

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 060-2021

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 11, CONCESSION 6 (NEW SURVEY) FORMER TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BROCCOLINI AND IG WEALTH MANAGEMENT) FILE Z-15/20 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 and the Derry Green Corporate Business Park Secondary 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:

- 1.0 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 (NHS) Zone symbols to a site-specific Business Park Special (M1*296) Zone, Business Park Special (M1*297) Zone, Open Space 2 (OS-2) Zone and Natural Heritage System (NHS) Zone symbols on the Lands and adding the Holding (H) symbol "H53" to the zone symbols on this property as shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection Section 13.1.1.296 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park Special *296 (M1*296), the following standards and provisions shall apply:

- A. Notwithstanding Section 8.1 – Table 8A Permitted Uses, the following shall be the only uses permitted:
- 1) Industrial Use
 - 2) Medical Clinic
 - 3) Office Use
 - 4) Office Building
 - 5) Research and Technology Use, excluding uses which produce biomedical waste
 - 6) Restaurant
 - 7) School – Adult education
 - 8) Warehouse/Distribution Centre

- 9) Wholesale Operation
- B. Special Site Provisions:
- 1) For the lands zoned General Industrial Special *296 (M1*296) the following additional special site provisions shall apply:
 - a) For the purposes of this By-law, Fifth Line shall be deemed the front lot line.
 - b) Notwithstanding Section 8.2, Table 8B, the minimum front yard setback shall be 12.0 metres.
 - c) Notwithstanding Section 5.11.1, Table 5K, loading spaces are permitted to be setback greater than the maximum 15 metres from a building and shall not be located in a front yard or exterior side yard within 50 m of Labrador Avenue.
 - d) Notwithstanding Section 5.12, Table 5L, parking areas can be setback 0.0 metres from the property line located within the shared access driveway.
 - e) A minimum 2.2 metre landscape buffer from any interior side lot line is required.
 - f) A minimum 6.0 metre landscape buffer is required along the 5th Line frontage.
 - g) A minimum 6.0 metre landscape buffer is required between a building and any property line between a building and Derry Road.
 - h) All parking spaces, truck parking spaces and loading areas, spaces and outdoor storage shall be screened from view from the 5th Line and Derry Road.
 - i) No truck queuing is permitted in the front yard.
 - j) Notwithstanding anything to the contrary, accessory service, wholesale and retail associated with an *Industrial Use, Warehouse/Distribution Centre* or a *Wholesale Operation* shall be permitted provided that the retail area does not exceed 15% or 480 sq.m. of the gross floor area of the premises, which ever is less.
 - k) Outside storage shall only be permitted in a rear yard and shall be adequately screened from view from all public streets.
 - l) Research and Technology Use shall only be permitted where such use does not produce biomedical waste.
 - m) Notwithstanding Section 8.2, Table 8B, the maximum building height shall be 27.5 metres.
 - n) Notwithstanding Section 8.2, Table 8B, the minimum landscaped open space shall be 7.5%.

3.0 THAT Section 13.1.1 of Comprehensive Zoning By-Law 016-2014, as amended, is hereby further amended by adding subsection Section 13.1.1.297 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park Special*297 (M1*297), the following standards and provisions shall apply:

- A. Notwithstanding Section 8.1 – Table 8A Permitted Uses, the following shall be the only uses permitted:
 - 1) Fitness Centre
 - 2) Industrial Uses
 - 3) Medical Clinic
 - 4) Office Building
 - 5) Office Use
 - 6) Recreation and Athletic Facility
 - 7) Research and Technology Use – excluding uses which produce biomedical waste
 - 8) U-Brew Establishment
 - 9) Warehouse/Distribution Centre
 - 10) Wholesale Operation
- B. Notwithstanding Section 8.1 – Table 8A Permitted Uses, the following uses may be permitted if located in an office, light industrial or mixed use building including an industrial mall:
 - 1) Bank
 - 2) Commercial School – Skill
 - 3) Commercial School – Trade
 - 4) Dry Cleaning Depot
 - 5) Dry Cleaning Establishment
 - 6) Motor Vehicle Rental Agency
 - 7) Personal Service Shop
 - 8) Restaurant
 - 9) School – Adult Education
 - 10) Service and Repair Shop
 - 11) Specialty Food Store
- C. Special Site Provisions

- 1) For the lands zoned Business Park Special *297 (M1*297) the following additional special site provisions shall apply:
 - a) The lot line abutting Derry Road is considered the Front Lot Line.
 - b) The minimum building height shall be 6 metres.
 - c) The minimum building setback from Derry Road – 5.0 metres.
 - d) Notwithstanding Section 5.12, Table 5L, parking areas can be setback 0.0 metres from the property line located within the shared access driveway.
 - e) No parking areas shall be located between a building and a public street.
 - f) Parking spaces shall only be permitted to be located in the side and rear yards and no closer to the street than the front wall of a building facing a public street.
 - g) That the maximum gross floor area for a detached accessory waste storage building shall be 70 m², shall be located in the rear yard only and screened from all public streets.
 - h) All parking areas shall be screened from view from Derry Road.
 - i) A minimum of fifteen percent (15%) or 929.03 square metres of gross floor area, which ever is greater, for an Industrial Use, Warehouse / Distribution Centre and a Wholesale Operation shall be dedicated to the office component for such use.
 - j) For an Industrial Use, Warehouse / Distribution Centre and Wholesale Operation, a minimum of fifteen percent (15%) or 929 square metres of *gross floor area*, which ever is greater, shall be dedicated to the office component for such use.
 - k) Research and Technology Use shall only be permitted where such use does not produce biomedical waste.
 - l) a Restaurant shall only be permitted as part of an Industrial Use, Warehouse/Distribution Centre, or Wholesale Operation, and shall not be permitted as part of an Industrial Mall.

4.0 THAT Section 13.2 of By-law 016-2014, is amended by adding the following conditions for removal of this H53 Holding Provision:

“H53” shall not be removed until:

- a) A detailed conceptual site plan is prepared to the satisfaction of the Town and that ensures that the urban design and landscape treatments are completed in accordance with the Town’s requirements under both the Fifth Line being maintained in the Town’s control and the alternative

scenario where the Region of Halton uploads a portion of this road to be a Regional Road through their 5 ½ Line Study.

5.0 THAT Section 3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new definition for the use “Industrial Mall” as follows:

“Means a multi-unit industrial building with a minimum of five (5) separate units, which are managed by a single owner, tenant, or through a condominium corporation.”

6.0 THAT if no appeal is filed pursuant to Section 34 (19) of the Planning Act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Ontario Planning Tribunal dismisses the appeal, this By-law shall come into force on the day of the passing. If the 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 of the Tribunal’s Order is issued directing the amendment or amendments.

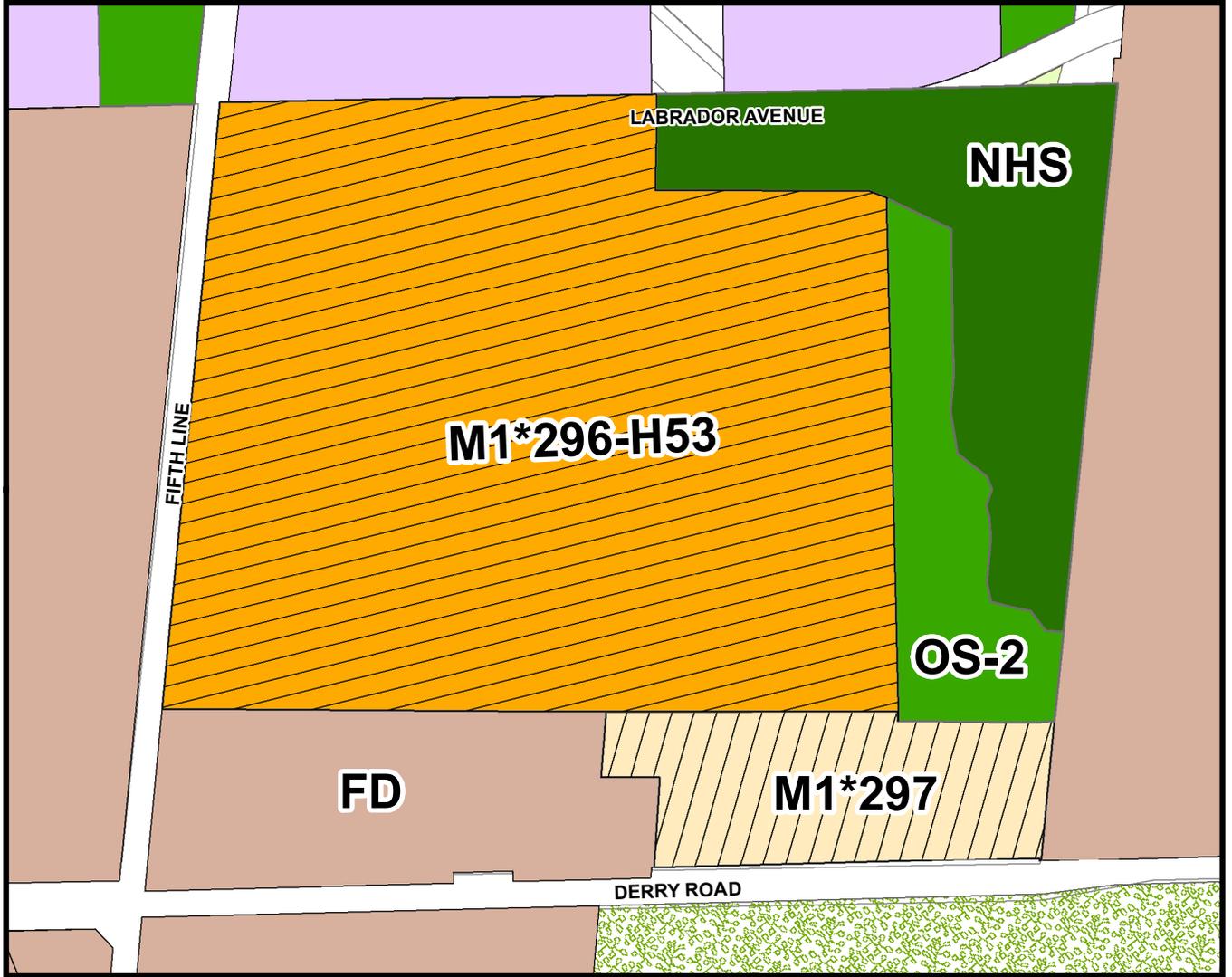
PASSED IN OPEN COUNCIL ON JUNE 21, 2021

Gordon A. Krantz Mayor

Meaghen Reid Clerk

SCHEDULE A
 TO BY-LAW No. 060-2021
 TOWN OF MILTON

Part Lot 11, Concession 6 (New Survey) Former Geographic Survey of Trafalgar
 TOWN OF MILTON



THIS IS SCHEDULE A
 TO BY-LAW NO. 060-2021 PASSED
 THIS 21 DAY OF JUNE, 2021.

 MAYOR - Gordon A. Krantz

 CLERK- Meaghen Reid

-  M1*296-H53 - Business Park Zone Special with Holding Provision H53
-  M1*297 - Business Park Zone Special
-  OS-2 - Open Space Zone 2
-  NHS - Natural Heritage System
-  FD - Future Development

