



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 13, 2026

Report No: DS-047-26

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Applications applicable to lands identified as 8995 Boston Church Road, legally described as Part Lot 5, Concession 4 (Esquensing) in the Town of Milton. (Town Files: LOPA-04/26, Z-06/26 and 24T-26001/M)

Recommendation: THAT Development Services Report DS-047-26 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Applications have been submitted for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of three industrial warehouse buildings on lands located at the periphery of the Town's Urban Area, adjacent to Milton 401 Industrial/Business Park Secondary Plan Area. The proposed development includes 399 parking spaces and access from Boston Church Road and No. 5 Side Road.

The purpose of the proposed Official Plan Amendment is to bring the subject lands into the Milton 401 Industrial/Business Park Secondary Plan, redesignate the subject lands to Industrial Area and refine the limits of the Natural Heritage System. The purpose of the Zoning By-law Amendment is to rezone the lands to a site-specific zone to facilitate the proposed development. The Draft Plan of Subdivision includes one industrial block, two Natural Heritage System channel blocks, two road widening blocks and two reserve blocks.

The applications are 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: BC5L Inc., 10 Arborview Crescent, Etobicoke ON, M9W 7B4.

Agent: King Consultants Inc., 177 Zenway Boulevard, Vaughan ON, L4H 3H9.

Location/Description: The subject lands are located at the northern limit of the Town of Milton Urban Area at the southeast corner of Boston Church Road and No. 5 Side Road. The subject lands are legally described as Part of Lot 5, Concession 4, in the former Geographic Township of Esquesing and are municipally known as 8995 Boston Church Road. The subject lands are square in shape and comprise an area of approximately 12.03 hectares (29.73 acres). The subject lands have frontage on Boston Church Road (approximately 382 metres) and No. 5 Side Road (approximately 275 metres).

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

The subject lands are currently vacant and have previously been used for agricultural purposes. A headwater drainage feature flows across the centre of the subject lands in the southeast direction. The applicant is proposing to relocate the drainage feature to the periphery of subject lands adjacent to Boston Church Road and towards the east connecting to a wetland area south of the subject lands and within the Greenbelt Natural Heritage System. The proposed realignment is being evaluated through the Comprehensive Environmental and Servicing Study (CESS) addendum, which is described in further detail later in this Report.

The surrounding land uses include rural residential and agricultural uses to the north and rural residential and Greenbelt Natural Heritage System to the east and south. To the west are lands currently under development for employment uses (referred to as the Halton Business Community) as well as lands located south of the Greenbelt Natural Heritage System, fronting onto Boston Church Road, James Snow Parkway and Esquesing Line.

Proposal:

Applications have been submitted for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the proposed industrial development on the subject lands. The Draft Plan of Subdivision includes one industrial block, two Natural Heritage System channel blocks, two road widening blocks and two reserve blocks. Figure 2 to this Report includes the Draft Plan of Subdivision. The applicant's proposed concept plan identifies three industrial warehouse buildings with access from No. 5 Side Road (motor vehicles only) and Boston Church Road (motor

Background

vehicles and transportation trucks). Figure 3 to this Report includes the proposed concept plan. Figure 4 to this Report includes the conceptual renderings of the proposed built form.

In order to facilitate the proposed development, the applicant has submitted applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment. The purpose of the proposed OPA is to expand the boundary of the Milton 401 Industrial/Business Park Secondary Plan to include the subject lands, redesignate the lands as Industrial Area and refine the limits of the Natural Heritage System.

The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands to a site-specific General Industrial (M2) zone to establish permitted uses and special provisions as well as establish the limits of the open space and Natural Heritage System on the subject lands.

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

- Official Plan Amendment application form, prepared by King Consultants Inc., dated October 14, 2025;
- Zoning By-law Amendment application form, prepared by King Consultants Inc., dated February 28, 2026;
- Draft Plan of Subdivision, prepared by King Consultants Inc., dated February 11, 2026;
- Draft Official Plan and Zoning By-law Amendments, prepared by King Consultants Inc., undated;
- Halton Site Screening Questionnaire, prepared by King Consultants Inc., dated March 23, 2026;
- Site Screening Questionnaire, prepared by PNJ Engineering Inc., dated June 4, 2025;
- Architectural Package, prepared by Inspire Architectural Group, dated May 28, 2026;
- Survey, prepared by Inspire Architectural Group, dated January 16, 2026;
- Concept Plan, prepared by Inspire Architectural Group, dated May 6, 2026;
- 3D Rendering, prepared by Inspire Architectural Group, dated January 1, 2026;
- Ditch Realignment Plan and Profile, prepared by Greck, dated May 28, 2026;
- Draft Reference Plan, prepared by Mandarin Surveyors Limited, dated February 4, 2026;

Background

- Erosion and Sediment Control Plans, prepared by Greck, dated May 28, 2026;
- Site Grading Plans, prepared by Greck, dated May 28, 2026;
- Landscape Plan, prepared by Daniel J. O'Brien & Associates Ltd., dated May 6, 2026;
- Photometric Plan, prepared by MAGH Engineering Inc., dated February 20, 2026;
- Servicing Plans, prepared by Greck, dated May 28, 2026;
- Survey, prepared by Mandarin Surveyors Limited, dated October 31, 2025;
- Acoustic Assessment Report, prepared by PNJ Engineering Inc., dated February 17, 2026;
- Stage 1 and 2 Archaeological Assessments, prepared by Thomas G. Arnold & Associates, dated August 1, 2025;
- Phase 1 and 2 Environmental Site Assessments, prepared by PNJ Engineering Inc., dated October 21, 2025;
- Geotechnical Investigation Report, prepared by PNJ Engineering Inc., dated November 26, 2025;
- Hydrogeological Report, prepared by PNJ Engineering Inc., dated May 20, 2026;
- Planning Justification Report, prepared by King Consultants Inc., undated;
- Functional Servicing Report and Stormwater Management Report, prepared by Greck, dated May 28, 2026;
- Sun Shadow Analysis, prepared by Kishorbhattarai & Associates Inc., dated February 2, 2026;
- Traffic Impact Study and Swept Path Analysis, prepared by Traffic+ Engineering Ltd., dated January 9, 2026;
- Tree Inventory, Analysis and Preservation Study, prepared by Terrastory Environmental Consulting Inc., dated June 2, 2026; and,
- Urban Design Brief, prepared by Kishorbhattarai & Associates Inc., dated February 2, 2026.

In addition to the above technical studies, on June 3, 2026, the applicant submitted a Comprehensive Environmental and Servicing Study (CESS) addendum related to the alteration of the drainage feature and other environmental features on and in the vicinity of the subject lands. The CESS addendum assesses the existing conditions and potential impacts of the proposed development with respect to the natural environment and ecological functions, hydrology, hydraulics, fluvial processes, erosion and hydrogeology.

Background

At the time of writing this Report, the first submission of the CESS addendum is under review by staff at the Town of Milton, Halton Region and Conservation Halton. It is noted that the completion of the CESS addendum may have an impact on size and/or configuration of the proposed blocks on the Draft Plan of Subdivision and on the limits of the associated zones in the proposed Zoning By-law Amendment. The CESS addendum must be deemed substantially complete prior to a Council decision on the applications.

Discussion

Planning Policy

On November 4, 2022, the Minister of Municipal Affairs and Housing approved, with modifications, Regional Official Plan Amendment No. 49 (ROPA 49) that, among other updates, had the effect of establishing the new Urban Area boundary in the Town of Milton. The Urban Area established through ROPA 49 is intended to accommodate population and employment growth to the year 2051. The subject lands were identified as Employment Area on Map 1C: Future Strategic Employment Areas.

On December 19, 2025, the Minister of Municipal Affairs and Housing approved Part I of the Town's new Official Plan and it subsequently came into effect. The development applications were deemed complete on June 10, 2026, which means Part I of the Town's new Official Plan is the applicable Official Plan for the review of these development applications.

The subject lands are within the Town's Urban Area, as shown on Schedule 3: Municipal Structure. Schedule 4: Urban Structure identifies the subject lands as Employment Area and Local Natural Heritage System. Employment Areas are intended to accommodate business and economic uses, providing jobs for residents and longer-term development opportunities in support of the local and regional economy. The Local Natural Heritage System is intended to protect and enhance natural features and functions. No development is permitted within the Local Natural Heritage System, unless it has been demonstrated that there will be no negative impact on the features or ecological functions.

Part I of the Town's new Official Plan did not make any changes to existing Secondary Plans, which means that while the subject lands are within the Employment Area, Part I did not include the subject lands in a Secondary Plan or apply an employment land use designation. In this regard, the applicant has applied for an Official Plan Amendment to bring the subject lands into the Milton 401 Industrial/Business Park Secondary Plan as this Secondary Plan includes lands on the west side of Boston Church Road and in the vicinity. The proposed Official Plan Amendment also proposes to redesignate the subject

Discussion

lands to Industrial Area and refine the limits of the open space and Natural Heritage System based on the CESS addendum, which includes an Environmental Impact Assessment, that was submitted to support the applications.

The proposed Industrial Area designation permits a range of light and general industrial uses including recycling industries, cannabis production facility, accessory service, office uses directly related to an industrial use within an industrial building and research and development technology uses, excluding any use that produces biomedical waste.

There are a number of policies that apply to development within the Industrial Area designation and these include meeting the provision of the applicable Secondary Plan, submission of a development plan demonstrating integration and compatibility with surround lands, achieving community-wide and urban design policies as well as demonstrating adequate water and wastewater capacity to accommodate the proposed uses. These criteria will be evaluated through the application review process and addressed in a future Technical Report.

Appendix 1 to this Report includes the proposed Official Plan Amendment.

Zoning By-law 144-2003, as amended, and Zoning By-law 016-2014, as amended

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

Given that the subject lands were brought into the Town of Milton Urban Area in Part I of the Town's new Official Plan, this means that they also need to be brought into the Town's Urban Zoning By-law 016-2014, as amended. In this regard, two Zoning By-law Amendments are being proposed. The first amendment is to the Town's Rural Zoning By-law 144-2003, as amended, to remove the subject lands from the Town's Rural By-law. Appendix 2 to this Report includes the proposed Rural Zoning By-law Amendment.

The second amendment is to the Town's Urban Zoning By-law 016-2014, as amended, which includes adding the subject lands into the Urban Zoning By-law and establishing site-specific zones and provisions to facilitate the proposed development. The proposed Urban Zoning By-law Amendment proposes to rezone the subject lands site-specific General Industrial (M2-XX), site-specific Open Space (OS-XX) and Natural Heritage System.

Appendix 3 to this Report includes the proposed Urban Zoning By-law Amendment.



Discussion

Site Plan Control

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

Public Consultation and Review Process

Notice of the statutory public meeting was provided pursuant to the requirements of the Planning Act on June 23, 2026. Notice of the statutory public meeting was mailed to all assessed property owners within 200 metres of the subject lands, signage was posted along the Boston Church Road and No. 5 Side Road frontages and also made available on the Town's website. The materials submitted to support the applications was also made available on the Town's website.

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

- Site design, built form, and urban design;
- Traffic impacts, vehicle access and circulation;
- Noise impacts and land use compatibility;
- Completion of the CESS addendum;
- Servicing and stormwater management; and,
- Consistency with the Provincial Planning Statement and conformity with the Town of Milton Official Plan.

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

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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



Attachments

Figure 1 - Location Map

Figure 2 - Proposed Draft Plan of Subdivision

Figure 3 - Proposed Concept Plan

Figure 4 - Proposed Architectural Renderings

Appendix 1 - Proposed Official Plan Amendment

Appendix 2 - Proposed Rural Zoning By-law Amendment

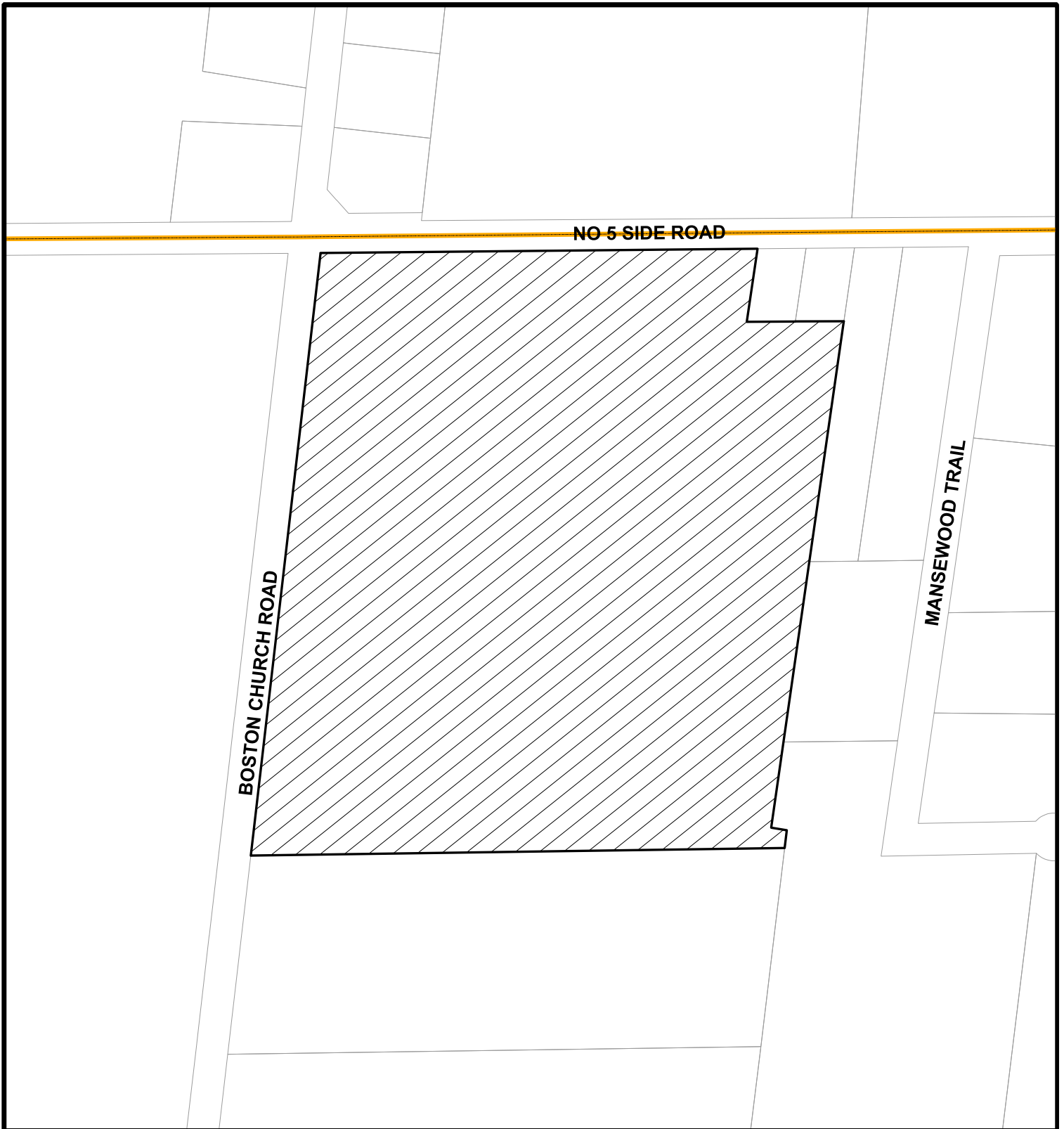
Appendix 3 - Proposed Urban Zoning By-law Amendment

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:
July 13, 2026

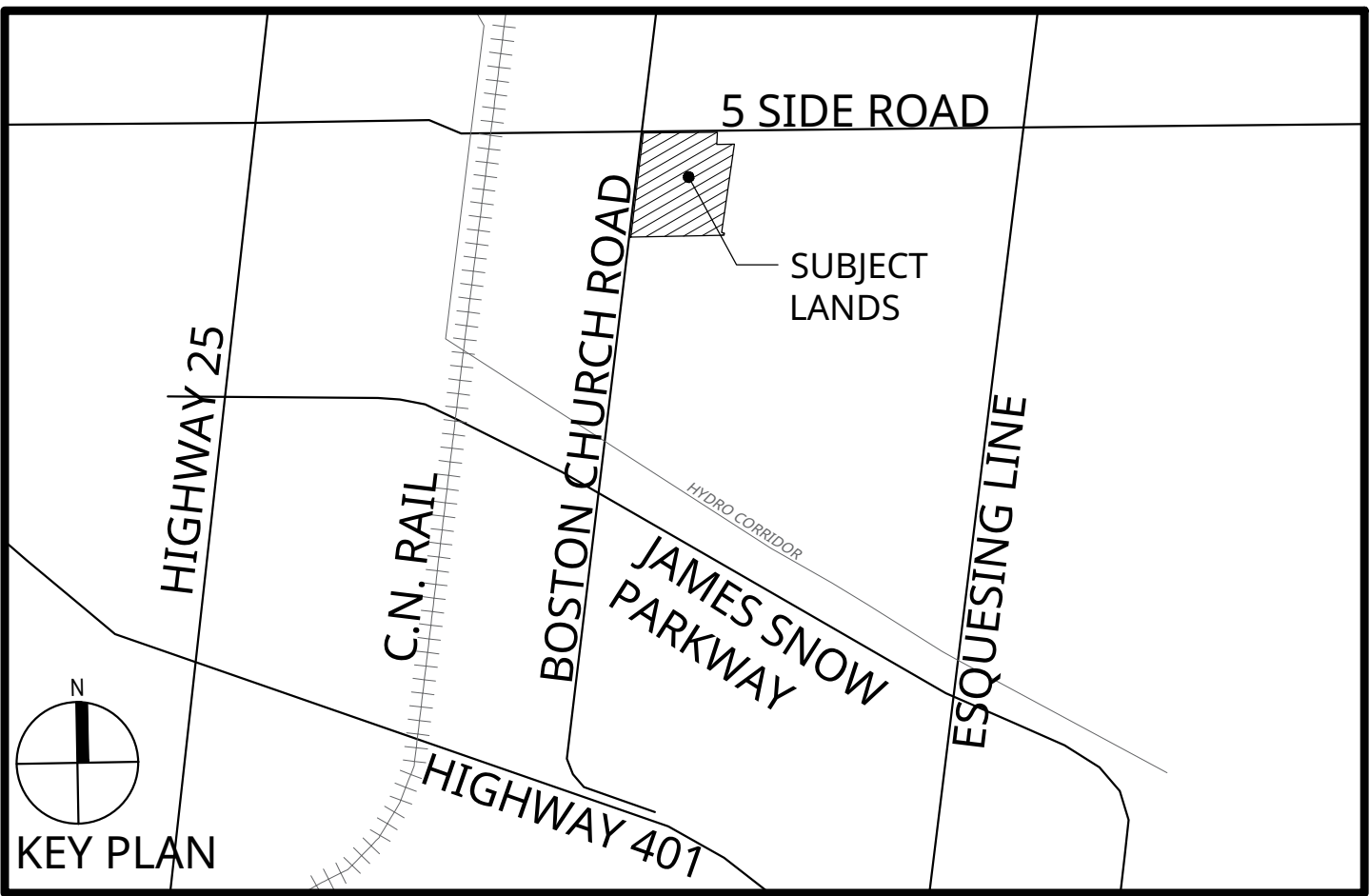
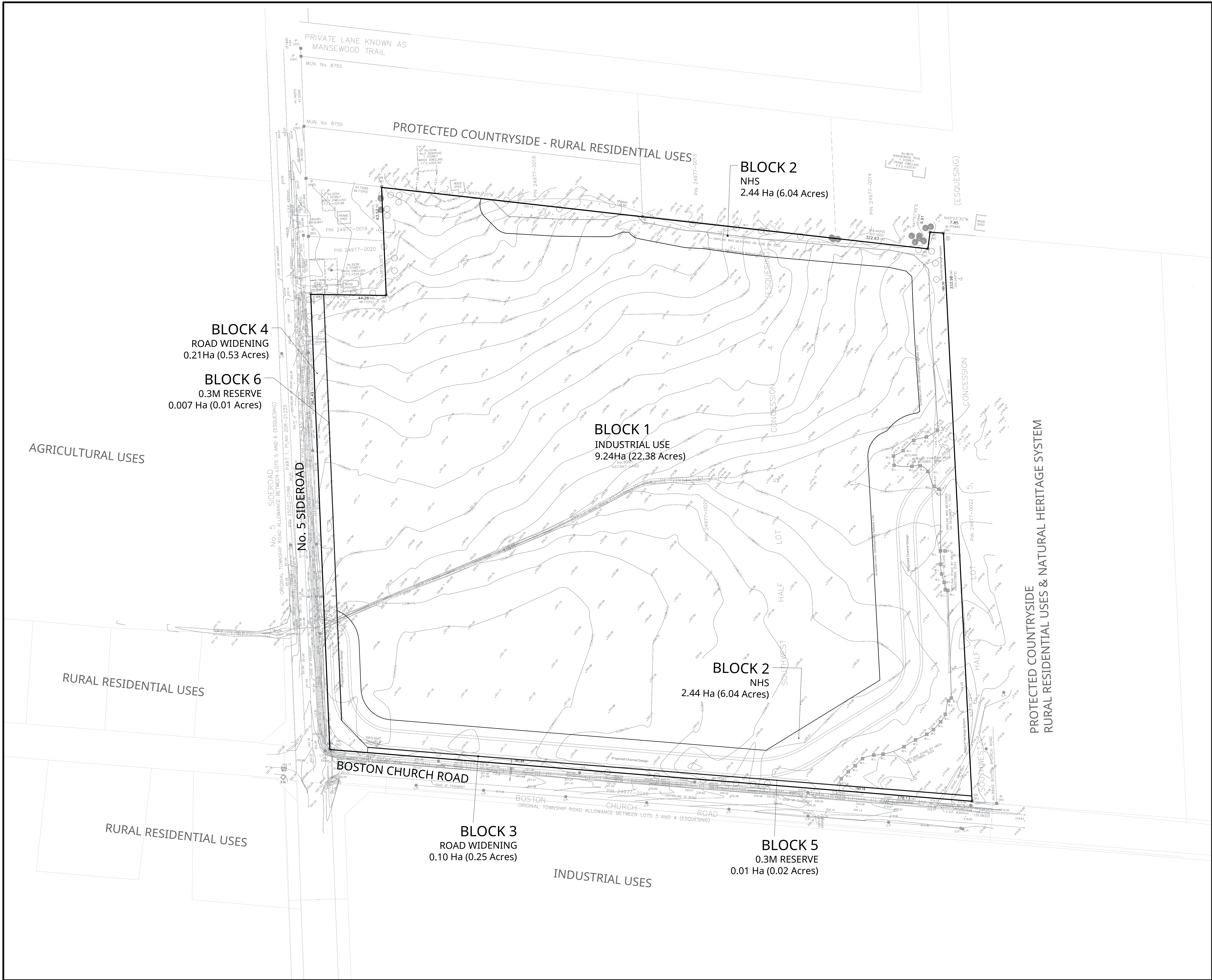
Scale: 1: 3,333

Files: LOPA-04/26, Z-06/26 &
24T-26001/M

Development Services Department



Subject Property



DRAFT PLAN OF SUBDIVISION
BC5L Inc.
FILE#24T-XXXXX

PART LOT 5, CONCESSION 4 ESQUESING, AS IN 543284 S/T 53610/
ESQUESING DESCRIPTION AMENDED 11 09 99 BY J MENARD
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

I HEREBY AUTHORIZE KING CONSULTANTS INC. TO PREPARE AND
SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF
MILTON FOR APPROVAL.

SIGNED _____ DATE _____
BALJINDER S. PHAGURA, DIRECTOR
BC5L INC.

SURVEYORS CERTIFICATE

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

SIGNED _____ DATE _____

ADDITIONAL INFORMATION

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

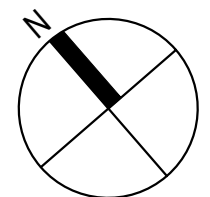
- H) MUNICIPAL AND PIPE WATER TO BE PROVIDED
I) SANDY SILT AND SILTY CLAY
K) SANITARY SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
Industrial Block	1	9.24	22.38
NHS Channel	2	2.44	6.04
Road Widening	3,4	0.31	0.78
0.3m Reserve	5,6	0.017	0.03
TOTAL	6	11.72	29.23

NOTES

- Base mapping obtained from Mandarin Surveying
-Vacant Land
-Daylight Triangle at No. 5 Sideroad & Boston Church Road: 15m x 15m



No. 5 SIDEROAD

ORIGINAL TOWNSHIP ROAD ALONG LOT 5 AND 6 (ESQUESING)

SITE/ENTRANCE PLAN 20R-21235

(SPECIFICALLY TRUCK ROUTE)

LOT 5 (ESQUESING)

LOT 6 (ESQUESING)

LOT 7 (ESQUESING)

LOT 8 (ESQUESING)

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SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 31st DAY OF OCTOBER, 2025

SPECIFIED CONTROL POINTS (SCP's)
U.T.M. ZONE 17, NAD83 (CSRS)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 219/10

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

INSPIRE
ARCHITECTURAL GROUP
251520 Ontario Ltd.
215-50 Sunny Meadows Blvd, Brampton, ON L6R 0Y7
+1 905-861-2032
harpres@inspireag.ca

This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

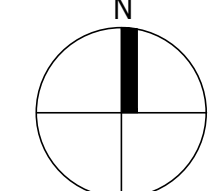
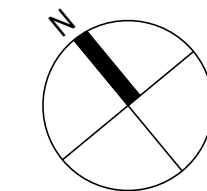
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R4	2026-03-03	FOR COORDINATION
R3	2026-02-18	FOR COORDINATION
R2	2026-02-13	FOR COORDINATION
R1	2026-01-27	FOR COORDINATION
R0	2026-01-16	FOR COORDINATION

#	DATE	ISSUED FOR
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PROJECT NAME
PROPOSED WAREHOUSE/STORAGE DEVELOPMENT
AT 8995 BOSTON CHURCH RD, MILTON

DRAWING NAME
PROPOSED SITE PLAN

DRAWN BY SS	PROJECT NO. 25.020
CHECKED BY HK	PROJECT DATE 2025-06-27
Scale 1:200	Drawing no. A1.0
SHEET SIZE 24"X36"	
TRUE NORTH	PROJECT NORTH



SUMMARY			
ADDRESS 8995 BOSTON CHURCH RD, MILTON			
ZONE AGRICULTURE			
SITE STATISTICS			
ZONE VARIATION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MINIMUM)		12.03 ha (120332.02 sq m)	11.72 ha (117245.32 sq m) (After Road Widening)
LOT FRONTAGE (MINIMUM)		267.50m	265.00m (After Road Widening)
LOT COVERAGE (MAXIMUM)		34.71% (48986.57 m ²)	34.71% (48986.57 m ²)
FRONT YARD SETBACK (M) (MINIMUM)			54.84m
INTERIOR SIDE YARD DEPTH (M) (MINIMUM)			29.74m
EXTERIOR SIDE YARD DEPTH (M) (MINIMUM)			30.30m
REAR YARD DEPTH (M) (MINIMUM)			74.12m
HEIGHT (M) MAXIMUM			10m
PARKING STALL DIMENSIONS			
STANDARD STALL DIMENSIONS			2.75m X 5.8m
ACCESSIBLE STALL DIMENSIONS			Type A = 3.40m X 5.8m Type B = 2.75m X 5.8m
LOADING SPACE DIMENSION			3.50m X 12.0m
BICYCLE SPACE DIMENSION			
VEHICULAR PARKING			
Parking is calculated for each individual Cerebral Production and Processing Facility, industrial and warehouse/distribution premises, including accessory office space, as follows: For the first 1000 m ² , 1 parking space per 30m ² of gross floor area shall be provided. Any additional gross floor area shall be calculated in addition to the above provision and provided in accordance with the following rates: For gross floor areas between 1000m ² to 5000m ² shall provide 1 parking space per 100m ² of gross floor area. Gross floor areas greater than 5000m ² shall provide 1 parking space per 200m ² of gross floor area. Notwithstanding any provisions of the By-law to the contrary, accessory retail uses associated with the industrial or warehouse/distribution uses shall be included within the above noted calculations provided that the retail area does not exceed the lesser of 5% or 232.2 m ² of the total gross floor.			
PARKING CALCULATION			
	REQUIRED	PROVIDED	
TOTAL GROSS FLOOR AREA (BUILDING A+B+C) = 40485.38 m ²	1/30 m ² for GFA 1000m ² = 33.3 1/100m ² for GFA 5000m ² = 50 1/200m ² for GFA 34485.38m ² = 172.4 TOTAL PARKING REQUIRED = 256	369 (INCLUDING 16 BARRIER-FREE PARKING)	
Parking Rate: 1/30 m ² for GFA 1000m ² 1/100m ² for GFA 100m ² to 5000m ² 1/200m ² for GFA greater than 5000m ²			



1 AREIAL VIEW



2 VIEW 1



3 VIEW 2



4 VIEW 3



4 VIEW 5

R0	2026-05-28	ZONING AMENDMENT
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED WAREHOUSE/STORAGE DEVELOPMENT
AT 8995 BOSTON CHURCH RD, MILTON

DRAWING NAME
3D ELEVATIONS

DRAWN BY SS	PROJECT NO. 25.020
CHECKED BY HK	PROJECT DATE 2025-06-27
Scale NTS	Drawing no. A4.0
SHEET SIZE TRUE NORTH	24"X36" PROJECT NORTH

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 8995 BOSTON CHURCH ROAD AND LEGALLY DESCRIBED AS PART OF LOT 5 CONCESSION 4, ESQUESING AS IN 543284 S/T 53610, DESCRIPTION AMENDED BY J MENARD 11/09/1999, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BC5L INC.) - FILES: LOPA-04/26, Z-06/26 AND 24T-26001/M).

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 Schedule C.2.A and Schedule C.2.B of the Milton 401 Industrial/Business Park Secondary Plan to permit the modification of the limits of the existing Secondary Plan Boundary and Industrial Area in order to facilitate the proposed development consisting of an industrial area made up of three buildings serviced by an industrial lane and modified channel for the lands legally described as Part of Lot 5, Concession 4, Esquesing As In 543284 S/T 53610, 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 [DATE]

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**

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
8995 Boston Church Road
Part of Lot 5, Concession 4 Esquesing
(File: LOPA 06/26)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the limits of the Secondary Plan Boundary and Industrial Area designation to include the subject lands within the Milton 401 Industrial/Business Park Secondary Plan. An Industrial Area designation will be established to guide future development in a comprehensive manner and update reference and mapping to reflect the employment use. Additionally, an amendment is proposed to remove a “watercourse” and its associated hazards from relevant references and mapping to incorporate the recommendations of the Comprehensive Environmental Servicing and Stormwater Study and confirmation from Conservation staff that a watercourse feature does not exist. A new channel along the property limits is proposed to convey stormwater flow from the south side of No. 5 Side Road to the southerly lot line.

LOCATION OF THE AMENDMENT

The subject lands are located on the south side of 5 Side Road and the east side of Boston Church Road and is approximately 12.03 hectares in size (29.72 acres). The subject lands are legally described as Part of Lot 5, Concession 4 Esquesing, Town of Milton. The subject lands are located adjacent to the Milton 401 Industrial/Business Park Secondary Plan Boundary.

BASIS OF THE AMENDMENT

On November 4, 2022, the Minister of Municipal Affairs and Housing approved, with modifications, Regional Official Plan Amendment No. 49 (ROPA 49) that, among other updates, had the effect of establishing the new Urban Area boundary in the Town of Milton. The Urban Area established through ROPA 49 is intended to accommodate population and employment growth to the year 2051. The subject lands were identified as Employment Area on Map 1C: Future Strategic Employment Areas.

Given that the subject lands were brought into the Town of Milton Urban Area through ROPA 49, the applicant for this Amendment engaged in discussions with Town staff through the We Make Milton Official Plan Review Process to consider the redesignation

of the subject lands as Employment Area. The subject lands were included in the Land Needs Assessment and employment growth forecast through the Official Plan Review process. Through a submission made by the applicant, the redesignation of the lands to Employment Area was considered logical, making efficient use of land planned to be municipally serviced and the proposed employment uses would contribute to achieving employment growth.

On December 19, 2025, the Province approved, with modifications, Official Plan Amendment No. 92 which comprised Part I of the Town of Milton new Official Plan. Part I implemented the Urban Area limits established through ROPA 49. The subject lands were brought into the Town of Milton Urban Area and identified as Employment Area on Schedule 4: Urban Structure.

OPA 92 did not include any changes to existing Secondary Plans in the Town's Official Plan as this exercise is being undertaken through Part II of the Town's Official Plan Review process. In this regard, the purpose of this Amendment is to expand the limits of the Milton 401 Industrial/Business Park Secondary Plan boundary to include the subject lands and redesignate the subject lands as General Industrial Area. Furthermore, the limits of the Natural Heritage System Overlay that bisects the subject property is proposed to be refined, as supported by the Comprehensive Environmental and Servicing Study (CESS).

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

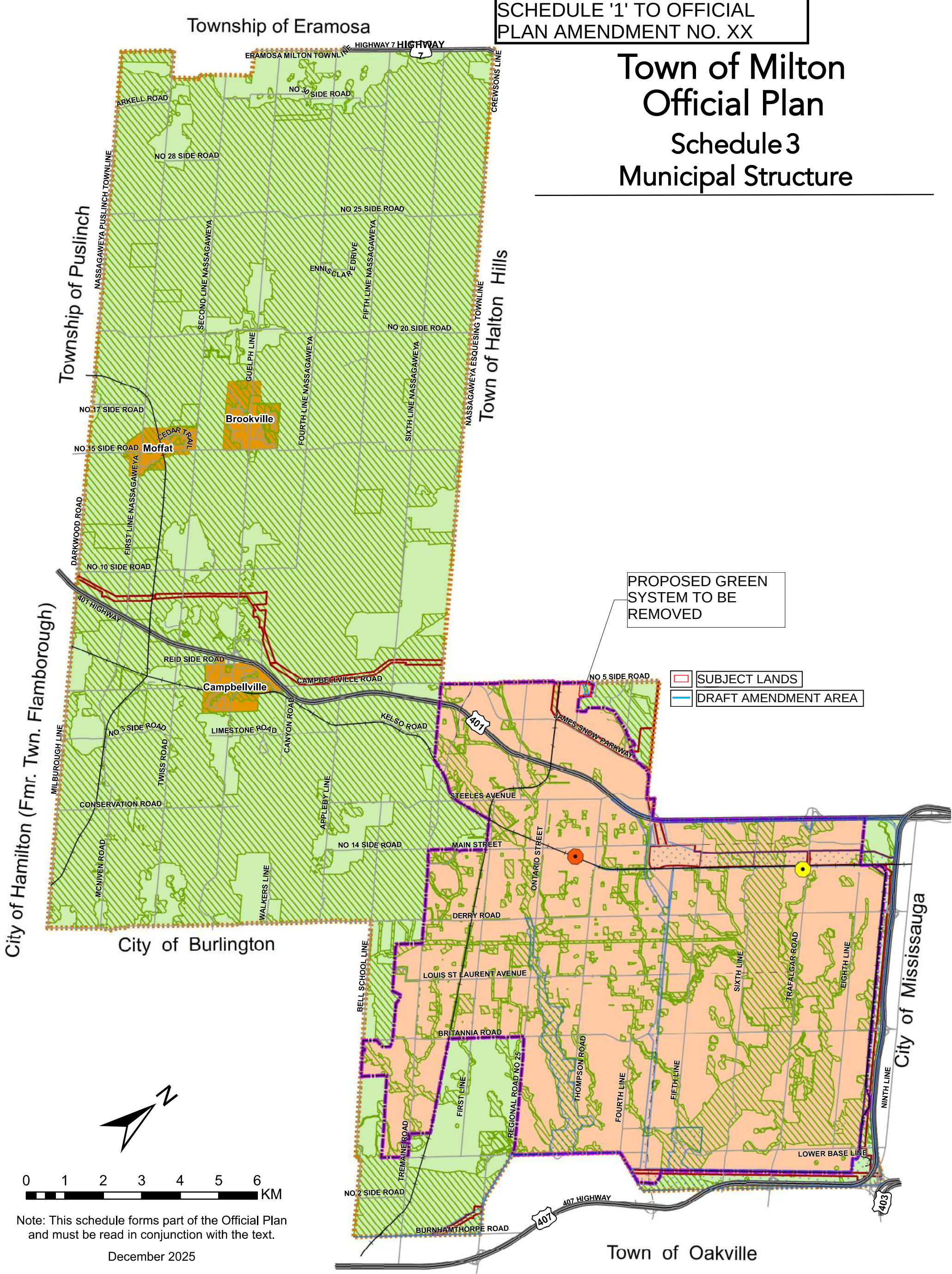
The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change(s)

- 1.1 “Schedule 3 - Municipal Structure” is hereby amended by removing the Green System identified in blue line work as shown on **Schedule ‘1’**, attached hereto.
- 1.2 “Schedule 4 - Urban Structure” is hereby amended by removing the Green System identified in blue line work as shown on **Schedule ‘2’**, attached hereto.
- 1.3 “Schedule 6 - Green System” is hereby amended by removing the Green System identified in blue line work as shown on **Schedule ‘3’**, attached hereto.
- 1.4 “Schedule 7a - Blue System Water Resources System” is hereby amended by removing the Key Hydrologic Feature identified in yellow line work as shown on **Schedule ‘4’**, attached hereto.
- 1.5 “Schedule 8 - Natural Hazard” is hereby amended by removing the Floodplain Hazard identified in yellow line work as shown on **Schedule ‘5’**, attached hereto.
- 1.6 “Schedule 12 - Urban Area Land Use Plan” is hereby amended by removing the Green System identified in yellow line work as shown on **Schedule ‘6’**, attached hereto.
- 1.7 “Appendix A - Subwatershed Areas 2 and 7” is hereby amended by removing the Watercourse line work identified in yellow line work and include the subject lands identified in red line work as shown on **Schedule ‘7’**, attached hereto.
- 1.8 “Schedule C.2.A - Structure Plan” is hereby amended by including the subject lands identified in red line work as shown on **Schedule ‘8’**, attached hereto.
- 1.9 “Schedule C.2.B - Land Use Plan” is hereby amended by including the subject lands identified in bold black lines as being within the 401 Industrial/Business Park Secondary Plan boundary and designating the subject lands as “Industrial Area” identified in Dim Gray Purple solid

hatching as shown on **Schedule '9'**, attached hereto.

Town of Milton
Official Plan
Schedule 3
Municipal Structure

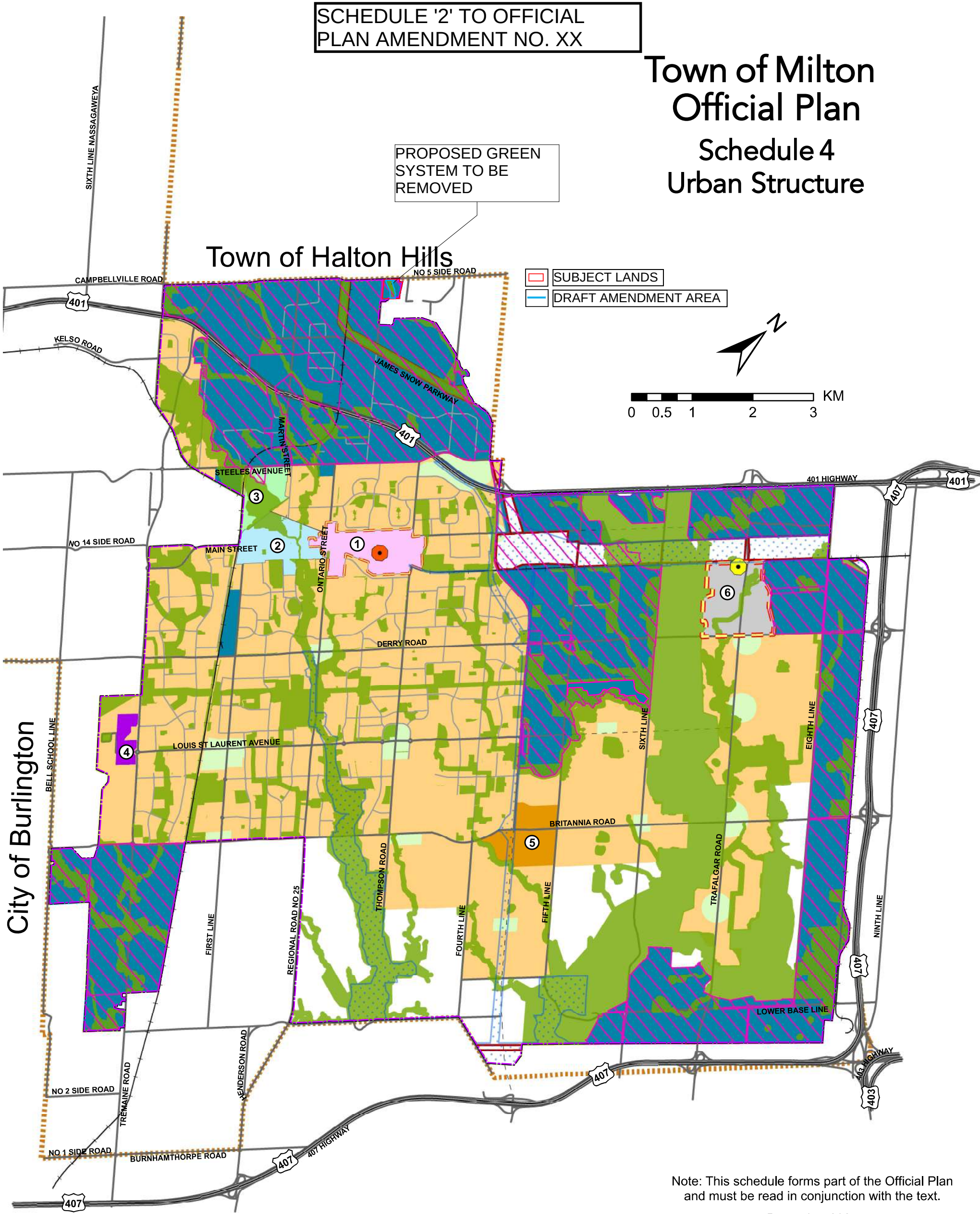


- Municipal Boundary
- Urban Boundary
- Urban Area
- Rural Area
- Hamlet

- Green System
- Major Transit Station
- Future Major Transit Station
- Hydro Corridors

- Parkway Belt West Boundary
- Provincial Freeway
- Major Roads
- Proposed Major Roads
- Rail Line

Town of Milton
Official Plan
Schedule 4
Urban Structure



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

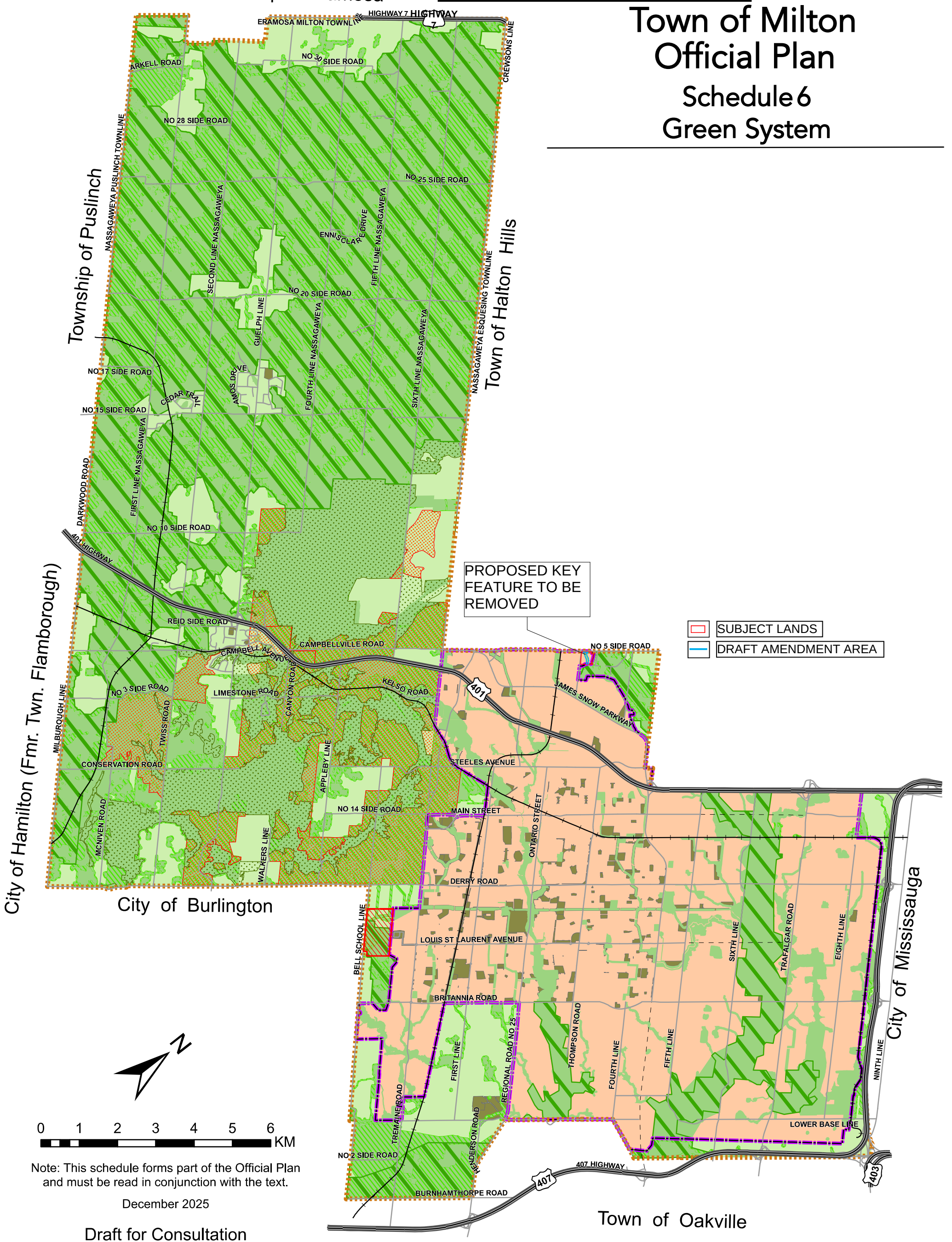
December 2025

Draft for Consultation

Major Urban Centre		
①	Bronte Steeles	Community Hubs
②	Downtown	Economic Growth Area
③	Uptown / PMTSA	Complete Neighbourhoods
Urban Village Centres		
④	Education Village Centre	Green System
⑤	South Milton Village	Employment Area Overlay
⑥	Milton Trafalgar GO Village	Municipal Boundary
		Parkway Belt West Boundary
		Protected Major Transit Station
		Future Protected Major Transit Station
		Hydro Corridors
		Rail Line
		Provincial Freeway
		Major Roads
		Collector Roads
		Proposed Major Roads

Township of Eramosa

Town of Milton
Official Plan
Schedule 6
Green System



A. Local Natural Heritage System

- Escarpment Protection Area
- Escarpment Natural Area
- Key Features
- Enhancement Areas, Linkages, Buffers

B. Greenbelt Natural Heritage System

- Greenbelt Natural Heritage System

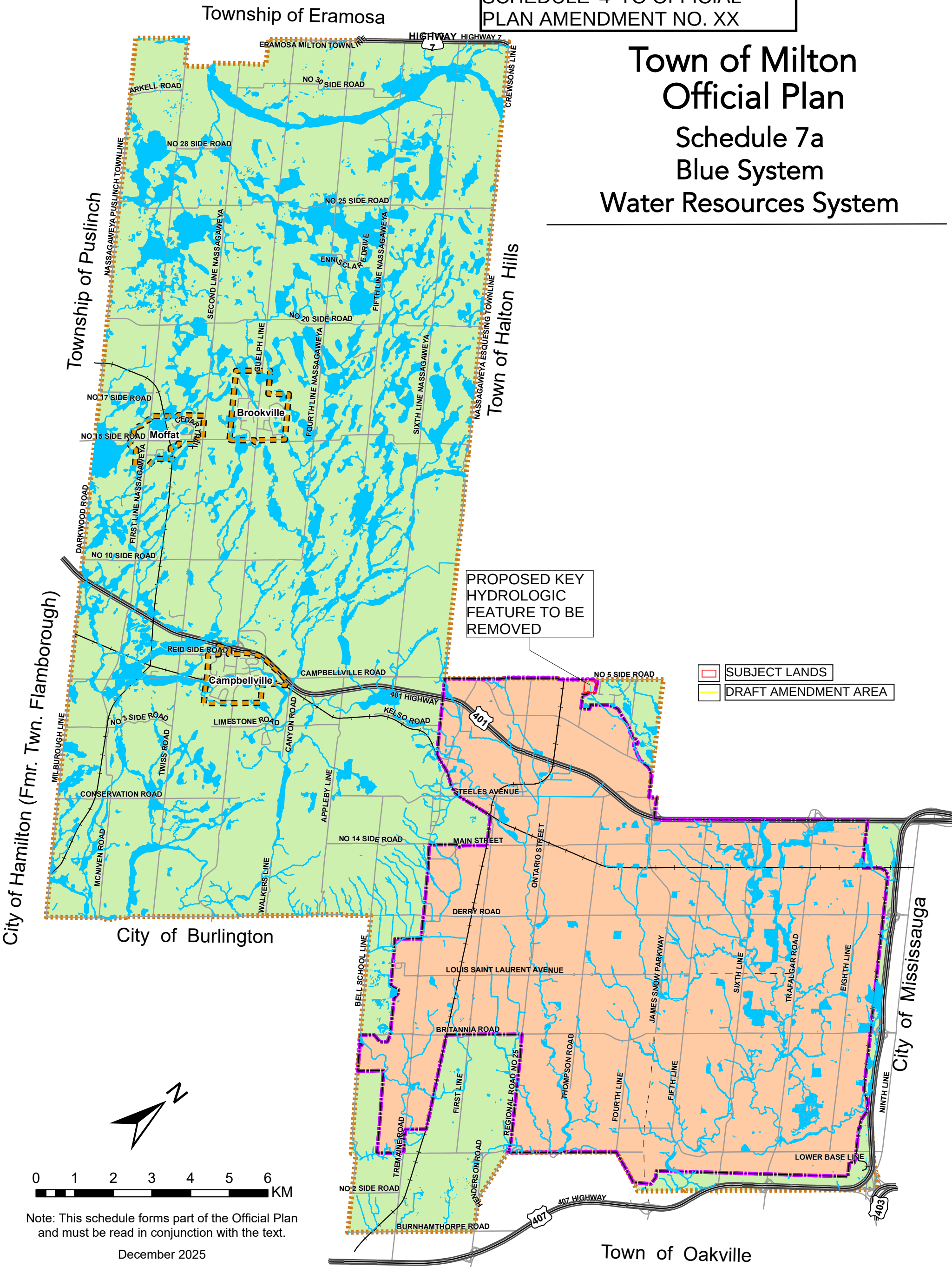
C. Parks and Open Spaces

- Parks and Open Spaces
- Urban Area
- Rural Area

- MEV Complimentary Greenbelt Lands Policy Area
- Provincial Freeway
- Rail Line
- Major Roads
- Proposed Major Roads
- Municipal Boundary

Town of Milton Official Plan

Schedule 7a Blue System Water Resources System



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

December 2025

Draft for Consultation

Town of Milton
Official Plan
Schedule 8
Natural Hazards

Township of Eramosa

Township of Puslinch

Town of Halton Hills

City of Hamilton (Fmr. Twn. Flamborough)

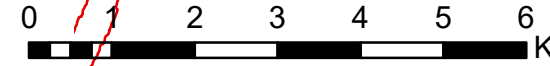
City of Burlington

City of Mississauga

Town of Oakville

PROPOSED
FLOODPLAIN
HAZARD TO BE
REMOVED

- SUBJECT LANDS
- DRAFT AMENDMENT AREA



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

December 2025

Draft for Consultation

- | | | |
|---------------------------|--------------------|----------------------|
| Floodplain Hazard | Municipal Boundary | Provincial Freeway |
| Spill Zone Hazards | Urban Boundary | Major Roads |
| Wetland Hazard | Urban Area | Proposed Major Roads |
| Stable Top of Bank Hazard | Rural Area | Rail Line |
| | Hamlet Boundary | |

Town of Milton
Official Plan
Schedule 12
Urban Area
Land Use Plan

Town of Halton Hills

PROPOSED
GREEN SYSTEM
TO BE REMOVED

SUBJECT LANDS
DRAFT AMENDMENT AREA



0 0.5 1 2 3 KM

City of Burlington

City of Mississauga

Town of Oakville

- ① For land use designations within the Major Urban Centre see Schedule 13a.
- ② For land use designations within Milton Heights see Schedule 14b.
- ③ For land use designations within Trafalgar see Schedule C.11.C.
- ④ For land use designations within Milton Education Village see Schedule C.12.A.
- ⑤ For land use designations within Britannia see Schedule C.13.C.

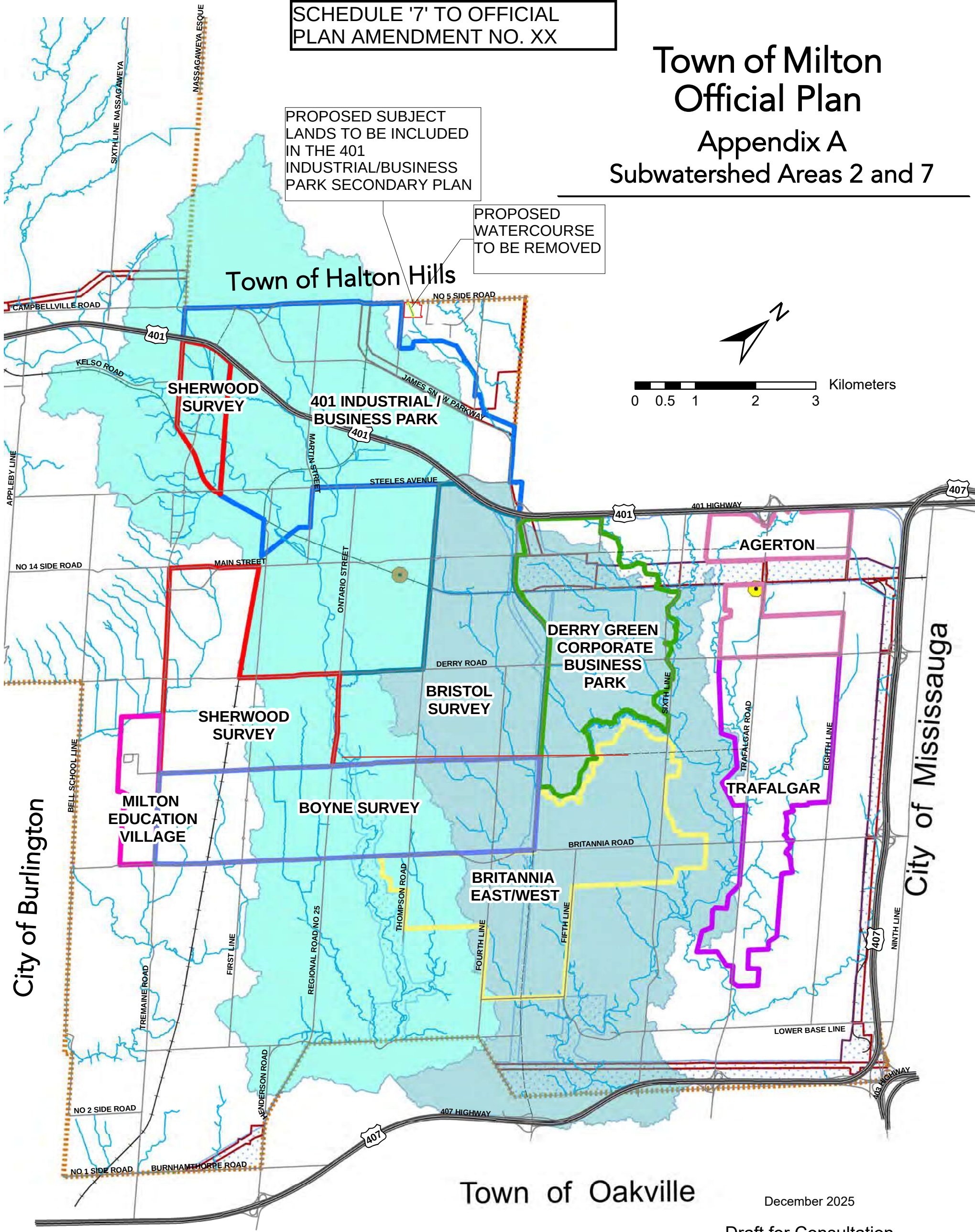
Note: This schedule forms part of the Official Plan
and must be read in conjunction with the text.

December 2025

Draft for Consultation

Major Commercial Area	Major Urban Centre	Green System
Secondary Mixed Use Node	Protected Major Transit Station Area	Greenbelt NHS
Residential Area	New Complete Neighbourhoods	Municipal Boundary
Business Commercial Area	Future Complete Neighbourhoods	Urban Boundary
Prestige Office Area	Existing Economic Growth Areas	Parkway Belt West Boundary
Industrial Area	New Economic Growth Areas	Rail Line
Business Park Area	Future Economic Growth Areas	Provincial Freeway

Town of Milton
Official Plan
Appendix A
Subwatershed Areas 2 and 7

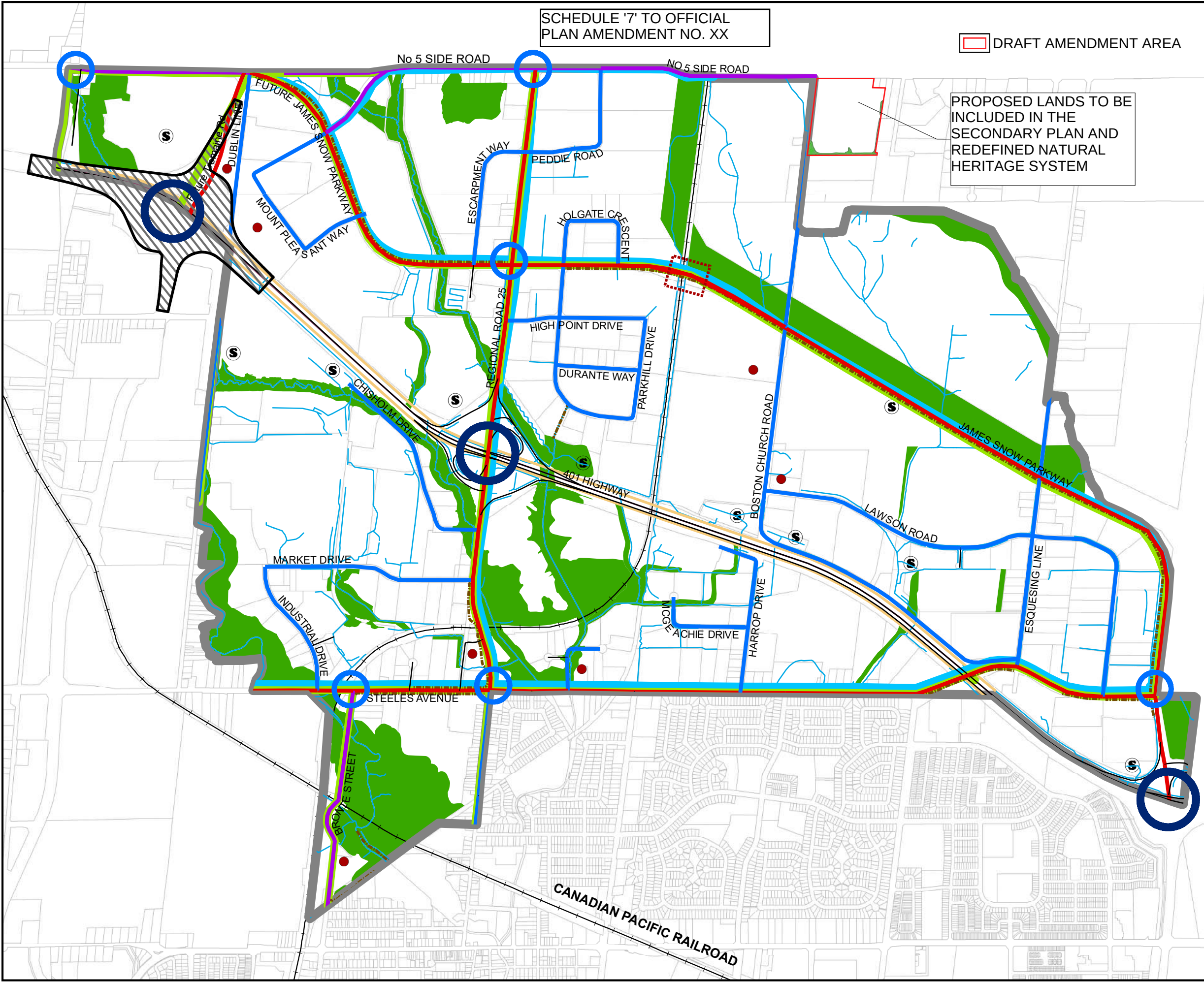


Town of Oakville

December 2025

Draft for Consultation

- | | | | | | |
|--|-------------------------------------|--|----------------------------|--|------------------------------|
| | Agerton | | Watercourse | | Major Transit Station |
| | Boyne Survey | | Subwatershed 2 | | Future Major Transit Station |
| | Bristol Survey | | Subwatershed 7 | | Rail Line |
| | Britannia East/West | | Municipal Boundary Parkway | | Provincial Freeway |
| | Derry Green Corporate Business Park | | Belt West Boundary | | Major Roads |
| | Milton Education Village | | Hydro Corridors | | Proposed Major Roads |
| | Sherwood Survey | | | | |
| | Trafalgar | | | | |
| | 401 Industrial/Business Park | | | | |



TOWN OF MILTON
OFFICIAL PLAN

Schedule C.2.A

MILTON 401 INDUSTRIAL/
BUSINESS PARK
SECONDARY PLAN

STRUCTURE PLAN

- 401 Landscape Corridor
- Gateway Street/
Enhanced Streetscape Design
- On-Street Bike System
- Major Arterial
- Minor Arterial
- Collector
- Local Roads
- Trail
- Primary Gateway
- Secondary Gateway
- Stormwater Management Pond
- Character Building
- Railway Crossing
- Planned 401 Interchange
- Natural Heritage System
- Secondary Plan Boundary
- Waterway
- Railway

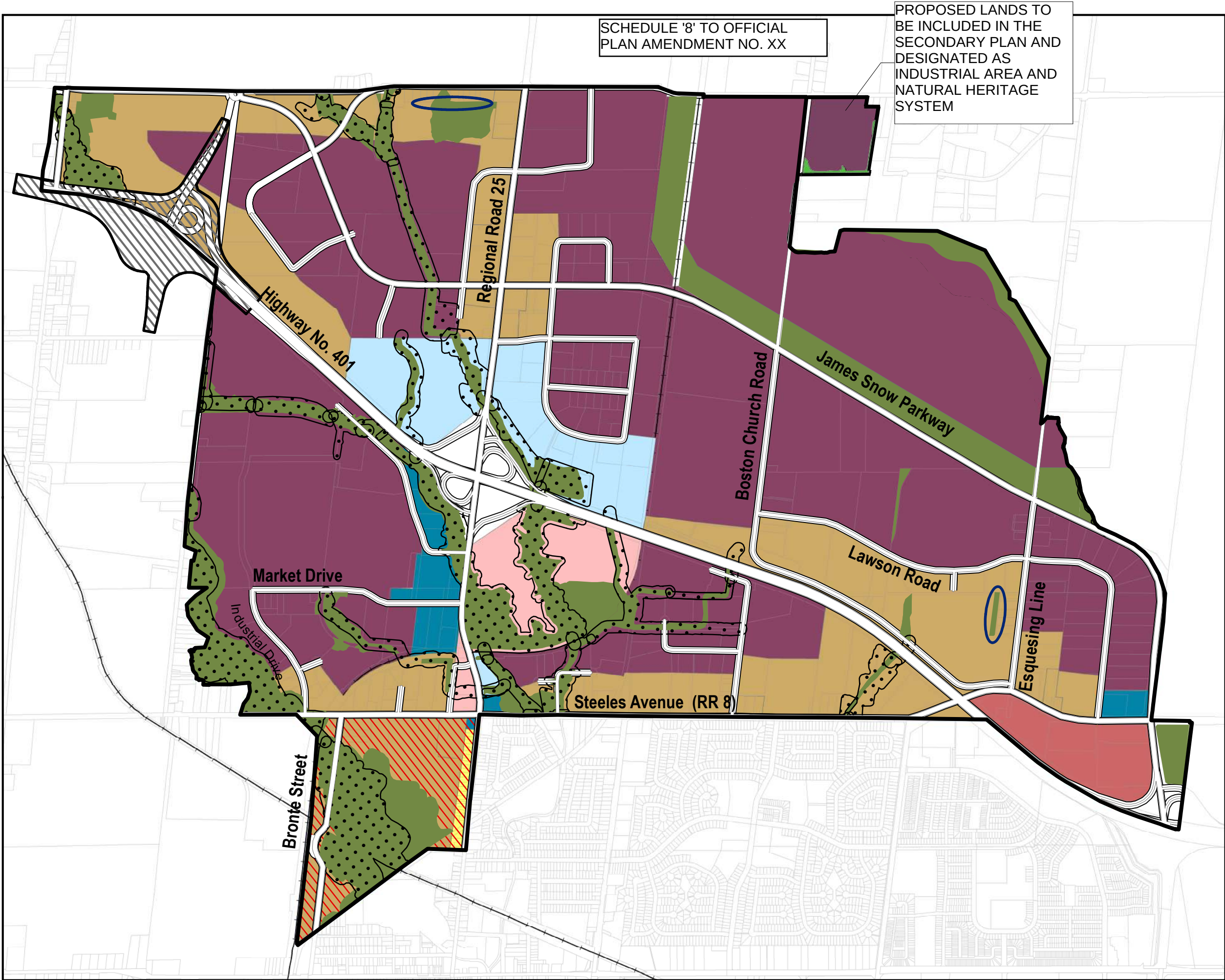
0 0.15 0.3 0.45 0.6
Kilometres



This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

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Last updated March 2024
Office Consolidation December 2024



TOWN OF MILTON OFFICIAL PLAN

Schedule C.2.B

MILTON 401 INDUSTRIAL/ BUSINESS PARK SECONDARY PLAN

LAND USE PLAN

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

0 0.15 0.3 0.45 0.6 Kilometres



This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

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Last updated March 2024
Office Consolidation December 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 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, TO REMOVE LANDS FROM THE RURAL ZONING BY-LAW IN RESPECT OF THE LANDS AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND TO REZONE LANDS IN RESPECT OF THE LANDS MUNICIPALLY KNOWN AS 8995 BOSTON CHURCH ROAD, MILTON AND LEGALLY DESCRIBED AS PART OF LOT 5, CONCESSION 4, FORMER GEOGRPAHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BCL5 INC.) - FILES: LOPA-04/26, Z-06/26 AND 24T-26001/M

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

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

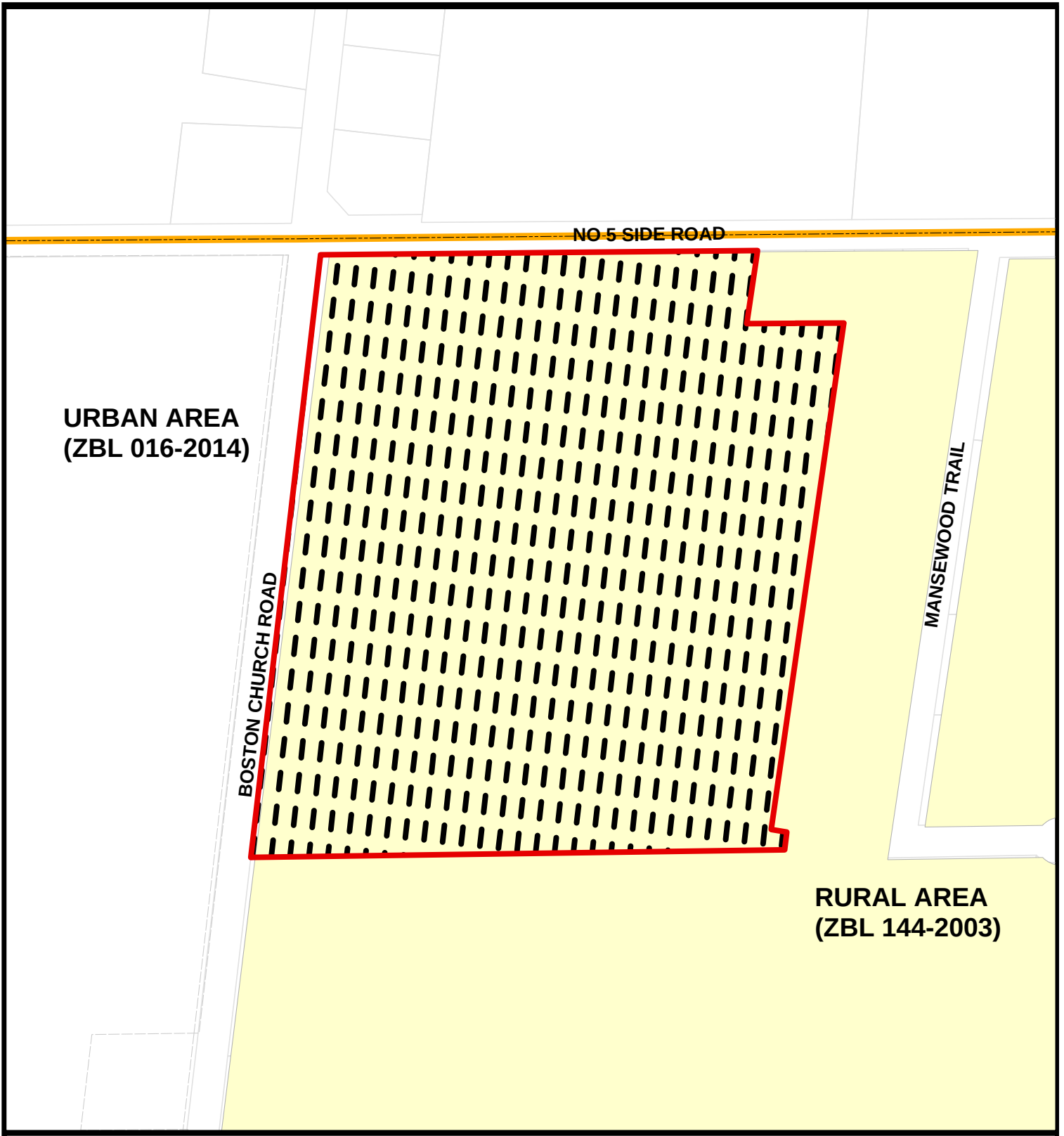
1. **THAT** Comprehensive Zoning By-law 144-2003, as amended, is hereby repealed as it applies to lands identified as 'Subject Site' as shown on 'Figure 1' attached hereto.
2. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by removing the lands identified as 'Subject Site' as shown on 'Figure 1' attached hereto.
3. 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 [DATE].

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Figure 1 Zoning Context Map



Council Meeting Date:
July 13, 2026

Scale: 1: 3,333

Files: LOPA-04/26, Z-06/26 &
24T-26001/M

Development Services Department



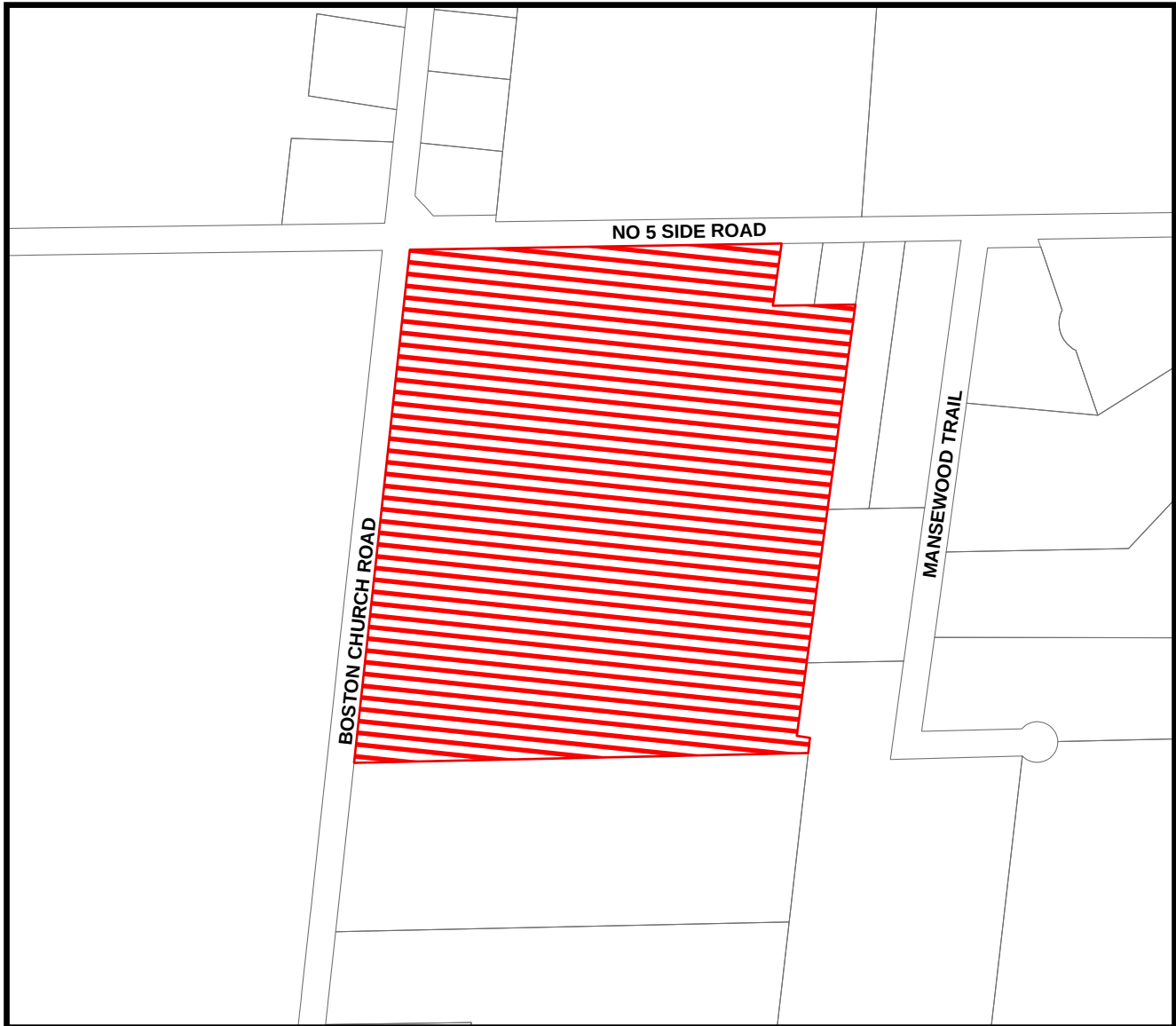
Subject Area Removed from ZBL 144-2003, as amended



Subject Site

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

PART OF LOT 5, CONCESSION 4
(Geographic Township of Esquesing). Town of Milton



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



**Subject area to be removed from
Rural Zoning By-law 144-2003**

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid



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, AS AMENDED, TO ADD LANDS INTO THE URBAN ZONING BY-LAW AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND REZONE THE LANDS IN RESPECT OF THE LANDS MUNICIPALLY KNOWN AS 8995 BOSTON CHURCH ROAD, MILTON AND LEGALLY DESCRIBED AS PART OF LOT 5, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BCL5 INC.) - FILES: LOPA-04/26, Z-06/26 AND 24T-26001/M

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

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

1. **THAT** Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding the lands identified as 'Subject Site' as shown on 'Figure 1' attached hereto.
2. **THAT** Schedule "A" to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the Agricultural (A1) and Greenlands Area (GA) zone symbols to site-specific General Industrial (M2*XX), site-specific Open Space (OS-XX) and Natural Heritage System (NHS) zone symbols as shown on Schedule "A" attached hereto.
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.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned in the site-specific General Industrial (M2*XXX) zone, the following standards and provisions apply:

i. Special Site Provision

- a. For the purpose of this zone, the Lot Frontage shall be measured along Boston Church Road.

ii. Special Zone Provisions

- a. The minimum lot area shall be 0.8 hectares.

- b. The minimum lot frontage shall be 40.0 metres.
- c. The minimum front yard setback shall be 9.0 metres.
- d. The minimum exterior side yard setback shall be 6.0 metres.
- e. The minimum rear yard setback shall be 9.0 metres, except where abutting a Residential zone, in which case the minimum rear yard setback shall be 12.0 metres.
- f. The maximum lot coverage (without municipal servicing) shall be 35%.
- g. The minimum landscaped open space shall be 5% of the lot area.
- h. The minimum landscape buffer widths shall be as follows:
 - i. Minimum landscape buffer width abutting a street line shall be 4.5 metres;
 - ii. Minimum landscape buffer width abutting a Residential zone shall be 6.0 metres; and,
 - iii. Minimum landscape buffer width abutting a Greenlands A zone shall be 7.5 metres.
- i. Noise barrier fences will not have to comply with the Provisions in Section 4.5.1 and allow for a maximum fence heights of 4.5 metres necessary for the development.
- j. Parking and loading shall be provided in accordance with Section 5 - Parking and Loading provisions of this By-law.

4. **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 in the site-specific Open Space (OS*XXX) zone, the following standards and provisions apply:

- i. Special Zone Provisions
 - a. The lands are intended to recognize the realigned channel and the 'greatest limits' as shown on Schedule A.
 - b. The only permitted uses shall be Conservation Use and existing uses, buildings and structures lawfully in existence, and accessory uses thereto.

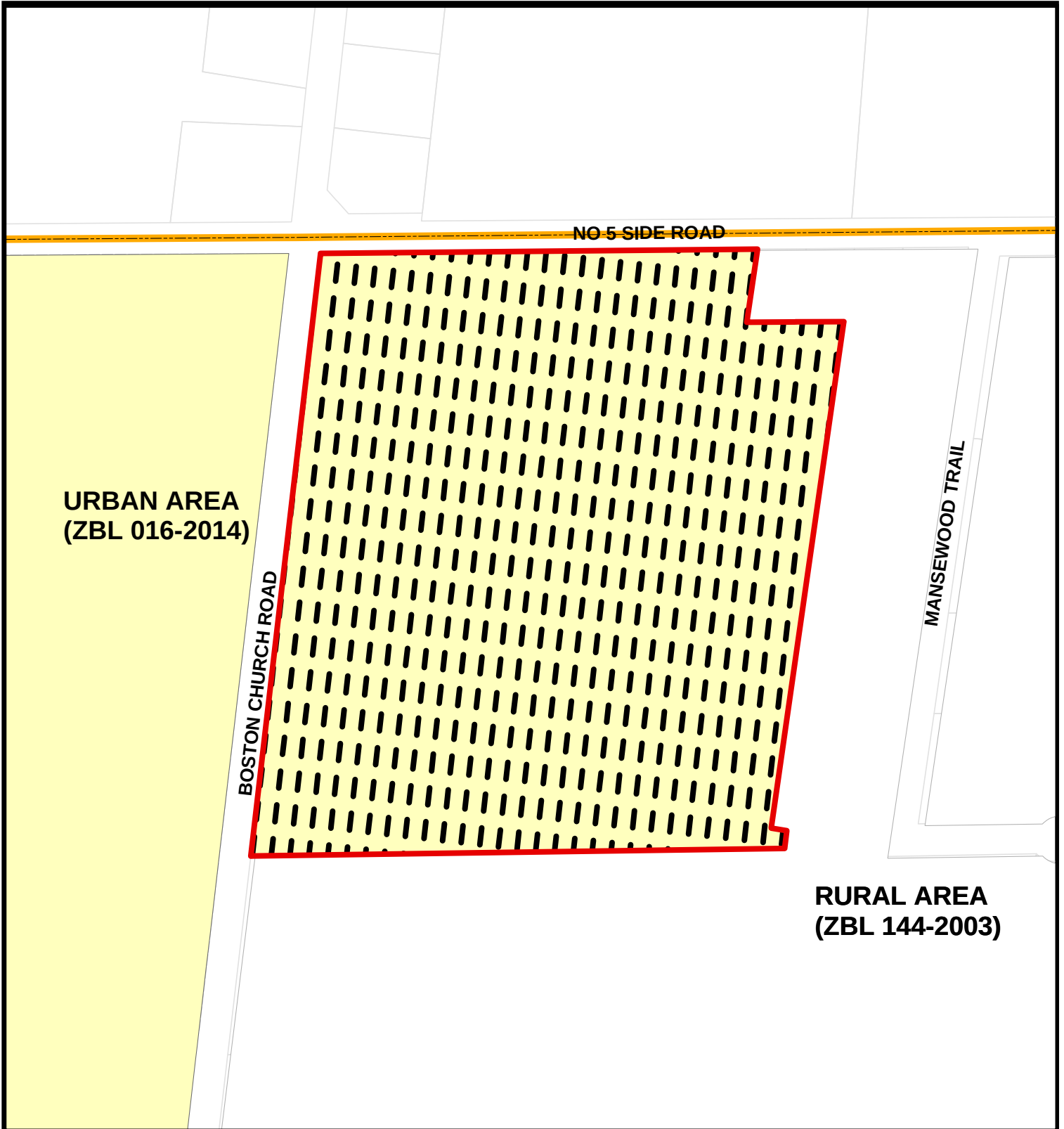
- c. Minor works associated with watercourse realignment, erosion protection, stormwater management, and maintenance access may be permitted, subject to the approval of the applicable conservation authority and other agencies having jurisdiction.
 - d. Zone Standards shall be as existing in accordance with Table 11B of this By-law.
- 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 [DATE].

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Figure 1 Zoning Context Map

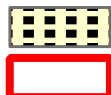


Council Meeting Date:
July 13, 2026

Scale: 1: 3,333

Files: LOPA-04/26, Z-06/26 &
24T-26001/M

Development Services Department



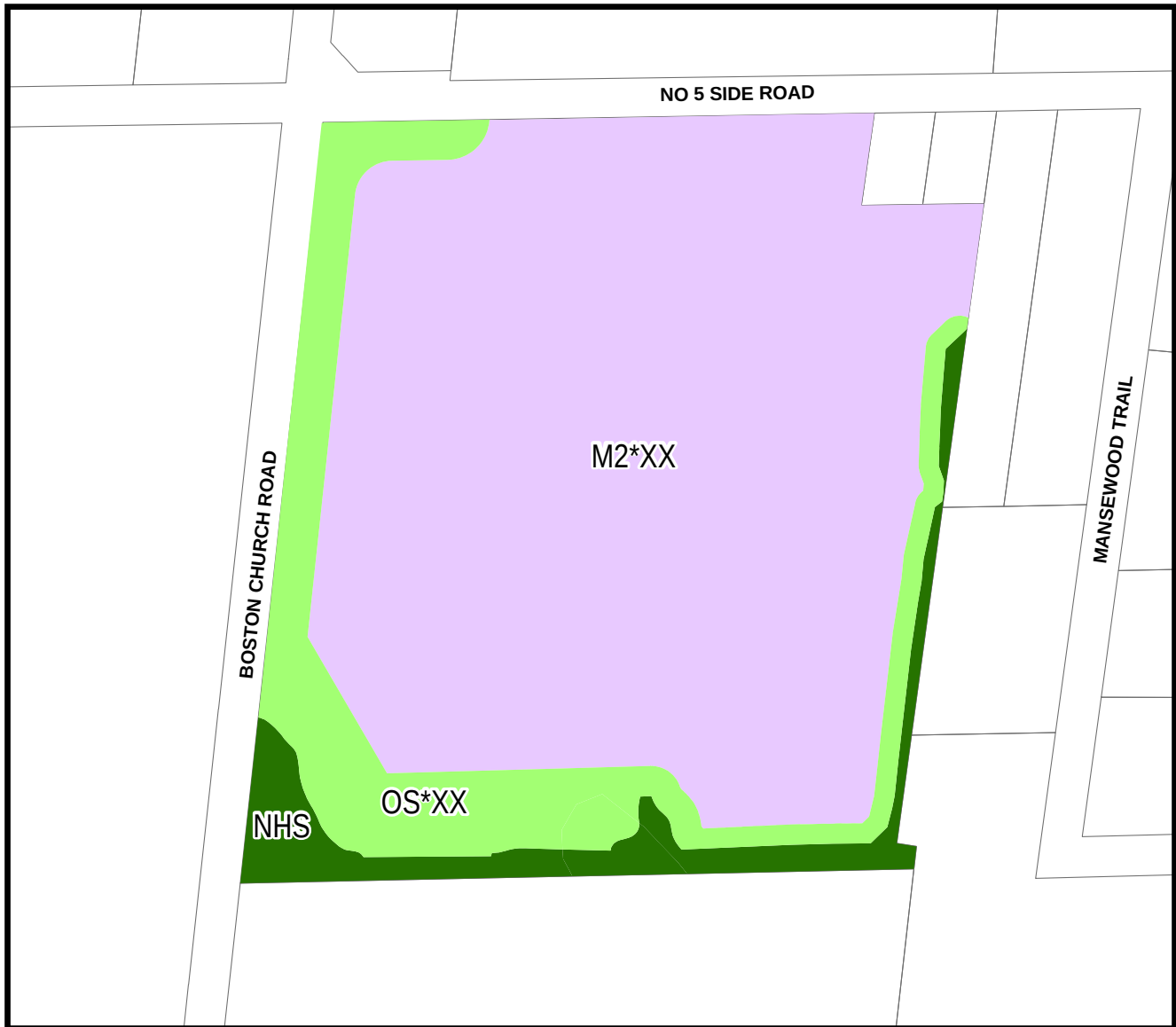
Subject Area added to ZBL 016-2014, as amended

Subject Site

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

PART OF LOT 5, CONCESSION 4
(Geographic Township of Esquesing). Town of Milton



To be rezoned from Greenlands A (GA) and Agricultural (A1):

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



NHS - Natural Heritage System



OS*XX - Open Space Zone Special



M2*XX - General Industrial Zone Special

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

