

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 074-2021

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 101 NIPISSING ROAD, LEGALLY DESCRIBED AS PART OF LOT 13, CONCESSION 3, TOWN OF MILTON, THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 04/19)

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

1. Amendment No. 68 to the Official Plan of the Town of Milton, to amend Policy 4.11.3.43 and Schedule C.7.A.CBD and Schedule I1 of the Town of Milton Official Plan to provide for permission for the development of three residential buildings ranging in height from 15 to 19 storeys with a maximum density of 575 units per hectare at lands located at 101 Nipissing Road and legally described as Part of Lot 13, Concession 3 (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 appeals are 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. 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 68 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON AUGUST 23, 2021

Mayor
Gordon A. Krantz

Town Clerk
Meaghen Reid

AMENDMENT NUMBER 68

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART OF LOT 13, CONCESSION 3

101 NIPISSING ROAD

(Town File: LOPA-04/19)

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. 68 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. 68
To the Official Plan of the Town of Milton
101 Nipissing Road (Part of Lot 13, Concession 3) (Town of Milton)

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to add Specific Policy Area 43 to the lands at 101 Nipissing Road to permit high density residential redevelopment of the property.

LOCATION OF THE AMENDMENT

The subject lands are located on the north side of Nipissing Road, south of the Canadian Pacific Railway line and west of the Milton Mall. The lands are municipally identified as 101 Nipissing Road and are legally described as Part of Lot 13, Concession 3, Town of Milton. The location of the property is illustrated as Figure 1.

BASIS OF THE AMENDMENT

The proposed amendment would permit the development of three high-rise residential buildings of 15, 15, and 19 storeys respectively, containing up to 677 residential units with a density of up to 575 units per hectare on the subject lands.

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS 2020) and Provincial Growth Plan 2020. The Provincial policies contained in the PPS and the Growth Plan actively promote and encourage compact urban form, intensification, optimization of the use of existing land base and infrastructure, and development which will take better advantage of existing public transit.
- b) The proposal contributes in building a complete community that is compact, transit supportive, and pedestrian-friendly.
- c) The proposal represents intensification within Milton's Urban Growth Centre that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy.
- d) The close proximity of the subject lands to the multi-modal transit hub at the GO Station justifies reducing the Town's normal parking standards and reduces the dependence on the automobile.
- e) The subject application promotes urban design excellence within Milton's Urban Growth Centre and will help maintain and enhance a well-designed built form that contributes to community image and identity.
- f) The proposed high-rise residential buildings are compatible with surrounding land uses and an appropriate form of residential intensification.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. 68 to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. 68 pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

1.1 Amending Schedule I1 – “Urban Area Central Business District” by adding Special Policy Area No. 43 to the lands at 101 Nipissing Road (known legally as Part of Lot 13, Concession 3, Town of Milton).

1.2 Amending Schedule C.7.C.CBD – “Central Business District Secondary Plan, Height Limits” by permitting a maximum height of 19 storeys on the lands at 101 Nipissing Road (known legally as Part of Lot 13, Concession 3, Town of Milton).

2.0 Text Change

2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.43 The land identified as Specific Policy Area No. 43 on Schedule 68 of this Plan, being the lands at 101 Nipissing Road may be developed to provide three high density residential buildings of up to 19 storeys in height and with a maximum residential density of 575 units per hectare.

TOWN OF MILTON OFFICIAL PLAN

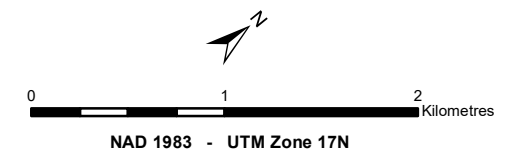
Schedule I1

URBAN AREA SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA 04/19 & Z 02/19

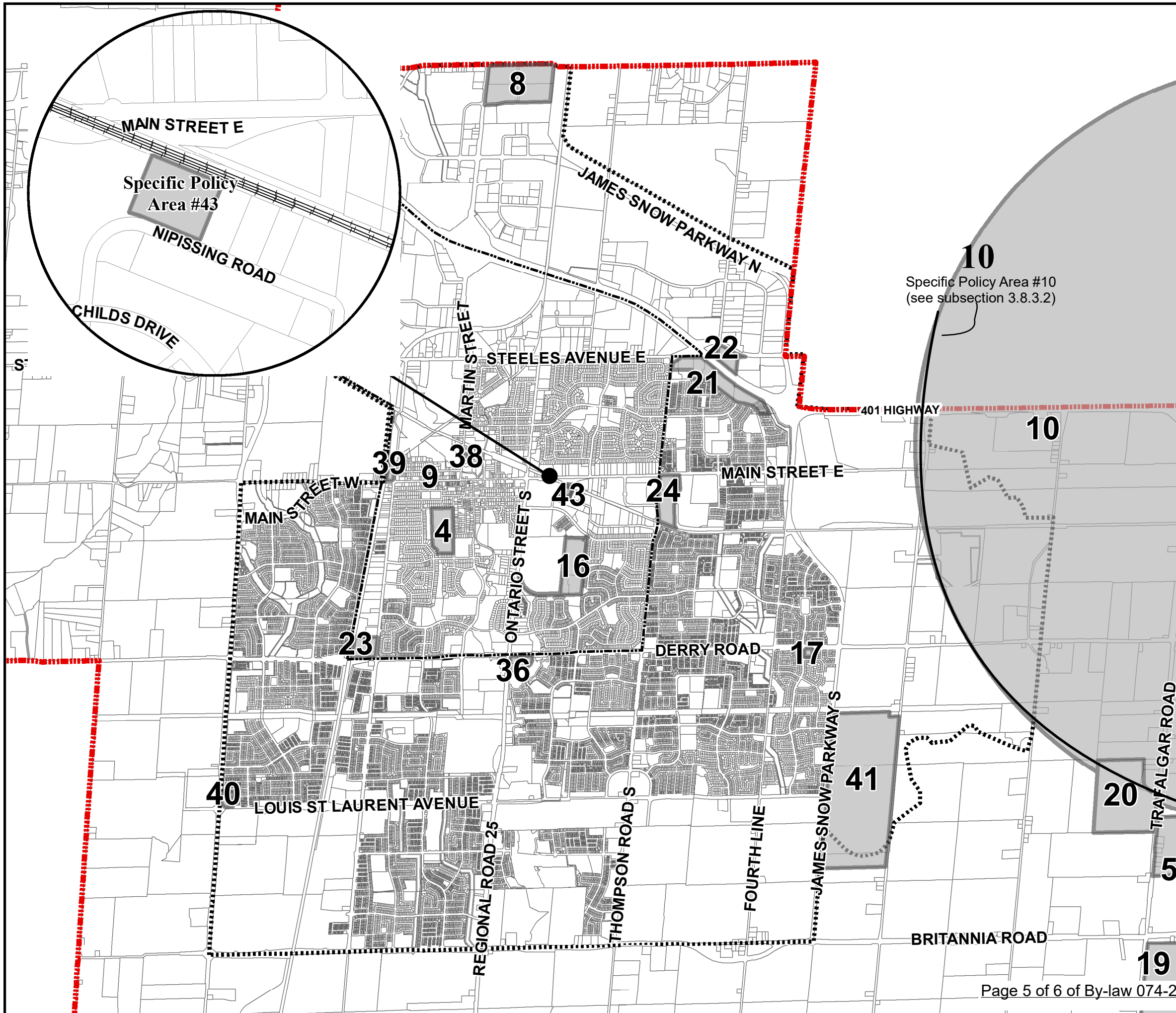
- TOWN OF MILTON BOUNDARY
- URBAN EXPANSION AREA BOUNDARY
- EXISTING URBAN AREA BOUNDARY
- RAILWAY
- SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER

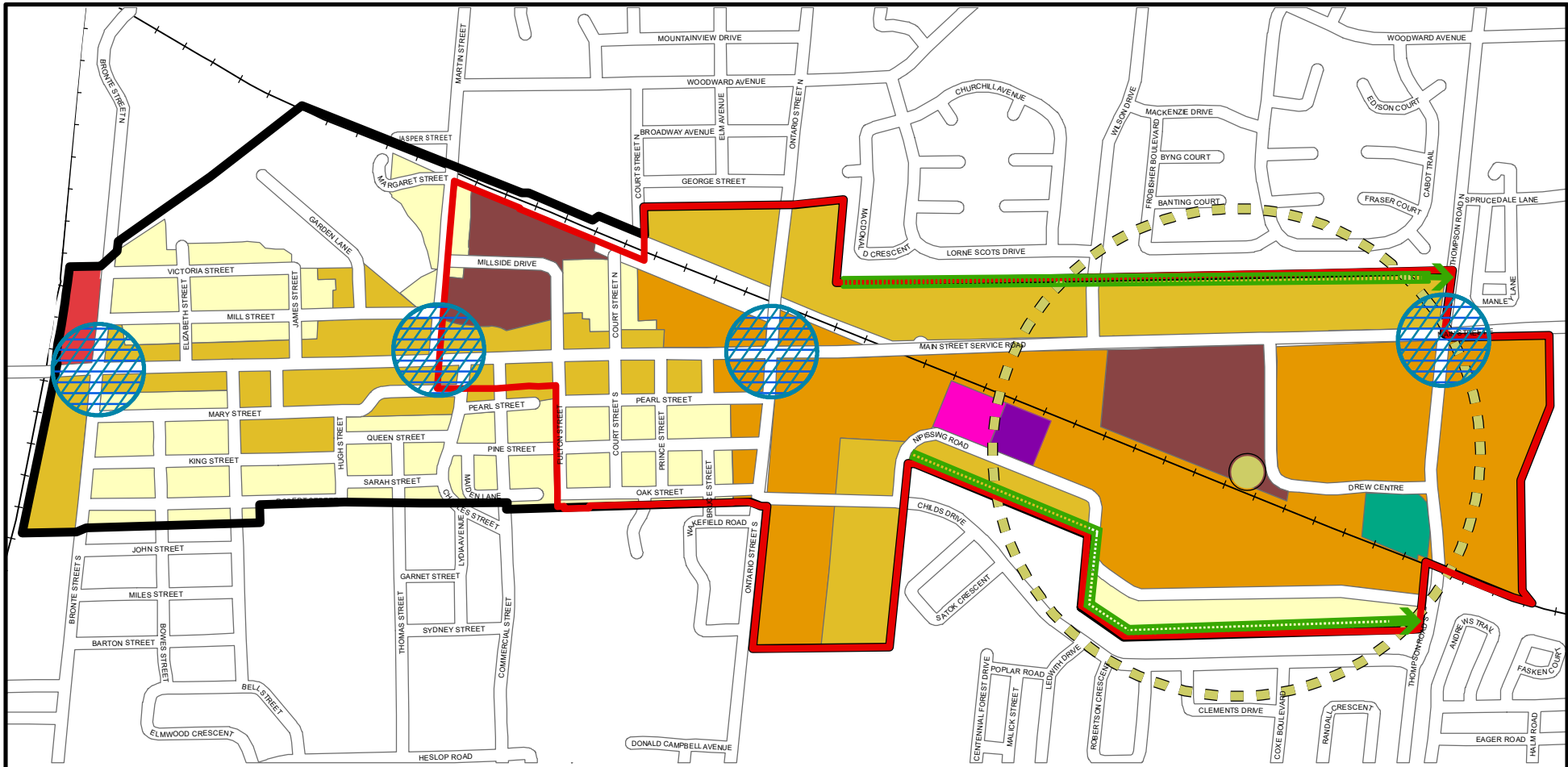


This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.


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Consolidated August 2008, Edited July, 2021





 URBAN GROWTH CENTRE

 CENTRAL BUSINESS DISTRICT


 MAJOR TRANSIT STATION


 MAJOR TRANSIT STATION AREA


 GATEWAY


 TRANSITION AREAS


MAXIMUM HEIGHTS


 1-2 STOREYS


 3-4 STOREYS

 6-8 STOREYS

 10-14 STOREYS

 18 STOREYS

 19 STOREYS

 31 STOREYS

TOWN OF MILTON OFFICIAL PLAN CENTRAL BUSINESS DISTRICT SECONDARY PLAN Schedule C.7.A.CBD Central Business District Height Limits



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July, 2021