

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 023-2021**

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED IN RESPECT OF THE LANDS LEGALLY DESCRIBED AS PART LOT 14, CONCESSION 2 FORMER GEOGRAPHIC SURVEY OF TRAFALGAR AND MUNICIPALLY IDENTIFIED AS 79 MARTIN STREET, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE: LOPA-03/20)

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. 63 to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit limited office uses in addition to the permitted residential uses with an existing heritage dwelling, at lands located at 79 Martin Street, and legally described as Part of Lot 14, Concession 2 NS (Trafalgar), Town of Milton, consisting of the attached maps 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number No. 63 to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON APRIL 12, 2021.**

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

\_\_\_\_\_  
Meaghan Reid Town Clerk

**AMENDMENT NUMBER 63**

**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. 63 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. 63  
To the Official Plan of the Town of Milton

79 Martin Street  
(Part of Lot 14, Concession 2, Former Geographic Township of Trafalgar)  
(Town of Milton)  
(File: LOPA 03/20)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add a Specific Policy Area to the lands at 79 Martin Street to permit limited office uses in addition to the permitted residential uses, in an existing heritage dwelling on a residential lot that is currently underutilized.

### **LOCATION OF THE AMENDMENT**

The subject property is located on the east side of Martin Street, north of Millside Drive and is approximately 0.136 hectares in size. The lands are legally described as Part of Lot 14, Concession 2, New Survey, Former Geographic Township of Trafalgar, Town of Milton, and municipally known as 79 Martin Street. The subject property is located within the Town's Central Business District, the Downtown Character Area, and is within the Urban Growth Centre.

### **BASIS OF THE AMENDMENT**

Provincial policy sets out a foundation for regulating the development and use of land that will sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential (including second units), employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. Residential intensification includes infill development, the development of vacant or underutilized lots within previously developed areas, and the conversion and expansion of existing residential buildings to create new residential units and/or employment uses. The type and scale of development, which should be more compact, and transition of built form to adjacent areas must also be considered.

A portion of Milton's Central Business District, which includes the subject lands, has been identified as an Urban Growth Centre. In accordance with the Growth Plan, Urban Growth Centres are intended to be focal areas for commercial and employment uses and other uses that support the transit network and investment in public service facilities. The Growth Plan requires that the Milton Urban Growth Centre be planned to achieve a minimum density of 200 residents and jobs combined per hectare.

In addition to the above, the Region's Official Plan also supports directing commercial uses and employment growth to Urban Growth Centres to support investments in the transit network and public service facilities.

Official Plan Amendment No. 31 brought the Town's Official Plan into conformity with Provincial and Regional growth and intensification policies, including those for the Urban Growth Centre and is deemed to be consistent with the Regional Official Plan.

The proposed amendment to permit office uses within the existing heritage building is consistent with current provincial policy and is in keeping with the general intent and objectives of the Regional Plan as it is supported by available infrastructure, public transit, provides increased employment density within the Urban Growth Centre and will preserve the significant cultural heritage resource on site. No exterior modifications to the building are proposed and development on site will be limited to the construction of a small parking area and associated landscaping. The limited development of the property will be sensitive to the adjacent residential neighbourhood uses, and by limiting the amount of office space, this will ensure the site can be intensified in an appropriate manner while continuing to be complementary to the existing character of the adjacent residential area.

## **PART 2: THE AMENDMENT**

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 63 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. 63, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

#### 1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Specific Policy Area No. 38 to the lands at 79 Martin Street (Part of Lot 14, Concession 2, New Survey, Former Geographic Township of Trafalgar) as shown on Schedule ‘I1’ attached hereto.

#### 2.0 Text Change

- 2.1 Adding the following text to Section 4.11.3 “Specific Policy Areas”:





“4.11.3.38 In addition to the uses permitted in the Low Density Residential Sub-Area, the lands identified as Specific Policy Area No. 38 on Schedule I1 of this Plan, being 79 Martin Street, may also be used for a building containing office uses, up to a total maximum gross floor area of 383 square metres.”

# TOWN OF MILTON OFFICIAL PLAN

## Schedule I1

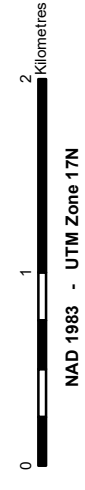
URBAN AREA  
SPECIFIC POLICY AREAS  
(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA 03/20 & Z 06/20

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY

-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER

Amendment No. 63



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

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Consolidated August 2008, Edited February, 2021

