

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 079-2021**

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. 67 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. 67 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. 67 to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL AUGUST 23, 2021.**

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

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

**AMENDMENT NUMBER 67  
TO THE OFFICIAL PLAN  
OF THE TOWN OF MILTON**

**Subject: North Porta Lands**

**The following text and schedules constitute  
Amendment No. 67 to the Official Plan  
Of the Town of Milton**

**AUGUST 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. 67 to the Official Plan of the Town of Milton**

## **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. 67 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;
3. facilitating the preservation of the James Snow farmhouse located at 8350 Esquesing Line; and
4. establishing developable areas and site specific conditions for development applications, including environmental and servicing studies.

In addition, the amendment 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 beige on Diagram '1', attached to and forming part of this amendment, from "SHP Growth Area-Employment" to "Industrial Area", designating the lands identified in blue on Diagram '1', attached to and forming part of this amendment, from "SHP Growth Area-Employment" to "Business Commercial Area", and designating the lands identified in green on Diagram '1', attached to and forming part of this amendment, from "Natural Heritage System" 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 expanding the 401 Industrial/Business Park to include the lands identified on Diagram '1', attached

- to and forming part of this amendment, and designating these lands “Urban Area”, 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”, adding the extension of Tremaine Road from Steeles Avenue to No. 5 Side Road and designating it “Proposed Major Arterial”, and designating the lands identified on Diagram ‘1’, attached to and forming part of this amendment “Urban Area”, 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. 42 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. 42 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 No. 5 Side Road is planned to be widened to six lanes from Highway 401 to Tremaine

Road. The proposed start of construction is currently scheduled for 2030, but is subject to change. 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 the James Snow Parkway are proposed as part of new *development*, and supported by the Transportation Impact Study, the applicant will be responsible for arranging the necessary permissions to permit these connections.

Subject to the Transportation Impact Study, these connections may be classified as public 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, the Region of Halton's daylight standard and the applicable Access Management Guidelines. Further, the financing and construction of these connections will be the responsibility of the applicant.

- c) Subject to the Transportation Impact 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.

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.

- d) 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.
- e) The Transportation Impact Study may be required to consider the impact of new *development* at both the Regional Road 25 and James Snow Parkway interchanges with Highway 401.
- f) The applicant will be required to submit a Comprehensive Environmental and Servicing Study for the subcatchment area that fully assesses existing conditions and the potential impacts of proposed development with respect to, at a minimum, hydrology, hydraulics, hydrogeology, fluvial processes, erosion, slope stability and the natural environment (including, but not limited to, ecological functions) to the satisfactory of the Region of Halton, Town of Milton and Conservation Halton.

The scope of the Comprehensive Environmental and Servicing Study shall be confirmed with the Region of Halton, the Town of Milton and Conservation Halton.

- g) Subject to a Heritage Easement Agreement approved by the Town, the James Snow farmhouse at 8350 Esquesing Line may be relocated on the lands designated Business Commercial Area on the west side of Esquesing Line and north of the North Hydro Corridor.

Notwithstanding Section 3.7.6.2 of this Plan, the only permitted uses on these lands shall be business and professional offices and service commercial uses. The service commercial uses that may be permitted are those that are complementary to, and serve the employment area.

- 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 widening of the James Snow Parkway and plan the road to ultimately connect to the potential interchange at Highway 401 in the vicinity of Dublin Line and the future Tremaine Road round-a-about.

The transit corridor status of the James Snow Parkway widening to six lanes is unknown at this point since a Municipal Class Environmental Assessment or Detailed Design Project have not been initiated for this future widening.

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.

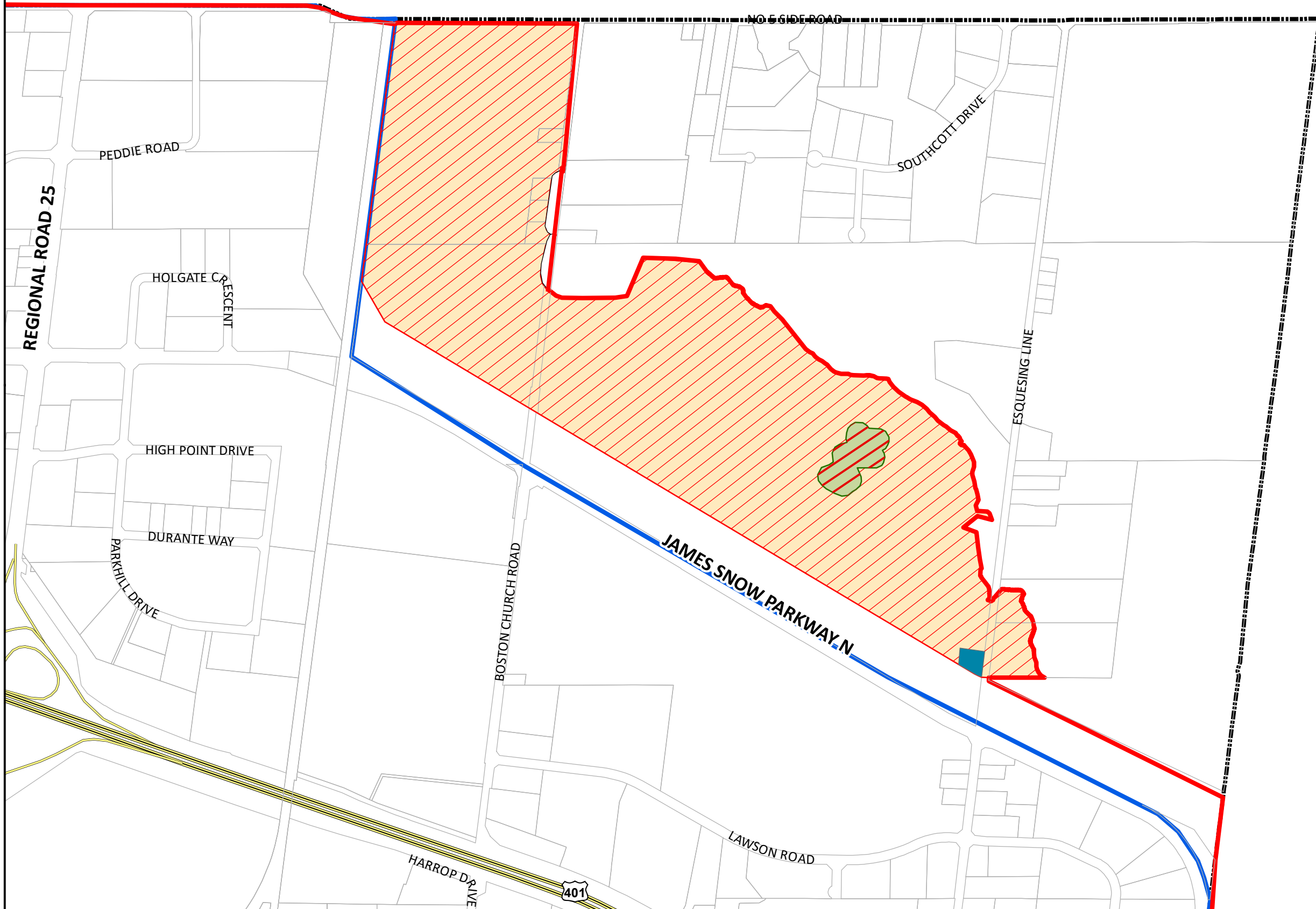


- 15) Section C.2.4.3.3 is amended by deleting the phrase “In addition to the Sub-watershed Plan, the Region of Halton is in the process of completing an Aquifer Management Plan.”, and adding the phrase “and consultation with the Region to address Source Water Protection Plans in this area under the Clean Water Act” after Management Practices.
- 16) Section C.2.5.1 is amended by replacing the subheading “Business Commercial Development” with the subheading “Business Commercial Area”.

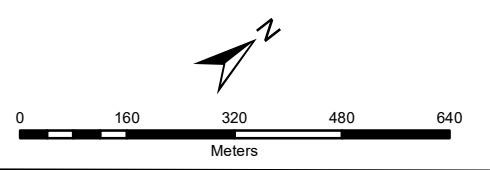
End of text

Halton Hills

# Diagram 1 Overview Plan



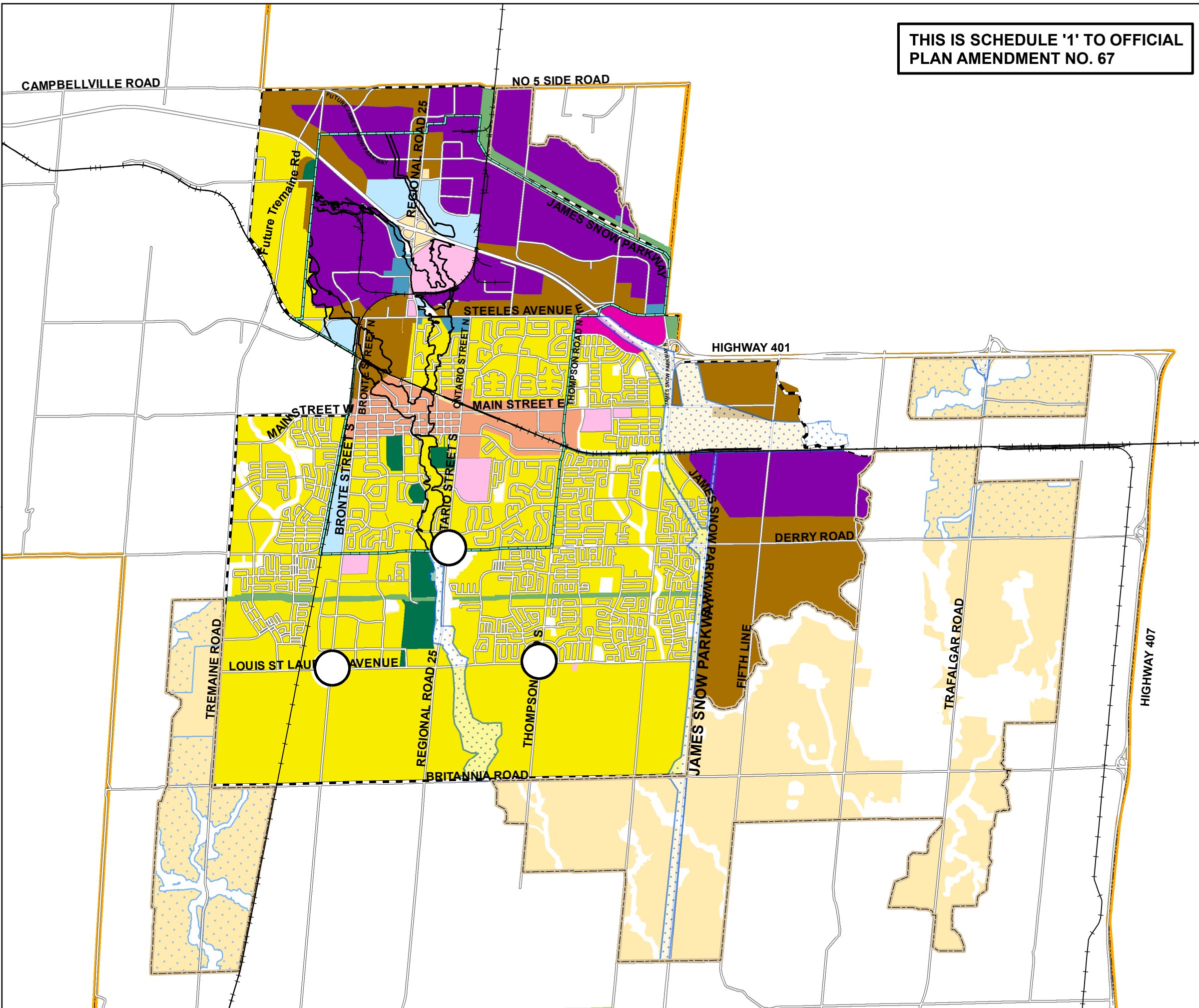
- SHP Growth Area - Employment
- Natural Heritage System
- Proposed Industrial Area Designation
- Proposed Business Commercial Area Designation
- 401 Industrial/Business Park Boundary (current)
- Urban Area Boundary
- Town of Milton Boundary



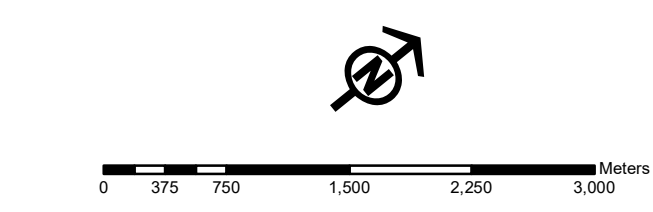
THIS IS SCHEDULE '1' TO OFFICIAL  
PLAN AMENDMENT NO. 67

# 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 West Plan Area
- Regulatory Flood Plain  
(Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary



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

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**August, 2021**

THIS IS SCHEDULE '2' TO OFFICIAL  
PLAN AMENDMENT NO. 67

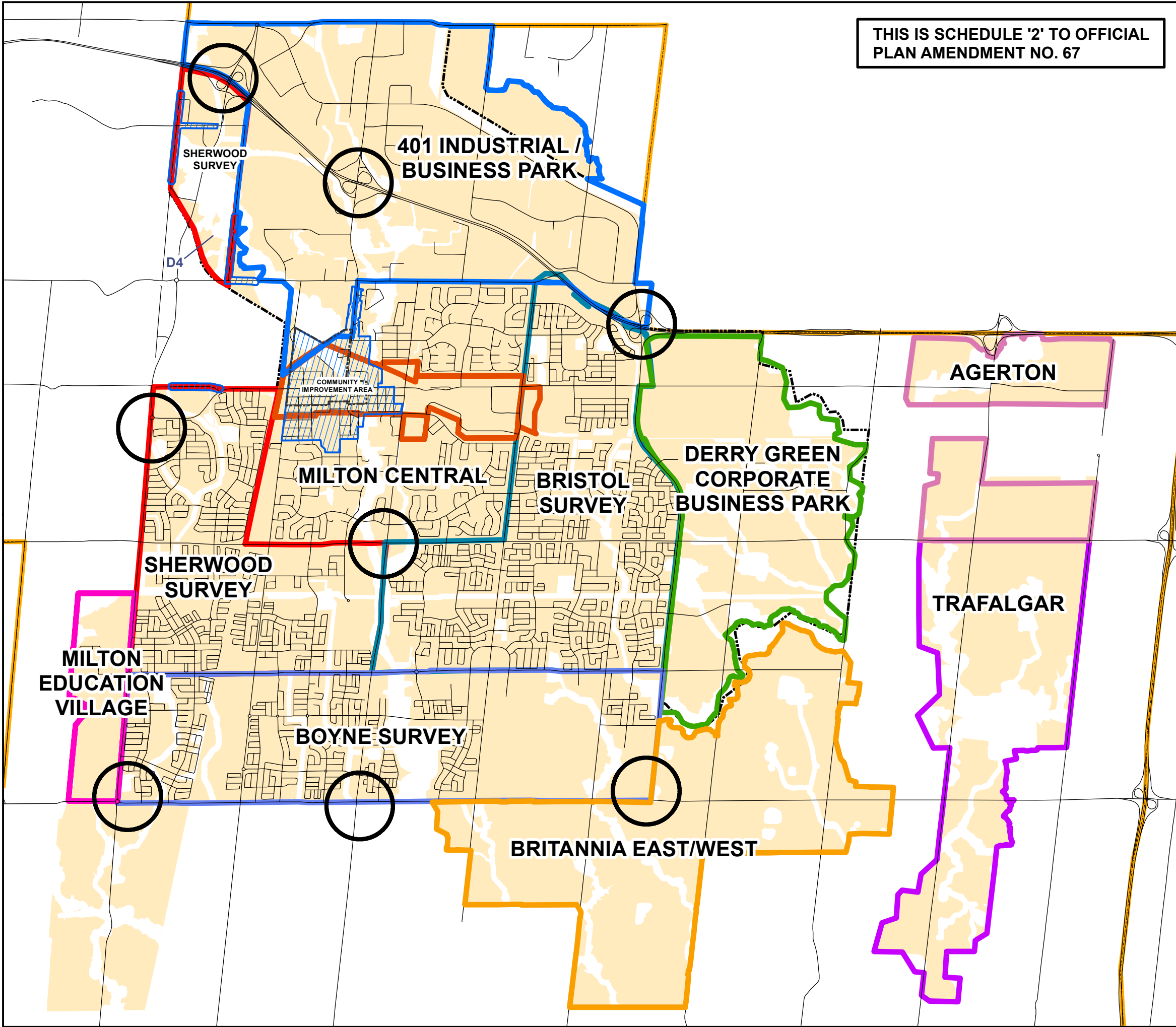
# TOWN OF MILTON OFFICIAL PLAN

## Schedule D

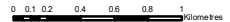
URBAN AREA PLANNING DISTRICTS,  
CHARACTER AREA AND COMMUNITY  
IMPROVEMENT AREA

### 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 Gateway
-  HUSP Urban Area Boundary
-  Town of Milton Boundary
-  Character Area
-  Community Improvement Area
-  D4 Deferred and Appealed Areas and Number



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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THIS IS SCHEDULE '3' TO OFFICIAL  
PLAN AMENDMENT NO. 67

# 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 BUSINESS PARK
-  MILTON EDUCATION VILLAGE
-  SHERWOOD SURVEY
-  TRAFALGAR
-  401 INDUSTRIAL/BUSINESS PARK
-  URBAN AREA

**Neighbourhoods**

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

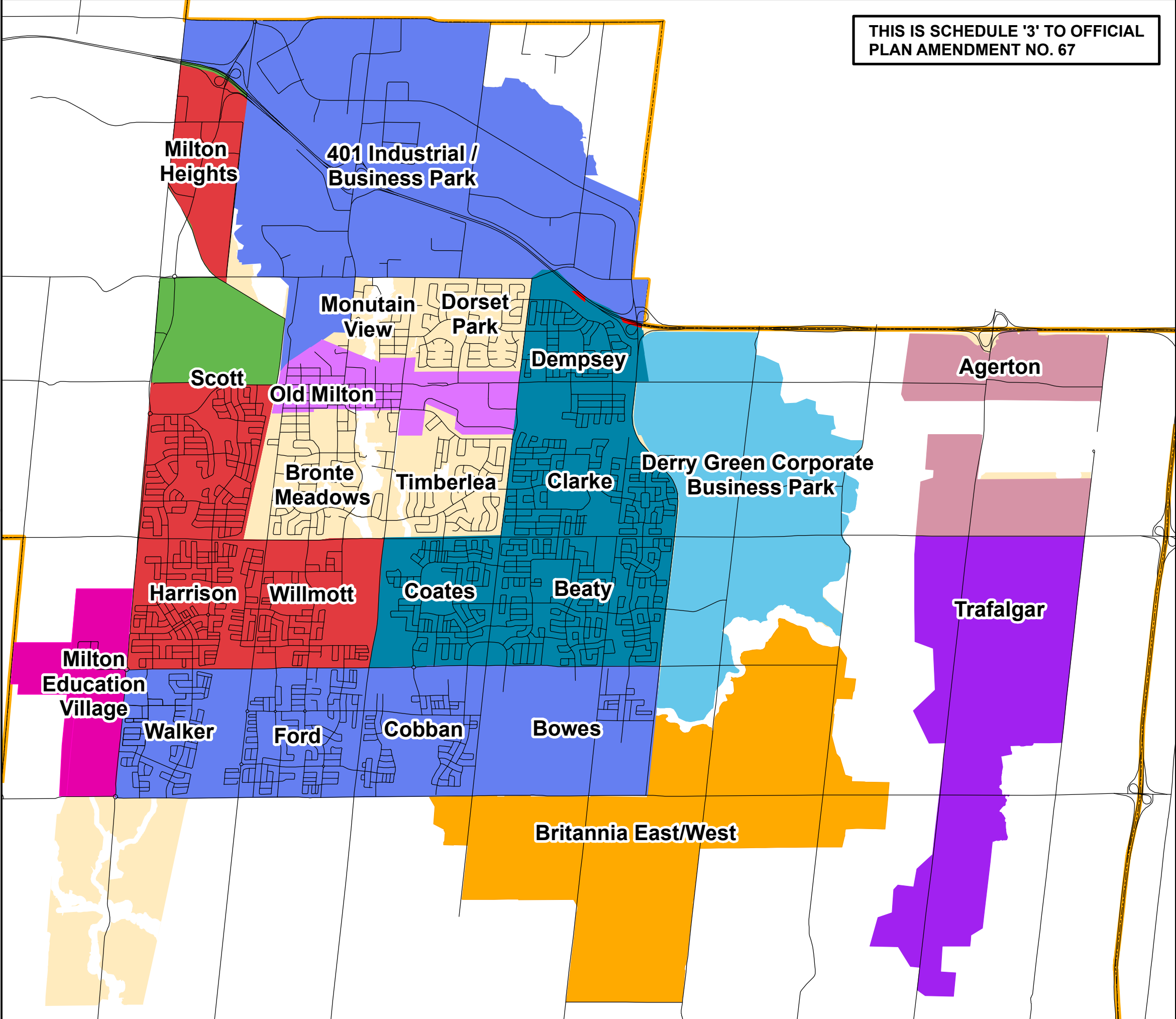
NOTE: The Planning District Boundaries are  
subject to change in accordance with the  
ultimate phasing scheme.

 NAD 1983 - UTM Zone 17N 

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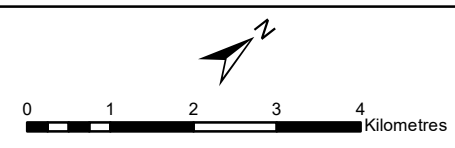


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PLAN AMENDMENT NO. 67**

# TOWN OF MILTON OFFICIAL PLAN Schedule E

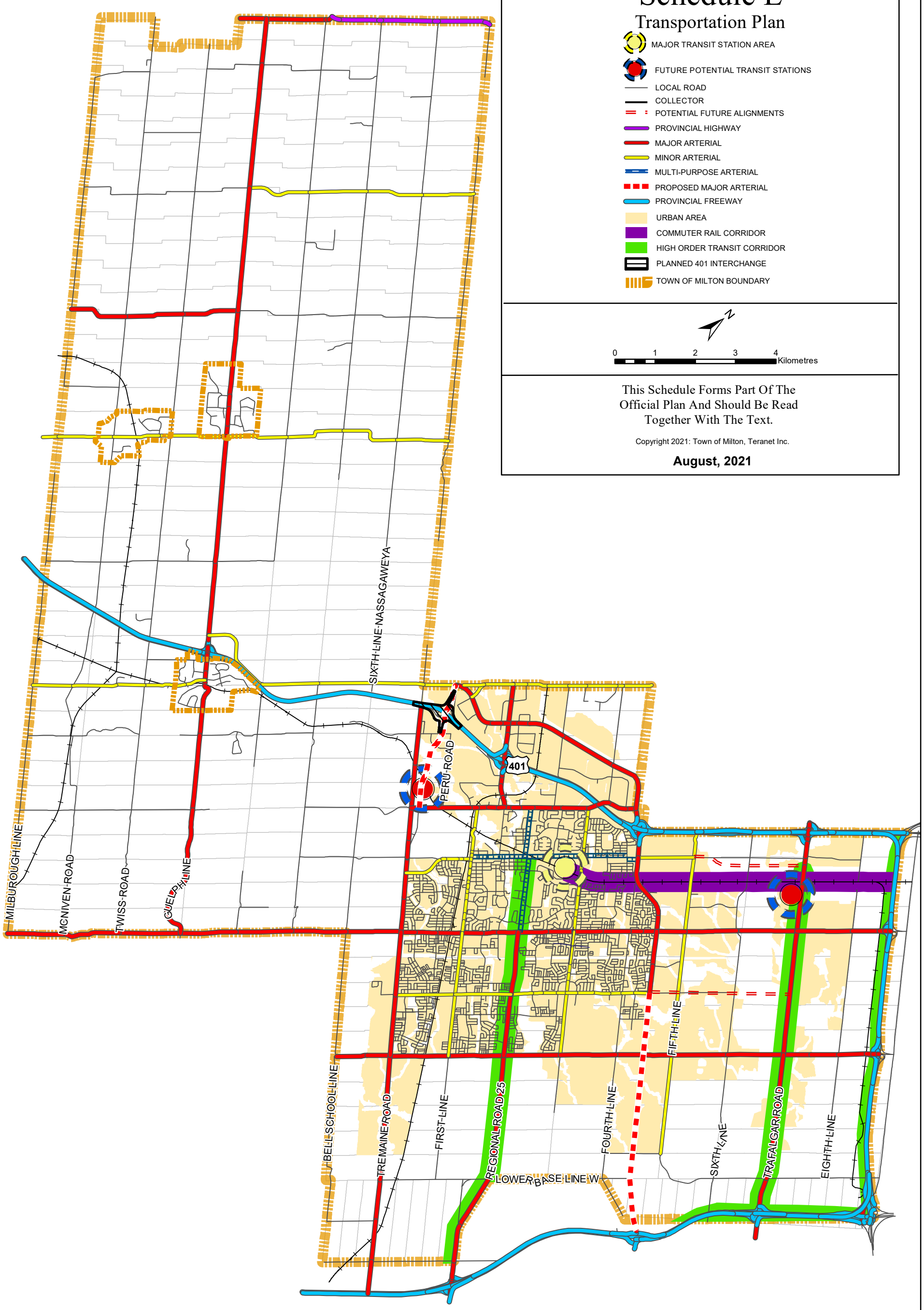
## Transportation Plan

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



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**August, 2021**
















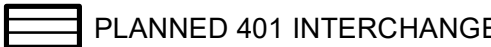
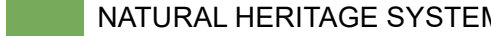



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PLAN AMMENDMENT NO. 67**

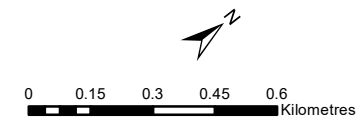
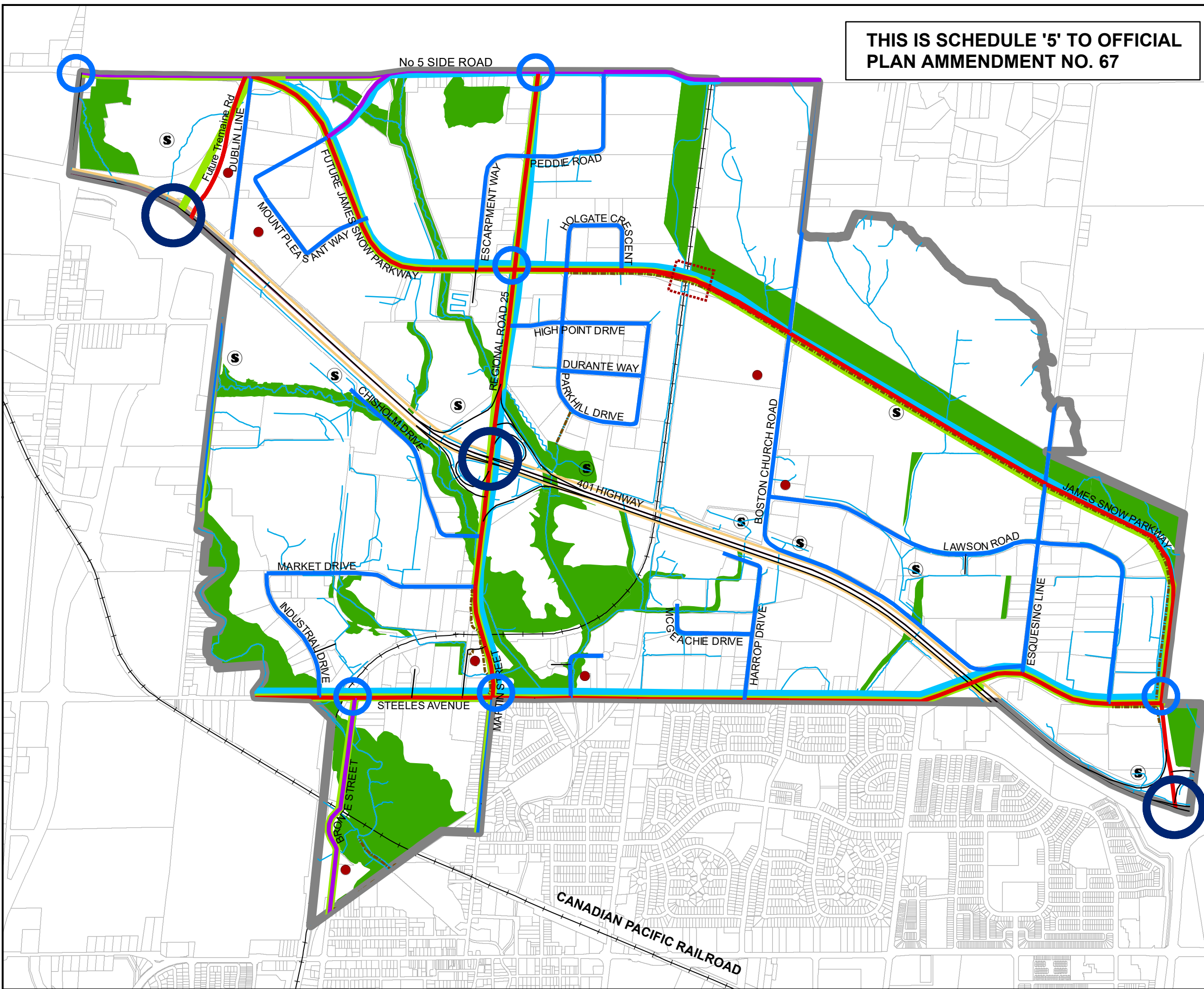
# TOWN OF MILTON OFFICIAL PLAN

## 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



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**August, 2021**

**THIS IS SCHEDULE '6' TO OFFICIAL  
PLAN AMMENDMENT NO. 67**

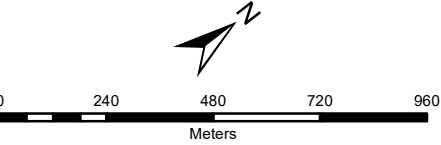
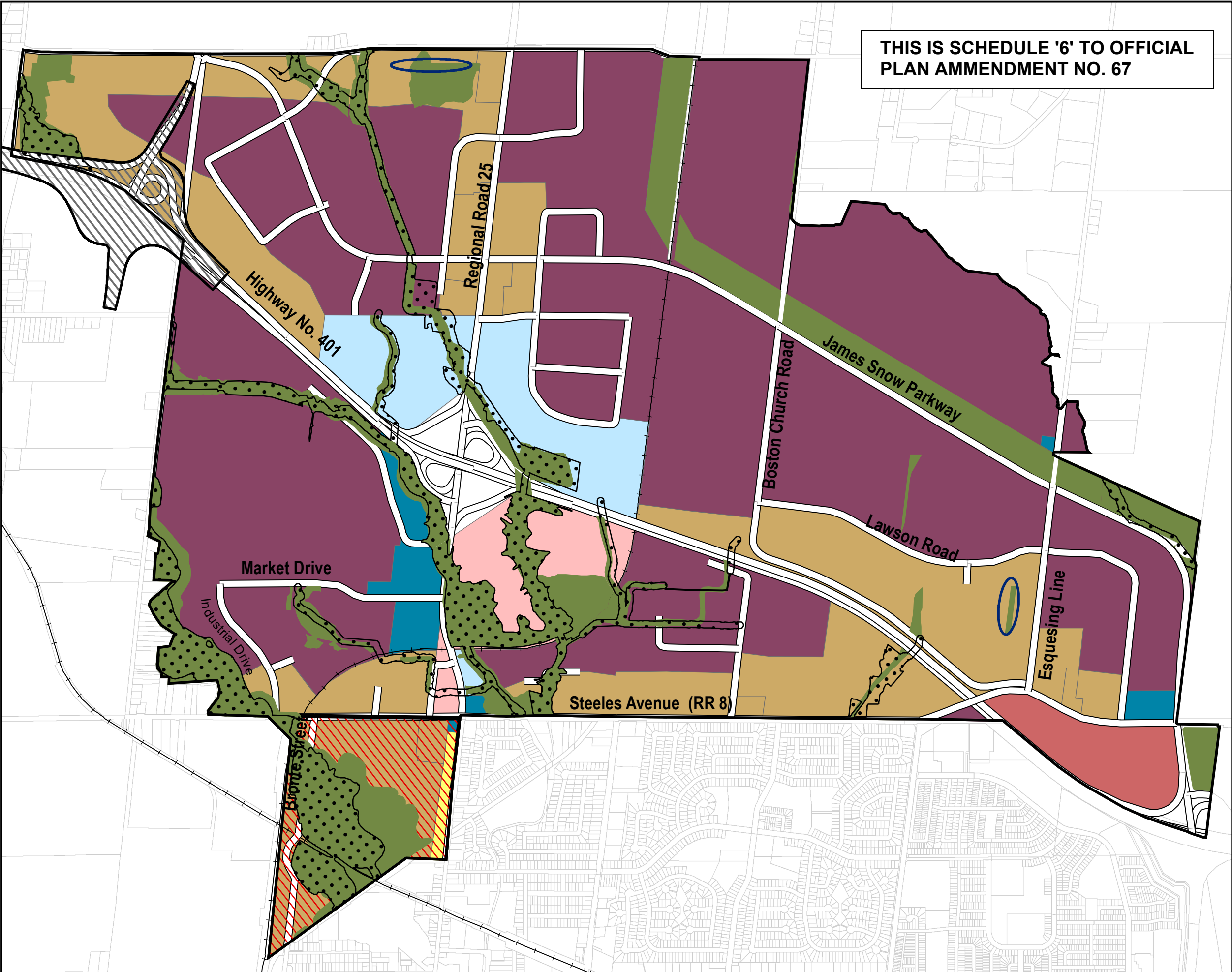
**TOWN OF MILTON  
OFFICIAL PLAN**

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



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August, 2021



THIS IS SCHEDULE '7' TO OFFICIAL  
PLAN AMENDMENT NO. 67





# TOWN OF MILTON OFFICIAL PLAN


## Schedule I1

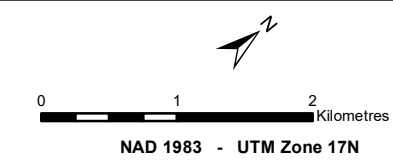
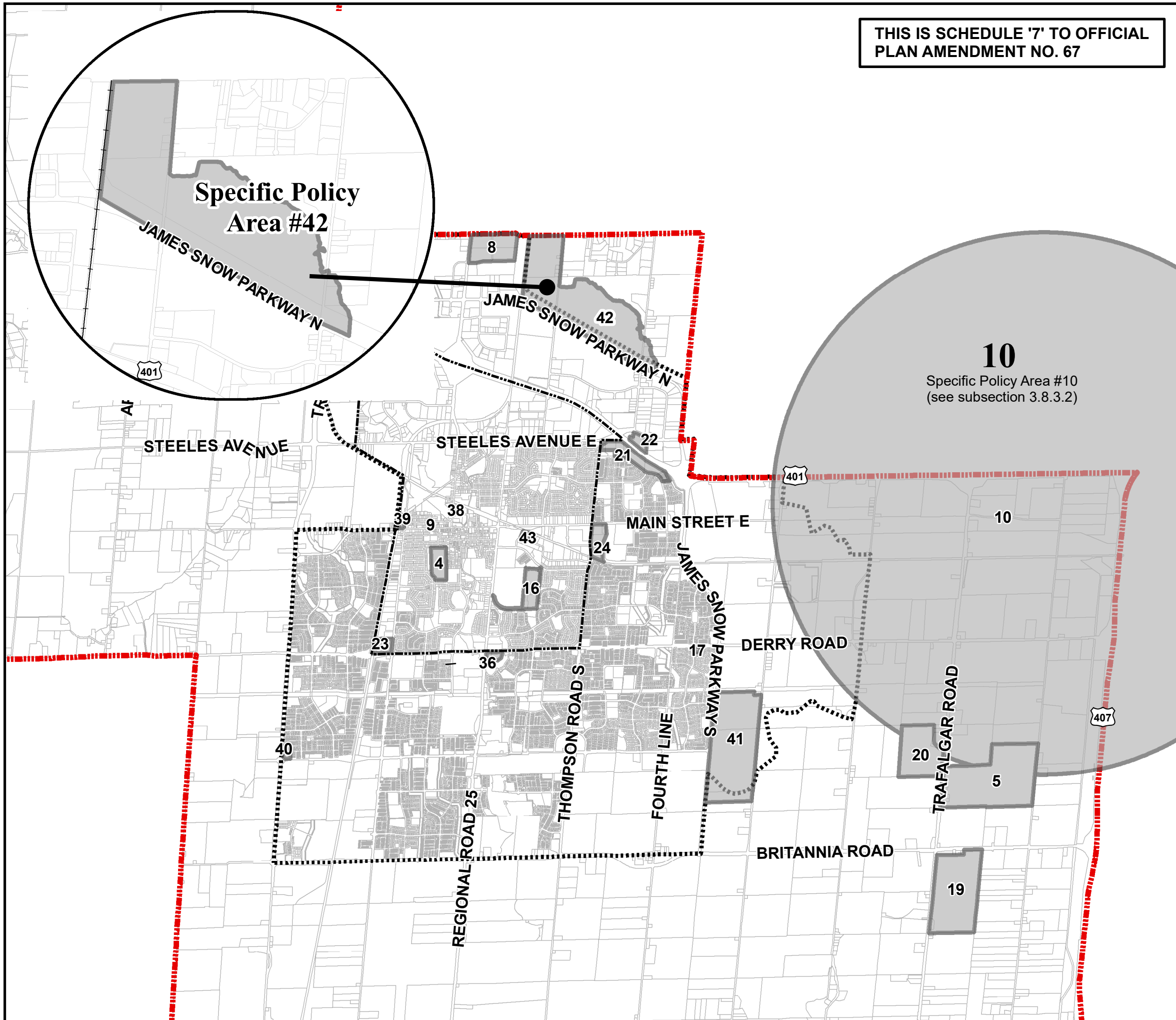
URBAN AREA  
SPECIFIC POLICY AREAS

(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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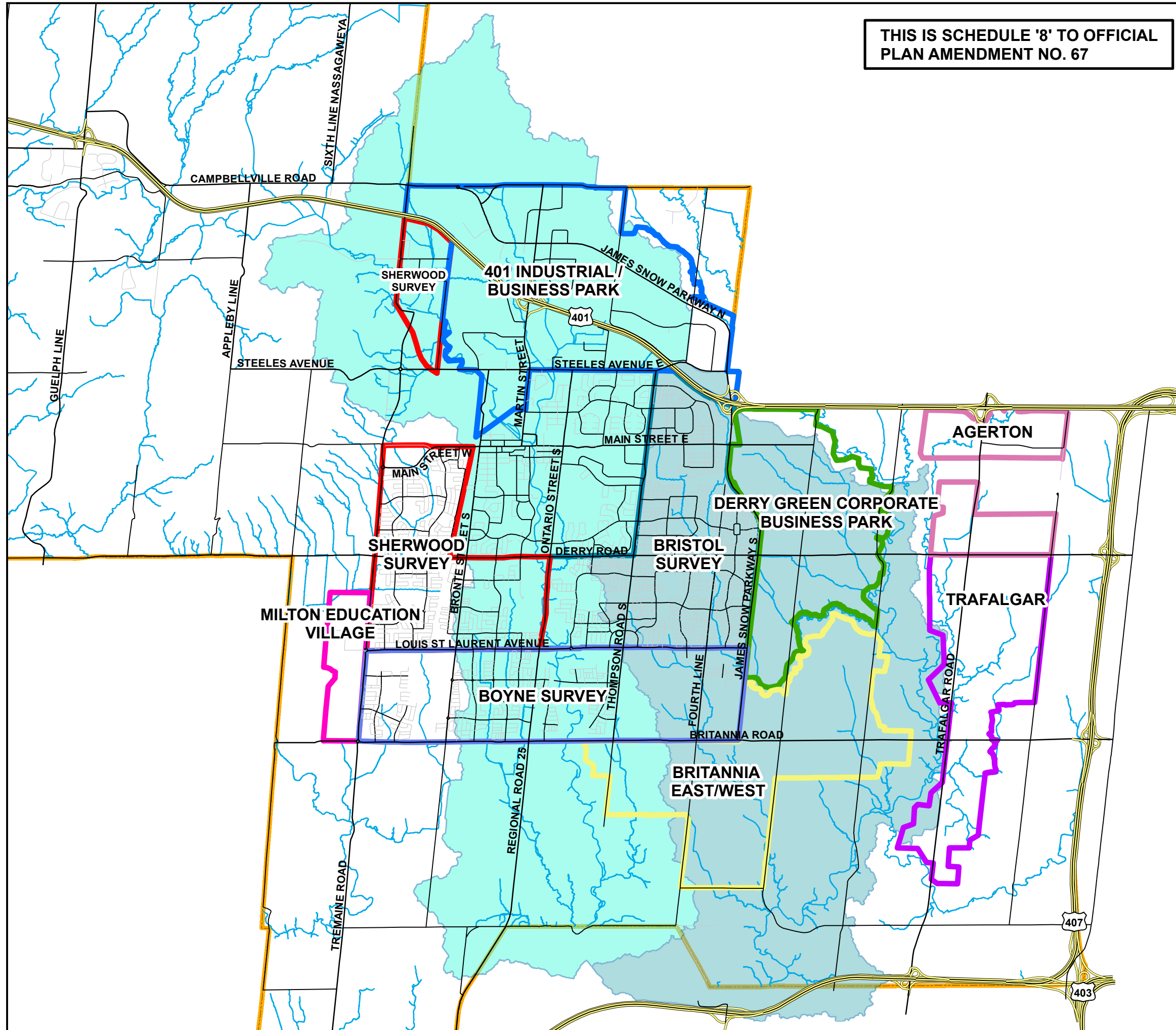
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Consolidated August 2008, Edited August, 2021

THIS IS SCHEDULE '8' TO OFFICIAL PLAN AMENDMENT NO. 67

# TOWN OF MILTON OFFICIAL PLAN Schedule C.6.C

SUBWATERSHED AREAS 2 AND 7

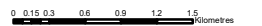


- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East/West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial/Business Park
- Watercourse
- Subwatershed 2
- Subwatershed 7
- Town of Milton Boundary

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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August, 2021