



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: May 31, 2021

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Report No: DS-040-21

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Subject: Public Meeting and Initial Report; Town-initiated Local Official Plan Amendment applicable to the North Porta Lands in the Town of Milton (Town File: LOPA-03/21)

**Recommendation:** THAT Report DS-040-21 be received for information.

## EXECUTIVE SUMMARY

- The subject lands are approximately 120 hectares (296 acres) in area, located northwest of James Snow Parkway and Esquesing Line and run along the northwest boundary of the 401 Industrial/Business Park Secondary Plan.
- The purpose of the subject report is to present a draft Local Official Plan Amendment that proposes to adjust the boundary of the Milton 401 Industrial/Business Park Secondary Plan to include the North Porta lands in alignment with the goals and objectives of the Secondary Plan and establish the appropriate employment land use designation and site-specific requirements to ensure their orderly development.
- The amendment would facilitate employment (industrial) growth by increasing Milton's employment land inventory in the shorter term.
- In addition, the amendment proposes to remove the lands designated Residential Area on the west side of Martin Street from the Secondary Plan and complete various housekeeping updates to various policies and schedules of the Secondary Plan
- The application is complete pursuant to the requirements of the *Planning Act* and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for consideration by Council. The Technical Report will address issues raised through the consultation and review process.

## REPORT

## Background

On June 22, 2020, through Council's approval of Development Services Report [DS-016-20](#), the Mayor and Town Clerk were authorized to execute a funding agreement between the Town and Orlando Corporation to facilitate the completion of a Town-initiated Official Plan amendment to advance the development of lands in the Town of Milton identified as the Milton 401 Industrial/Business Park Expansion areas and known as the North Porta lands, subject to the satisfaction of the Chief Financial Officer/Treasurer and the Town's Solicitor.

Policies contained in the Local Official Plan as amended by OPA No. 31 require, among other things, that a secondary plan study or appropriate amendment to OPA 31 be completed prior to the development of the North Porta lands. In most instances, to address policy in the Town and Region's Official Plans, the Town has undertaken a Secondary Planning exercise to guide future development; however, in recognition of the size, configuration and location of the North Porta lands and their intended employment (industrial) use, a work plan was prepared collaboratively with Halton Region and Conservation Halton in support of a Town-initiated Official Plan amendment which would amend the Milton 401 Industrial/Business Park Secondary Plan to include the subject lands.

As defined by the approved Terms of Reference, the Town is managing all aspects of the work program.

### **Location/Description:**

The subject lands are immediately adjacent to the Milton 401 Industrial/Business Park Secondary Plan Area and are known as the North Porta lands (see Figure 1 - Location Map). These lands encompass approximately 120 hectares (296 acres) bounded by the North Hydro Corridor to the south, the continuation of the North Hydro Corridor and the CN Railway to the west, No. 5 Side Road and the Town of Halton Hills to the northwest, and the Sustainable Halton Plan (SHP) Urban Area Boundary to the north and east in the Town of Milton. The lands are located north of James Snow Parkway and run along the northwest boundary of the Milton 401 Industrial/Business Park. Direct access is provided from the Highway 401 via James Snow Parkway.

The subject lands comprise of nine properties. Six of these properties are bisected by the Urban Area Boundary. Three properties are currently used for agricultural purposes; four represent smaller residential properties, and two consist of portions of two properties on the east side of Esquesing Lane, one of which contains a residential use and the other a transport related facility.

Surrounding land uses include the Ontario Hydro Corridor to the south and west, proposed general industrial uses across James Snow Parkway, and rural lands and environmentally protected (natural heritage) lands to the north and west.

**Background**

**Table 1: Properties in the North Porta Lands:**

Address	Parcel Area	Description	Urban Area Portion	Current Use
8830 Boston Church Road	0.40 ha	Partially outside urban area	0.34 ha	Residential
8820 Boston Church Road	0.40 ha	Partially outside urban area	0.33 ha	Residential
8802 Boston Church Road	0.40 ha	Partially outside urban area	0.38 ha	Residential
8872 Boston Church Road	0.25 ha	Fully within urban area	0.25 ha	Residential
8800 Boston Church Road	29.3 ha	Fully within urban area	29.3 ha	Agricultural
8744 Boston Church Road	15.47 ha	Fully within urban area	15.47 ha	Agricultural
8350 Esquesing Line	106.08 ha	Partially outside urban area	72.00 ha	Agricultural
8283 Esquesing Line	5.11 ha	Partially outside urban area	1.75 ha	Residential
8329 Esquesing Line	4.08 ha	Partially outside urban area	0.70 ha	Res/Employment
<b>Total</b>	157.82 ha		120.49 ha	

**Proposal**

The Local Official Plan Amendment proposes to:

- Extend the Milton 401 Industrial/Business Park Secondary Plan boundary to incorporate the subject lands within the secondary plan area on “Schedule B - Urban Area Land Use Plan”, “Schedule D - Urban Area Planning Districts, Character Area and Community Improvement Area”, “Schedule D2 - Urban Area Planning Districts, Character Area and Community Improvement Area”, “Schedule C.2.A - Milton 401 Industrial/Business Park Secondary Plan Structure Plan”, “Schedule C.2.B - Milton 401 Industrial/Business Park Land Use” and “Appendix C.6.C - Subwatershed Areas 2 and 7”.
- Re-designate the subject lands from “SHP Growth Area - Employment” to “Industrial Area”, while retaining the “Natural Heritage System” designation on the small portion of land located to the northeast portion of the subject lands on “Schedule B - Urban Area Land Use Plan” and “Schedule C.2.B - Milton 401 Industrial/Business Park Land Use”.
- Introduce area specific development application requirements to provide directions on the planning and construction of future road network improvements.
- Revise “Schedule E - Transportation Plan”, “Schedule C.2.A - Milton 401 Industrial/Business Park Secondary Plan Structure Plan” and “Schedule C.2.B - Milton 401 Industrial/Business Park Land Use” to reflect updates to the transportation network, Natural Heritage System and Regulatory Flood Plain;
- Revise various policies of the Milton 401 Industrial/Business Park Secondary Plan to reflect updates to the description of James Snow Parkway and the approach to

## Background

regionally significant aquifers; and remove references to the original secondary park study area that are no longer relevant; and

- Remove the lands designated “Residential Area” on the west side of Martin Street from the Secondary Plan area.

The following reports were prepared in support of the draft amendment to the Local Official Plan:

- North Porta Lands Policy Discussion Paper; dated April 2021, prepared by the Development Service Department, Town of Milton.
- Natural Heritage Constraints Memo, dated May 2021, prepared by Dougan & Associates.

## Discussion

### Planning Policy

The Halton Region Official Plan Amendment 38 (ROPA 38) designated the urban expansion lands immediately adjacent to the Milton 401 Industrial/Business Park Secondary Plan (the North Porta lands) as Urban Area with an Employment Overlay in accordance with Map 1- Regional Structure of the ROP and are therefore identified by the Region to accommodate employment growth to 2031.

In the Town of Milton Official Plan these Lands are designated Sustainable Halton Plan (SHP) Urban Area and Employment Area as shown on Schedule 1 - Town Structure Plan of the Plan and are further designated SHP Growth Area - Employment on Schedule B - Urban Area Land Use Plan. An isolated portion of land of approximately 0.37 ha located to the northeast portion of the subject lands is designated Natural Heritage System on both schedules.

The SHP Urban Area designation represents lands that have been designated to accommodate population and employment growth in the Town for the planning period 2021 to 2031. The Town’s Official Plan, as amended by OPA 31, contains policies to guide land use planning and development decisions through to the 2031 horizon year based upon population and employment targets to be accommodated within the urban area. Within the urban area that is not built-up area, a minimum overall development density target of 58 residents and jobs combined per gross hectare shall be achieved (Section 2.1.4.4).

Policy directions for the SHP Urban Area are established in Section 2.1.7. Section 2.1.7.3 states that development within the SHP Urban Area shall be phased over the 2021 to 2031 and that detailed sub-phasing will be implemented by the Town through the secondary plan process, including policies which identify the requirements for the progression of development from one sub-phase to the next.



## Discussion

The Local Official Plan amendment proposes to designate the subject lands from “SHP Growth Area - Employment” to “Industrial Area” to enable the development of a full range of light and general industrial uses, in alignment with the Milton 401 Industrial/Business Park Secondary Plan objectives and policies.

Section 3.7 outlines general policies and objectives that are relevant to the Town’s employment areas. Section 3.7.1.1 states that employment areas are intended to provide industrial, business and office activities, which will be the major source of employment opportunities within the Town. The same section establishes four specific employment land use designations: Office Employment, Business Park, Industrial Area and Business Commercial. These employment land use designations provide for compatible uses in appropriate locations with a variety of form, scale, and intensity of development.

Section C.2 of the plan provides further policy direction for land uses in the Milton 401 Industrial/Business Park. Future development of these lands shall conform to the goals and objectives of the Secondary Plan noted in Sections C.2.3, and the policies applicable to lands designated Industrial Area outlined in Sections C.2.5.3 and 3.9 of the Plan.

### Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on April 29, 2021 and an email notification was sent to an ‘interested party’ list.

Following the public meeting and initial report, staff will review all comments from the agencies, and any received from members of the public. A technical report to Council will be prepared seeking Council approval of the Official Plan Amendment.

## Financial Impact

The importance of maintaining a healthy balance of non-residential growth in relation to residential expansion has been identified in the Town’s fiscal impact study processes.

In addition to the employment opportunities that are created through non-residential growth, the diversified property tax base provided for by employment lands provides value and supports the Town’s service delivery. The local official plan amendment for the North Porta lands is intended to support non-residential growth within the Town, and is consistent with the Council Staff Work Plan Goal #2 as outlined in report [ES-009-20](#).

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Development Services

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



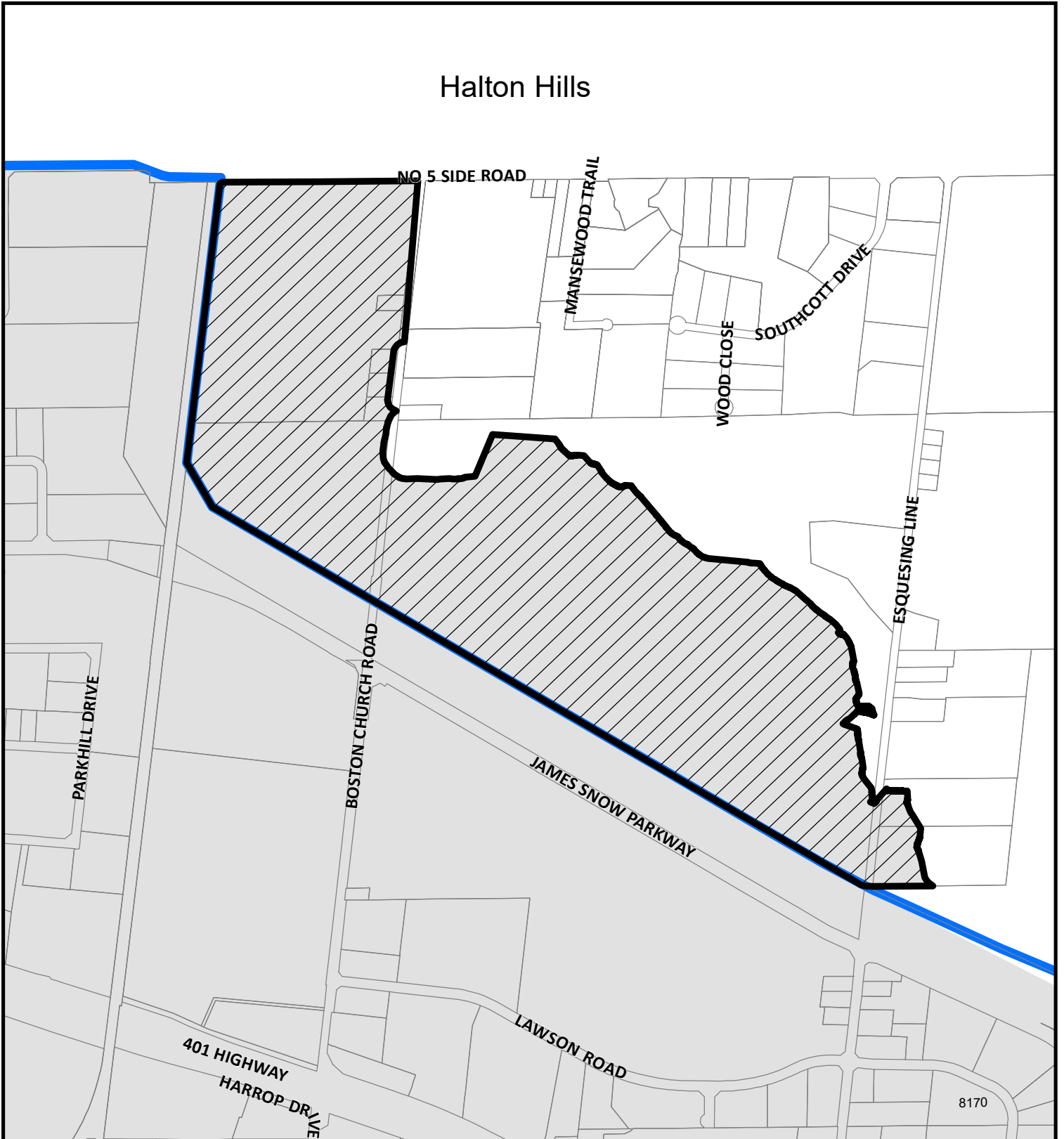
# The Corporation of the Town of Milton

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DS-040-21  
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Attachments
Figure 1 - Location Map Appendix 1 - Draft Official Plan Amendment

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

# FIGURE 1 LOCATION MAP



Council Meeting Date: May 3, 2021	Scale: 1: 1,350	Development Services Department
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 401 Industrial / Business Park Boundary
  Urban Area
  Subject Lands

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. XX-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, TO ADOPT AMENDMENT NO. XX TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-03/21)

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

1. THAT Amendment No. XX to the Official Plan of the Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Land Use Planning Appeals Tribunal.
3. THAT 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 No. XX to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON.....2021.**

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

\_\_\_\_\_  
Meaghan Reid Deputy Clerk



**AMENDMENT NUMBER XX  
TO THE OFFICIAL PLAN  
OF THE TOWN OF MILTON**

**Subject: North Porta Lands**

**The following text and schedules constitute  
Amendment No. XX to the Official Plan  
Of the Town of Milton**

**APRIL 2021**

**AMENDMENT NUMBER XX TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**PART I- THE PREAMBLE, does not constitute part of this Amendment**

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

**DRAFT**

## **PART I: THE PREAMBLE**

### **THE TITLE**

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

Amendment No. XX to the Official Plan of the Town of Milton

### **PURPOSE OF THIS AMENDMENT**

The purpose of the amendment is to incorporate revisions to various sections and schedules of the Local Official Plan related to the 401 Industrial/Business Park Secondary Plan, which are necessary to adjust the boundary of the Secondary Plan Area to incorporate the lands identified as the 401 Industrial/Business Park Secondary Plan Expansion Area, known as the North Porta lands, establish the appropriate local land use designation within the North Porta lands to guide future development in a comprehensive manner, remove the lands designated residential from the Secondary Plan and update some references in policy and in mapping.

### **LOCATION OF THE AMENDMENT**

The lands subject to this Official Plan Amendment, known as the North Porta Lands, represents the lands within the urban area, immediately adjacent to the 401 Industrial/Business Park Secondary Plan Area. The North Porta Lands comprise approximately 120 hectares (296 acres) of land that have been identified by the Town of Milton as the Milton 401 Industrial/Business Park expansion lands.

The North Porta Lands are bounded by the North Hydro Corridor to the south, the continuation of the hydro corridor and the CN Railway to the west, No. 5 Side Road and the Town of Halton Hills to the northwest, and the Sustainable Halton Plan (SHP) Urban Area Boundary to the north and east.

### **BASIS OF THE AMENDMENT**

According to the *Town of Milton Employment Land Needs Assessment (2016)*, over the 2016 to 2041 planning horizon, Milton is forecasted to add a total of approximately 49,010 jobs on employment lands of which 2,450 (5%) are anticipated to be accommodated through intensification and 46,560 are expected to be accommodated on vacant employment lands.

Over the 2016 to 2036 period, 36,715 jobs are forecast to be accommodated on vacant employment lands. A minimum of 491 net hectares (1,213 net acres) of additional designated vacant employment land is required to accommodate forecasted employment growth to 2041.

The supply of Milton's employment lands includes existing designated and built out lands, planned employment areas (Greenfield areas) and Future Strategic Employment Areas, intended to accommodate growth over the longer term.

The designated employment lands include the Milton 401 Industrial and Business Park and Derry Green Corporate Business Park. The planned employment areas, include the Milton Education Village, Southwest Milton, the Trafalgar/Derry Lands, and the Milton 401 Industrial/Business Park expansion lands. These lands were identified through the approval of Halton Region Official Plan Amendment 38 (ROPA 38) to accommodate employment growth in the Town for the planning period 2021 to 2031 and are designated SHP Urban Area – Employment in the Local Official Plan.

In addition to these lands, the Town also has approximately 1,400 gross hectares (3,400 gross acres) of Future Strategic Employment Area shown as an overlay in the Local Official Plan.

The effect of the amendment will be to modify the 401 Business/Industrial Park Secondary Plan policy framework to incorporate the 120 hectares (296 acres) of lands designated SHP Urban Area – Employment and identified as the Milton 401 Industrial/Business Park expansion lands into the Secondary Plan area and provide policy direction with respect to:

1. expanding the 401 Industrial/Business Secondary Park;
2. facilitating employment (industrial) growth by increasing Milton's employment land inventory; and
3. establishing developable areas and site specific conditions for development applications, including environmental and servicing studies.

In addition, the amendment will remove from the Secondary Plan the lands designated "Residential Area" on the west side of Martin Street as these lands were recently the subject of a study that concluded with their inclusion within the Downtown Character Area boundary, and will incorporate various housekeeping updates to Secondary Plan policies and schedules.

## **Part II: THE AMENDMENT**

### Map Changes:

- 1) Schedule "B – Urban Area Land Use Plan" is hereby amended by designating the lands identified in red on Diagram '1', attached to and forming part of this amendment, from "SHP Growth Area Employment" to "Industrial Area", as shown on Schedule '1'.
- 2) Schedule "D – Urban Area Planning Districts, Character Area and Community Improvement Area" is hereby amended by adding the Urban Area and expanding the 401 Industrial/Business Park to include the lands identified on Diagram '1', attached to and forming part of this amendment, as shown on Schedule '2', attached hereto.
- 3) Schedule "D2 – Urban Districts and Neighbourhoods" is hereby replaced in its entirety, as shown on Schedule '3', attached hereto.

- 4) Schedule “E – Transportation Plan” is hereby amended by designating James Snow Parkway from Steeles Avenue to Dublin Line Major Arterial, adding the extension of James Snow Parkway from Louis Saint Laurent Avenue to Highway 407 and designating it Proposed Major Arterial, and adding the extension of Tremaine Road from Steeles Avenue to No. 5 Side Road and designating it Proposed Major Arterial, as shown on Schedule ‘4’, attached hereto.
- 5) Schedule “C.2.A – Milton 401 Industrial/Business Park Secondary Plan – Structure Plan” is hereby replaced in its entirety, as shown on Schedule ‘5’, attached hereto.
- 6) Schedule “C.2.B – Milton 401 Industrial/Business Park Secondary Plan – Land Use Plan” is hereby replaced in its entirety, as shown on Schedule ‘6’, attached hereto.
- 7) Schedule “I1 – Urban Area Specific Policy Area” is hereby amended by adding Special Policy Area No. XX to the lands identified on Diagram ‘1’, attached to and forming part of this amendment as shown on Schedule ‘7’, attached hereto.
- 8) Appendix “C.2.C – Subwatershed Areas 2 and 7” is hereby replaced in its entirety, as shown on Schedule ‘8’, attached hereto.

Text Changes:

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

- 9) Adding the following text to Section 4.11 “Specific Policy Area”:

“The area identified as Specific Policy Area No. XX on Schedule I1 of this Plan applies to the lands located north of James Snow Parkway bounded by the North Hydro Corridor to the south, the continuation of the hydro corridor and the CN Railway to the west, No. 5 Side Road and the Town of Halton Hills to the northwest, and the Sustainable Halton Plan (SHP) Urban Area Boundary to the north and east in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) James Snow Parkway from Highway 401 to 5 Side Road is planned to be widened to six lanes. The proposed start of construction is currently scheduled for 2030. Should network improvements in the area be required as a result of new *development*, the applicant will be responsible for the financing and construction of such improvements prior to the scheduled widening.
- b) If road connections traversing the hydro corridor adjacent to James Snow Parkway are proposed as part of new *development*, the applicant will be responsible for arranging the necessary permissions to permit

these connections. The right-of-way requirements at the intersection will need to consider the ultimate James Snow Parkway right-of-way and the Region of Halton's daylight standard.

- c) Any road connections traversing the hydro corridor adjacent to James Snow Parkway will be private and solely benefit new *development*. The financing and construction of these connections will be the responsibility of the applicant.
  - d) Subject to the Transportation Study, should network improvements on Boston Church Road be required as a result of new *development*, the applicant will be responsible for the financing and construction of such improvements.
  - e) If road connections traversing the hydro corridor adjacent to James Snow Parkway are proposed as part of new *development*, the applicant will be responsible for arranging the necessary permissions to permit these connections. Subject to the Transportation Study, these connections may be classified as private roads and the right-of-way requirements at the intersection of James Snow Parkway will need to consider the ultimate James Snow Parkway right-of-way and the Region of Halton's daylight standard. Further, the financing and construction of these connections will be the responsibility of the applicant.
  - f) The applicant will be fully responsible for ensuring any and all requirements of the Municipal Class Environmental Assessment process are fulfilled, as they relate to any required improvements or modifications to Boston Church Road.
  - g) Any road connections to Esquesing Line shall be evaluated and confirmed by the Transportation Impact Study before Stormwater and other servicing studies are completed to ensure the study considers the impact of the potential road connections.
  - h) The Transportation Impact Study will be required to consider the impact of all new *development* at both the Regional Road 25 and James Snow Parkway interchanges with Highway 401."
- 10) Section C.2.1.2.1 b) is amended by replacing the phrase "North Hydro Corridor" with the phrase "SHP *Urban Area* boundary".
  - 11) Section C.2.2.2.1 c) is amended by deleting the phrase "The study area includes numerous barriers, both externally and internally, (e.g. the 401 and the railways).".
  - 12) Section C.2.2.2.1 f) is amended by replacing the phrase "study area" with the phrase "Secondary Plan".

- 13) Section C.2.2.2.1 g) is amended by deleting the phrase “There is one existing landmark features in the Park (e.g. fountain at the Highway 401 and Regional Road 25 interchange)” and replacing the word “other” with “landmark”.
- 14) Section C.2.4.1.2 is deleted and replaced with the following text:

C.2.4.1.2 The Town shall work with the Region of Halton and landowners in the 401 Industrial/Business Park to complete the James Snow Parkway through the Park from Highway 401 to Dublin Line and plan the road to ultimately connect to the potential interchange at Highway 401 in the vicinity of Dublin Line.

The road shall be designed as a potential transit corridor including provision for such features as bus shelters/stations, and HOV and transit lanes.

Further, the Town will evaluate access controls for the James Snow Parkway west of Regional Road 25 based on specific applications and may consider provision for direct access as it relates to the nature of such applications.
- 15) Section C.2.4.3.3 is amended by deleting the phrase “In addition to the Sub-watershed Plan, the Region of Halton is in the process of completing an Aquifer Management Plan.”, and adding the phrase “and consultation with the Region to address Source Water Protection Plans in this area under the Clean Water Act” after Management Practices.
- 16) Section C.2.5.8 – Residential Area, is deleted.
- 17) Section C.2.5.12 is amended by deleting the phrase “and the *Residential Area* along Martin Street”.

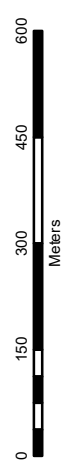
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# Halton Hills

## DIAGRAM 1

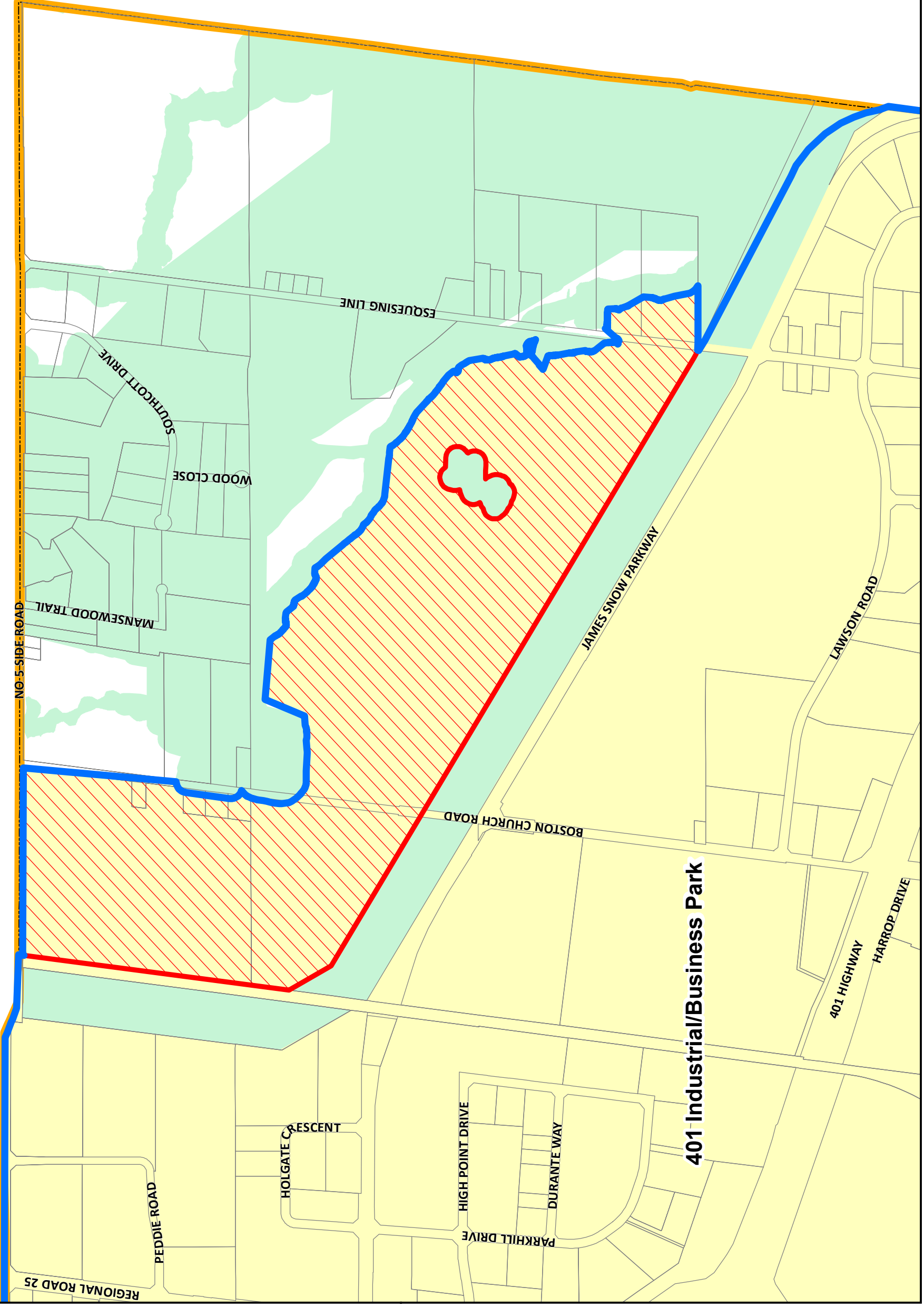
### OVERVIEW PLAN

- 401 Industrial/Business Park Boundary
- Urban Area Boundary
- Municipal Boundary
- Natural Heritage System
- Industrial Lands



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May, 2021

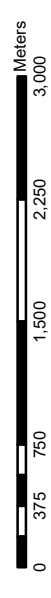




# TOWN OF MILTON OFFICIAL PLAN

## Schedule B URBAN AREA LAND USE PLAN

-  Business Park Area
-  Business Commercial Area
-  Central Business District
-  Community Park
-  SHP Growth Area
-  SHP Growth Area- Employment
-  Industrial Area
-  Institutional Area
-  Office Employment Area
-  Major Commercial Centre
-  Residential Area
-  Residential Office Area
-  Secondary Mixed Use Node
-  Natural Heritage System
-  Greenbelt Plan Protected Countryside
-  Parkway Belt Weswt Plan Area
-  Regulatory Flood Plain (Within Established Urban Area)
-  SHP Urban Area Boundary
-  Established Urban Area Boundary
-  HUSP Urban Area Boundary
-  Milton Boundary

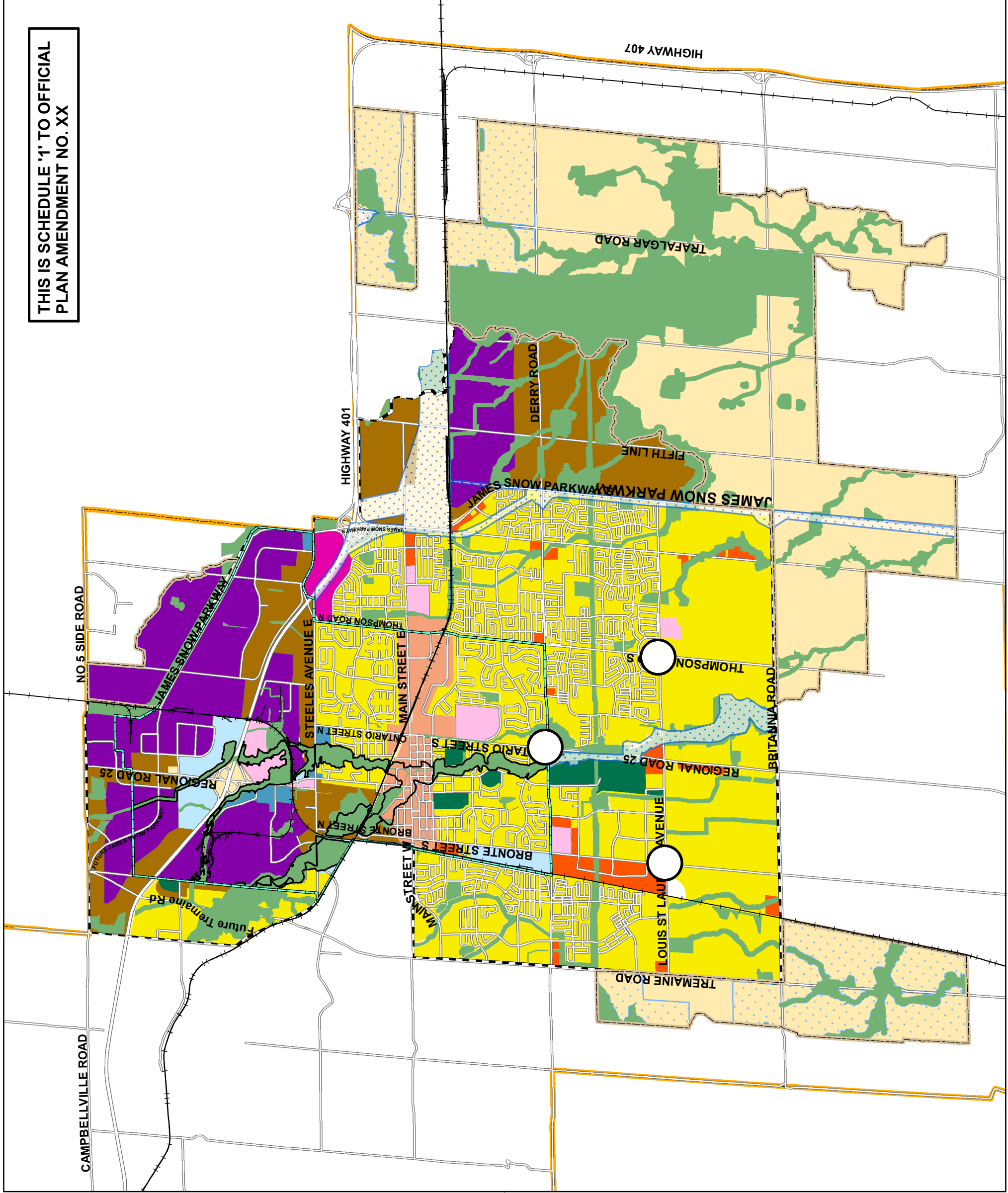


This schedule forms part of the Official Plan and should be read in conjunction with the text.

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May, 2021

THIS IS SCHEDULE '1' TO OFFICIAL  
PLAN AMENDMENT NO. XX



THIS IS SCHEDULE '2' TO OFFICIAL  
PLAN AMENDMENT NO. XX

# TOWN OF MILTON OFFICIAL PLAN

## Schedule D

URBAN AREA PLANNING DISTRICTS,  
CHARACTER AREA AND COMMUNITY  
IMPROVEMENT AREA

### PLANNING DISTRICTS

- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East/West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial/Business Park
- Urban Area
- Major Gateways
- HUSP Urban Area Boundary
- Town of Milton Boundary
- Character Area
- Community Improvement Area
- D4

NOTE: The Planning District Boundaries are subject to change in accordance with the ultimate phasing scheme.

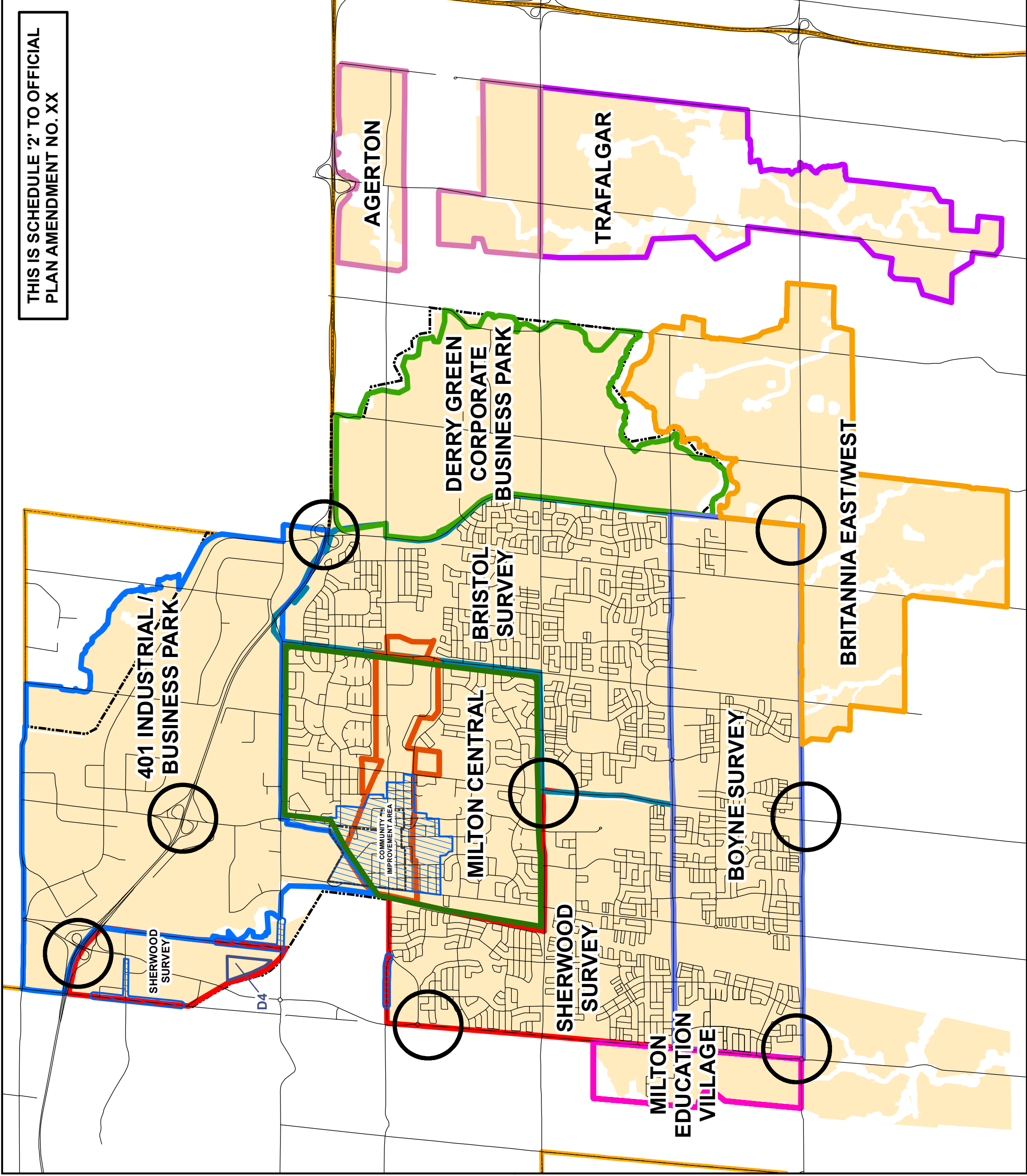
NAD 1983 - UTM Zone 17N



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May, 2021




THIS IS SCHEDULE '3' TO OFFICIAL  
PLAN AMENDMENT NO. XX

# TOWN OF MILTON OFFICIAL PLAN

## Schedule D2


URBAN AREA PLANNING DISTRICTS,  
CHARACTER AREA AND COMMUNITY  
IMPROVEMENT AREA


### POLICY AREAS

 CENTRAL BUSINESS DISTRICT

### PLANNING DISTRICTS

 AGERTON

 BOYNE SURVEY


 BRISTOL SURVEY

 BRITANNIA EAST/WEST


 DERRY GREEN CORP. BUS, PARK

 MILTON EDUCATION VILLAGE

 SHERWOOD SURVEY

 TRAFALGAR

 401 INDUSTRIAL/BUSINESS PARK

 URBAN AREA

### Neighbourhoods

401 Industrial / Business Park	Scott
Ford	Cobban
Beaty	Timberlea
Bowes	Dempsey
Bronte Meadows	Walker
Clarke	Derry Green C.B.P.
Coates	Dorset Park
Harrison	Willmott
Milton Heights	
Mountain View	
Old Milton	

NOTE: The Planning District Boundaries are  
subject to change in accordance with the  
ultimate phasing scheme.



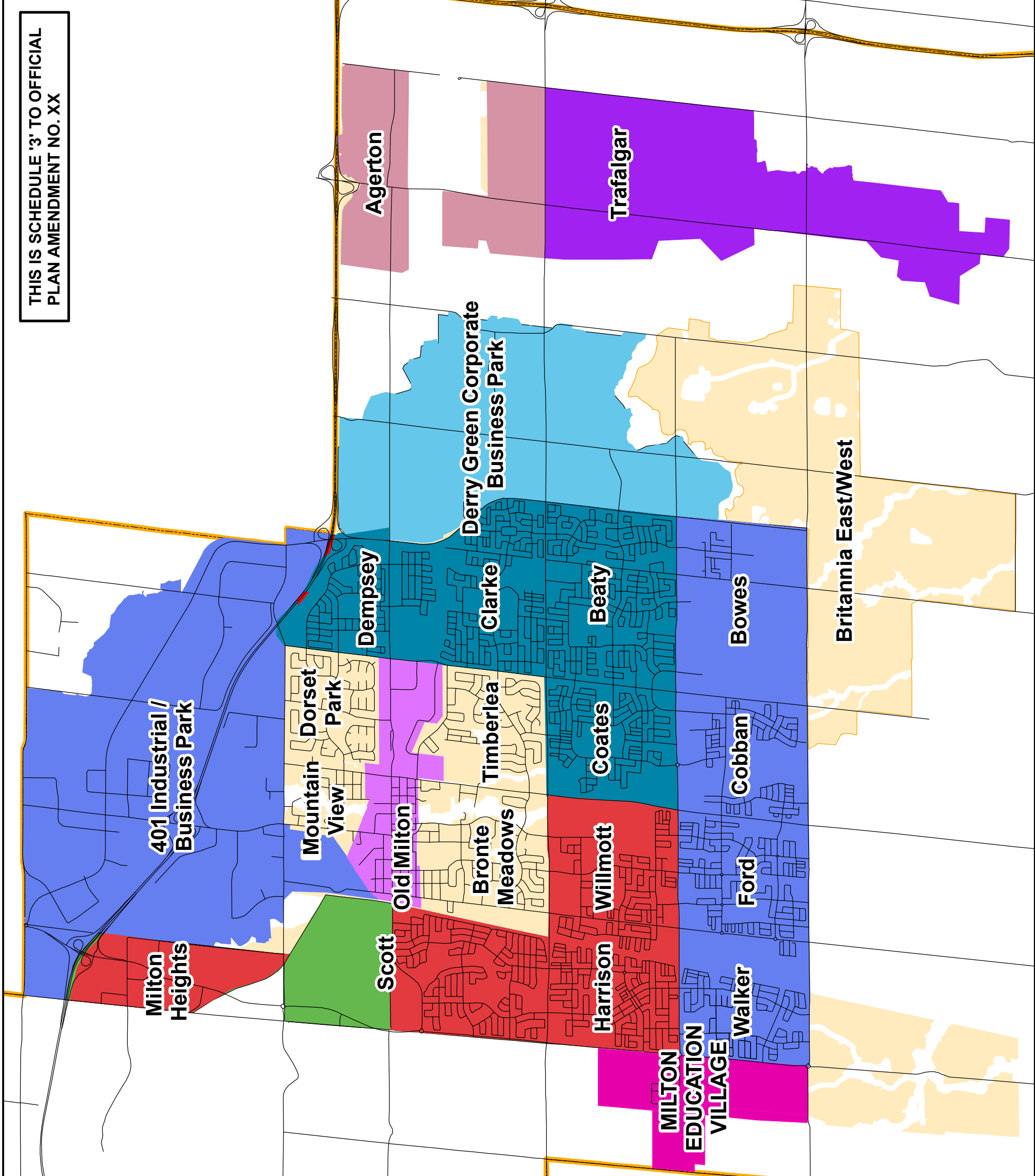
NAD 1983 - UTM Zone 17N



This Schedule Forms Part Of The  
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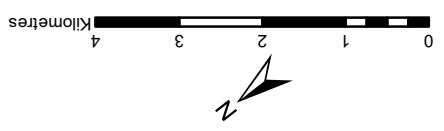
May, 2021





# TOWN OF MILTON OFFICIAL PLAN Schedule E Transportation Plan

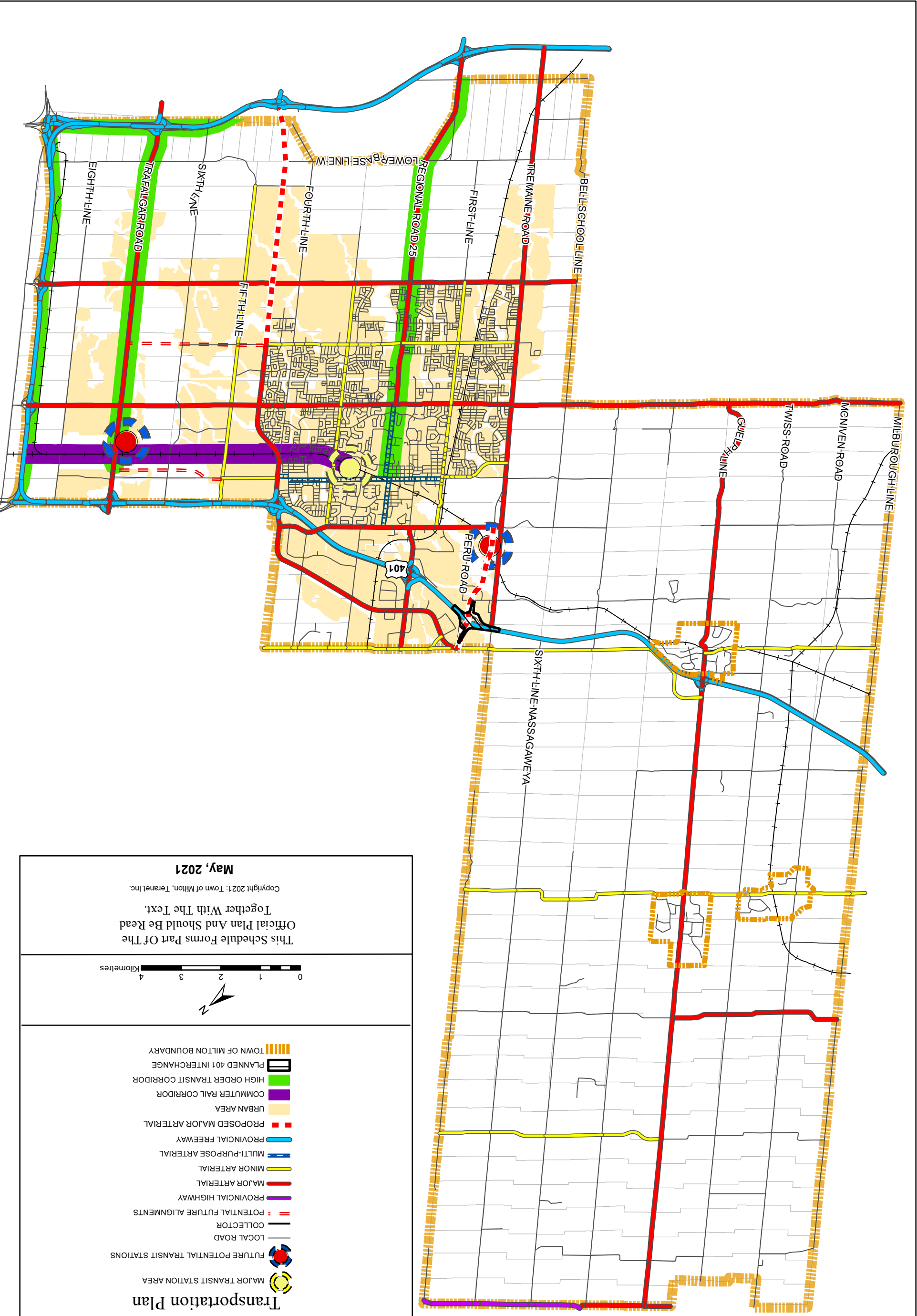
- MAJOR TRANSIT STATION AREA
- FUTURE POTENTIAL TRANSIT STATIONS
- LOCAL ROAD
- COLLECTOR
- POTENTIAL FUTURE ALIGNMENTS
- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- PROVINCIAL FREEWAY
- PROPOSED MAJOR ARTERIAL
- URBAN AREA
- COMMUTER RAIL CORRIDOR
- HIGH ORDER TRANSIT CORRIDOR
- PLANNED 401 INTERCHANGE
- TOWN OF MILTON BOUNDARY



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Official Plan And Should Be Read  
Together With The Text.

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**THIS IS SCHEDULE '4' TO OFFICIAL  
PLAN AMENDMENT NO. XX**



**THIS IS SCHEDULE '5' TO OFFICIAL PLAN AMMENDMENT NO. XX**

# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.2.A

### MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN

#### STRUCTURE PLAN

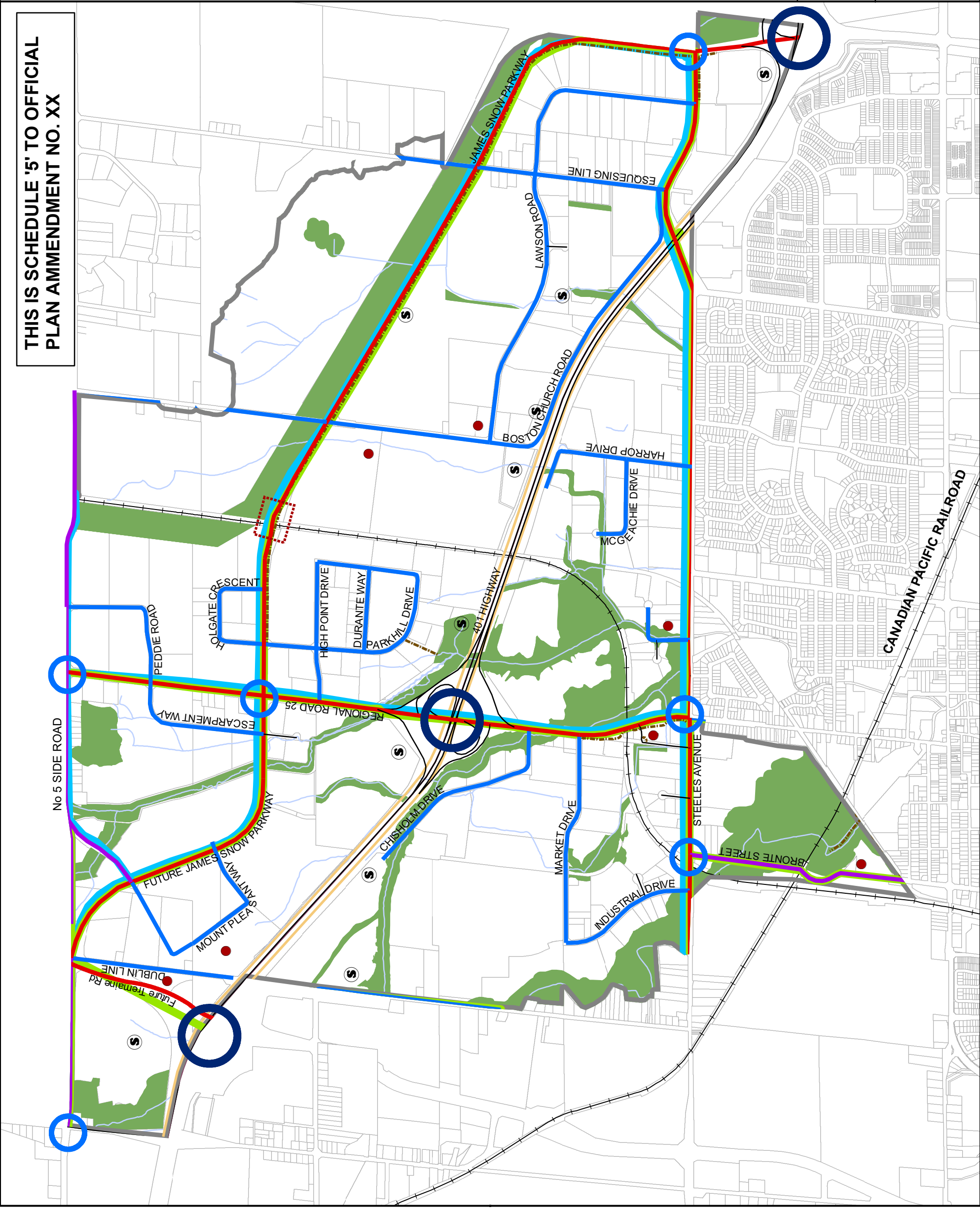
- 401 LANDSCAPE CORRIDOR
- GATEWAY STREET/ ENHANCED STREETSCAPE DESIGN
- ON-STREET BIKE SYSTEM
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROADS
- TRAIL
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- STORMWATER MANAGEMENT POND
- CHARACTER BUILDING
- RAILWAY CROSSING
- PLANNED 401 INTERCHANGE
- NATURAL HERITAGE SYSTEM
- SECONDARY PLAN BOUNDARY
- WATERWAY
- RAILWAY



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

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**May, 2021**





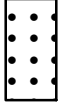

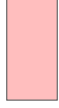



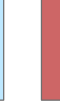





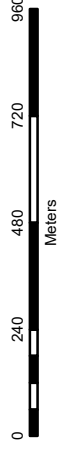
# TOWN OF MILTON OFFICIAL PLAN

## 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
-  Major Commercial Centre
-  Residential Special Policy Area
-  Special Study Area

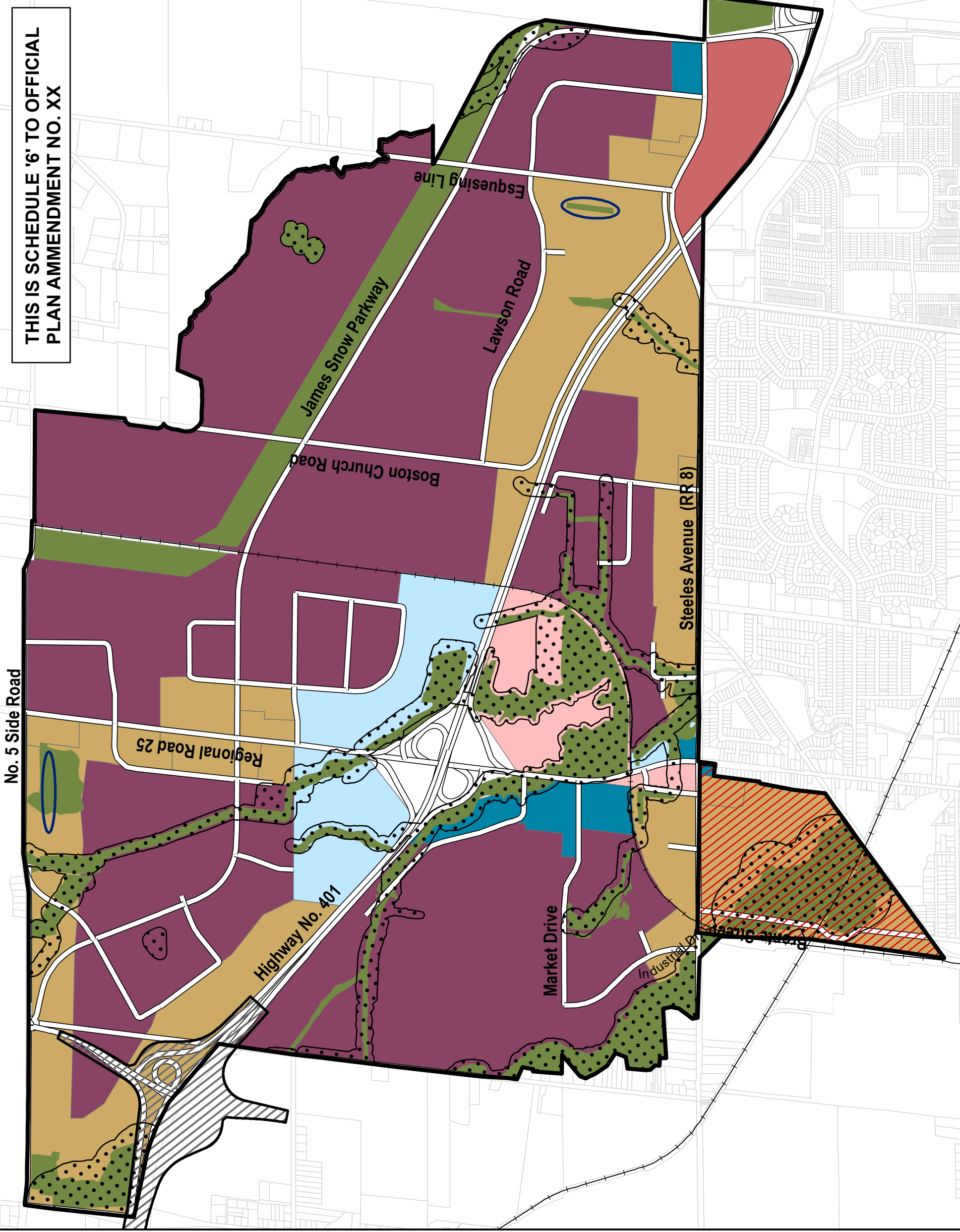


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THIS IS SCHEDULE '6' TO OFFICIAL  
PLAN AMMENDMENT NO. XX








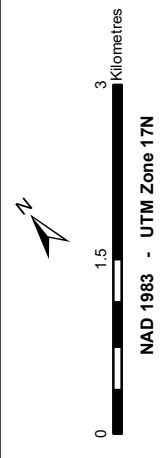
# TOWN OF MILTON OFFICIAL PLAN

## Schedule I1

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

Files: LOPA-03/21

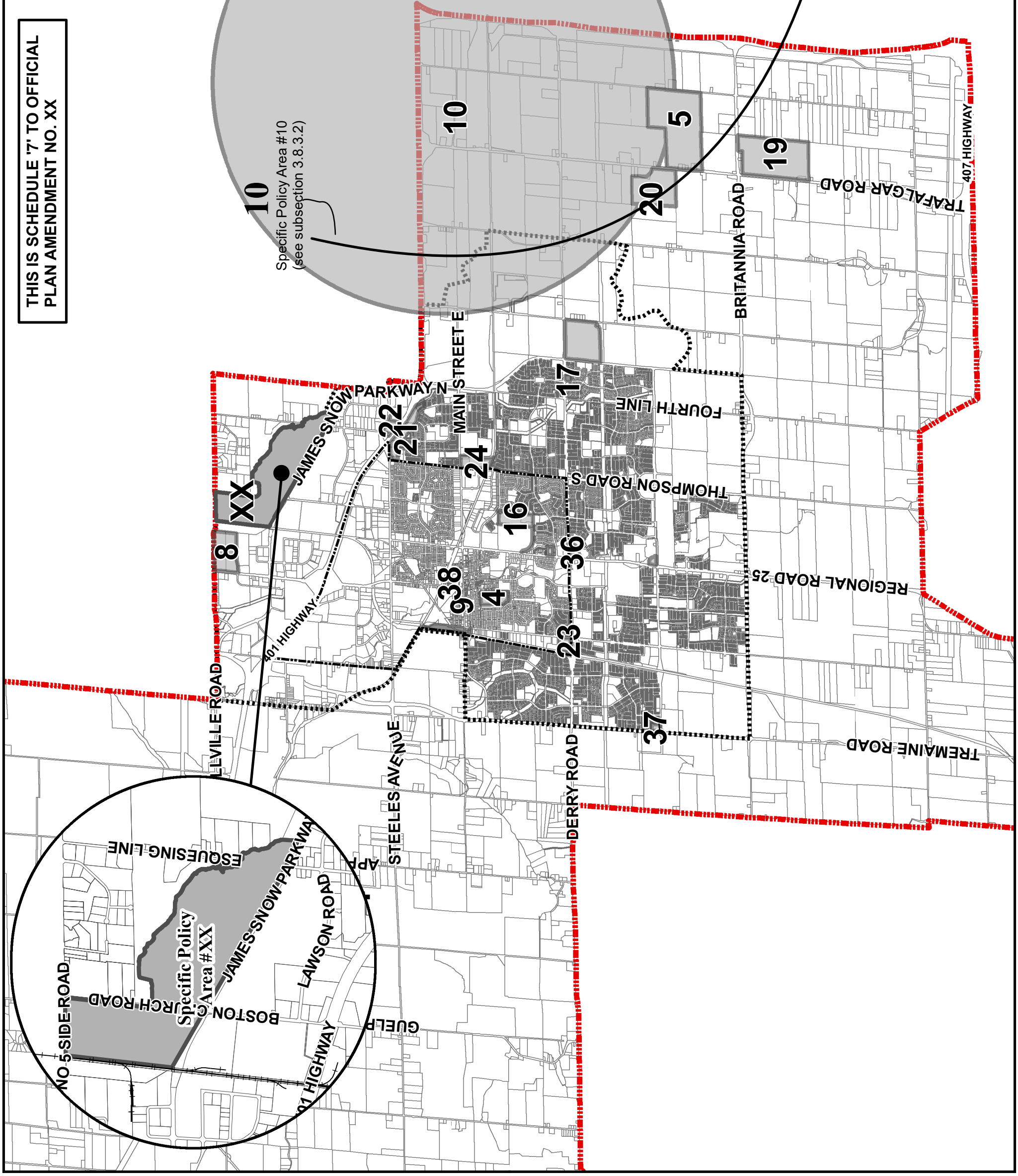
-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



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**Consolidated August 2008, Edited April 2021**

THIS IS SCHEDULE '7' TO OFFICIAL  
PLAN AMENDMENT NO. XX

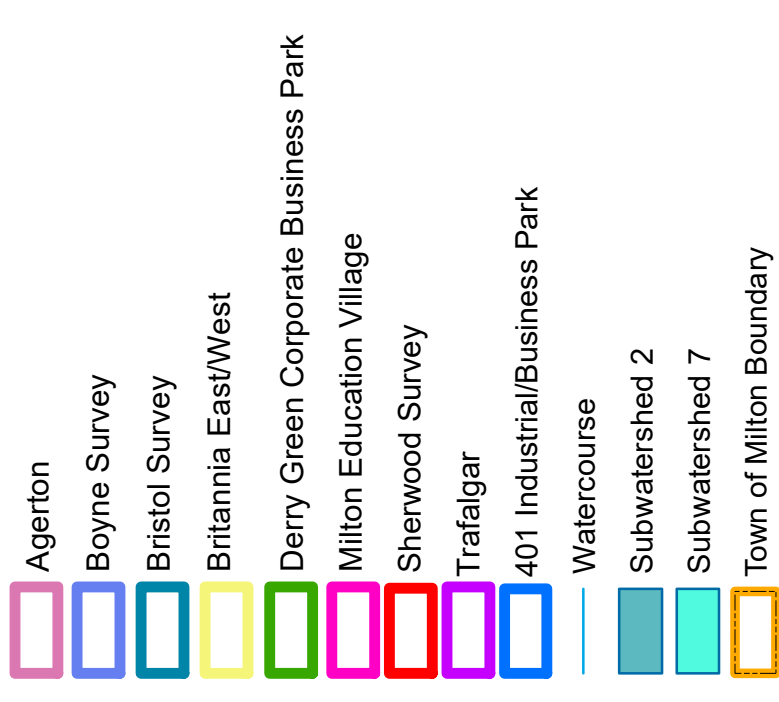




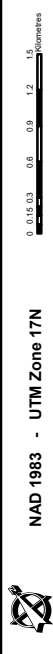
# TOWN OF MILTON OFFICIAL PLAN

## Schedule C.6.C

### SUBWATERSHED AREAS 2 AND 7



NOTE: The Planning District Boundaries are subject to change in accordance with the ultimate phasing scheme.



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THIS IS SCHEDULE '8' TO OFFICIAL PLAN AMENDMENT NO. XX

