Development (FD), a zone which intends to earmark the properties for re-development in the future should the current owners cease the existing residential use and apply for planning approvals.

A Location Map is included as Figure 1 to this report.

Proposal:

The applicant has applied for a Draft Plan of Subdivision (24T-25005/M), an Official Plan Amendment (LOPA-05/25, and Zoning By-law Amendment (Z-11/25) to facilitate a proposed light industrial and commercial development. Figure 2 of this report illustrates the applicant's concept plan which includes nine buildings, each being accessed from the proposed Clark Boulevard extension. The buildings will be subject to further refinement as the planning process advances.

The proposed Draft Plan of Subdivision, attached as Figure 3 to this report, delineates five development blocks (identified as 'Business Commercial'), along with a Natural Heritage System block that recognizes the limits of an existing woodlot on site and an Open Space block adjacent to the Union Gas corridor. The Draft Plan also proposes an extension of Clark Boulevard (shown as Street 1) to provide access to the planned development blocks and a future connection with lands north of the Union Gas corridor with a crossing over the Union Gas corridor and Natural Heritage System being coordinated with adjacent landowners (Anatolia Real Estate Corporation) and Halton Region. Street 2 is shown as a potential connection from the proposed Clark Boulevard extension to lands east of the subject property. The applicant has also protected for a 47-metre corridor along the north-south portion of the proposed Clark Boulevard extension in anticipation of the potential for a regional north-south collector road identified through the Official Plan as 'Fifth ½ Line'. Through the ongoing Environmental Assessment (EA) for Fifth ½ Line (now known as New North Regional Road), if a new regional corridor is deemed not feasible, the Region may consider widening Fifth Line to six lanes; accordingly, the applicant will also protect for a 47-metre right-of-way at Fifth Line.

The proposed Official Plan Amendment (OPA) seeks to remove the lands from the Town's 'Employment Area' and appropriately designate the development blocks as Business Commercial Area within the Official Plan and Prestige Office Area in the Derry Green Business Park Secondary Plan. The Natural Heritage System and Open Space blocks will be designated as Natural Heritage System. Further, a Special Policy Area is proposed to allow limited parking between a building and Derry Road, along with additional permitted uses such as a standalone office, retail, restaurants, breweries, and tourism establishments.

The proposed Zoning By-law Amendment (ZBA) seeks to re-zone the development blocks (Blocks 1 through 5 on the Draft Plan) from Future Development (FD) to a site-specific Office Employment (C8*XX) Zone that will recognize permitted uses (including definitions for any new uses), along with block-specific performance standards such as setbacks, site configuration and parking

Background

supply. The Natural Heritage System and Open Space blocks will be rezoned from Future Development to Natural Heritage System (NHS).

The following information has been submitted in support of this application:

- Arborist Report, prepared by Dillon Consulting, dated 2023-05;
- Civil Drawings, prepared by Stantec Consulting, dated 2025-03-11;
- Conceptual Site Plan, prepared by Korsiak Urban Planning, dated 2025-02;
- Draft Official Plan Amendment, prepared by Korsiak Urban Planning, dated 2025-04;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated 2025-04;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated 2025-04;
- ESA Phase I Update, prepared by GIP Construction Engineering (GCE), dated 2025-01-20;
- ESA Reliance Letter and Professional Liability, prepared by GCE, dated 2024-03-12;
- Executed Draft Plan Application Form, prepared by Korsiak Urban Planning;
- Executed Official Plan and Zoning Application Form, prepared by Korsiak Urban Planning;
- Functional Servicing and Stormwater Management Report (inclusive of Civil Plans), prepared by Stantec Consulting, dated 2025-03-11;
- Geotechnical Report, prepared by AME Materials Engineering., dated 2019-08;
- Landscape Plan, prepared by Landscape Planning, dated 2025-05;
- Legal Plan of Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated 2022-05-31;
- Natural Constraints Mapping, prepared by Stantec Consulting Ltd., dated 2023-04;
- Noise Impact Study, prepared by Aercoustics, dated 2025-05;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated 2025-04;
- Slope Stability Assessment, prepared by AME Materials Engineering (now GICI), dated 2022-05;
- Stage I & II Archaeological Assessment, prepared by Lincoln Environmental Corp., dated 2020-12;
- Subwatershed Impact Study Letter, prepared by Stantec Consulting Ltd., dated 2023-12-22;
- Topographic Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated 2019-04-15;
- Transportation Impact Study, prepared by BA Group, dated 2025-05;
- Urban Design Brief, prepared by Korsiak Urban Planning, dated 2025-04; and,
- Vehicle Maneuvering Diagram, prepared by BA Group, dated 2025-05.

Discussion

Planning Policy:

On December 22, 2025, the Minister of Municipal Affairs and Housing approved Part I of Town of Milton's new Official Plan, with modifications. However, the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications were deemed complete on May 21, 2025. This means that the 1996 Town of Milton Official Plan is the applicable Official Plan for these applications.

Through the Regional Official Plan (now administered by the Town following Bill 185 - Cutting Red Tape to Build More Homes Act) and the Town Official Plan, the subject lands are identified as part

Discussion

of the Town's Employment Area as seen on Map 1C - Future Strategic Employment Areas, Map 1H - Regional Urban Structure, and Schedule 1 - Town Structure Plan. The Employment Area policies, in accordance with 'Area of Employment' definition of the Provincial Planning Statement (2024) (PPS) limits uses within these areas to be manufacturing, logistics, research and development, and any other economic uses prescribed by the Province. Therefore, to accommodate the proposed development and intended uses, the applicant is requesting that the subject lands be removed from the Town's Employment Area through this OPA. Prior to a technical report being brought forward, the applicant must demonstrate how the removal of the subject lands meets the criteria set out in Section 2.8.2.5 of the PPS which includes demonstrating how the removal will not negatively impact the Town's employment land supply nor impact the viability of the Town's Employment Area.

Staff note that the subject lands remain under appeal in relation to Official Plan Amendment 86 (OPA 86) being the Town's Employment Area conformity exercise. As such, the lands are subject to the Official Plan as it read prior to March 17, 2025, until such time that the appeal is resolved. Based on this, the lands are currently designated as Business Park Area with a Natural Heritage System within the Town's Official Plan on Schedule B - Urban Land Use Plan. Further, the lands are designated as Business Park Area with a Natural Heritage System Oriented overlay on Schedule C-9-B - Derry Green Secondary Plan Land Use Plan within the Derry Green Corporate Business Park Secondary Plan ('Secondary Plan').

To align with the property's anticipated removal from Town's Employment Area, the applicant intends to redesignate Blocks 1 to 5 as Business Commercial Area on Schedule B - Urban Land Use Plan within the Official Plan and Prestige Office on Schedule C-9-B - Derry Green Secondary Plan Land Use Plan.

Section 3.4.6 of the Official Plan establishes policy direction for lands within the Business Commercial Area designation. This designation intends to provide service commercial uses, such as hotels, limited retail, and commercial opportunities, to support the surrounding employment areas and travelling public. Staff note that the Town's new Official Plan intends to amalgamate the existing Business Commercial Area and Office Employment Area designations into a single designation that would retain the title Business Commercial Area. While the application is on track to have a technical report brought forward for Council's consideration prior to final approval of the Town's new Official Plan, Planning Staff has advised the applicant that the proposed OPA should have regard for this new policy direction. Therefore, the proposed OPA seeks to designate the lands as Business Commercial Area to align with future policy while also including uses currently permitted in both designations within the Specific Policy Area policies.

Section 3.4.8 of the Secondary Plan establishes policy direction for lands within the Prestige Office Area designation. This designation intends to apply to key sites within the Secondary Plan area and provides for uses that support both the surrounding employment and residential areas.

The Draft Official Plan Amendment (attached to this Report as Appendix 1) includes amendments to both the Business Commercial Area and Prestige Office Area designations that clarify existing policies along with amending, and where appropriate, expanding uses on the subject lands. For example, uses such as retail, restaurants and office uses would no longer need to be located within multi-unit buildings and may exist in a standalone format anywhere within the designations. A series of urban design provisions, such as parking area location and height requirements, have also been amended to provide greater flexibility when imposing site-specific zone provisions for

Discussion

each development block. Staff has advised the applicant that any policy amendments and new uses should also be included in the proposed Special Policy Area to ensure that the development's policy framework and permissions are insulated from any changes made through the ongoing Official Plan review in an effort to provide continuity for the subject lands as they are developed in the fulness of time.

Block 6 being a Natural Heritage System block and Block 7 being an Open Space block will be designated as Natural Heritage System on both previously mentioned schedules.

Zoning By-law 016-2014, as amended:

The subject lands are currently zoned as Future Development (FD) and Natural Heritage System (NHS) within the Town of Milton Urban Zoning By-law 014-2016, as amended. The FD Zone only permits uses that were legally established on the subject lands on the date that the FD Zone took effect - for the subject lands, this means that the only legal uses include conservation and agricultural uses.

Through the Zoning By-law Amendment (ZBA) application, the applicant intends to re-zone Blocks 1 through 5 as a site-specific Employment Office (C8*XX) Zone. The proposed site specifics will establish the permitted uses on the site that align with the proposed OPA, such as light industrial, restaurants, office, retail uses and hotels. As the development is refined, if each development block requires individual performance standards, a site-specific C8*XX Zone will be applied to each block.

Block 6 will be zoned as Natural Heritage System (NHS) to reflect the existing Key Features and their boundaries/buffers. Block 7 will be zoned as Open Space (OS) to provide buffering adjacent to the Union Gas corridor.

A Draft Zoning By-law Amendment has been attached as Appendix 2 to this Report.

Subdivision Approval:

Concurrent to both the OPA and ZBA, the applicant has applied for a Draft Plan of Subdivision to establish the various blocks and roads necessary while also delimitating the natural heritage system limits. Approval of the Draft Plan of Subdivision will include conditions from all relevant Town departments and external agencies to outline how the land will be developed and address any technical requirements related to infrastructure (roads, water, sewer and stormwater), transportation network, the design of blocks and coordination with utility providers.

Site Plan Control:

Should the development applications be approved, the applicant is required to obtain Site Plan Approval, prior to Building Permit issuance, for any development blocks. Detailed site plan drawings addressing matters such as building elevations, grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also be required to enter into a Site Plan Agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Public Consultation and Review Process:

The application was deemed complete on May 21, 2025. A Notice of Public Meeting was circulated by mail on January 16, 2026, to all residents within a 200-metre radius and a sign posted on the



Discussion

subject property's frontage (being Fifth Line and Derry Road). As of the writing of this report, Staff have not received any comments on this matter.

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

- Consistency with the Provincial Planning Statement (2024) and conformity with the Halton Region and Town of Milton Official Plan (including the applicable Secondary Plan);
- Traffic impacts, road configuration, site accesses, circulation and parking rates;
- Permitted uses and performance standards;
- Built form and urban design.

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

There are no financial impacts associated with receiving this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc., MCIP, RPP Phone: Ext. 2263
Senior Planner, Development Review

Attachments

- Figure 1 - Location Map
- Figure 2 - Concept Plan
- Figure 3 - Draft Plan of Subdivision
- Appendix A - Draft Official Plan Amendment
- Appendix B - Draft Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



The Corporation of the Town of Milton

Report #:
DS-011-26
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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:
February 09, 2026

Scale: 1:18,055.95
Remington South

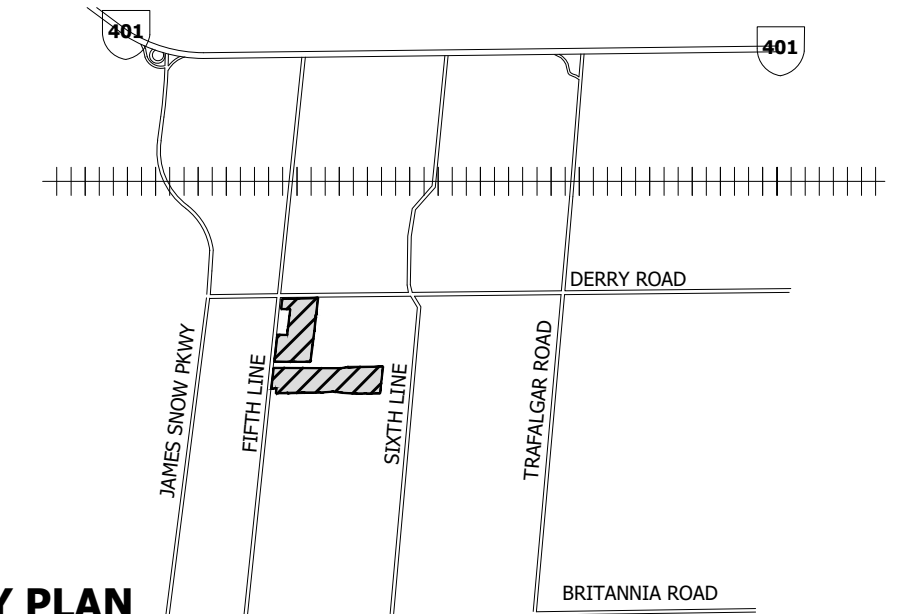
Development Services



Subject Property

DEMONSTRATION PLAN

REMINGTON - DERRY GREEN



KEY PLAN
 // SUBJECT LANDS N.T.S.

Parking Requirements (M1 Zone)

| Building (BLDG) | Required Parking | Provided Parking | Provided Accessible Parking |
|-----------------|------------------|------------------|-----------------------------|
| NORTH 1 | 87 ² | 90 | 4 |
| SOUTH 1 | 49 ¹ | 49 | 4 |
| 2 | 49 ¹ | 57 | 6 |
| 3 | 53 ¹ | 61 | 8 |
| 4 | 64 ¹ | 66 | 6 |
| 5 | 39 ¹ | 39 | 5 |
| 6 | 92 ² | 93 | 5 |
| 7 | 82 ¹ | 83 | 5 |
| 8 | 107 ² | 109 | 5 |
| 9 | 20 ¹ | 20 | 1 |

1. For all permitted uses in M1 zone, 1 space per 30 m² for first 1,000 m² GFA, and 1 space per 100 m² for GFA between 1,001 m² and 5,000 m², and 1 space per 200 m² for GFA greater than 5,000 m². Non Residential parking based on GFA less than 10%.

2. For industrial and warehouse/distribution uses including accessory office space, 1 space per 100 m² for first 5,000 m² GFA and 1 space per 200 m² for GFA greater than 5,000 m².

Loading Requirements (M1 Zone)

| Building (BLDG) | Required | Provided |
|-----------------|----------|----------|
| NORTH 1 | 4* | 10* |
| SOUTH 1 | 2* | 1** |
| 2 | 2* | 2** |
| 3 | 2* | 2** |
| 4 | 2* | 2** |
| 5 | 1** | 1** |
| 6 | 4* | 15** |
| 7 | 3* | 3** |
| 8 | 4* | 22* |
| 9 | 1** | 1** |

*Loading Space (12m x 3.5m)

**Loading Area (6m x 3.5m)

This Concept Plan does not hold any status and was prepared for illustrative purpose. The Concept Plan is subject to change pending future Planning Act applications and is not reflective of final Site or Building design.

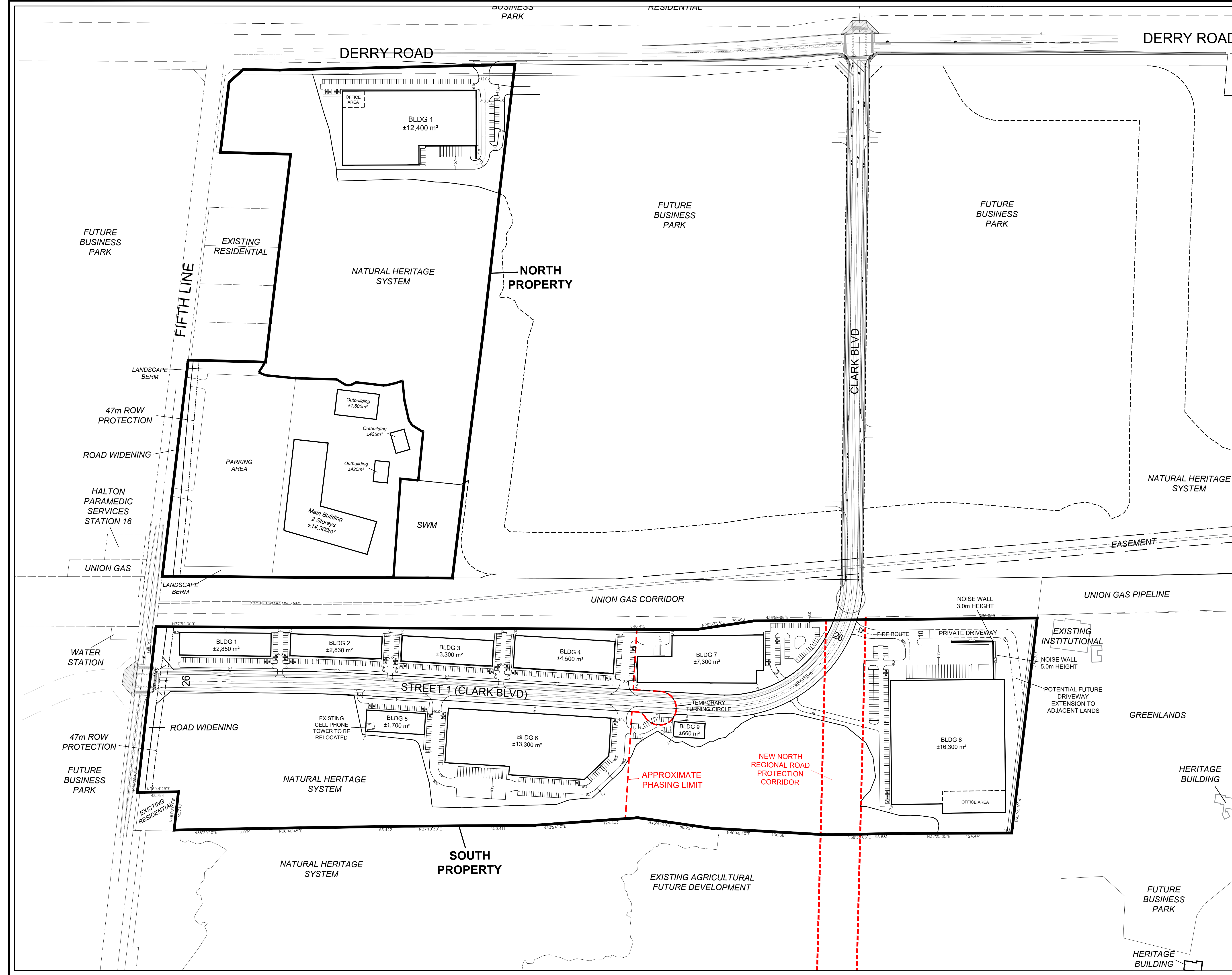


SCALE 1:2000

November 27, 2025

KORSIAK Urban Planning

206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com



DEMONSTRATION PLAN
REMINGTON - DERRY GREEN

KEY PLAN
 // SUBJECT LANDS N.T.S.

Parking Requirements (M1 Zone)

| Building (BLDG) | Required Parking | Provided Parking | Provided Accessible Parking |
|-----------------|------------------|------------------|-----------------------------|
| NORTH 1 | 87 ² | 90 | 4 |
| SOUTH 1 | 49 ¹ | 49 | 4 |
| 2 | 49 ¹ | 57 | 6 |
| 3 | 53 ¹ | 61 | 8 |
| 4 | 64 ¹ | 66 | 6 |
| 5 | 39 ¹ | 39 | 5 |
| 6 | 92 ² | 93 | 5 |
| 7 | 82 ¹ | 83 | 5 |
| 8 | 107 ² | 109 | 5 |
| 9 | 20 ¹ | 20 | 1 |

1. For all permitted uses in M1 zone, 1 space per 30 m² for first 1,000 m² GFA, and 1 space per 100 m² for GFA between 1,001 m² and 5,000 m², and 1 space per 200 m² for GFA greater than 5,000 m². Non Residential parking based on GFA less than 10%.

2. For industrial and warehouse/distribution uses including accessory office space, 1 space per 100 m² for first 5,000 m² GFA and 1 space per 200 m² for GFA greater than 5,000 m².

Loading Requirements (M1 Zone)

| Building (BLDG) | Required | Provided |
|-----------------|----------|----------|
| NORTH 1 | 4* | 10* |
| SOUTH 1 | 2* | 1** |
| 2 | 2* | 2** |
| 3 | 2* | 2** |
| 4 | 2* | 2** |
| 5 | 1** | 1** |
| 6 | 4* | 15** |
| 7 | 3* | 3** |
| 8 | 4* | 22* |
| 9 | 1** | 1** |

*Loading Space (12m x 3.5m)
 **Loading Area (6m x 3.5m)

This Concept Plan does not hold any status and was prepared for illustrative purpose. The Concept Plan is subject to change pending future Planning Act applications and is not reflective of final Site or Building design.

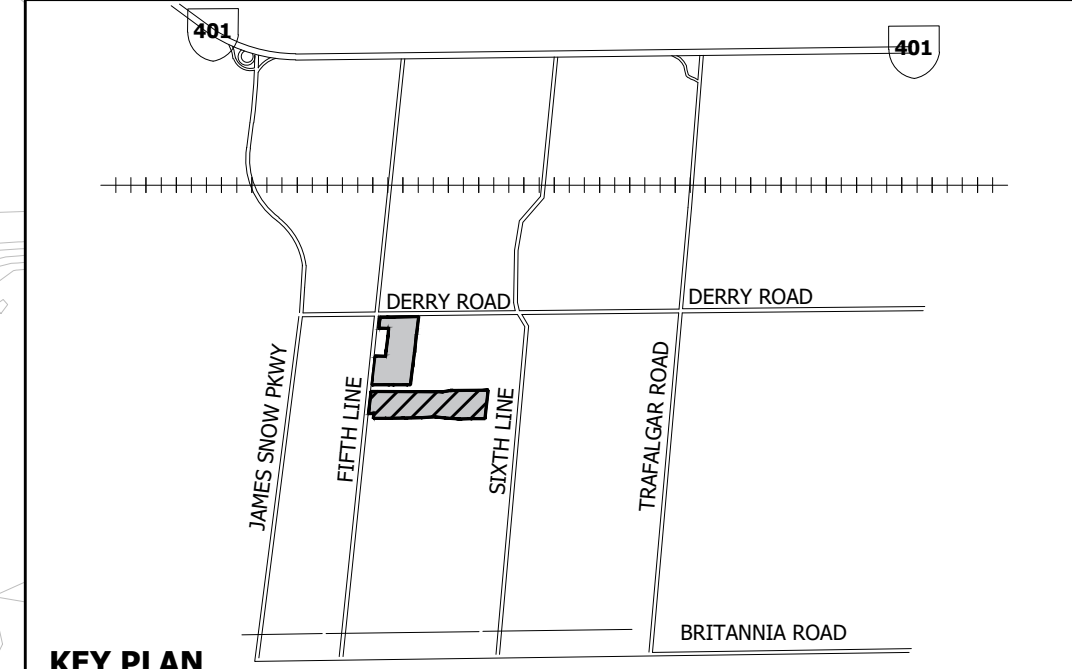
THE REMINGTON GROUP

SCALE 1:2000
 November 27, 2025

KORSIAK Urban Planning
 206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com

DRAFT PLAN OF SUBDIVISION
FILE: 24T -
PART OF LOT 9
CONCESSION 6, NEW SURVEY
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

REMINGTON - DERRY GREEN (SOUTH)



KEY PLAN

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED DATE June 26, 2023
 CHRISTOPHER BRATTY
 NEAMSBY INVESTMENTS INC.

SURVEYOR'S 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 June 26, 2023
 Dan Dzaldiv, Ontario Land Surveyor
 SCHAEFFER DZALDIV PURCELL LTD.
 ONTARIO LAND SURVEYORS
 64 JARDIN DRIVE
 SCOMBRIE ON L4K 3P3
 PHONE: (416) 987 0101

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)
 A) SHOWN ON PLAN G) SHOWN ON PLAN
 B) SHOWN ON PLAN H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
 C) SHOWN ON PLAN I) CLAY, SILT, SAND, GRAVEL
 D) SHOWN ON PLAN J) SHOWN ON PLAN
 E) SHOWN ON PLAN K) SANITARY AND STORM SEWERS TO BE PROVIDED
 F) SHOWN ON PLAN L) SHOWN ON PLAN

LAND USE SCHEDULE

| Land Use | Blocks | Block Total | Area (ha) |
|-------------------------------|----------|-------------|--------------|
| Business Commercial | 1-5 | 5 | 13.61 |
| Natural Heritage System (NHS) | 6 | 1 | 8.89 |
| ROW Widening | 7 | 1 | 0.20 |
| 26m ROW (854 m) | | | 2.26 |
| Total | 7 | 7 | 24.96 |

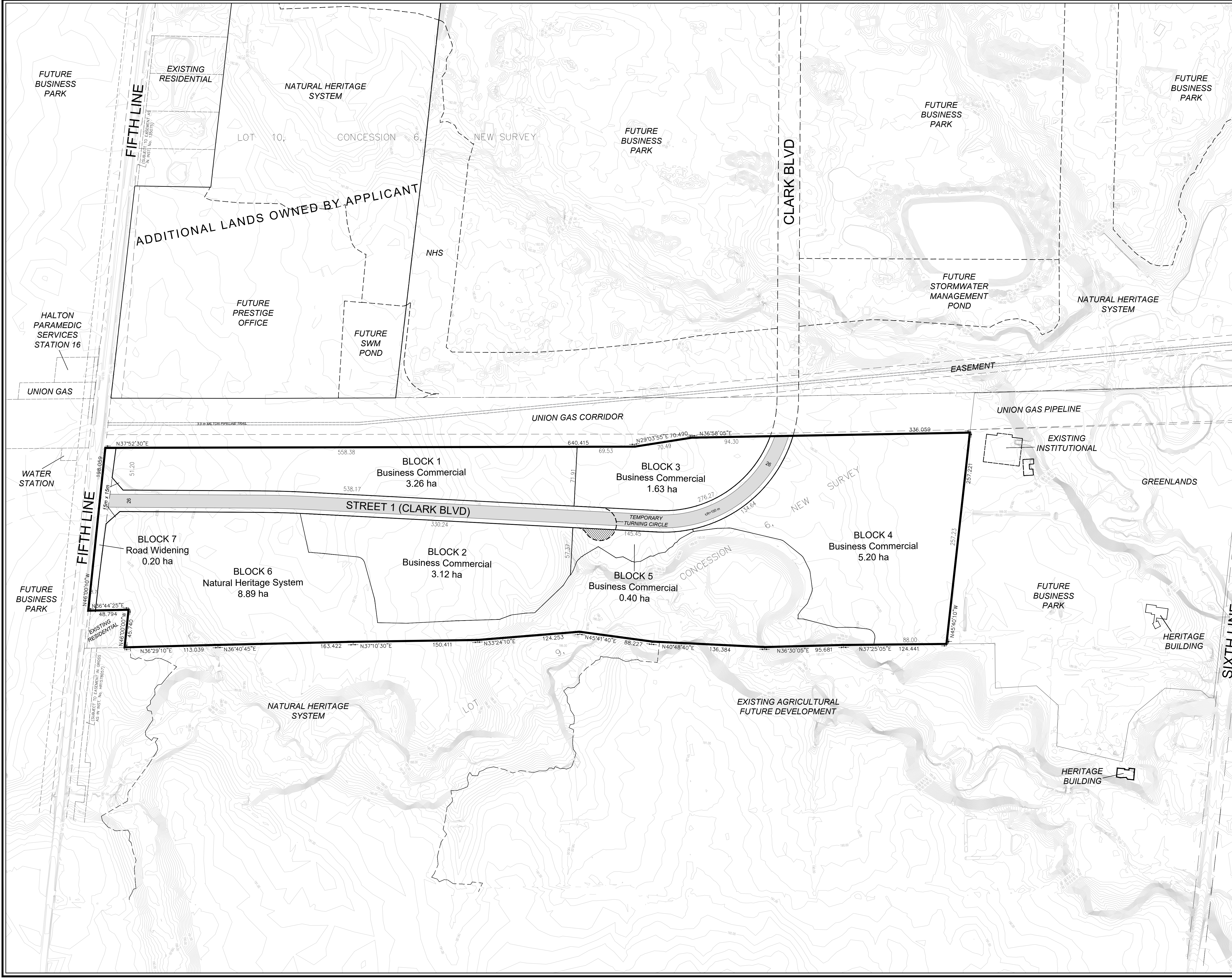
| | | |
|--------------|-------------------|----|
| 12/18/2025 | GENERAL REVISIONS | WS |
| 03/20/2024 | RESUBMISSION | SP |
| 06/30/2023 | FIRST SUBMISSION | WS |
| DATE [M.D.Y] | REVISION | BY |

NOTES:
 - Pavement illustration is diagrammatic
 - Collector to Arterial to daylight triangle = 15m x 15m



SCALE 1:2000 December 18, 2025
 DRAWN BY: WS CHECKED BY: KC **B**

KORSIAK Urban Planning
 206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 6605 FIFTH LINE AND LEGALLY DESCRIBED AS PART OF LOT 10, CONCESSION 6 FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (NEAMSBY INVESTMENTS INC.) - FILES: LOPA-05/25 AND Z-11/25

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Policies 3.4.6.1 to 2, 3.4.6.1.8, 3.4.7.1 to 2 and 3.4.7.4 and Maps 1C and 1H and Schedules 1, C.9.B, I1 and N of the Town of Milton Official Plan to remove the lands from the 'Employment Area' and allow a range of uses on the Subject Property, at lands located at 6605 Fifth Line, and legally described as Part of Lot 10, Concession 6, Former Township of Trafalgar, Town of Milton, consisting of the attached map(s) and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17(24) and (25). Where one or more appeals have been filed under Subsection 17(24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON MONDAY, MONTH XX, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

DRAFT

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. XX
To the Official Plan of the Town of Milton
6605 Fifth Line
Part of Lot 9, Concession 6, New Survey (formerly Trafalgar Township)
(File: LOPA 05/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to remove the Subject Property from the Regional and Town 'Employment Area' to facilitate a greater range of permitted uses. Further, the amendment seeks to appropriately re-designate developable blocks from Business Park Area to Business Commercial Area (and Prestige Office within the Secondary Plan), with the existing Natural Heritage System appropriately delineated and designated as such. Finally, the amendment establishes Specific Policy Area No. XX to the lands to secure the permitted uses on the Subject Property, along with policy direction relating to parking area location, convenience retail gross floor area permissions, and design criteria.

LOCATION OF THE AMENDMENT

The subject property is generally situated south of Derry Road (immediately south of the Union Gas Corridor) on the east side of Fifth Line and is approximately 24.96 hectares in size. The lands are legally described as Part of Lot 9, Concession 6, New Survey (formerly Trafalgar Township), Town of Milton, and municipally known as 6605 Fifth Line. The subject property is located within Ward 3 and is within the Derry Green Corporate Business Park Secondary Plan.

BASIS OF THE AMENDMENT

The amendment proposes a series of mapping and policy updates that broadens the range of permitted uses on the Subject Property by removing it from the Regional and Town 'Employment Area'. The amendment also adds a new Specific Policy Area that establishes policy direction for development within the Business Commercial Area designation.

The following provides basis for the amendment:

- a) The subject application proposes development, including land uses, that is consistent with the Provincial Planning Statement (2024) (PPS). The Provincial policies contained in the PPS encourage development that is compact and transit-supportive and supports quality employment, services, and recreation for residents with a goal of creating complete communities.

Further, the subject application has demonstrated that it is appropriate to remove the Subject Property from the Town's 'Employment Area', as defined by the PPS, given it is not required for the Town's 'Employment Area' in the long-term as the existing land supply is sufficient, it will no negatively impact the viability of the Town's Employment Area' and that the Subject Property can be adequately serviced with the necessary infrastructure and facilities.

- b) The Subject Property will be re-designated as Business Commercial Area and Natural Heritage System Area, respectively, to facilitate the development of office, commercial, and retail space that will meet residents' daily needs within a short trip from home, including significant job creation, shopping and entertainment opportunities, and other amenities and services, while preserving the existing Natural Heritage System.
- c) The subject application supports the vision of the Derry Green Corporate Business Park Secondary Plan by facilitating high-quality development that is envisioned within the Prestige Office Area. Further, the development provides for a range of employment opportunities, including office, retail and light industrial, while protecting the natural environment.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

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

- 1.0 Map Change(s)
- 1.1 “Map 1C - Future Strategic Employment Areas” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘1’ attached hereto.
- 1.2 “Map 1H - Regional Urban Structure” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘2’ attached hereto.
- 1.3 “Schedule 1 - Town Structure Plan” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘3’ attached hereto.
- 1.4 “Schedule B - Urban Area Land Use Plan” is hereby amended by designation a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Business Park Area” to “Business Commercial Area” as shown on Schedule ‘4’ attached hereto.
- 1.5 “Schedule C.9.B - Derry Green Corporate Business Park Land Use Plan” is hereby amended by designation a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Business Park Area” to “Prestige Office Area” as shown on Schedule ‘5’ attached hereto.
- 1.6 “Schedule I1 - Urban Area Specific Policy Areas” is hereby amended by adding a new Special Policy Area No. XX to the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘6’ attached hereto.
- 1.7 “Schedule N - Future Strategic Employment Areas” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘7’ attached hereto.

2.0 Text Change(s) (Additions are shown in red underline and deletions are shown in ~~yellow strike through~~)

| No. | Section No. | Modification |
|-----|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 3.4.6.1 | <p>PURPOSE</p> <p>The Business Commercial Area designation on Schedule “B” provides for <i>service commercial, <u>retail, tourism, recreational and light industrial uses</u></i> to support the surrounding <i>Employment Areas</i> and the travelling public.</p> |
| 2 | 3.4.6.2 | <p>PERMITTED USES</p> <p>Uses permitted in the Business Commercial Area designation may include:</p> <ul style="list-style-type: none"> a) <i>office uses</i>; b) hotels and motels, conference, convention and banquet facilities; c) training and educational facilities; d) automobile related uses including vehicle wash facilities, automobile sales and service, motor vehicle dealership; e) truck stops; and, f) service commercial uses, <u>including</u> associated retail functions and ancillary facilities <u>directly related to industry</u>; g) <u>brewery</u>; h) <u>entertainment uses</u>; i) <u>light industrial uses</u>; j) <u>restaurants, including associated patios</u>; k) <u>retail uses; and,</u> l) <u>tourism and recreational uses.</u> |
| 3 | 3.4.6.8 | <p>Convenience retail uses on sites designated Business Commercial Area shall not exceed 930 square metres in total floor area <u>have no maximum gross floor area restriction.</u></p> |
| 4 | 3.4.7.1 | <p>PURPOSE</p> <p>The Prestige Office Area designation on Schedule “B” and Schedule “C.9.B” applies to key sites adjacent to James Snow Parkway, <u>and</u> Derry Road, <u>and Clark Boulevard</u> at important gateways to the Derry Green Corporate Business Park that provide for supportive</p> |

| | | |
|---|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | uses that complement the surrounding residential and <i>Employment Areas</i> . |
| 5 | 3.4.7.2 | <p>PERMITTED USES</p> <p>The following uses shall be the only uses permitted in the Prestige Office Area designation:</p> <ul style="list-style-type: none"> a) <i>office uses</i>; b) <i>light industrial uses</i>; c) ancillary retail and office uses directly related to the light industrial uses and located within the industrial building; d) 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, and Derry Road and Fifth Line each of which has a minimum gross floor area of 500 square metres; e) retail uses; f) restaurants and service commercials where such uses form part of an office or industrial building; g) <u>restaurant uses, including associated patios</u>; h) hotel, conference, convention and banquet facilities uses; and; i) <u>service commercial uses</u>; j) <u>motor vehicle dealership</u>; k) theatre/<u>tourism</u>/<i>entertainment uses</i>; and, l) <u>training and educational facilities</u>. |
| 6 | 3.4.7.4 | <p>Development on lands designated Prestige Office Area shall be reviewed by the Town in accordance with the applicable Urban Design Guidelines. In particular:</p> <ul style="list-style-type: none"> a) development shall be designed with significant, high-profile buildings with strong architectural design; b) buildings shall <u>are encouraged to</u> 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 where feasible; d) No <u>limited</u> parking shall be located between the building and the street, and the surface parking shall should be located to the rear and sides of the building. In addition, the amount of lot frontage |

| | | |
|---|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>allocation for surface parking shall be restricted in the zoning by-law, and structure or below grade parking is encouraged;</p> <p>e) Buildings shall be designed to foster an urban character, with the scale and orientation contributing to the pedestrian orientation of the street; and</p> <p>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.</p> |
| 7 | 3.4.7.4 | <p>Uses in the Prestige Office Area designation shall be within enclosed buildings, <u>with the exception of patios associated with Restaurant and Brewery uses.</u> Outside display, storage or processing shall be prohibited unless.</p> |
| | <i>4.11</i> | <i>Specific Policy Areas</i> |
| 8 | 4.11.3.XX | <p>New Specific Policy Area No. XX to read as follows:</p> <p><u>“4.11.3.XX: Notwithstanding Policies C.12.8.2.4, the lands identified as Specific Policy Area No. XX on Schedule “11” of this Plan - being the lands municipally known as XX and legally described as XX - shall be developed according to the land use designations shown on Schedule B and Schedule XX and the policies of this Specific Policy Area.</u></p> <p><u>The following policies apply to development of the lands subject to Special Policy Area XX:</u></p> <p>a) <u>The following uses may be permitted:</u></p> <ul style="list-style-type: none"> i. <u>Brewery</u> ii. <u>Hotel, Conference, Convention and Banquet Facility Uses</u> iii. <u>Light Industrial Uses</u> iv. <u>Motor Vehicle Dealership</u> v. <u>Office Uses</u> vi. <u>Restaurants</u> vii. <u>Retail</u> viii. <u>Service Commercial</u> ix. <u>Theatre/Tourism/Entertainment uses</u> x. <u>Training and Educational Facilities</u> <p>b) <u>Convenience retail uses shall have no maximum gross floor area restriction.</u></p> |

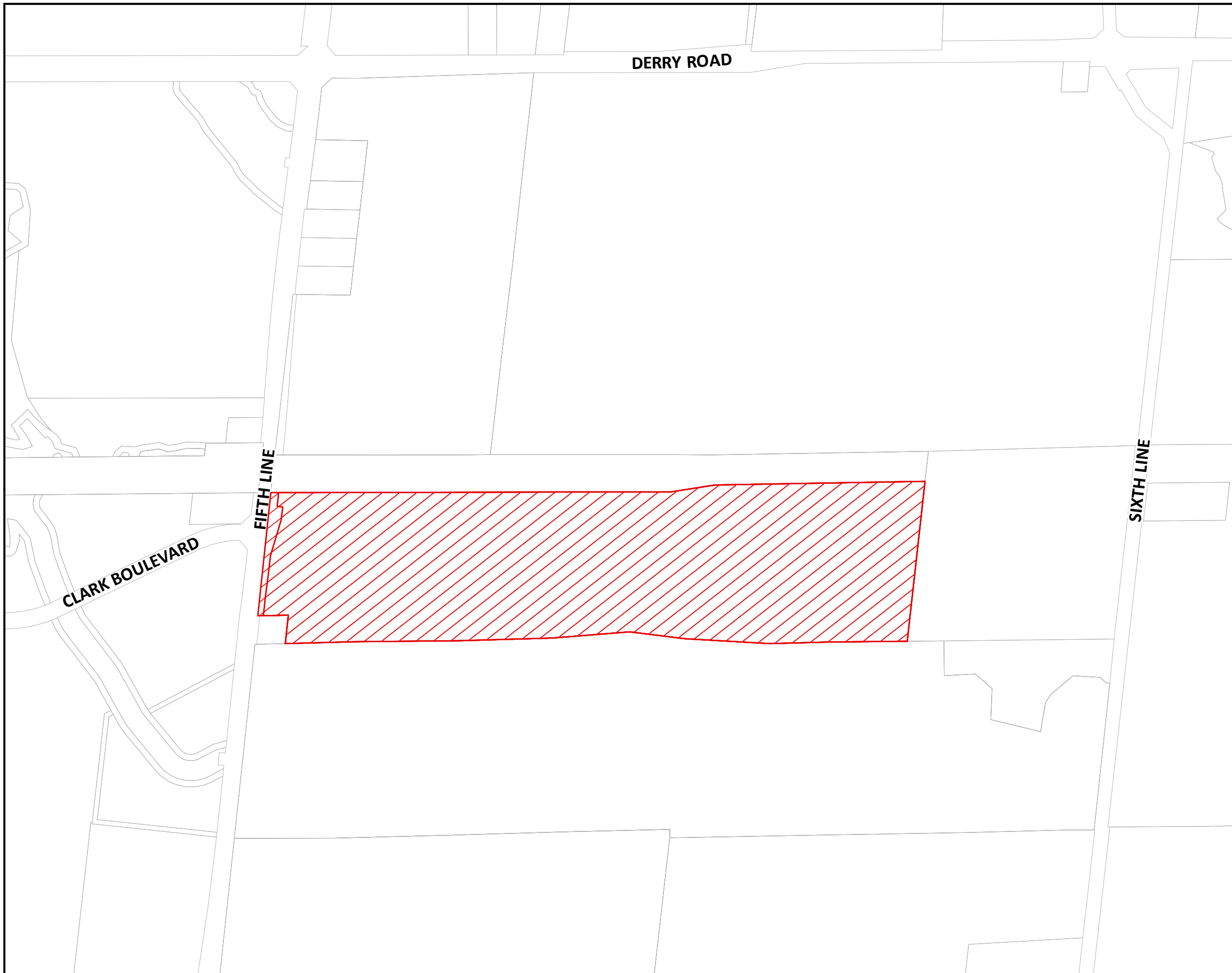
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| | | <p>c) <u>Limited parking shall be located between the building and the street, and the surface parking shall should be located to the rear and sides of the building. In addition, the amount of lot frontage allocation for surface parking shall be restricted in the zoning by-law.</u></p> <p>d) <u>Buildings are encouraged to have a minimum height of two storeys and a minimum Floor Space Index of 0.5;</u></p> |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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**Diagram 1
Overview Plan**

 Draft Amendment Area



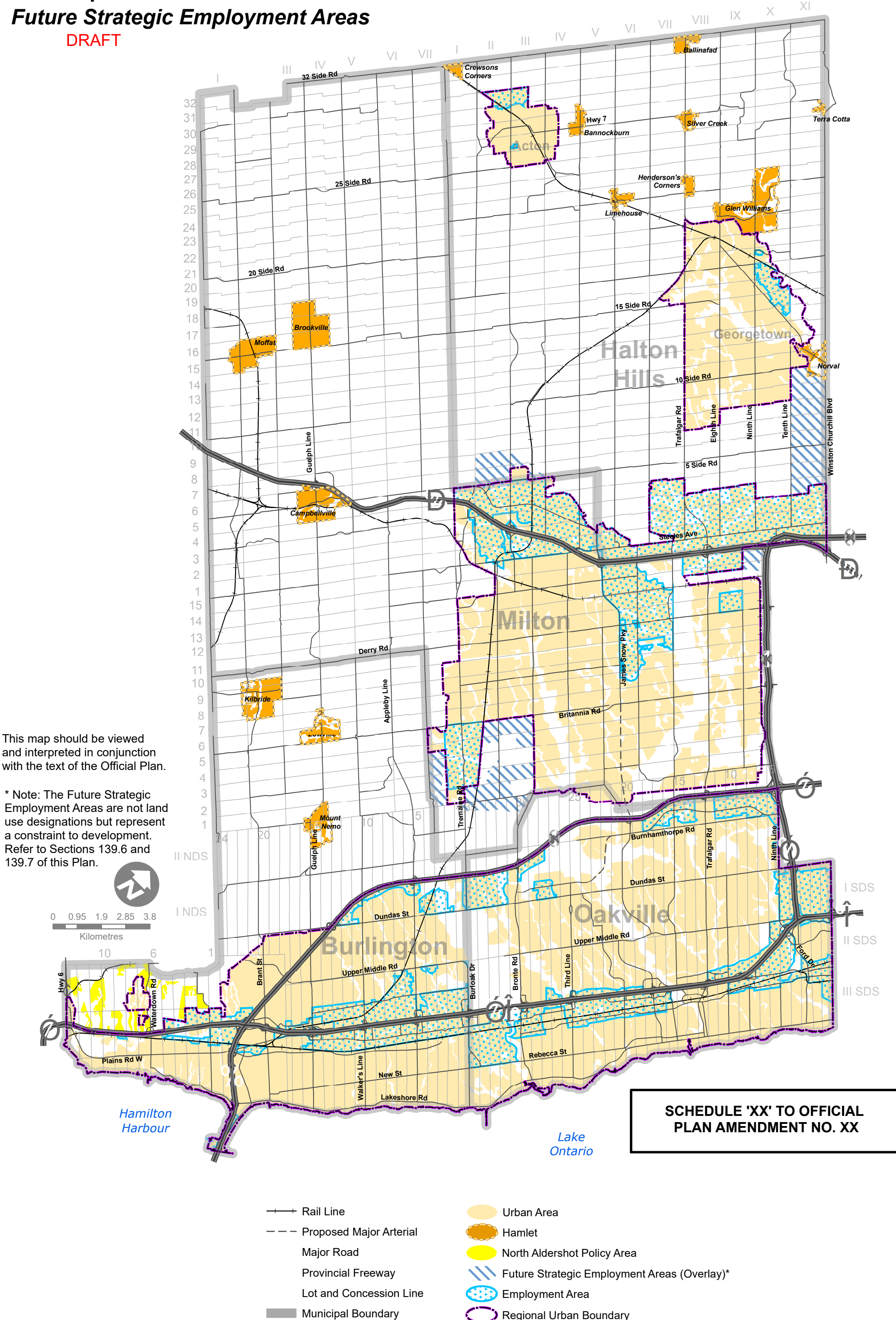
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Meters

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December, 2025

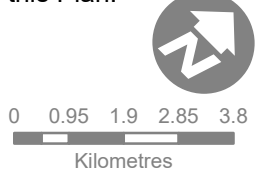
Map 1C Future Strategic Employment Areas

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

* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.



SCHEDULE 'XX' TO OFFICIAL PLAN AMENDMENT NO. XX

- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- North Aldershot Policy Area
- Future Strategic Employment Areas (Overlay)*
- Employment Area
- Regional Urban Boundary

Township of Eramosa

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

**TOWN OF MILTON
OFFICIAL PLAN**

**Schedule 1
Town Structure
Plan**

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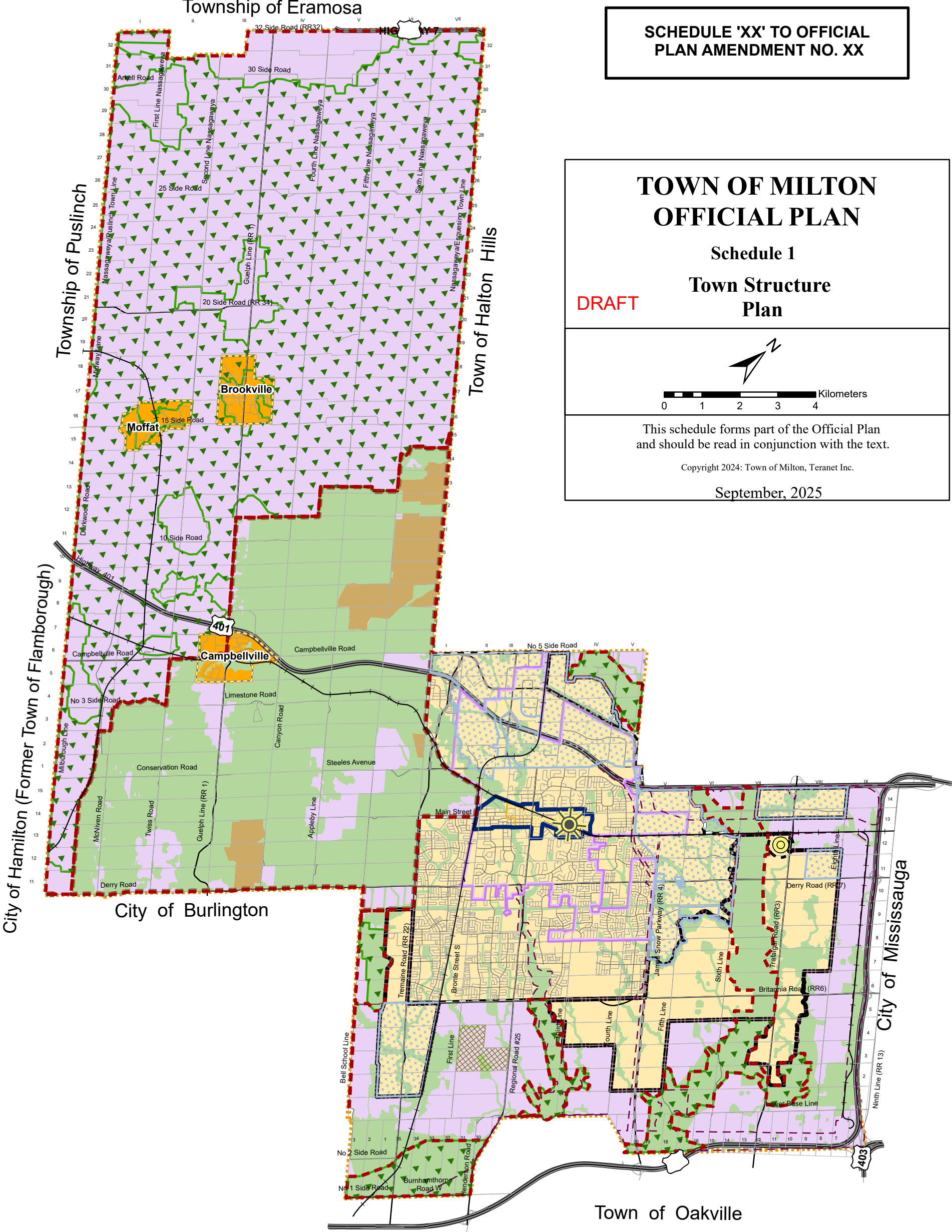


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This schedule forms part of the Official Plan and should be read in conjunction with the text.

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September, 2025

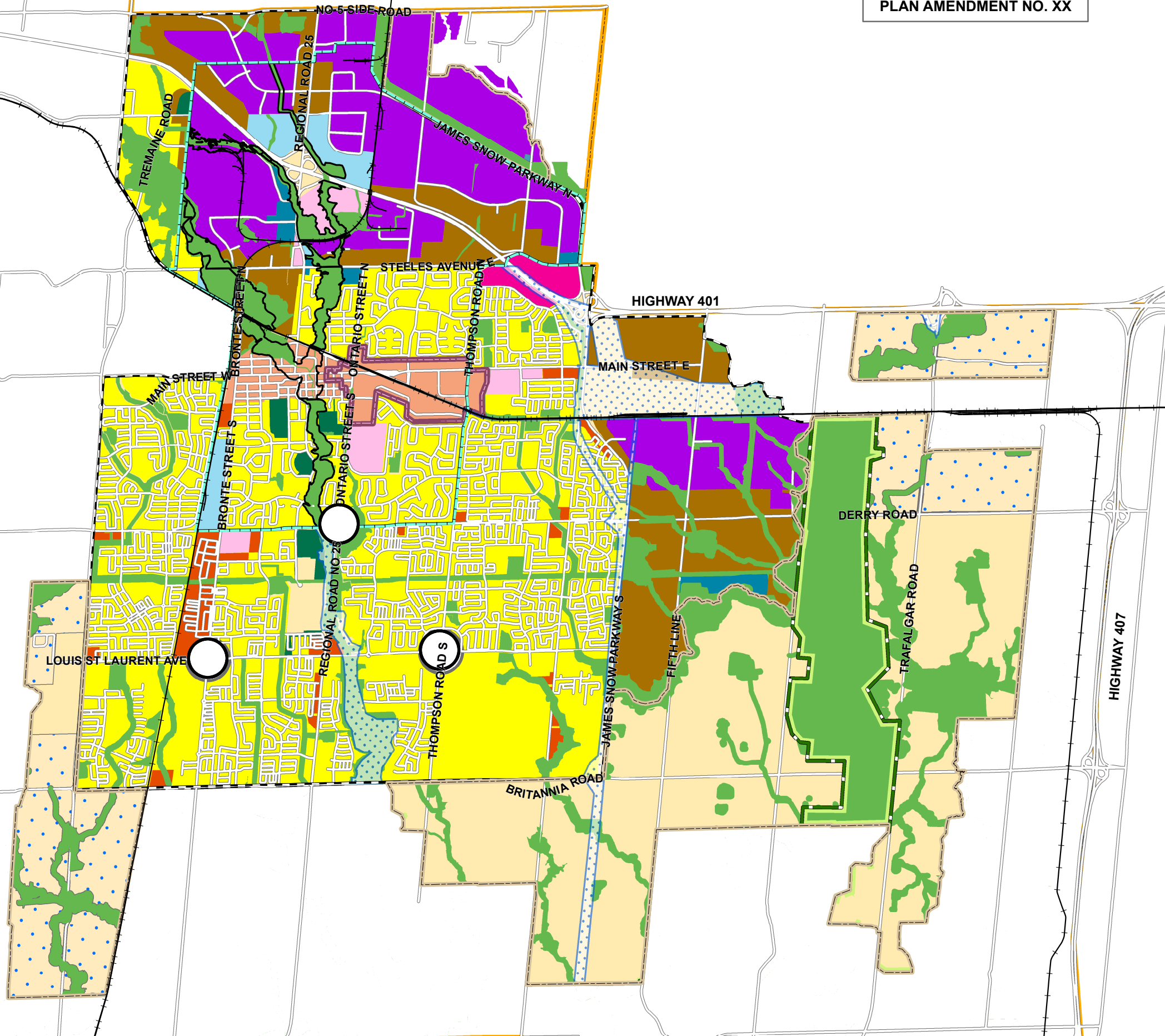


- | | | |
|---------------------------|----------------------------------|-----------------------------------------------|
| Rail | HUSP Urban Area | Proposed Major Transit Station |
| Proposed Major Arterial | Agricultural Area | Mobility Hub |
| Highway | Mineral Resource Extraction Area | Greenbelt 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 | | |

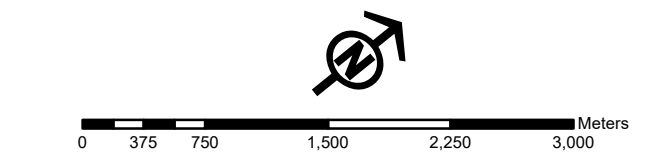
SCHEDULE 'XX' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan



- 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
- Prestige Office
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- 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

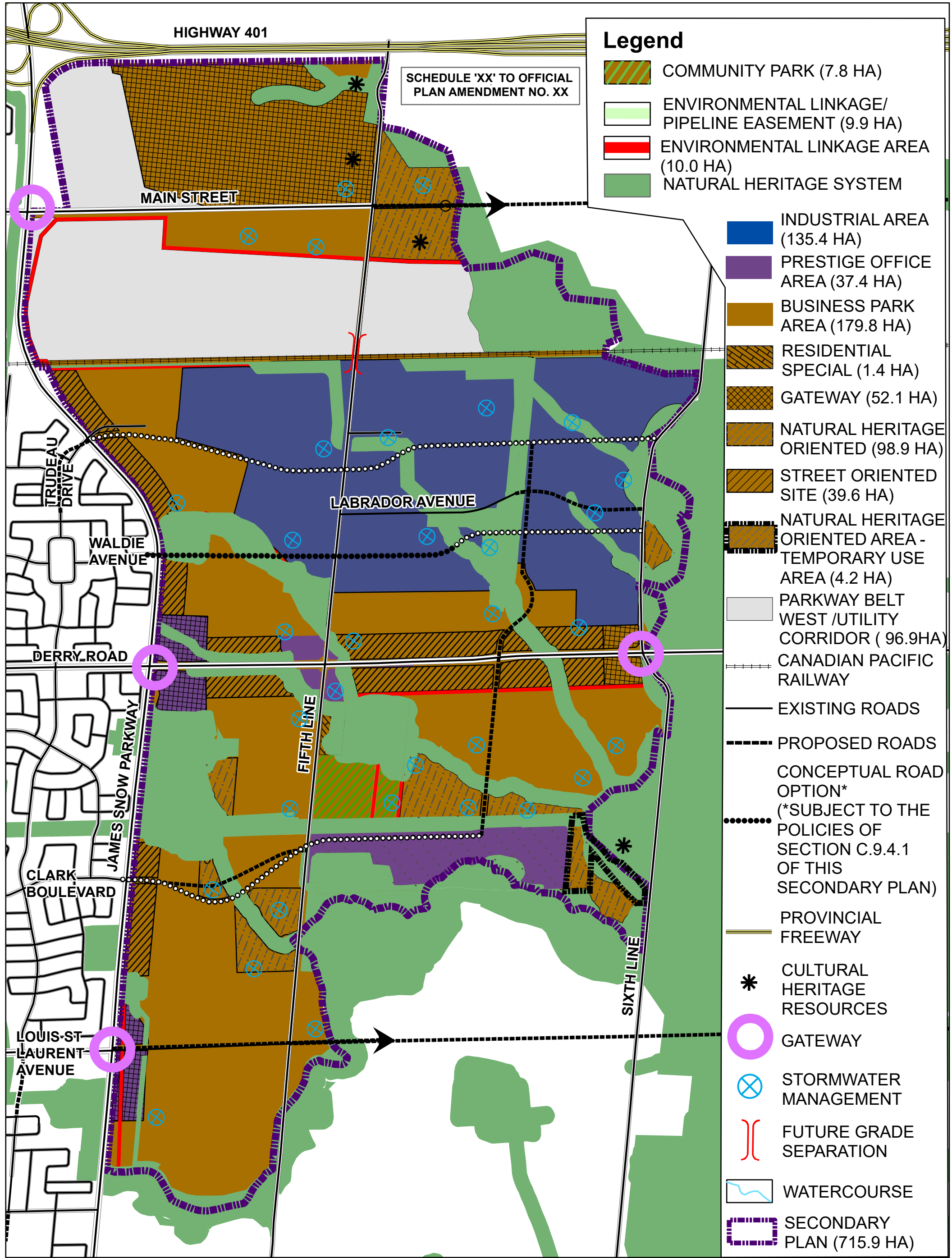


This schedule forms part of the Official Plan
and should be read in conjunction with the text.

TOWN OF MILTON OFFICIAL PLAN Schedule C-9-B



DERRY GREEN CORPORATE BUSINESS PARK LAND USE PLAN



Legend







- COMMUNITY PARK (7.8 HA)
- ENVIRONMENTAL LINKAGE/ PIPELINE EASEMENT (9.9 HA)
- ENVIRONMENTAL LINKAGE AREA (10.0 HA)
- NATURAL HERITAGE SYSTEM
- INDUSTRIAL AREA (135.4 HA)
- PRESTIGE OFFICE AREA (37.4 HA)
- BUSINESS PARK AREA (179.8 HA)
- RESIDENTIAL SPECIAL (1.4 HA)
- GATEWAY (52.1 HA)
- NATURAL HERITAGE ORIENTED (98.9 HA)
- STREET ORIENTED SITE (39.6 HA)
- NATURAL HERITAGE ORIENTED AREA - TEMPORARY USE AREA (4.2 HA)
- PARKWAY BELT WEST /UTILITY CORRIDOR (96.9HA)
- CANADIAN PACIFIC RAILWAY
- EXISTING ROADS
- PROPOSED ROADS
- CONCEPTUAL ROAD OPTION* (*SUBJECT TO THE POLICIES OF SECTION C.9.4.1 OF THIS SECONDARY PLAN)
- PROVINCIAL FREEWAY
- CULTURAL HERITAGE RESOURCES
- GATEWAY
- STORMWATER MANAGEMENT
- FUTURE GRADE SEPARATION
- WATERCOURSE
- SECONDARY PLAN (715.9 HA)

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

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URBAN AREA SPECIFIC POLICY AREAS (Refer to section 4.11)

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

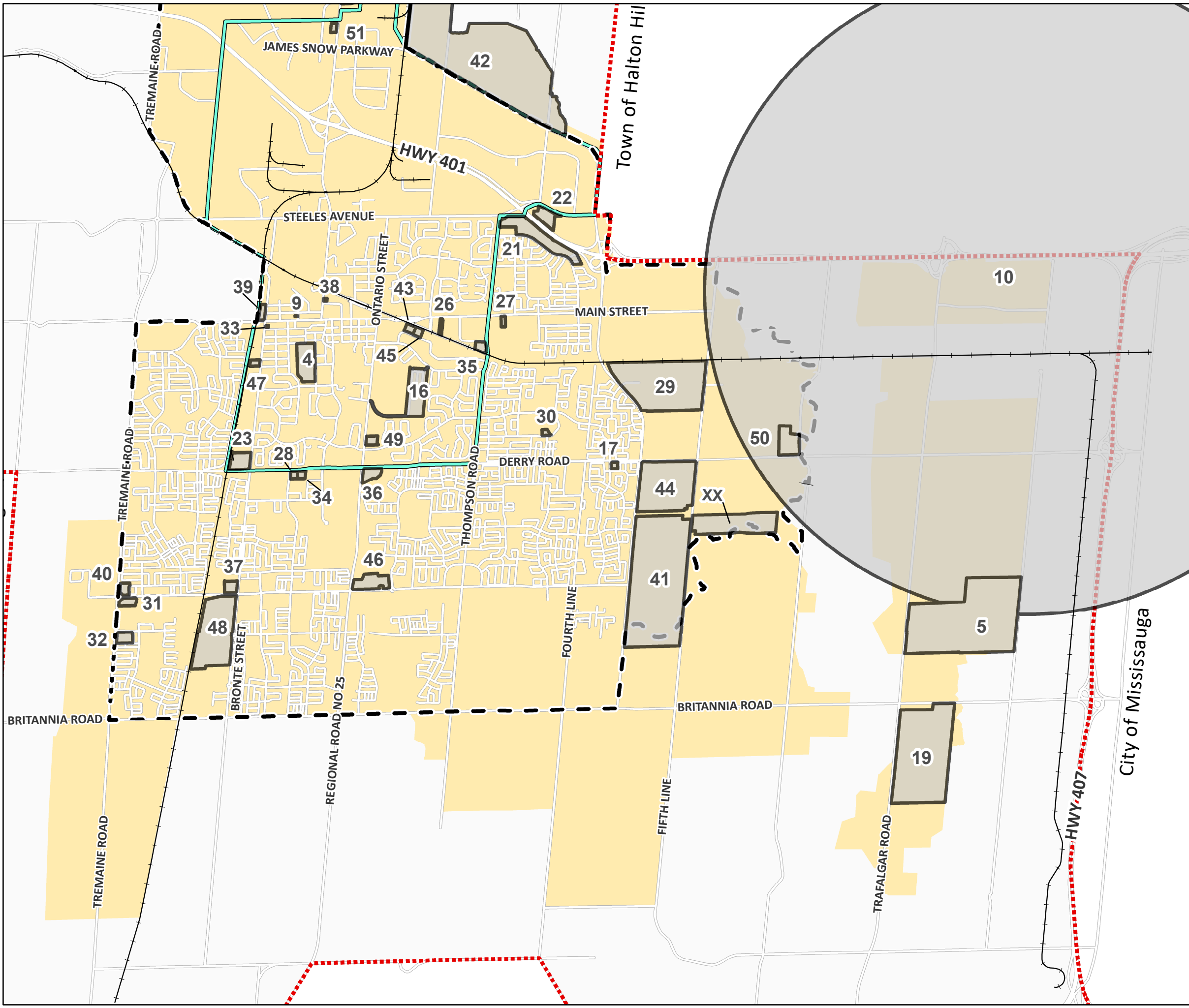
**SCHEDULE 'XX' TO OFFICIAL
PLAN AMENDMENT NO.XX**



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

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September, 2025



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 10, CONCESSION 6, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (NEAMSBY INVESTMENTS INC.) - FILE: Z-11/25 (REMINGTON SOUTH)

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone Symbols to a site-specific Employment Office (C8) Zone Symbol on the lands and adding the Holding (H) Symbol HXX as shown on Schedule "A" attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Employment Office (C8*XX), the following standards and provisions shall apply:

- a) Notwithstanding Section 7.1 - Table 7B, the following shall be the only uses permitted:
 - i. Art Gallery
 - ii. Artist Studio
 - iii. Banquet Facility
 - iv. Brewery
 - v. Commercial School - Skill
 - vi. Commercial School - Trade/Profession
 - vii. Convenience Store
 - viii. Convention Centre
 - ix. Fitness Centre
 - x. Hotel
 - xi. Industrial Use

- xii. Medical Clinic Office Building
- xiii. Office Use
- xiv. Personal Service Shop
- xv. Place of Entertainment
- xvi. Research and Technology Use,
- xvii. Restaurant
- xviii. Restaurant, Take-Out
- xix. Retail Store
- xx. Service Commercial
- xxi. School, Adult Education
- xxii. Social Services Establishment
- xxiii. Theatre
- xxiv. Veterinary Clinic/Hospital
- xxv. Warehouse Distribution Centre

b) Notwithstanding Section 5.8.2 - Table 5F, the following parking rates shall apply:

- i. For a Hotel use, there shall be 1 parking space per guest room in addition to 1 space per 10 square metres of accessory gross floor area.
- ii. For an Office Use, there shall be 1 parking space per 30 square metres of gross floor area.
- iii. All other permitted uses shall provide 1 parking space per 94 square metres.

3. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following condition for removal of this "HXX" Holding Provision:

"HXX shall not be removed until such time as municipal water and wastewater services are available for connection and a Servicing Permit from Halton Region is secured."

4. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.XX as follows:

"For lands zoned as Employment Office Special Provision (C8*XX) on the property described as 6605 Fifth Line and legally described as Part of Lot 10, Concession 6 (Trafalgar), only legally established existing uses are permitted until the conditions for removal identified in the "HXX" Holding Provision are satisfied."

5. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal

dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON MONDAY, MONTH XX, 2026.

Gordon A. Krantz

Mayor

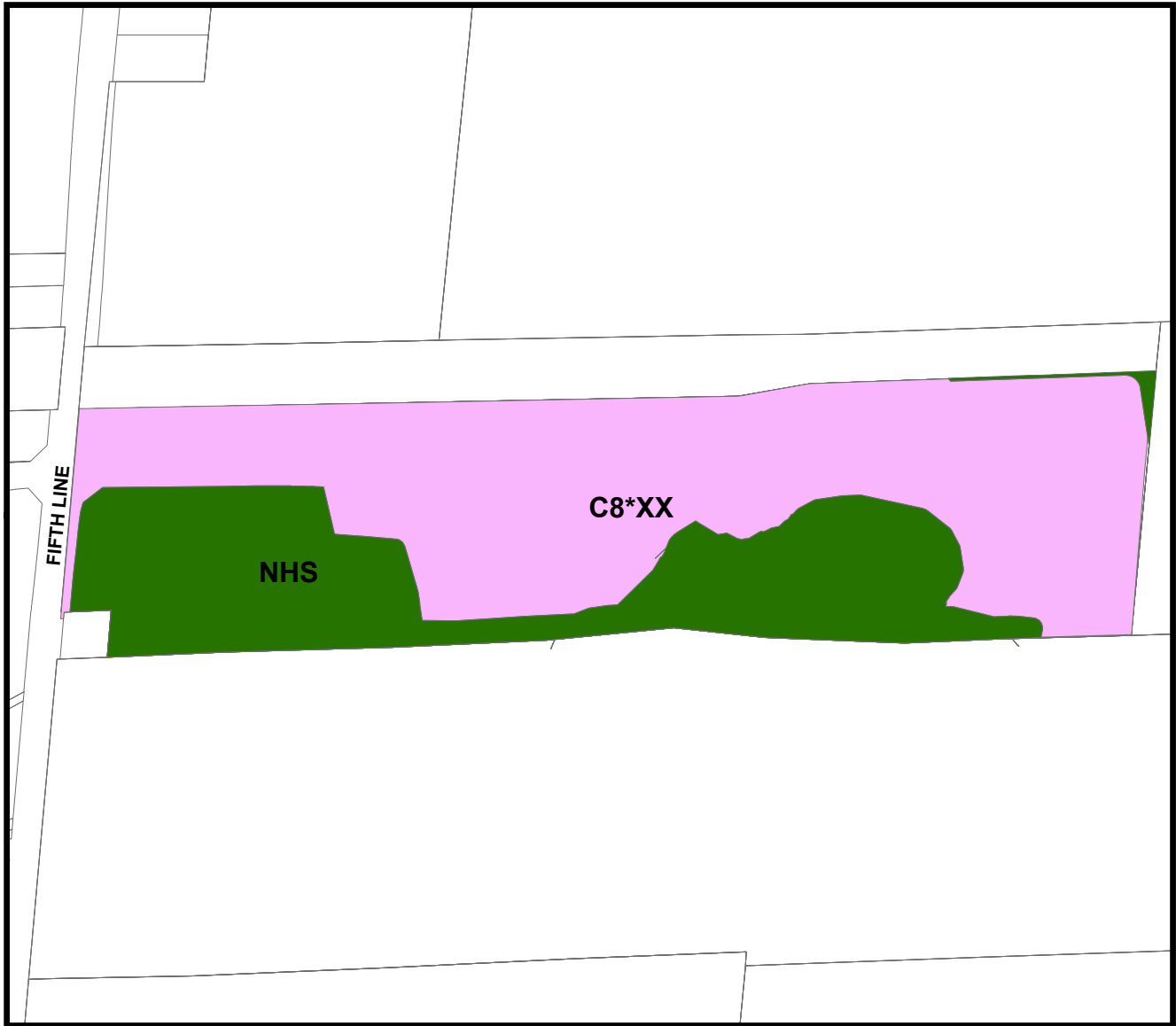
Meaghen Reid

Town Clerk

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

PART OF LOT 10, CONCESSION 6, N.S
Town of Milton



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

Lands to be rezoned from Future Development (FD) to:

-  C8*XX - Site Specific Employment Office Zone
-  NHS - Natural Heritage System

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

