



# The Corporation of the Town of Milton

---

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 11, 2026

Report No: DS-033-26

Subject: Recommendation Report: Official Plan Amendment and Zoning By-law Amendment Application by Village Securities Limited applicable to lands located at Part of Lot 10, Concession 6 (Trafalgar Township). (Town File: LOPA-04/25 and Z-10/25).

**Recommendation:** **THAT** Staff Report DS-033-26 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the approval of the proposed development **BE APPROVED**;

**AND THAT**, Staff be authorized to bring forward Official Plan Amendment No. 98 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-033-26 for Council adoption at the June 22, 2026 meeting of Council;

**AND FURTHER THAT**, Staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-033-26 for Council adoption at the June 22, 2026 meeting of Council

## EXECUTIVE SUMMARY

A Zoning By-law Amendment application has been received, concurrent to a Draft Plan of Subdivision, to facilitate the creation of two development blocks, one Natural Heritage System block, and a series of associated infrastructure blocks. The proposed Zoning By-law Amendment seeks to establish a range of light industrial, commercial/retail, and entertainment uses, including the introduction of a Wellness Centre and Spa use, on the Subject Property.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning Staff indicating their support for the applications as presented. Staff has reviewed all documentation, plans and comments provided to date and is of the opinion that the applications are prepared in a manner that would allow them to be considered by Town Council for approval.

### Conclusions and Recommendations



## EXECUTIVE SUMMARY

Staff recommends that the Zoning By-law Amendment application BE APPROVED for the following reasons:

1. The proposed development is consistent with and conforms to Provincial, Regional and Town provincial policy and provides for appropriate land uses that have been contemplated by the Town of Milton Official Plan and the Derry Green Corporate Business Park Secondary Plan.
2. The proposal makes efficient use of land and infrastructure and will facilitate employment growth within the Derry Green Corporate Business Park Secondary Plan area and would make a positive contribution to meeting the Town's employment growth targets in accordance with Town, Regional and Provincial planning policy; and,
3. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies.

## REPORT

### Background

**Owner:** Village Securities Limited. 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 located in Ward 3 and legally known as Part of Lot 10, Concession 6 - a municipal address has yet to be assigned. The property is located at the immediate south-east corner of Derry Road and Fifth Line and directly abuts the Union Gas Corridor. The subject lands comprise an area of approximately 18.54 hectares (45.81 acres) and are currently used for agricultural purposes.

Surrounding land uses include residential dwellings to the immediate west, industrial development to the north, west 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 under development (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.

Concurrent to an Application for Draft Plan of Subdivision (24T-25004/M), the applicant has applied for an Official Plan Amendment (LOPA-04/25), and Zoning By-law Amendment (Z-10/25) to facilitate a proposed light industrial and commercial development on Block 1 and a Wellness Centre and Spa

## Background

on Block 2. Figure 2 of this report illustrates the applicant's concept plan which includes a building on Block 1 with access from Derry Road and one principal building along with associated accessory buildings on Block 2 with access from Fifth Line. The buildings and siting will be subject to further refinement as the planning process advances, including detailed design during Site Plan Approval.

The proposed Draft Plan of Subdivision, attached as Figure 3 to this report, delineates two development blocks (identified as 'Prestige Office'), along with a Natural Heritage System block that recognizes the limits of an existing woodlot on site and a Stormwater Management Block adjacent to the Union Gas corridor.

The proposed Official Plan Amendment (OPA) seeks to remove the lands from the Town's 'Employment Area' and appropriately designate the development blocks as Prestige Office Area within both the Official Plan and Derry Green Corporate Business Park Secondary Plan. The Natural Heritage System and Open Space blocks will be designated as Natural Heritage System. Further, a Specific Policy Area (No. 55) is proposed to allow limited parking between a building and Derry Road, along with additional permitted uses such as a standalone office, retail, restaurants, and a 'Wellness Centre and Spa'.

The proposed Zoning By-law Amendment (ZBA) seeks to re-zone Block 1 from Future Development (FD) to site-specific Prestige Office (C7\*377\*H93); this zone sets-out permitted uses, along with specific parking rates and other performance standards. Similarly, Block 2 is proposed to be re-zoned from Future Development (FD) to a site-specific Prestige Office (C7\*378); this zone sets-out permitted uses, including a Wellness Centre and Spa, along with site-specific parking rates and performance standards. The Natural Heritage System and Stormwater Management blocks will be rezoned from Future Development to Natural Heritage System (NHS) and Open Space II (OS-2), respectively.

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 2025-11-27;
- Draft Official Plan Amendment, prepared by Korsiak Urban Planning, dated 2025-12-18;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated 2025-12-18;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated 2025-12-18;
- ESA Phase I Update, prepared by GIP Construction Engineering (GCE), dated 2025-01-20;
- ESA Reliance Letter and Professional Liability, prepared by GCE, dated 2025-10-16;
- 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 2025-12-19;
- Geotechnical Report, prepared by AME Materials Engineering (now GICI), dated 2025-12-18;
- Landscape Plan, prepared by Landscape Planning, dated 2025-05;
- Natural Constraints Mapping, prepared by Stantec Consulting Ltd., dated 2023-04;
- Noise Impact Study, prepared by Aercoustics, dated 2025-12-16;

## Background

- Planning Justification Report, prepared by Korsiak Urban Planning, dated 2025-12-22;
- Slope Stability Assessment, prepared by AME Materials Engineering (now GICI), dated 2022-05;
- Stage I & II Archaeological Assessment (incl. Ministry Clearance 2024), prepared by Lincoln Environmental Corp., dated 2020-12;
- Subwatershed Impact Study Letter, prepared by Stantec Consulting Ltd., dated 2023-12-22;
- Survey 20R-20693, prepared by Schaeffer Dzaldov Bennett Ltd., dated 2017-01-09;
- Survey 20R-21826, prepared by Cunningham McConnell Limited, dated 2020-11-26;
- Transportation Impact Study, prepared by BA Group, dated 2025-12-18;
- Urban Design Brief, prepared by Korsiak Urban Planning, dated 2025-04; and,
- Vehicle Maneuvering Diagram, prepared by BA Group, dated 2025-05.

## Discussion

### Planning Act

The Planning Act ('Act') is Provincial legislation that governs land use planning in Ontario by identifying matters of provincial interest, establishing land use controls and setting out responsibilities for local municipalities. As such, every application (and review of) must meet the statutory obligations under the Act (i.e. completeness, statutory public notice, etc.) and decisions on such matters governed by the Act must have regard for the direction and guiding principles set out in Sections 1.1 and 2.1.

Section 1.1 states that the purposes of the Act are:

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning.

Further to, Section 2 of the Act establishes matters of provincial interest for which the council of a municipality shall have regard to when making decisions on matters under the Act. Relevant subsections read as follows:

## Discussion

2. The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(a) the protection of ecological systems, including natural areas, features and functions;

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(h) the orderly development of safe and healthy communities

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(k) the adequate provision of employment opportunities;

(p) the appropriate location of growth and development; [and,]

(q) the promotion of development that is designated to be sustainable, to support public transit and to be oriented to pedestrians.

Through Planning Staff's review and analysis of the Act, Staff is of the opinion that the development has regard for Section 1.1 and 2.1 and is upholding provincial interest, as demonstrated through the submission materials provided.

### **Provincial Planning Statement (PPS) (2024)**

Through Section 3.1 of the Act, the Minister is enabled to issue policy statements on matters related to municipal planning that are of a provincial interest.

The Provincial Planning Statement (PPS) (2024) establishes the land use planning framework and hierarchy for growth and development within the Province of Ontario. It seeks to facilitate development that provides both a supply and mix of housing options and establishes a strong and competitive economy.

The Subject Property is considered a 'designated growth area' within the PPS (2024) and given it is identified as 'Employment Area' within the Town of Milton's Official Plan, the Section 2.8 - Employment policies of the PPS (2024) apply.

Section 2.8.1 of the PPS (2024) speaks to employment-generating uses that may or may not fall within a delineated 'Area of Employment'. These policies ensure "[p]lanning authorities shall promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

## Discussion

- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.”

Through Bill 97, a definition for an ‘Area of Employment’ that applies to municipally-designated ‘Employment Areas’ was introduced whereby permitted uses are restricted to manufacturing and warehouse uses, and research and development. Standalone retail and commercial, along with institutional uses, are prohibited in ‘Employment Areas’ under the new definition. Given the lands are within the Town’s ‘Employment Area’, the following policies would apply:

Section 2.8.2 of the PPS (2024) notes the following:

1. “Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.
3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:
  - a. planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
  - b. prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
  - c. prohibiting retail and office uses that are not associated with the primary employment use;

## Discussion

- d. prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
  - e. including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.
4. Planning authorities shall assess, and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.”

Under the Subject Property’s current policy framework, the above-noted policies in Section 2.8.2 would apply, in tandem with the Planning Act definition of ‘Area of Employment’. However, through the OPA that has been requested, the applicant is seeking to remove the lands from the Town’s ‘Employment Area’ to allow an additional range of uses that do not fall within the scoped definition of ‘Employment Area’ but would generate employment opportunities. Section 2.8.5 of the PPS (2024) provides a framework to consider the removal of lands from municipally designated ‘Employment Areas’ in instances when the following has been demonstrated:

- 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:
  1. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;
  2. 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 municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan.

Through the Planning Justification Report submitted, the applicant demonstrated that there is a surplus in employment lands within the municipality under the current Official Plan regime (i.e. Agerton Secondary Plan, MEV Complementary Employment Area, ROPA 49 Employment Areas), and the removal of the Subject Property will not jeopardize the viability of the employment area. Based on the Subject Property’s location in relation to other employment development and on-site natural heritage features, the proposal does not create a negative impact on or incompatibility with adjacent land uses. Further, the proposal integrates with existing, future and contemplated movement/transportation corridors (i.e. Clark Boulevard, future New North Regional Road, Fifth Line

## Discussion

widening). Finally, municipal servicing will be available to the Subject Property and the existing transportation infrastructure has capacity to accommodate the proposal.

Based on the aforementioned, Planning Staff is of the opinion that the proposal satisfies the above-noted criteria. Staff also acknowledge that while the lands, if this application is approved, would be removed from the 'Area of Employment', a significant number of jobs are still anticipated to be created through this development. The forecasted estimate is 990 jobs which translates into 40 jobs per hectare (based on developable area within in Remington North and South - see complementary report DS-034-2026). This density exceeds what is required for employment development on employment lands designated within the Region of Halton Official Plan (19 jobs per hectare) and generally aligns with the requirements in the Derry Green Corporate Business Park Secondary Plan.

Overall, Planning Staff is of the opinion that the proposal is consistent with the PPS (2024) as it achieves the objectives set-out in 2.8.1 by providing a mix and range of employment opportunities that ultimately supports a strong and competitive economy within Ontario. Further, the applicant demonstrated that it is appropriate to remove the lands from the Town's 'Employment Area'.

### Region of Halton Official Plan

Following the approval of Bill 185 - Cutting Red Tape to Build More Homes Act, Halton Region no longer has planning authority. As such, the Regional Official Plan (ROP) is now under the jurisdiction of the Town of Milton.

The Subject Property is designated as Urban Area on Map 1 - Regional Structure. The lands are further designated as Urban Area with an Employment Area overlay on Map 1H - Regional Urban Structure and Map 1C - Future Strategic Employment Areas within the ROP. The Urban Area policies seek to facilitate orderly growth and development with a goal of creating a balanced community.

Section 83 of the ROP directs that development within designated Employment Areas shall support the Local Municipality's anticipated growth by providing for a range of diverse employment uses and protecting lands for such uses in an area situated near transportation corridors. Table 2 further identifies a density target of 19 jobs per hectare for employment lands within the Town of Milton.

Through the applicant's OPA, the Subject Property is proposed to be removed from the Employment Area overlay. Given the ROP does not speak to removal policies in this instance, the criteria to evaluate such request would be done so in accordance with the policies of 2.8.5 in the PPS (2024). As such, Staff defer to the previous policy analysis and justification provided through the PPS (2024) section of this Report.

Given Planning Staff's concurrence with the request to remove the lands from the Employment Area overlay, the proposal would solely be evaluated against the Urban Area policies and where appropriate, Employment Area policies that speak to employment-generating lands that may not be PPS (2024) defined 'Areas of Employment'. Based on this, Planning Staff is of the opinion that the proposal achieves conformity with the ROP as the proposal will be developed in an orderly manner with appropriate servicing and infrastructure while creating employment opportunities within the municipality.



## Discussion

Attached as Appendix 1, the Draft Official Plan Amendment amends Map 1H - Regional Urban Structure and Map 1C - Future Strategic Employment Areas by removing the 'Employment Area' hatching from the Subject Property.

### **Town of Milton Official Plan (incl. Derry Green Corporate Business Park Secondary Plan)**

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. Planning Staff note that regard is given to the Town-initiated Official Plan Amendment 86 ('OPA 86') that implemented the 'Area of Employment' changes that were introduced through Bill 97 by the Province. Should the application be approved, OPA 98 is structured to dovetail with the new Official Plan (anticipated to be presented for Council decision at the June 22 meeting of Council). The Specific Policy Area (No. 55) - and mapping - will be consolidated into the new Official Plan that will be reviewed by Council. Given the implementing by-laws for both the approval of this development and the new Official Plan will be brought forward for Council's approval on June 22, 2026, the by-laws will be considered sequentially (first the development applications, followed by the new Official Plan) to ensure that the pre-consolidated Official Plan approach is implemented correctly.

The Subject Property is designated as Urban Area with an Employment Area overlay on Schedule 1 - Town Structure Plan and Schedule N - Future Strategic Employment Areas within the Town of Milton Official Plan and as Business Park Area with a Natural Heritage System overlay on Schedule B - Urban Land Use Plan. The lands are further designated as Business Park Area with a partial Street Oriented Overlay and Natural Heritage System overlay, Natural Heritage System, and Community Park on Schedule C.9.B - Derry Green Urban Land Use Plan in 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 and 2 as Prestige Office Area on Schedule B - Urban Land Use Plan within the Official Plan and Schedule C-9-B - Derry Green Secondary Plan Land Use Plan. The Street-Oriented Overlay will be removed as the policy permissions will reflect the intent of the overlay and following the resolution of the OPA 86 appeal, the overlay will no longer exist. Further, the Natural Heritage System Oriented Overlay is being removed as the Draft Plan will appropriately delineate the limits of natural features and the Natural Heritage System designation will align with this. The Community Park overlay is proposed to be removed from the subject lands - the developer will be required, in absence of parkland conveyance, to provide cash-in-lieu of parkland for the Town to purchase and establish parks in-future. Staff advise that there is general agreeance with this removal as alternative land is anticipated to be secured in other areas of Ward 3 that will be more appropriate for delivering parkland amenities within the community.

The 1996 Official Plan does not contemplate removal of Employment Areas and therefore, the criteria for removal is deferred back to Section 2.8.5 of the PPS (2024). As such, Planning Staff remain satisfied that the removal of the Subject Property from the Town's Employment Area is appropriate for the reasoning previously provided.

In accordance with Section 3.4.7.2, the Prestige Office Area designation is applied to lands that are within important gateways adjacent to Derry Road and James Snow Parkway. Further, this

## Discussion

designation provides for a range of uses such as light industrial uses to restaurants, entertainment and service commercial. There are also a range of policies that seek to ensuring a high-order development with a strong street presence along the specified right-of-ways.

Through the OPA, the applicant is seeking text changes through the Specific Policy Area (No. 55) to allow limited parking between a building and a right-of-way, clarify and, where appropriate expand, the list of permitted uses, including Service Commercial Uses and a Wellness Centre and Spa, along with specifying where they can be located. 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. By implementing these updates through the Specific Policy Area, the development will be insulated from any updates made through the ongoing Official Plan Review with the intent to provide continuity to the applicant as they progress through their development.

The Wellness Centre and Spa is specifically contemplated on Block 2 of the Draft Plan. For the purposes of the OPA, a Wellness Centre and Spa is defined as: “mean[ing] a range and mix of uses related to spa and treatment facilities, such as indoor and outdoor therapeutic, healing and relaxation areas, tourist-oriented retail stores and gift shops, and restaurants.” Planning Staff is supportive of introducing this use on the basis that it will result in significant employment generation and is located on an appropriate parcel. The proposed block is located abutting a Natural Heritage System corridor which provides buffering from abutting light industrial developments and existing residential properties.

Service Commercial is also defined within the Specific Policy Area to maintain the pre-OPA 85 definition - the applicant is seeking this continuity to ensure the desired range of uses (that will be secured through the implementing zoning by-law).

Planning Staff is of the opinion that the proposal maintains the intent of the Prestige Office Area policies by providing for development that will create employment opportunities within the Town and will integrate into the surrounding business park. As such, Staff is satisfied that the proposal is in conformity with the Town of Milton Official Plan and Derry Green Corporate Business Park Secondary Plan.

### **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 proposed ZBA, the applicant is seeking to re-zone Block 1 from Future Development to a site-specific Prestige Office (C7\*377\*H93) with a holding provision. The C7\*377 implements the direction of the OPA by providing for a range of light industrial, service commercial, small-scale retail/commercial, recreation and entertainment uses. The site-specific provisions seek to restrict outdoor storage and display to maintain the vision of the Secondary Plan by ensuring a high-order of urban design. A site-specific parking rate is proposed for industrial uses and hotel uses - both of

## Discussion

which were justified through the Transportation Impact Study that was provided through the application.

A holding provision (H93) is being added to the C7\*377 Zone to ensure the extension of municipal servicing to the Subject Property and further, that a Site Plan Application is submitted to demonstrate how any parking between the building and Derry Road will be appropriately screened from view.

Through the proposed by-law, the applicant is seeking to re-zone Block 2 from an FD Zone to a site-specific Prestige Office (C7\*378) Zone. The C7\*378 Zone implements the direction OPA by providing for a range of light industrial, service commercial, small-scale retail/commercial, recreation and entertainment uses, along with a Wellness Centre and Spa. The site-specific provisions also seek to restrict outdoor storage and display to maintain the vision of the Secondary Plan by ensuring a high-order of urban design.

The proposed by-law defines a Wellness Centre and Spa use as: “mean[ing] a premise in which persons are employed in providing therapeutic and regulated health services administered to the individual and personal needs of customers such as massage, beauty, rooming, and may include associated swimming pools, saunas, passive recreation areas, and accessory retail and restaurant uses.” Planning Staff has worked with the applicant to understand the nature and operations of this use to ensure it integrates with the surrounding land uses and is zoned appropriately. The applicant has also noted that in addition to the Wellness Centre and Spa on Block 2, an associated Hotel is being considered; both uses would operate in tandem and the patrons of the hotel would be directly associated with the Wellness Centre and Spa (i.e. the hotel is not intended to provide lodging for the travelling public but aims to create a resort-style campus).

The applicant provided a Transportation Impact Study to inform a site-specific parking rate of one space per 20 square metres of gross floor area for a Wellness Centre and Spa. This rate was informed by a proxy survey that was conducted at a Wellness Centre and Spa located in Whitby, Ontario. As such, Staff is satisfied with this rate.

Further, the applicant proposed a specific parking rate of one space per guest room for a Hotel Use; Planning and Transportation Staff view this rate as appropriate given both the Wellness Centre and Spa and Hotel use are intended to co-exist on the parcel and cater to the same clientele (i.e. a guest of the hotel will be visiting the Wellness Centre and Spa - therefore, parking will not be duplicated nor will it be deficient).

The proposed operation of the Wellness Centre and Spa and hotel creates a resort-style campus and as such, the parking rates are appropriate given guests at the hotel will have designated spaces and day-users (and employees) of the Wellness Centre and Spa will have access to the supply of parking provided through the Spa-specific parking rate. Staff further advise that in speaking with the applicant, use of amenities within the Wellness Centre and Spa will only be accessible by patrons that purchase a day-pass or schedule a short-term stay with the associated hotel - this means that associated uses such as the restaurants are not accessible by members of the public for the sole purpose of seeking a meal, etc.

For a Wellness Centre and Spa, Staff has included a further provision that removes any maximum gross floor area restriction on accessory structures to accommodate components of the principle use

## **Discussion**

such as saunas and restaurants. A maximum height of 26 metres has also been requested for the Hotel Use. Staff is satisfied that this is appropriate based on similar developments within the Town and offer no objection based on the parcel is bound by Fifth Line and Natural Heritage Systems.

Blocks 3 will be zoned as Natural Heritage System (NHS) to reflect the existing Key Features and their boundaries/buffers (which have been refined through the Subwatershed Impact Study and Draft Plan of Subdivision), with Block 6 being zoned Open Space II (OS-2) to permit the stormwater management pond. While the stormwater management pond is subject to slight refinement in size, Staff is satisfied with the zone boundaries and minor adjustments will be made through the Draft Plan of Subdivision as necessary in accordance with Section 2.8 of the Zoning By-law 016-2014, as amended.

The Draft Zoning By-law Amendment is 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 road widenings 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 any building permits being issued. Detailed site plan drawings addressing matters such as building elevations, lot 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**

Notice for the public meeting was provided pursuant to the requirements of the Planning Act and the Town of Milton on January 16, 2026. Signage providing information on the proposed application was posted on the property along Derry Road and Fifth Line, in addition to notice being sent by mail to all properties within 200 metres of the subject lands. The statutory public meeting was held on February 09, 2026. No members of the public made oral submissions and no member of the public signed the public register. To date, staff have received no written comments.

### **Agency Circulation**

The Official Plan Amendment and Zoning By-law Amendment and all supportive documents were circulated to both internal and external commenting agencies and their comments are summarized below. The majority of agencies had no significant concerns with the applications. Subject to the

## **Discussion**

proposed Holding Provision (H93), the department and external commenting agencies offered no objection to the Town issuing approval for the OPA and ZBA.

### Development Engineering

Development Engineering is satisfied with the proposed designation and zone boundaries. Further, no objection has been raised regarding the proposed uses. Minor updates to a series of technical reports are necessary prior to the Town issuing Draft Plan Approval on the concurrent Plan of Subdivision application but Staff is satisfied that the OPA and ZBA approval is appropriate at this time.

### Transportation

The applicant has provided a Transportation Impact Study (TIS) that analyzes the proposed trip generation to and from the subject lands which confirms that upon build out, the road network and intersections have sufficient capacity with minimal impacts anticipated. Town and Regional Transportation Staff are satisfied with the TIS for the purposes of approving the OPA and ZBA. Minor refinements and text updates are required prior to Draft Plan Approval.

The applicants have accommodated for the Fifth Line expansion and further, protected for a 47-metre right-of-way for the potential upgrade of Fifth Line to Halton Region in lieu of constructing New North Regional Road (formerly 5 ½ Line).

### Halton Region

Halton Region is satisfied with the application for the purposes of approving the OPA and ZBA. Minor text updates are required for the Transportation Impact Study and Functional Servicing Report but Regional Staff is agreeable to reviewing these items through the concurrent Plan of Subdivision application - the updates necessary are not anticipated to impact the nature of what of the permissions being approved through the OPA and ZBA.

Halton Region is satisfied that these items can be addressed through the concurrent Draft Plan of Subdivision in addition to a Holding Provision on Block 1 to ensure the availability of municipal servicing.

### Conservation Halton

Conservation Halton is satisfied with the application in its current state based on the technical information provided, in part with the approved Subwatershed Impact Study. Minor updates are necessary through the Plan of Subdivision application process but do not impact the proposed designation and zone boundaries.

All other items are deferred to Conservation Halton's permitting process at time of construction.

## **Summary of Issues**

### Traffic Impacts

## Discussion

The applicant has provided a Transportation Impact Study (TIS) that analyzes the proposed trip generation to and from the subject lands which confirms that upon build out, the road network and intersections have sufficient capacity with minimal impacts anticipated. Town and Regional Transportation Staff are satisfied with the TIS for the purposes of approving the OPA and ZBA. Minor refinements and text updates are required prior to Draft Plan Approval.

The applicant has accommodated for the Town-initiated Fifth Line expansion (currently advancing through detailed design) and further, protected for a 47-metre right-of-way for the potential upload of Fifth Line to Halton Region in lieu of constructing New North Regional Road (formerly 5 ½ Line). Staff advise that through the Site Plan Application process, Staff will work with the applicant to ensure any required parking supply will not be located within the protected area to ensure the long-term functionality and parking area on Block 2 if the corridor is widened to 47 metres.

### Permitted Uses and Performance Standards

By virtue of the Prestige Office Area designation and the site's removal from the Town's Employment Area, a range of non-residential uses are permitted on the site. Planning Staff have carefully reviewed the permitted uses and is satisfied that the zones conform to and implements the direction of the Secondary Plan. Further, the uses permitted are those that will not hinder nor aggravate one another upon complete build out.

Provisions have been included in the ZBA to ensure the size and scale of the various uses are appropriate and that restrictions, such as prohibition of outdoor storage and display, are also included to ensure compatibility between the Prestige Office Area and abutting lands.

### Built Form and Urban Design

The Derry Green Secondary Plan is prescriptive with respect to urban design policies that must be demonstrated through a development concept. Policies such as a minimum building height, architectural features, and landscaping are to be included.

The applicant provided an Urban Design Brief that addressed the policy direction of the Official Plan and Derry Green Urban Design Guidelines. Through the implementing ZBA, the proposed Holding Provision (H93) includes opportunity for Staff to review the detailed site plan and landscaping plan to ensure the urban design policies are upheld through detailed design.

## Conclusion

Staff is satisfied that Official Plan Amendment No. 98, including Special Policy Area No. 55, attached as Appendix 1, along with the site specific Prestige Office with a Holding (C7\*377\*H93) Zone and site specific Prestige Office (C7\*378) Zone provisions attached as Appendix 2, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations. Further, the applications achieve acceptable engineering, design and technical standards. Therefore, Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as presented through this report.



## Discussion Financial Impact

There are no financial impacts arising from 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

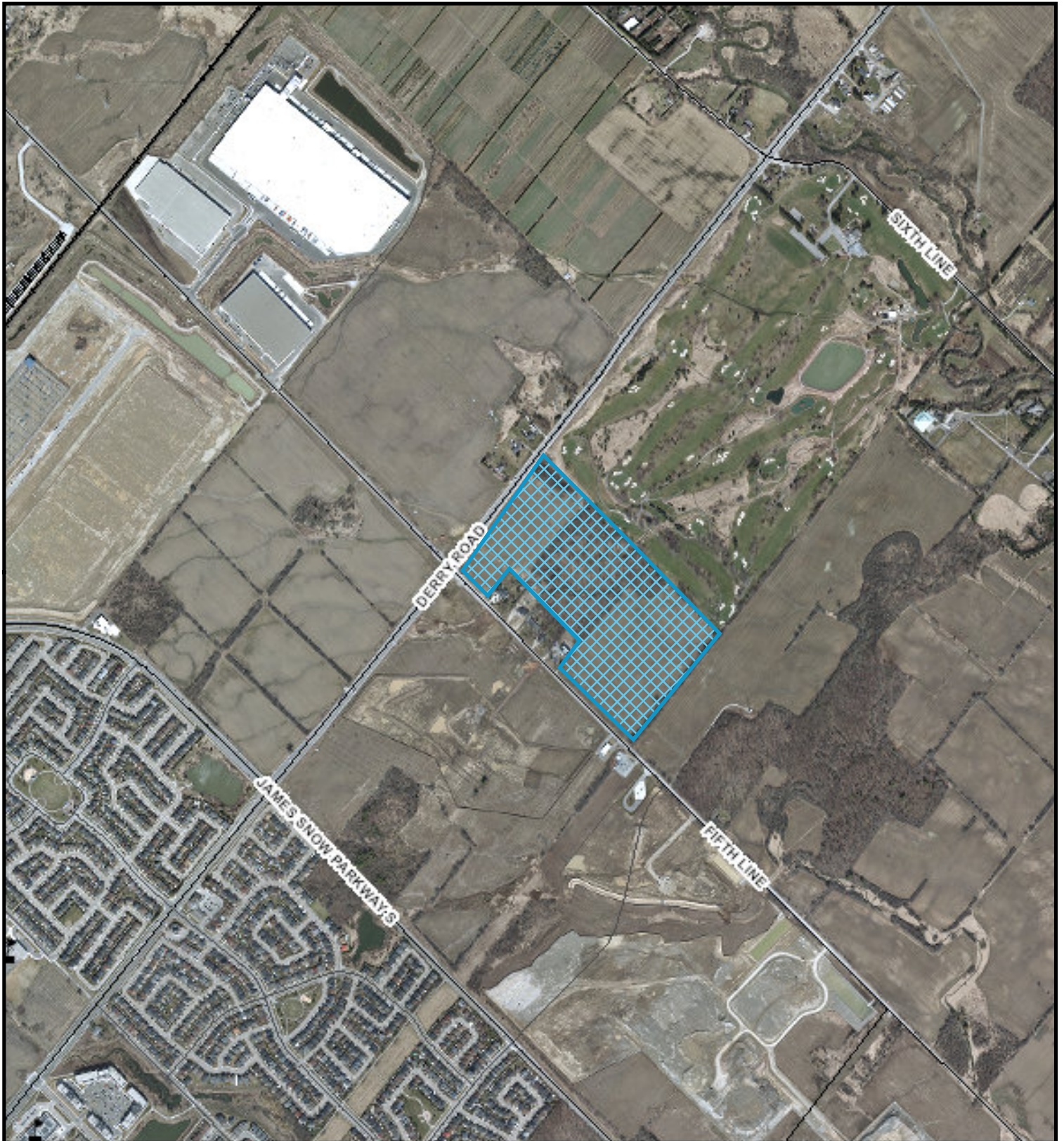
Figure 1 - Location Map  
Figure 2 - Draft Plan of Subdivision  
Figure 3 - Concept Plan  
Appendix 1 - Proposed Official Plan Amendment No. 98  
Appendix 2 - Proposed Zoning By-law Amendment

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

## Recognition of Traditional Lands

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

# FIGURE 1 LOCATION MAP



Council Meeting Date:  
May 11, 2026

Scale: 1:18,055

Remington North

Development Services

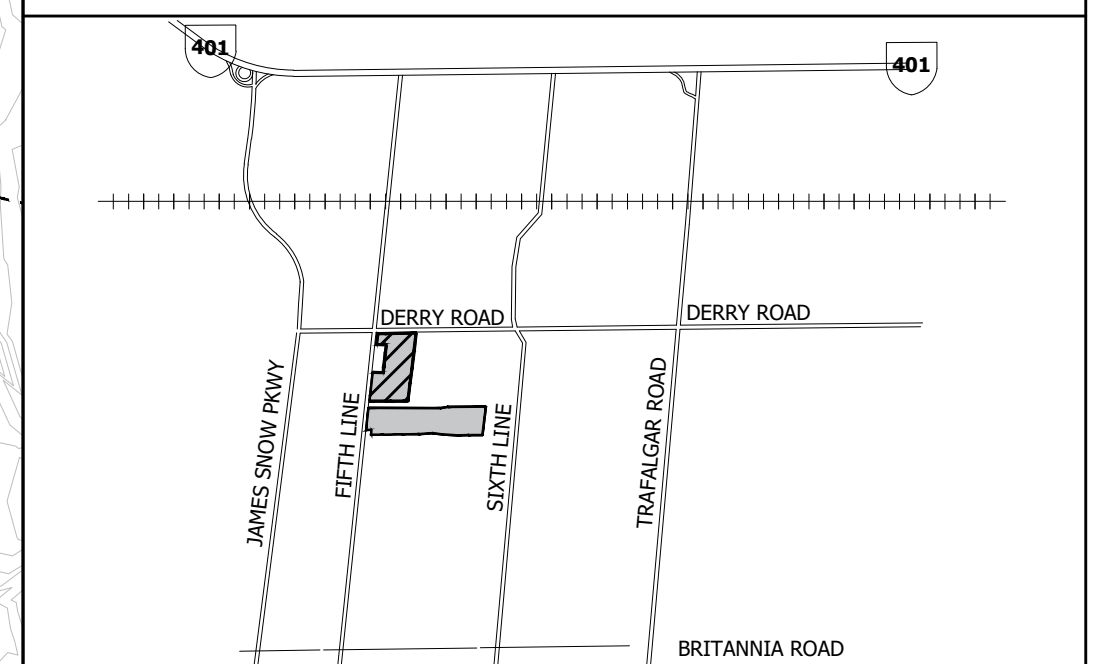


Subject Property

**DRAFT PLAN OF SUBDIVISION  
FILE: 24T -**

PART OF LOT 10  
CONCESSION 6, NEW SURVEY  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON

**REMINGTON - DERRY GREEN (NORTH)**



**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  
 CONCORD 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)
Prestige Office	1, 2	2	9.12
Natural Heritage System (NHS)	3	1	8.09
Road Widening	4, 5	2	0.51
Stormwater Management Pond	6	1	0.82
<b>Total</b>	<b>6</b>	<b>6</b>	<b>18.54</b>

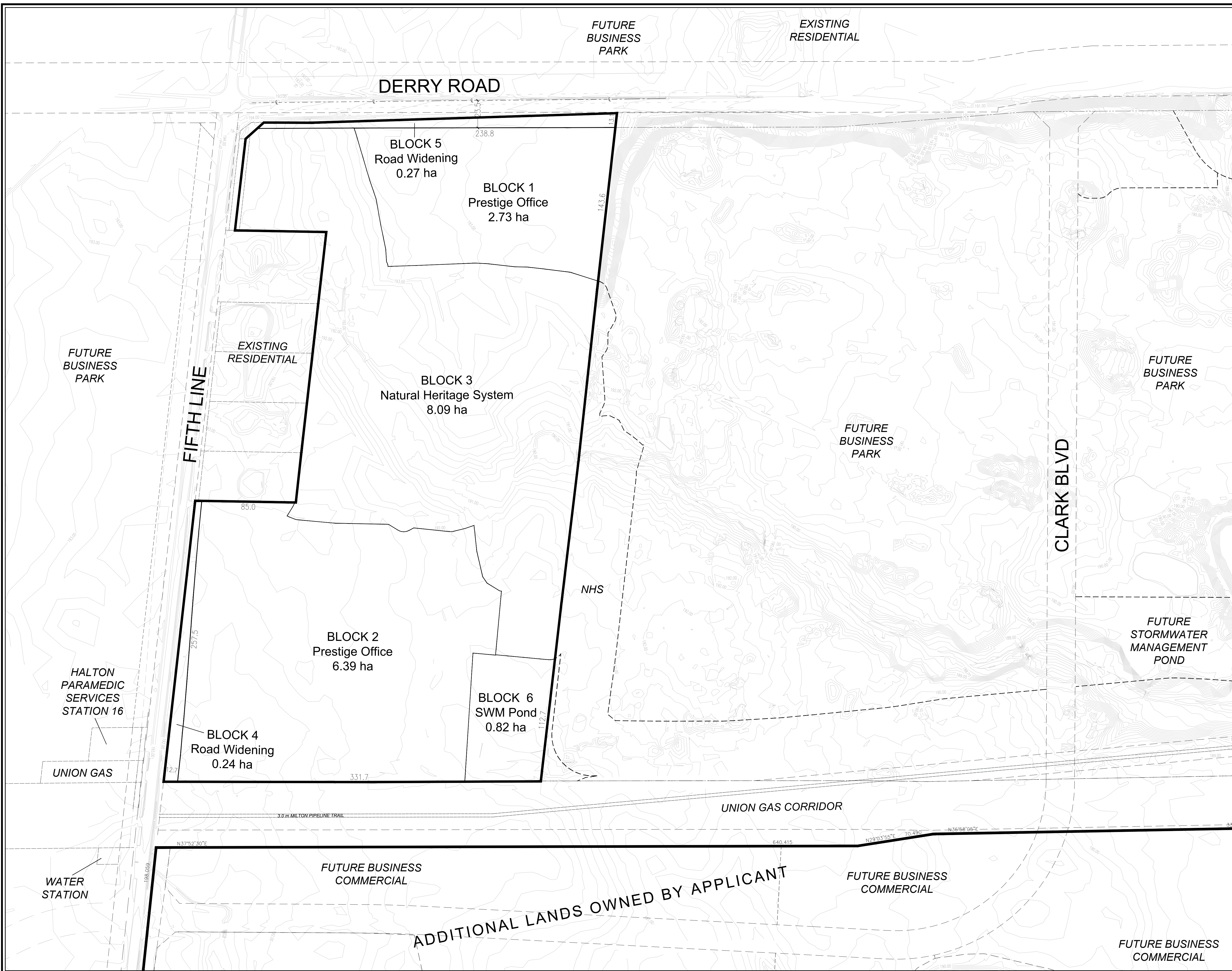
12/18/2025	GENERAL REVISIONS	WS
03/20/2024	RESUBMISSION	SP
06/30/2023	FIRST SUBMISSION	WS
DATE [M.D.Y]	REVISION	BY

NOTES:



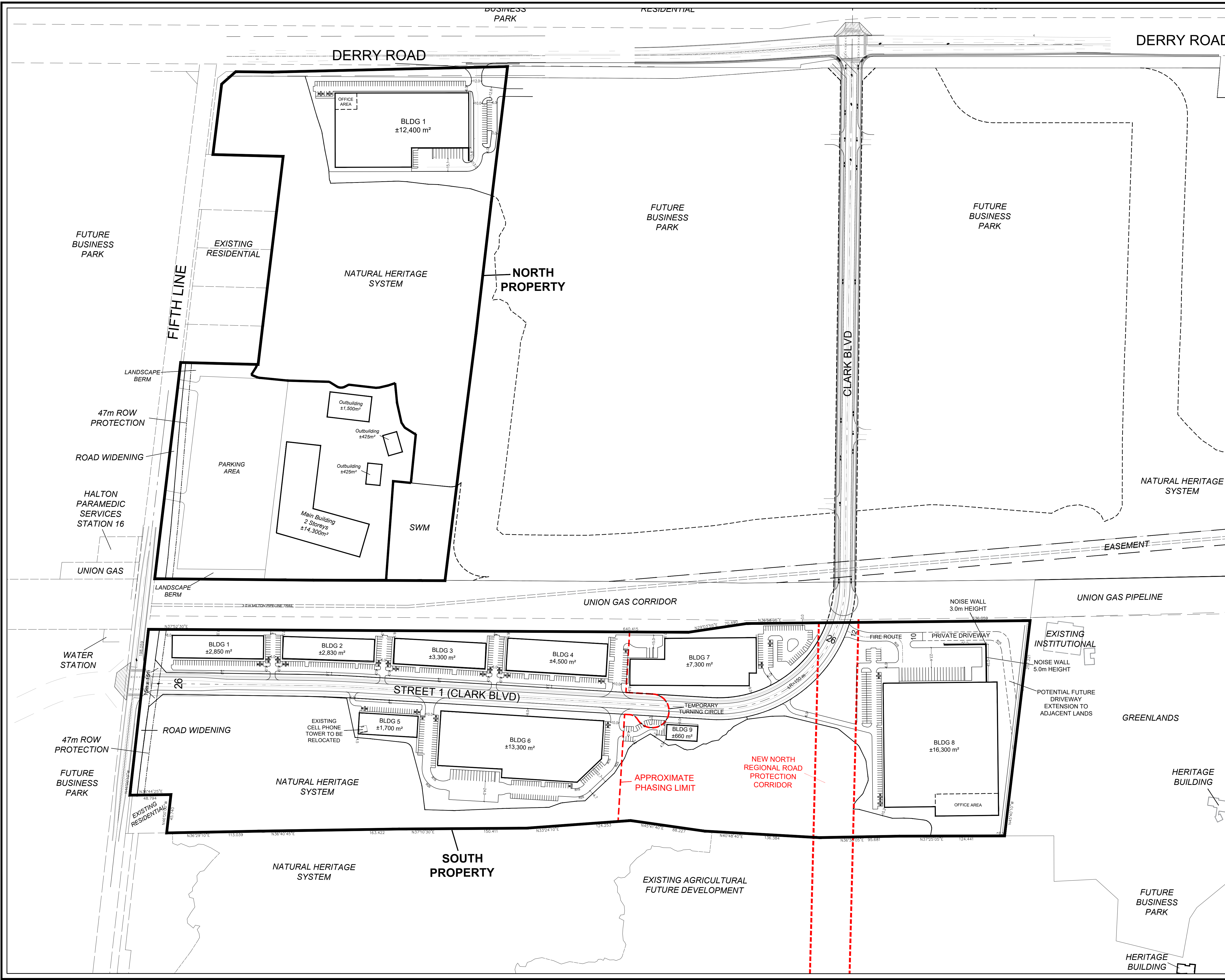
SCALE 1:1500 December 18, 2025  
 DRAWN BY: WS CHECKED BY: KC **B**

**KORSIAK** Urban Planning  
 206-377 Lakeshore Road East  
 Oakville, Ontario L6J 1H9  
 T: 905-257-0227  
 info@korsiak.com



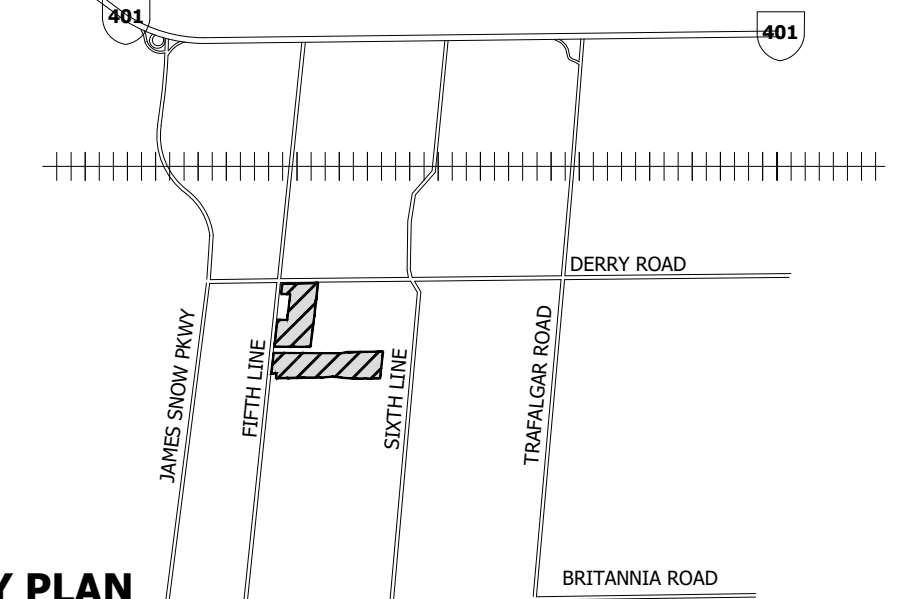
S:\Korsiak & Company\REMINGTON\Derry Green\Draft Plan\2025-12\Remington Derry Green Draft Plan North - Dec-18-25 - w.s.dwg

S:\Korsiak & Company\REMININGTON\Derry Green\Concept\2025-11\Remington Derry Green - Base plan - Nov-27-25 - w.s.dwg



# DEMONSTRATION PLAN

## REMININGTON - 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 <sup>2</sup>	90	4
SOUTH 1	49 <sup>1</sup>	49	4
2	49 <sup>1</sup>	57	6
3	53 <sup>1</sup>	61	8
4	64 <sup>1</sup>	66	6
5	39 <sup>1</sup>	39	5
6	92 <sup>2</sup>	93	5
7	82 <sup>1</sup>	83	5
8	107 <sup>2</sup>	109	5
9	20 <sup>1</sup>	20	1

1. For all permitted uses in M1 zone, 1 space per 30 m<sup>2</sup> for first 1,000 m<sup>2</sup> GFA, and 1 space per 100 m<sup>2</sup> for GFA between 1,001 m<sup>2</sup> and 5,000 m<sup>2</sup>, and 1 space per 200 m<sup>2</sup> for GFA greater than 5,000 m<sup>2</sup>. Non Residential parking based on GFA less than 10%.

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

**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

**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 LEGALLY DESCRIBED AS PART OF LOT 10, CONCESSION 6 FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE SECURITIES LIMITED) - FILES: LOPA-04/25 AND Z-10/25 (REMINGTON NORTH)

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. 98 to the Official Plan of the Town of Milton, to amend policy 4.1.1.3, and Maps 1C and 1H and Schedules 1, B, 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 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. 98 to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON MONDAY, JUNE 22, 2026.**

\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Town Clerk

**AMENDMENT NUMBER 98**

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

## **PART 1: THE PREAMBLE**

### **THE TITLE**

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

Amendment No. 98  
To the Official Plan of the Town of Milton  
Municipal Address to be Assigned  
Part of Lot 10, Concession 6, New Survey (formerly Trafalgar Township)  
(File: LOPA 04/25)

### **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 Prestige Office 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. 55 to the lands to secure the permitted uses on the Subject Property such as a Wellness Centre and Spa, along with policy direction relating to parking area location, and design criteria.

### **LOCATION OF THE AMENDMENT**

The subject property is situated and the south-east corner of Derry Road and Fifth Line (immediately north of the Union Gas Corridor) on the east side of Fifth Line and is approximately 18.54 hectares in size. The lands are legally described as Part of Lot 10, Concession 6, New Survey (formerly Trafalgar Township), Town of Milton. 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 Prestige Office 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' land supply in the long-term as the existing supply is sufficient, it will not 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 Prestige Office Area and Natural Heritage System Area, respectively, to facilitate the development of a Wellness Centre and Spa, along with commercial, light industrial, office 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 a Wellness Centre and Spa, 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. 98 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. 98, 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 “Prestige Office 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” with a “Street Oriented Overlay” and “Natural Heritage System” 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. 55 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) to policies applicable to lands identified in red hatch on Diagram ‘1’ (Additions are shown in red underline and deletions are shown in ~~yellow strike through~~)

No.	Section No.	Modification
	<i>4.11</i>	<i>Specific Policy Areas</i>
1	4.11.3.55	<p>New Specific Policy Area No. 55 to read as follows:</p> <p><u>“4.11.3.55: Notwithstanding Policies applicable to the Prestige Office Area designation, the lands identified as Specific Policy Area No. 55 on Schedule “I1” of this Plan - being the lands legally described as Part of Lot 10, Concession 6 - shall be developed according to the land use designations shown on Schedule B and Schedule C.9.B 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 55:</u></p> <p>a) <u>The following uses may be permitted:</u></p> <ul style="list-style-type: none"> <li>i. <u>Hotel, Conference, Convention and Banquet Facility Uses</u></li> <li>ii. <u>Light Industrial Uses</u></li> <li>iii. <u>Office Uses</u></li> <li>iv. <u>Restaurants</u></li> <li>v. <u>Retail</u></li> </ul>

		<ul style="list-style-type: none"> <li>vi. <u>Service Commercial</u></li> <li>vii. <u>Theatre/Recreation/Entertainment uses</u></li> <li>viii. <u>Training and Commercial Educational Facilities</u></li> <li>ix. <u>Wellness Centre and Spa</u></li> </ul> <p>b) <u>A Wellness Centre and Spa shall be defined as: “means a range and mix of uses related to spa and treatment facilities, such as indoor and outdoor therapeutic, healing and relaxation areas, tourist-oriented retail stores and gift shops, and restaurants.”</u></p> <p>c) <u>A Service Commercial Use shall be defined as: means a commercial operation offering services of a clerical, business, professional and administrative nature such as banking, accounting, investment and financial planning, architects and other consultants and personal service uses such as restaurants and taverns, florists, dry cleaners, tailors, travel agents, fitness centres, personal grooming shops, specialty food stores.”</u></p> <p>d) <u>Limited parking shall be located between the building and the street with the majority of surface parking 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. Such restrictions shall not apply to lands containing a Wellness Centre and Spa or Hotel.</u></p> <p>e) <u>Buildings are encouraged to have a minimum height of two storeys and a minimum Floor Space Index of 0.5.</u></p>
--	--	---

End of text.



DERRY ROAD

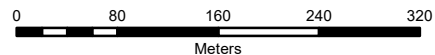
CLARK BOULEVARD

FIFTH LINE

SIXTH LINE

# Diagram 1 Overview Plan

 Draft Amendment Area



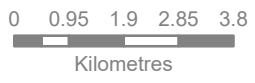
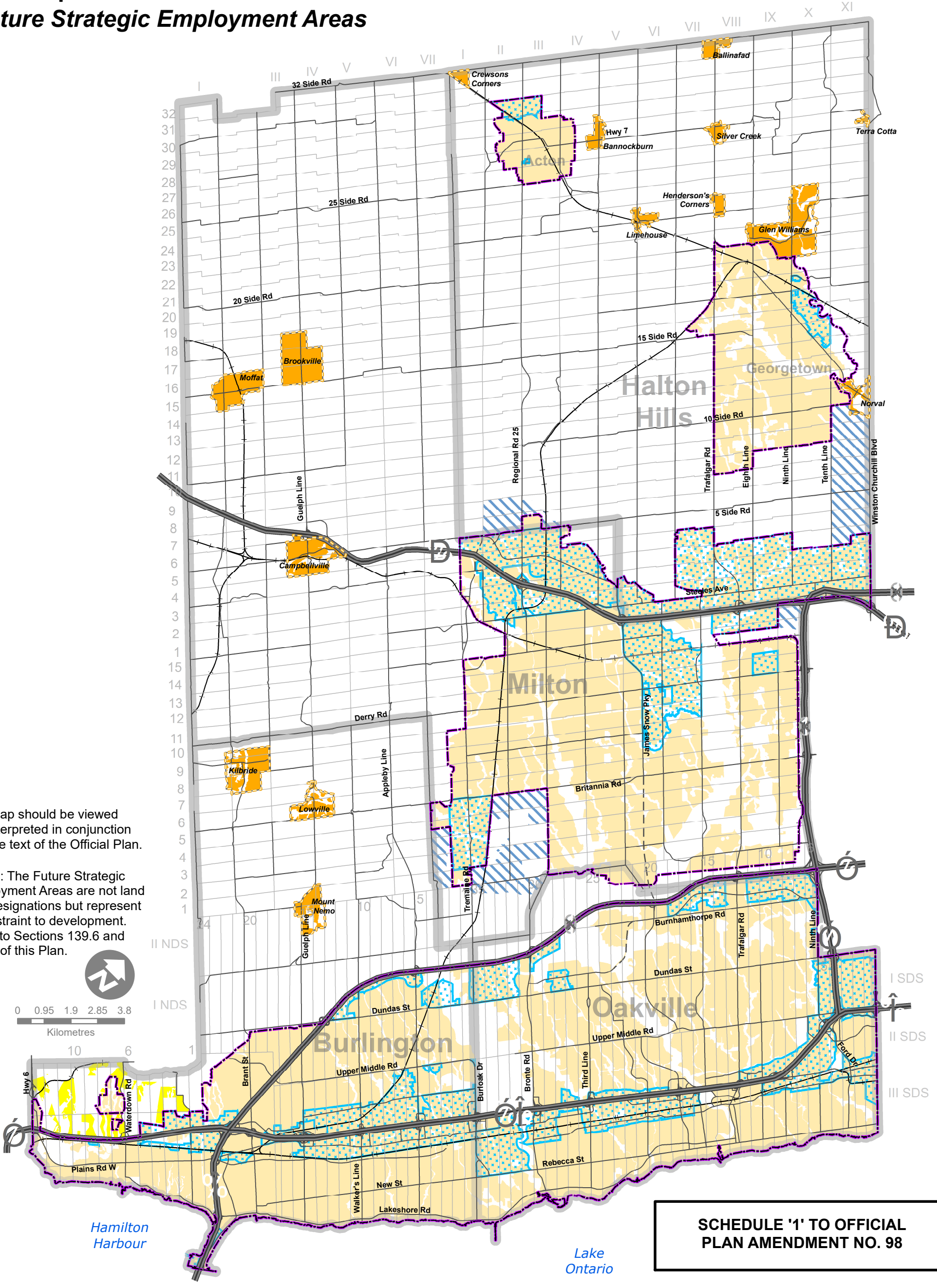
Copyright 2025: Town of Milton, Teranet Inc.

December, 2025

# Map 1C Future Strategic Employment Areas

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

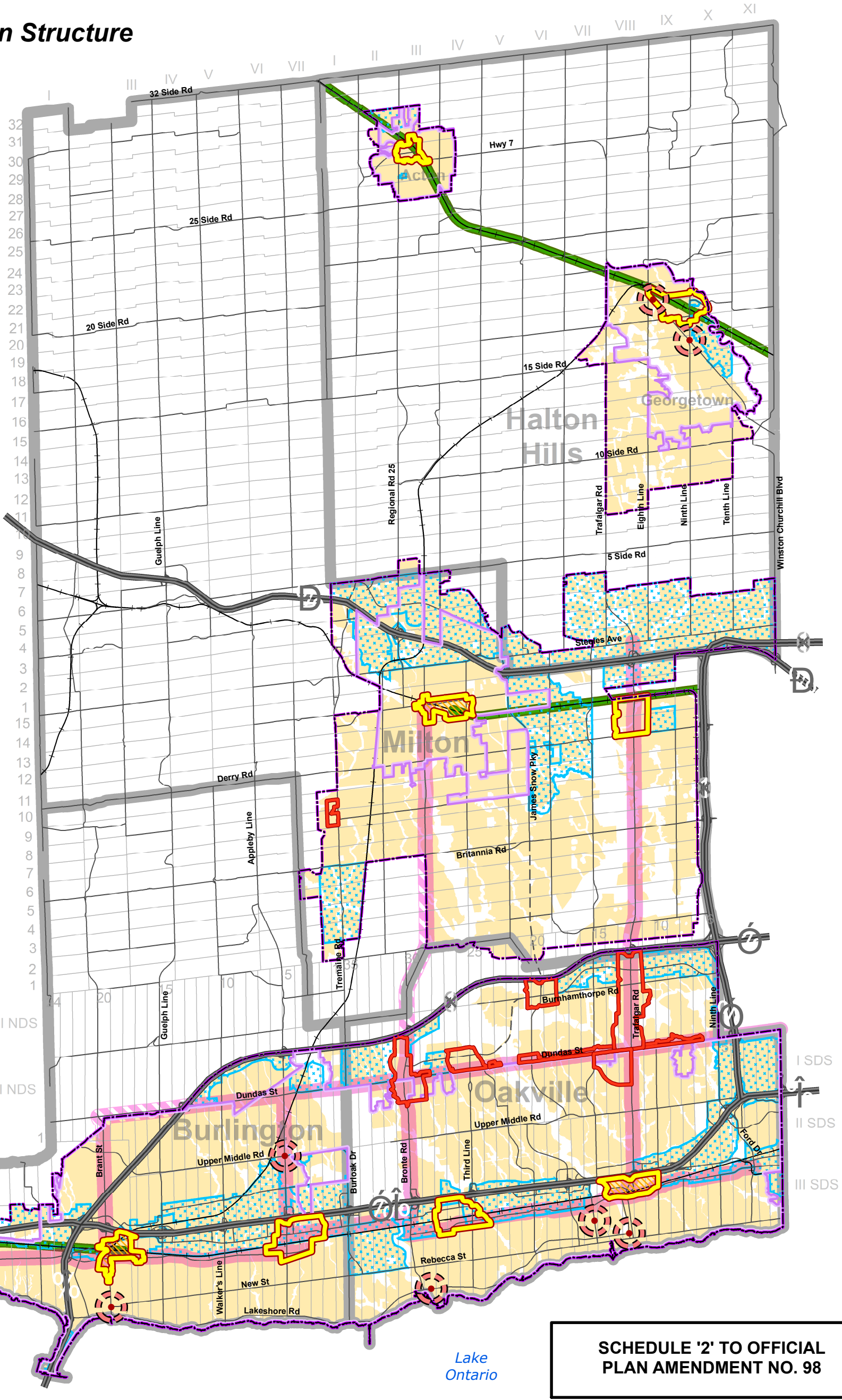
\* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.



**SCHEDULE '1' TO OFFICIAL  
PLAN AMENDMENT NO. 98**

- +— 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

# 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.



**SCHEDULE '2' TO OFFICIAL PLAN AMENDMENT NO. 98**

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>—+— Rail Line</li> <li>- - - Proposed Major Arterial</li> <li>— Major Road</li> <li>== Provincial Freeway</li> <li>— Lot and Concession Line</li> <li>█ Municipal Boundary</li> </ul> | <ul style="list-style-type: none"> <li>Urban Area</li> <li>Built Boundary</li> <li>Employment Area</li> <li>Regional Urban Boundary</li> <li>Commuter Rail Corridor</li> </ul> | <p><b>Strategic Growth Areas</b></p> <ul style="list-style-type: none"> <li>Urban Growth Centre</li> <li>Major Transit Station Area (MTSA)</li> <li>Primary Regional Nodes</li> <li>Secondary Regional Nodes</li> <li>Regional Intensification Corridor in Regional Urban Boundary</li> <li>Regional Intensification Corridor outside of Regional Urban Boundary</li> </ul> |
|--|--|---|

**SCHEDULE '3' TO OFFICIAL  
PLAN AMENDMENT NO. 98**

**TOWN OF MILTON  
OFFICIAL PLAN**

**Schedule 1  
Town Structure  
Plan**

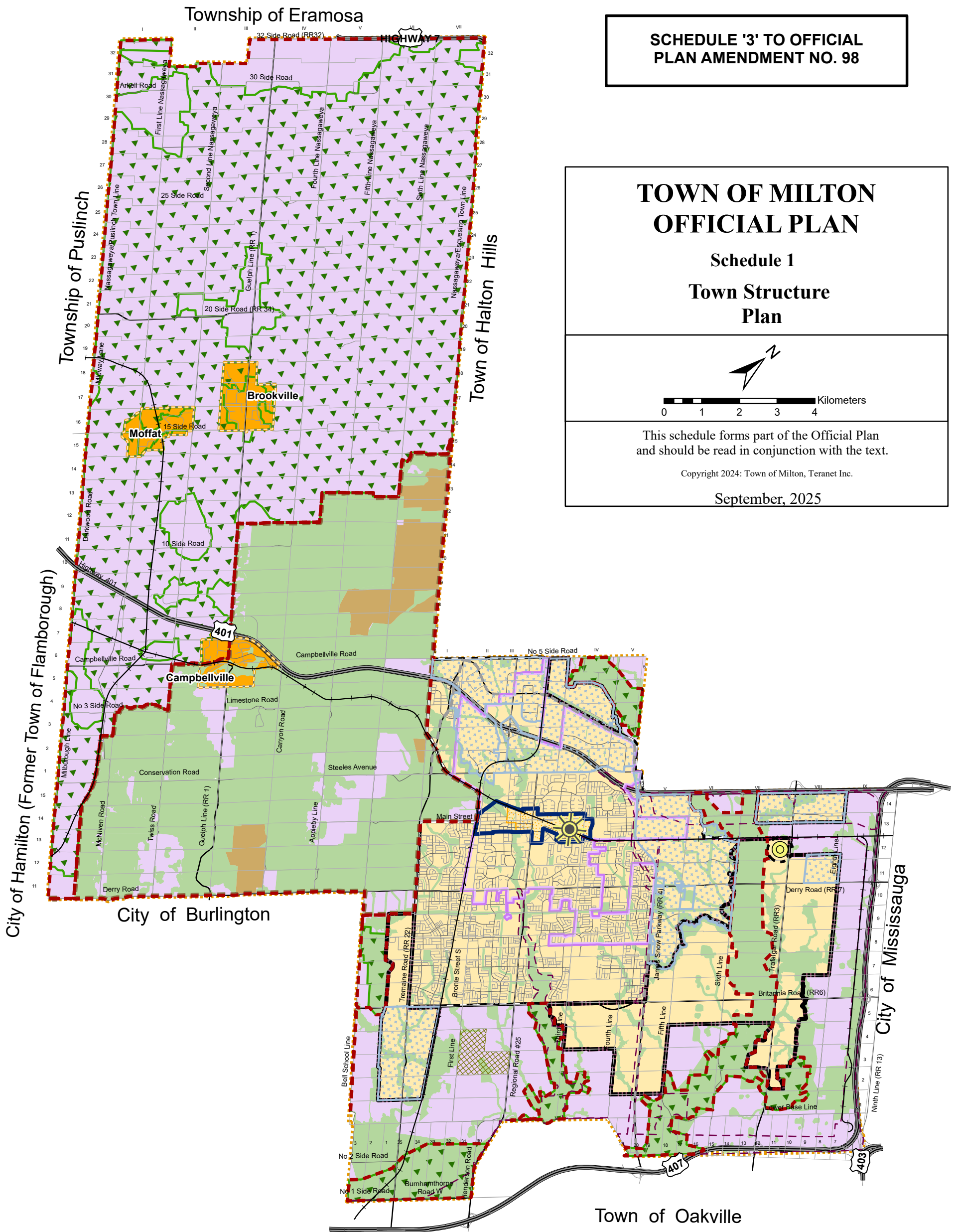


0 1 2 3 4 Kilometers

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

Copyright 2024: Town of Milton, Teranet Inc.

September, 2025

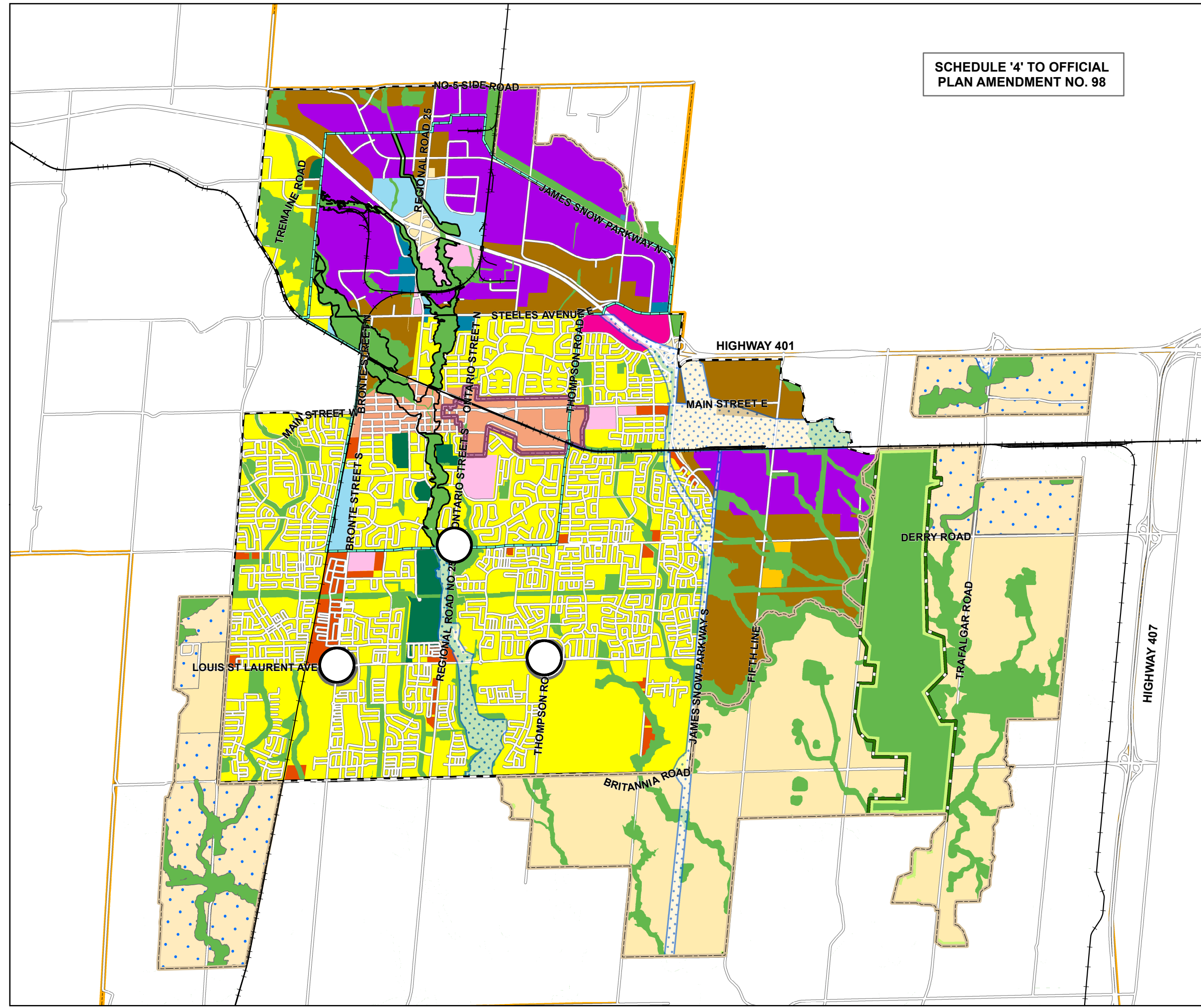


Rail	HUSP Urban Area	Proposed Major Transit Station
Proposed Major Arterial	Agricultural Area	Mobility Hub
Highway	Mineral Resource Extraction Area	Greenbelt Natural Heritage System
Major Road	Natural Heritage System	Niagara Escarpment Plan Boundary
Lot and Concession Line	Urban Area	Parkway Belt West 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		

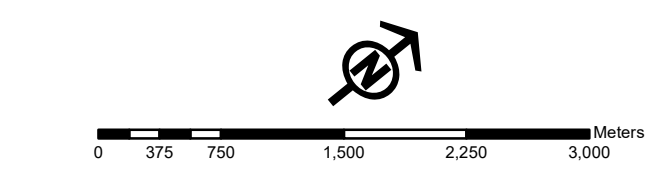
# TOWN OF MILTON OFFICIAL PLAN

## Schedule B Urban Area Land Use Plan

SCHEDULE '4' TO OFFICIAL  
PLAN AMENDMENT NO. 98



- 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.

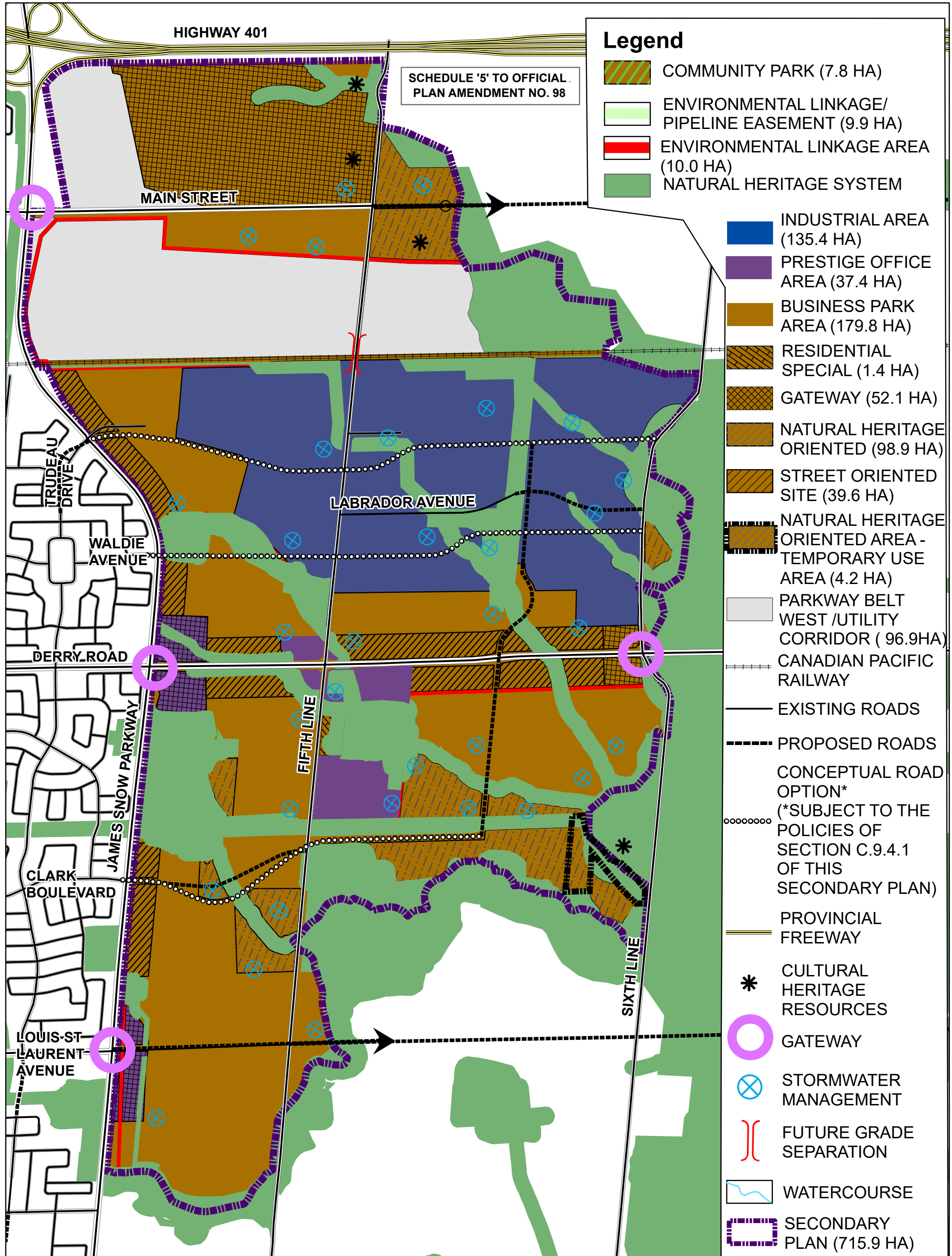
Copyright 2025: Town of Milton, Teranet Inc.

**September, 2025**

# TOWN OF MILTON OFFICIAL PLAN Schedule C-9-B









## DERRY GREEN CORPORATE BUSINESS PARK LAND USE PLAN



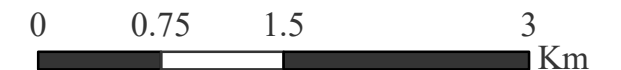
# TOWN OF MILTON OFFICIAL PLAN

Schedule I1

## 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

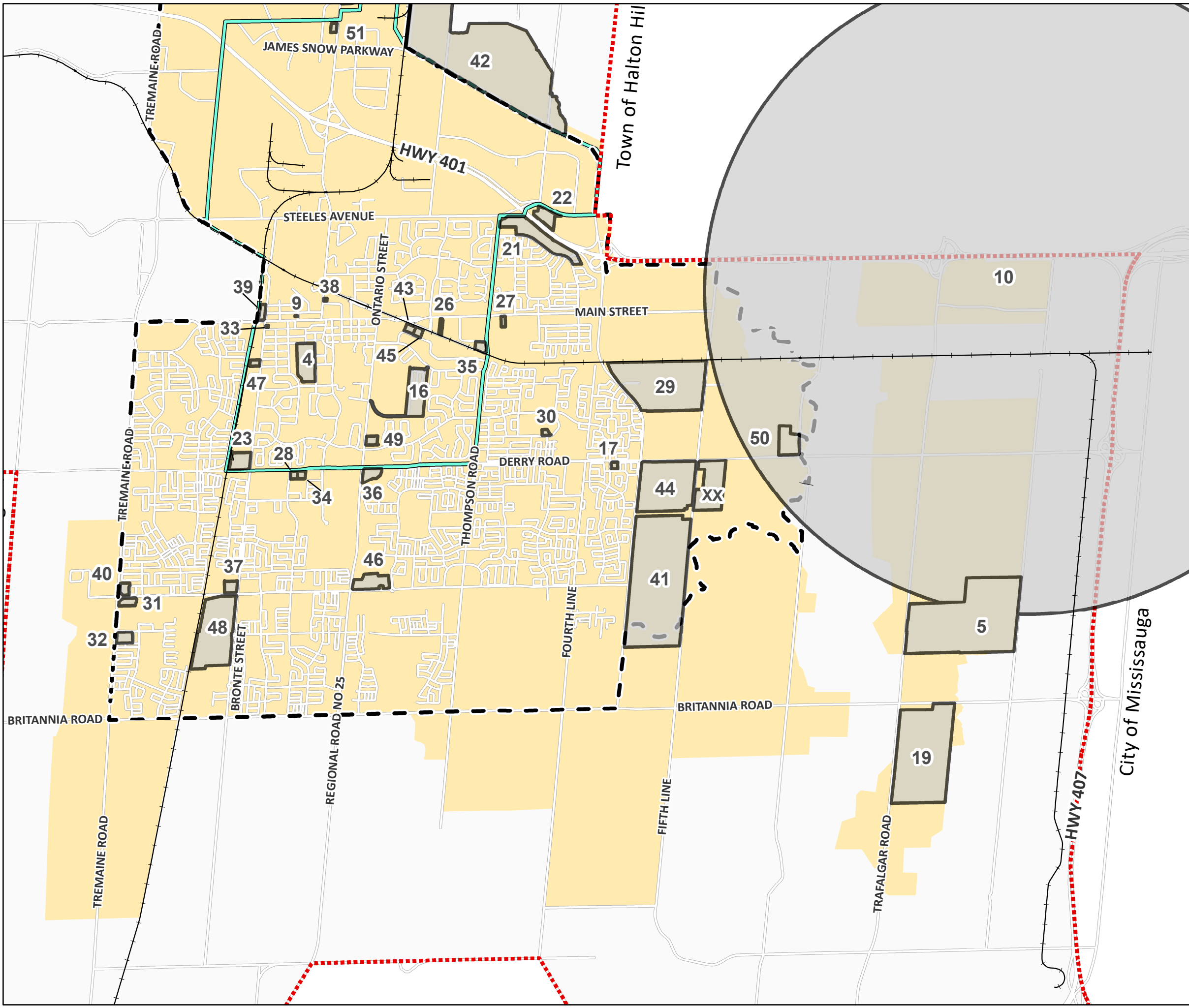
**SCHEDULE '6' TO OFFICIAL  
PLAN AMENDMENT NO.98**



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

Copyright 2025: Town of Milton

September, 2025



CAMPBELLVILLE ROAD

NO 5 SIDE ROAD





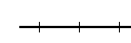
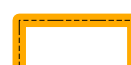
SCHEDULE '7' TO OFFICIAL  
PLAN AMENDMENT NO. 98

# TOWN OF MILTON OFFICIAL PLAN

Schedule N

Future Strategic  
Employment Areas

Town of Halton Hills

-  URBAN AREA
-  EMPLOYMENT AREA
-  FUTURE STRATEGIC  
EMPLOYMENT AREAS  
(OVERLAY)\*
-  LOTS AND CONCESSIONS
-  RAIL
-  MILTON 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

City of Burlington

BRITANNIA ROAD

TREMAINE ROAD

MAIN STREET W

BRONTE STREET S

REGIONAL ROAD 25

BRONTE STREET N

LOUIS ST LAURENT AVENUE

ONTARIO STREET S

THOMPSON ROAD S

ONTARIO STREET N

THOMPSON ROAD N

MAIN STREET E

FIFTH LINE

JAMES SNOW PARKWAY

JAMES SNOW PARKWAY S

TRAFALGAR ROAD

DERRY ROAD

BRITANNIA ROAD

HIGHWAY 407



0 375 750 1,500 2,250 3,000 Meters

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

Copyright 2026: Town of Milton, Teranet Inc.

October, 2024

## 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 (VILLAGE SECURITIES LIMITED - FILE: Z-10/25 (REMINGTON NORTH))

**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. 98 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 Prestige Office (C7\*377), site-specific Prestige Office (C7\*378), Natural Heritage System (NHS) and Open Space II (OS-2) Zone Symbols on the lands and adding the Holding (H) Symbol H93 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 13.1.1.377 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Prestige Office (C7\*377), 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. Bank
  - iv. Banquet Facility
  - v. Commercial School
  - vi. Convenience Store
  - vii. Convention Centre
  - viii. Dry Cleaning Depot
  - ix. Fitness Centre
  - x. Hotel

- xi. Industrial Use
- xii. Medical Clinic
- xiii. Office Building
- xiv. Office Use
- xv. Personal Service Shop
- xvi. Place of Entertainment
- xvii. Recreation and Athletic Facility
- xviii. Research and Technology Use (excluding uses which produce bio-medical waste)
- xix. Restaurant
- xx. Restaurant, Take-Out
- xxi. Retail Store 1
- xxii. School, Adult Education
- xxiii. Theatre
- xxiv. Warehouse/Distribution Centre

b) Special Site Provisions

Notwithstanding any provisions of the By-law to the contrary, on lands zoned site-specific Prestige Office (C7\*377), the following shall apply:

- i. *Outdoor Storage* and *Outdoor Display* shall be prohibited.
- ii. The following minimum off-street parking requirements shall apply:
  - a. For a *Hotel* use, one parking space per guest room shall be provided.
  - b. For an *Industrial Use* with a Gross Floor Area of 6,000 square metres, 1 space per 100 square metres shall be provided for the first 5,000 square metres of Gross Floor Area. For Gross Floor Area exceeding 5000 square metres, 1 space per 200 square metres shall be provided.

3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.378 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Prestige Office (C7\*378), the following standards and provisions shall apply:

- a) Notwithstanding Section 7.1 - Table 7B, the following shall be the only uses permitted:
  - i. Artist Gallery
  - ii. Artist Studio

- iii. Banquet Facility
- iv. Commercial School
- v. Convenience Store
- vi. Convention Centre
- vii. Dry Cleaning Depot
- viii. Fitness Centre
- ix. Hotel
- x. Industrial Use
- xi. Medical Clinic
- xii. Office Building
- xiii. Office Use
- xiv. Parking Structure
- xv. Personal Service Shop
- xvi. Place of Entertainment
- xvii. Recreation and Athletic Facility
- xviii. Research and Technology Use (excluding uses which produce bio-medical waste)
- xix. Restaurant
- xx. Restaurant, Take-Out
- xxi. Retail Store 1
- xxii. School, Adult Education
- xxiii. Theatre
- xxiv. Warehouse/Distribution Centre
- xxv. Wellness Centre and Spa

b) For lands zoned site-specific Prestige Office (C7\*378), a *Wellness Centre and Spa* shall be defined as: “means a premise in which persons are employed in providing therapeutic and regulated health services administered to the individual and personal needs of customers such as massage, beauty, rooming, and may include associated swimming pools, saunas, passive recreation areas, and accessory retail and restaurant uses.”

c) Special Site Provisions

Notwithstanding any provisions of the By-law to the contrary, on lands zoned site-specific Prestige Office (C7\*378), the following shall apply:

- i. *Outdoor Storage* and *Outdoor Display* shall be prohibited.
- ii. *Drive-Through Service Facilities* shall be prohibited.
- iii. A maximum height of 26 metres shall be permitted for a *Hotel* or *Wellness Centre and Spa* use.
- iv. For a *Hotel* and / or *Wellness Centre and Spa* use, Accessory Structures shall have no maximum Gross Floor Area.

- v. The following minimum off-street parking requirements shall apply:
  - a. For a *Hotel* use, one parking space per guest room shall be provided.
  - b. For an *Industrial Use* with a *Gross Floor Area* of 6,000 square metres, 1 space per 100 square metres shall be provided for the first 5,000 square metres of *Gross Floor Area*. For *Gross Floor Area* exceeding 5000 square metres, 1 space per 200 square metres shall be provided.
  - c. For a *Wellness Centre and Spa*, one parking space per 20 square metres of *Gross Floor Area* shall be provided.
  
- 4. 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 “H93” Holding Provision:

“H93 shall not be removed until such time that:

  - a) the external local watermains and sanitary sewer extensions that are proposed on the lands adjacent to the subject lands, and that are required to service this property, have been constructed and are operational to the satisfaction of the Region of Halton or that alternative provisions have been made by the Owner for the design and construction of the external watermain and sanitary sewer extensions to the satisfaction of the Region of Halton.
  - b) a Site Plan and Landscape Plan has been provided, as part of a Site Plan Application, demonstrating an enhanced level of berming and/or landscaping and urban design along Derry Road, to the satisfaction of the Town of Milton.”
  
- 5. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.144 as follows:

“For lands zoned as Employment Office Special Provision (C7\*377) on part of the property 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 “H93” Holding Provision are satisfied.”
  
- 6. 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, JUNE 22, 2026.**

\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Town Clerk

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 22 DAY OF JUNE, 2026.

\_\_\_\_\_  
 MAYOR - Gordon A. Krantz

\_\_\_\_\_  
 CLERK - Meaghen Reid

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

-  C7\*377\*H93 - Site Specific Prestige Office Zone with Holding Provision '93'
-  Special C7\*378 - Site Specific Prestige Office Zone
-  Special OS-2 - Stormwater Management Zone
-  NHS - Natural Heritage System

