



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 25, 2024

Report No: DS-014-24

Subject: LOPA-02-24 & Z-03-24 - 11801 Derry Road (Takol CMCC Derry Limited Partnership) - Initial Report and Public Meeting

Recommendation: That Development Services Report DS-014-24 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of the proposed applications is to facilitate the development of four (4) multi-unit buildings totalling approximately 34,040 square metres of general and light industrial space, with 61 units currently proposed. The Official Plan Amendment seeks to adjust the limits of the Industrial and Business Park designations to accommodate the proposed building envelopes, along with allowing surface parking spaces within the Street Oriented Area overlay, located between the proposed building and Derry Road. The Zoning By-law Amendment seeks to rezone the lands to permit the proposed uses, and further establish zone standards specific to the proposed development.

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 Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: TAKOL CMCC DERRY Limited Partnership, 2300 Yonge Street, Toronto ON, M4P 1E4

Applicant: Mainline Planning Services Inc., P.O Box 319, ON L0J 1C0

Location/Description:

The subject lands are located in Ward 2 and are municipally known as 11801 Derry Road. The property is located at the north-west corner of the intersection at Derry Road and Sixth

Background

Line. The subject lands comprise an area of approximately 7.61 hectares (18.81 acres) and are currently vacant, being used for agricultural purposes.

Surrounding land uses include agricultural operations, single detached dwellings (along Sixth Line), natural heritage features (north and east of the subject lands) and industrial developments (west of the subject lands).

A Location Map is included as Figure 1 to this report.

Proposal:

The applicant is proposing an industrial development comprised of four (4) multi-unit buildings (3D Renderings have been provided as Figure 2 to this report). There are 67 units proposed which are anticipated to be under condominium tenure. A full movement access is proposed at Sixth Line and a right-in and right-out access at Derry Road.

A Concept Site Plan is included as Figure 3 to this report.

The Official Plan Amendment seeks to amend the Official Plan and Derry Green Corporate Business Park Secondary Plan by adjusting the limits of the Industrial Area and Business Park Area designations to accommodate the proposed building envelopes of Buildings A and B which are contemplated as business park, while Buildings C and D are contemplated as industrial. Further, the amendment would permit parking along Derry Road, which is otherwise prohibited as it is the direction of the Plan, through Section C.9.5.1.5, that parking shall not be located between the building and the street.

The Zoning By-law Amendment application proposes to re-zone the lands from the current Future Development Zone (FD) to three site specific zones: Business Park Zone (M1*XA), Business Park Zone (M1*XB), and General Industrial Zone (M2*XX). Each site specific zone will establish a range of permitted uses, along with parking rates. General zone standards are proposed for the entire site to address setbacks, site configuration, and maximum building heights; such provisions seek to facilitate the proposed development in relation to the site's configuration and existing constraints.

The following information has been submitted in support of this application:

- Official Plan Amendment / Zoning By-law Amendment Application Form
- Cover Letter, prepared by Mainline Planning Services Inc.
- Draft Official Plan Amendment, prepared by Mainline Planning Services Inc.
- Draft Zoning By-law Amendment, prepared by Mainline Planning Services Inc.
- Planning Justification Report, prepared by Mainline Planning Services Inc., dated January 22, 2024
- Concept Site Plan, prepared by Mainline Planning Services Inc., dated June 2023
- 3D Renderings, prepared by Ware Malcombs, dated January 03, 2024
- Architectural Package, prepared by Ware Malcombs, dated January 22, 2024
- Noise Impact Study, prepared by DBA Acoustical Consultants Inc., dated October 2023
- ESA Site Summary Letter (Ph. I and Ph. II), prepared by Premier Environmental Services, dated December 21, 2022



Background

- Grading Plan, prepared by TYLin, dated October 2022
- Hydrogeological Investigation, prepared by Palmer, dated January 22, 2024
- Photometric Plan, prepared by Inviro Engineered Services Ltd, January 02, 2024
- Traffic Impact Study, prepared by TYLin, dated January 2024
- Urban Design Brief, prepared by Ware Malcomb, dated January 12, 2024
- Arborist Report and Tree Preservation Plan, prepared by Palmer, dated December 12, 2022
- Constraint Mapping, prepared by TYLin and Palmer, dated November 2022
- Stage I - III Archeological Assessments, prepared by ASI, dated June-November 2022
- Stormwater Management Report, prepared by TYLin, dated June 2023
- Confirmation of a Substantially Complete Comprehensive Environmental Servicing Study, prepared by Rachel Ellerman, dated February 1, 2024.

Discussion

Planning Policy:

The northern portion of the subject lands are designated as Industrial Area and the southern portion as Business Park Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The Business Park designation permits a range of light industrial and office uses, with an emphasis on a high standard of design. The Industrial Area designation permits a range of general industrial uses, along with general criteria that should be considered in support of a development proposal.

The lands are further designated as Business Park Area and Industrial Area with a portion of the site being subject to the Street-Oriented Area overlay and Gateway Area overlay on Schedule C.9.B - Derry Green Corporate Business Park Land Use Plan within the Derry Green Corporate Business Park Secondary Plan. The Business Park Area designation supports light industrial and office uses, while establishing overlay policies that permit a wider range of uses. The Industrial Area designation supports the general industrial policies in addition to uses that should be restricted in order to support the vision of the Secondary Plan area. The Street-Oriented Area overlay (affecting Building B) permits additional uses such as convenience commercial and office. The Gateway Area overlay (affecting Building A) permits the uses set-out in the Street-Oriented Area overlay, along with general commercial uses such as banquet facilities and entertainment uses.

It is staff's opinion that the proposed development generally conforms to the policies of the Town's Official Plan and the Derry Green Corporate Business Park Secondary Plan. However, an Official Plan Amendment is required to amend the boundaries of the Business Park Area and Industrial Area designations and address the Street Oriented Area overlay adjacent to Derry Road.

The applicant is proposing to amend Schedule C.9.B - Derry Green Corporate Business Park Land Use Plan to adjust the limits of Business Park Area and Industrial Area designations in an effort to accommodate the proposed building envelopes. Buildings A

Discussion

and B are contemplated as business park, while Buildings C and D are contemplated as general industrial.

The Street Oriented Area overlay requires development to be designed with street related sites and buildings, including a continuous frontage of buildings wherever feasible. It does not allow for parking to be located between the building and the street with the intention of minimizing the visual impact of the parking area from the public right-of-way and establishing a continuous frontage. The applicant is requesting two rows of parking to be located between the front façade of Building B and Derry Road; enhanced screening and landscaping is proposed in an effort to maintain the vision of the Secondary Plan policies previously mentioned.

As a result of the aforementioned, an Official Plan Amendment is required. The Draft Official Plan Amendment and Schedules are attached as Appendix 1 to this Report.

Official Plan policies relevant to this proposal include:

- Section 3.8 - Business Park Area: Policies that establish permitted uses within the Business Park Area.
- Section 3.7 - Industrial Area: Policies that establish permitted uses within the Industrial Area.
- Section C.9.4.6 - Urban Design: Policies that set-out the vision for the Secondary Plan area, including enhanced streetscape design along Derry Road.
- Section C.9.5.1 - Business Park Area: Policies that establish permitted uses within the Business Park Area, including the Street-Oriented Area and Gateway Area overlays.
- Section C.9.5.3 - Industrial Area: Policies that establish permitted uses within the Industrial Area, along with those that shall be prohibited.

Zoning By-law 016-2014, as amended:

The subject lands are zoned as Future Development (FD) under the Town's Zoning By-law 016-2014, as amended. The only permitted uses within this zone are those that were legally existing on the date that the applicable FD Zone took effect; in this instance, the only use currently permitted on site is agricultural operations.

The Zoning By-law Amendment application propose to re-zone the subject lands from Future Development (FD) to three site specific zones, including a Business Park Zone (M1*XA), Business Park Zone (M1*XB), and a General Industrial Zone (M2*XX). The amendment will establish a range of permitted uses for each zone, along with general provisions related to site configuration and parking rates.

The Draft Zoning By-law is attached as Appendix 2 to this Report.

Site Plan Control:



Discussion

Should the development applications be approved, the applicant is required to obtain Site Plan Approval prior to any building permits being issued. Detailed site plan drawings addressing matters such as building elevations, lot grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on February 29, 2024. Signage providing information on the proposed application was posted on the property along Derry Road and Sixth Line, in addition to notice being sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, staff has identified the following matters to be addressed through the review process:

- Consistency with the Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe, Regional Official Plan and Town Official Plan (including the Derry Green Secondary Plan);
- Proposed uses, including ancillary uses;
- Proposed parking rates and traffic impacts;
- Stormwater management and site servicing; and,
- Urban Design, specifically as it relates to the Street-Oriented and Gateway Areas.

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

Key Milestones

Milestone	Date
Pre-Consultation Meeting	10/21/2021
Pre-Submission Review	7/28/2023
Application Deemed Complete	2/2/2024
Statutory Public Meeting	3/25/2024
Date Eligible for Appeal for Non-Decision	6/1/2024



Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc., Phone: Ext. 2263
MCIP, RPP
Planner - Development Review

Attachments

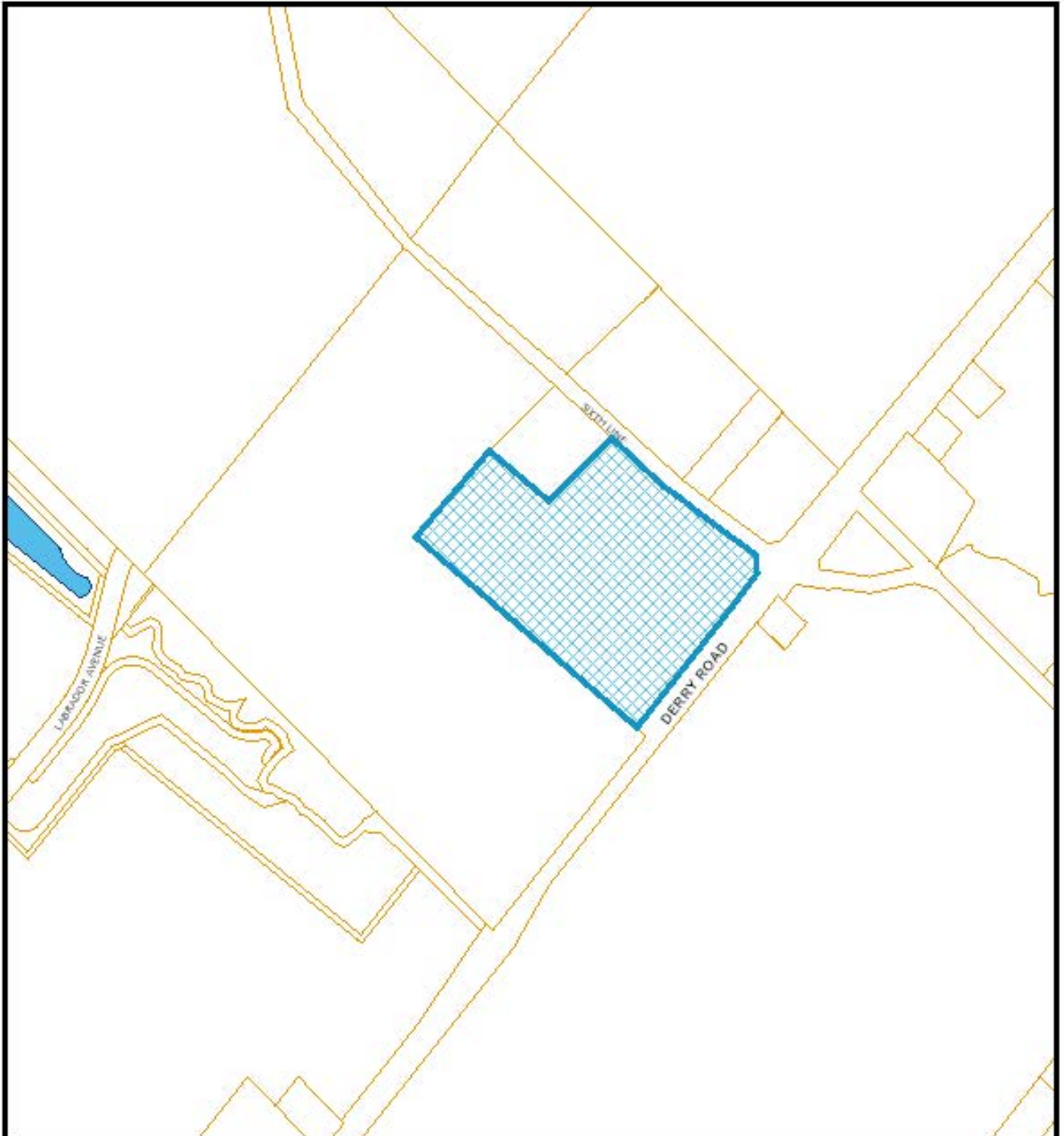
Figure 1 – Location Map
Figure 2 – 3D Renderings
Figure 3 – Concept Site Plan
Appendix A – Draft Official Plan Amendment
Appendix B – Draft Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



Council Meeting Date:
March 25, 2024

Scale: 1:9,028

LOPA-02/24 & Z-03/24

Development Services



Subject Property
Page 104 of 546

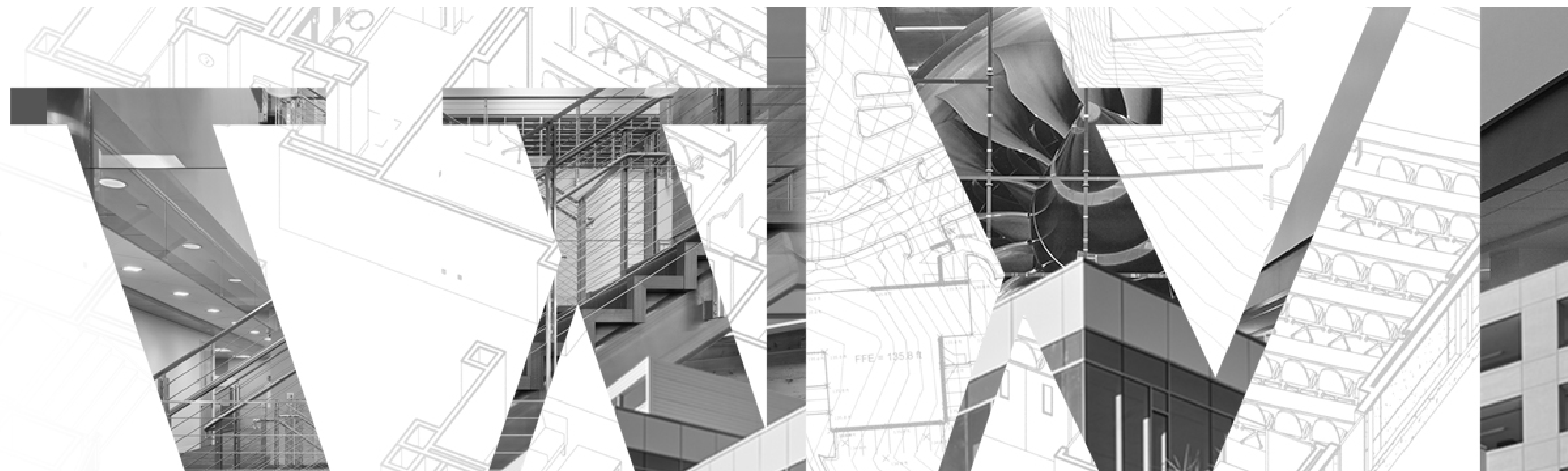
Copyright 2024: Town of Milton, Teranet Inc.

TAKOL

**11801 DERRY ROAD
INDUSTRIAL CONDOS**

11801 DERRY ROAD
MILTON, ON

SCHEMATIC DESIGN
TOR22-0045-00
01.03.2023





KEYNOTES

- | | | | | |
|---|--|---|--|--|
| <p>1 INSULATED METAL PANEL - WHITE
KINGSPAN - KS SERIES - MICRO-RIB - REGAL WHITE</p> <p>2 INSULATED METAL PANEL - CHARCOAL
KINGSPAN - KS SERIES - MICRO-RIB - CHARCOAL (432B1714)</p> <p>3 ALUMINIUM COMPOSITE METAL CANOPY - CHARCOAL
ALPOLIC - MICA MZG GREY / BGY GREY</p> | <p>4 ARCHITECTURAL STOREFRONT
ALUMICOR - BLACK 73</p> <p>5 VISION GLASS
VITRO - OPTIGRAY</p> <p>6 SPANDREL PANEL
OPACI-COAT-300 - #3-820 HARMONY GRAY</p> <p>7 WOOD ACCENT METAL TONGUE & GROOVE PLANK CLADDING
LONGBOARD - 6" SMOOTH PLANK - LIGHT CHERRY</p> | <p>8 INSULATED METAL PANEL - LIGHT GREY
KINGSPAN - KS SERIES - MICRO-RIB - DOVE GRAY</p> <p>9 8'-0" WIDE ARCHITECTURAL PRECAST PANEL W/ REVEALS - WHITE
TYPICAL</p> <p>10 PAINTED ACCENT ON PRECAST PANEL - BROWN
SHERWIN WILLIAMS - SW6132 RELIC BRONZE</p> <p>11 PAINTED ACCENT ON PRECAST PANEL - LIGHT GREY
SHERWIN WILLIAMS - SW7663 MONORAIL SILVER</p> | <p>12 METAL CAP - CHARCOAL
VICWEST - 56072 CHARCOAL / 55174 DEEP GREY</p> <p>13 METAL CAP - WHITE
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TYPICAL</p> <p>15 POTENTIAL TENANT SIGNAGE LOCATION
TYPICAL</p> | <p>16 DIGITAL BILLBOARD / CLOCK
TYPICAL</p> <p>GENERAL NOTE
GC TO PROVIDE SAMPLES OF ALL MATERIALS FOR APPROVAL.</p> |
|---|--|---|--|--|



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL RENDERING - BUCCLEIGH SHEASTON ARCHITECTURE
11801 DERRY ROAD INDUSTRIAL CONDOS
 11801 DERRY ROAD, MILTON, ON - TOR22-0045-00

WARE MALCOMB 01.03.2023



KEYNOTES

- 1** INSULATED METAL PANEL - WHITE
KINGSPAN - KS SERIES - MICRO-RIB - REGAL WHITE
- 2** INSULATED METAL PANEL - CHARCOAL
KINGSPAN - KS SERIES - MICRO-RIB - CHARCOAL (432B1714)
- 3** ALUMINIUM COMPOSITE METAL CANOPY - CHARCOAL
ALPOLIC - MICA MZG GREY / BGY GREY
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ALUMICOR - BLACK 73
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VITRO - OPTIGRAY
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GENERAL NOTE
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CONCEPTUAL RENDERING - BUILDING 2 - SOUTH PERSPECTIVE

11801 DERRY ROAD INDUSTRIAL CONDOS
11801 DERRY ROAD, MILTON, ON - TOR22-0045-00

WARE MALCOMB

01.03.2023

PAGE 3



KEYNOTES

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CONCEPTUAL RENDERING - BUILDING 3 - NORTH PERSPECTIVE

11801 DERRY ROAD INDUSTRIAL CONDOS
11801 DERRY ROAD, MILTON, ON - TOR22-0045-00

WARE MALCOMB

01.03.2023

PAGE 4



KEYNOTES

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CONCEPTUAL RENDERING - BUILDING 4 - WEST PERSPECTIVE

11801 DERRY ROAD INDUSTRIAL CONDOS
11801 DERRY ROAD, MILTON, ON - TOR22-0045-00

WARE MALCOMB

01.03.2023

PAGE 5





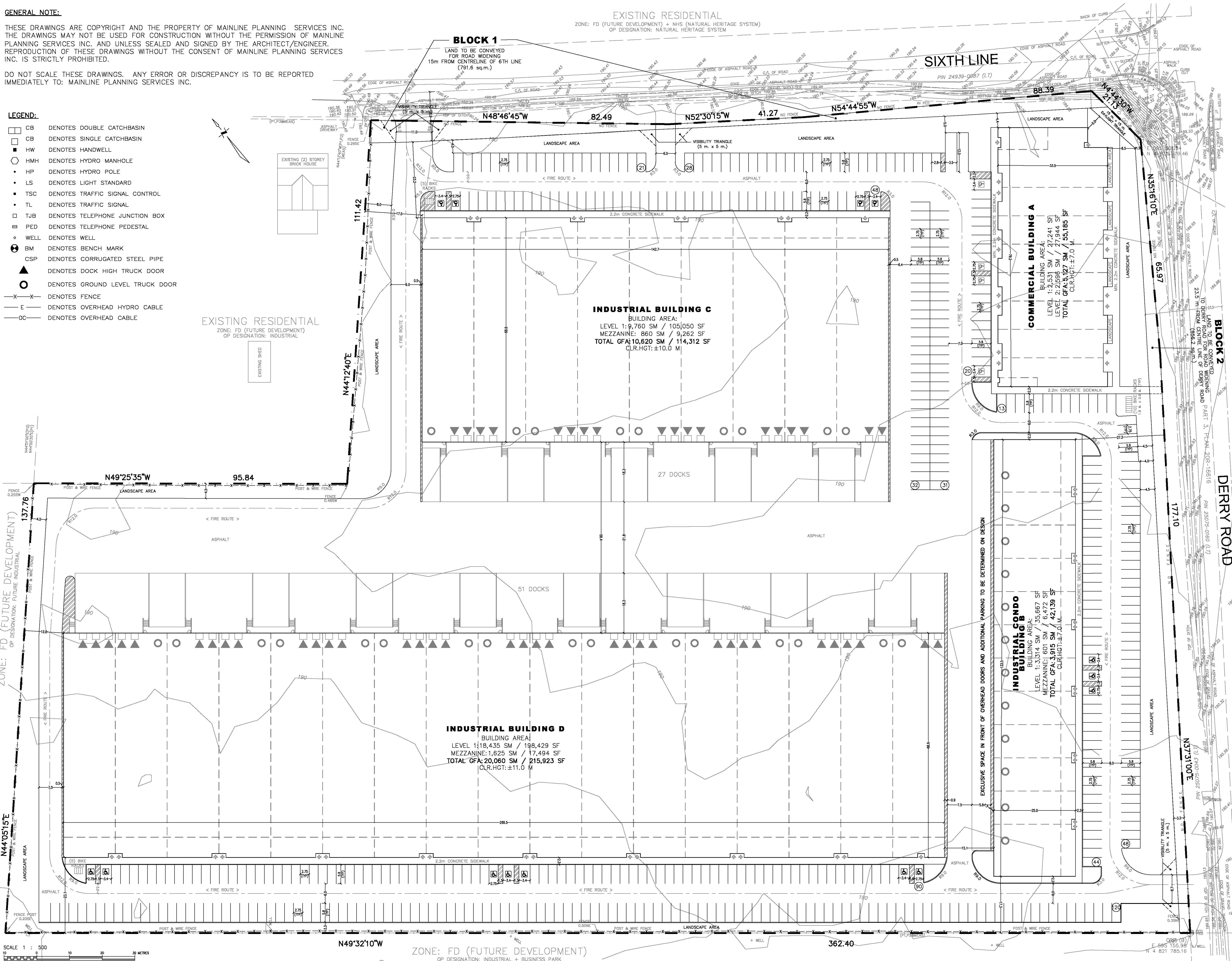
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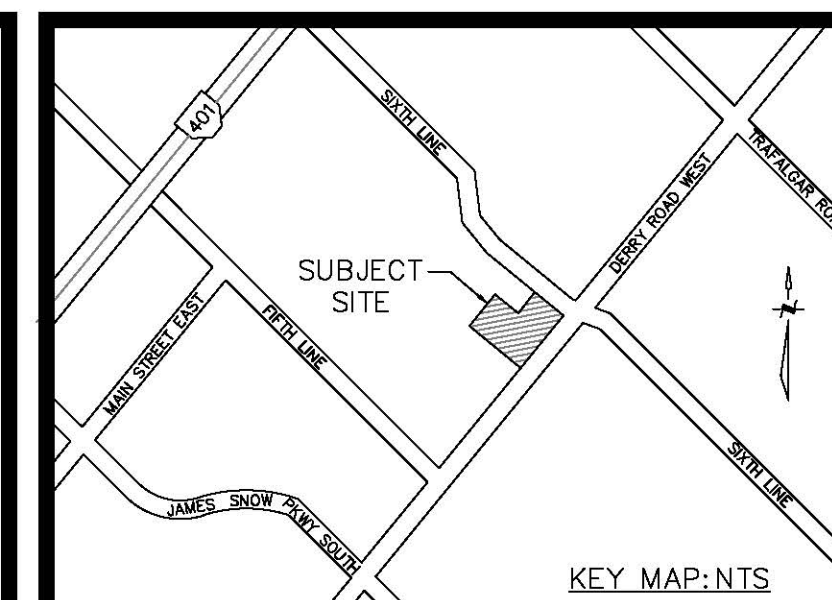
LEGEND:

- CB DENOTES DOUBLE CATCHBASIN
- CB DENOTES SINGLE CATCHBASIN
- HW DENOTES HANDWELL
- HMH DENOTES HYDRO MANHOLE
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- TSC DENOTES TRAFFIC SIGNAL CONTROL
- TL DENOTES TRAFFIC SIGNAL
- TJB DENOTES TELEPHONE JUNCTION BOX
- PED DENOTES TELEPHONE PEDESTAL
- WELL DENOTES WELL
- BM DENOTES BENCH MARK
- CSP DENOTES CORRUGATED STEEL PIPE
- ▲ DENOTES DOCK HIGH TRUCK DOOR
- DENOTES GROUND LEVEL TRUCK DOOR
- X-X DENOTES FENCE
- E DENOTES OVERHEAD HYDRO CABLE
- OC DENOTES OVERHEAD CABLE



LAND USE SCHEDULE

TOTAL SITE AREA:	=	76,134.0 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES:	=	34,040.0 sq.m. (44.7%)
BUILDING (A):	=	2,531.0 sq.m.
BUILDING (B):	=	3,314.0 sq.m.
BUILDING (C):	=	9,760.0 sq.m.
BUILDING (D):	=	18,435.0 sq.m.
BLOCK 1-2: LANDS TO BE CONVEYED FOR ROAD WIDENING	=	1,647.8 sq.m. (2.2%)
TOTAL LANDSCAPED AREA:	=	9,521.6 sq.m. (12.5%)
TOTAL ASPHALT AREA:	=	30,924.6 sq.m. (40.6%)
TOTAL BUILDINGS G.F.A.	=	39,722.0 sq.m.
BUILDING (A):	=	5,127.0 sq.m.
BUILDING (B):	=	3,915.0 sq.m.
BUILDING (C):	=	10,620.0 sq.m.
BUILDING (D):	=	20,060.0 sq.m.
BUILDING HEIGHT	=	SEE PLAN
GARBAGE	=	STORED INDOORS / PRIVATE COLLECTION
REQUIRED PARKING	=	445 TOTAL (INC. 11 ACCESSIBLE SPACES)
PROVIDED PARKING	=	495 TOTAL (INC. 18 ACCESSIBLE SPACES)
REQUIRED LOADING	=	13
PROVIDED LOADING	=	92
REQUIRED BICYCLE PARKING	=	14
PROVIDED BICYCLE PARKING	=	20
EXISTING ZONING	=	FD (FUTURE DEVELOPMENT)
PROPOSED ZONING	=	M1* (BUSINESS PARK - SITE SPECIFIC)
EXISTING USE OF LAND	=	BUSINESS PARK AND INDUSTRIAL
PROPOSED USE OF LAND	=	BUSINESS PARK AND INDUSTRIAL
ADJACENT USE OF LAND	=	SEE PLAN



LEGAL DESCRIPTION

PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF PART OF LOT 11 CONCESSION 6, NEW SURVEY (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON

NOTE:
ALL SURVEY INFORMATION PROVIDED BY J.D. BARNES LIMITED 401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1

NO.	DATE	DESCRIPTION	BY
1	JUN-23	SUBMITTED FOR ZBA APPLICATION	J.P.P.

REVISIONS

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE

MILTON GATES
CONCEPT SITE PLAN

PROJECT

11801 DERRY ROAD
MILTON

DEVELOPER/OWNER

TAKOL CMCC DERRY LIMITED PARTNERSHIP

DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	J.P.P.	1 = 500	CSP-1
DATE	ISSUED	CITY FILE No.	
AUG-22	J.P.P.		

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 11801 DERRY ROAD AND LEGALLY DESCRIBED AS PART OF LOT 11, CONCESSION 6, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TAKOL CMCC DERRY Limited Partnership) - FILE: LOPA-02/24

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. **XX** to the Official Plan of the Town of Milton, to amend Schedule B of the Town of Milton Official Plan and Schedule C.9.4 of the Derry Green Corporate Business Park Secondary Plan to align the designation boundaries with of the Plan to align with the development's building envelopes, and to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan by establishing Special Policy Area No. **XX** to permit surface parking between a building and a street within the Street Oriented Area overlay designation, at lands located at 11801 Derry Road, and legally described as Part of Lot 11, Concession 6 (formerly 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 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 No. **XX** to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON MAY XX, 2024

Gordon A. Krantz Mayor

DRAFT

AMENDMENT NUMBER XX

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. XX to the Official Plan of the Town of Milton

DRAFT

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. **XX**
To the Official Plan of the Town of Milton
11801 Derry Road
Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton
(File: LOPA-02/24)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the designations affecting 11801 Derry Road on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan and Schedule C.9.4 - Derry Green Corporate Business Park Secondary Plan Land Use Plan within the Derry Green Corporate Business Park Secondary Plan so that the Industrial designation extends further south on the subject lands.

The amendment further modifies Section 4.11 to add Specific Policy Area No. **XX** that permit surface parking between the building and the street within the Street Oriented Area overlay designation on the north side of Derry Road affecting 11801 Derry Road.

LOCATION OF THE AMENDMENT

The subject property is located at the north-west corner of Derry Road and Sixth Line and is approximately 7.61 hectares in size. The lands are legally described as Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton, Town of Milton, and municipally known as 11801 Derry Road. The subject property is located within the Derry Green Corporate Business Park Secondary Plan.

BASIS OF THE AMENDMENT

The proposed amendment extends the boundary of the Industrial designation further south on the subject lands to accommodate the proposed siting of the building envelopes and overall development. The modified boundaries achieve the principles of the Official Plan and Derry Green Corporate Business Park Secondary Plan by establishing a dedicated employment area with a high order of urban design that enhances the character of the Corporate Business Park.

The Special Policy Area No. **XX** permits automobile parking between Derry Road and the building located on the north side of Derry Road in order to provide a separation between the general industrial and light industrial uses located on the site. The height and façade of the proposed building will maintain the urban design principles of the Official Plan by maintaining a significant building presence adjacent to the street thereby creating a strong and attractive street edge.

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.

DRAFT

PART 2: THE AMENDMENT

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

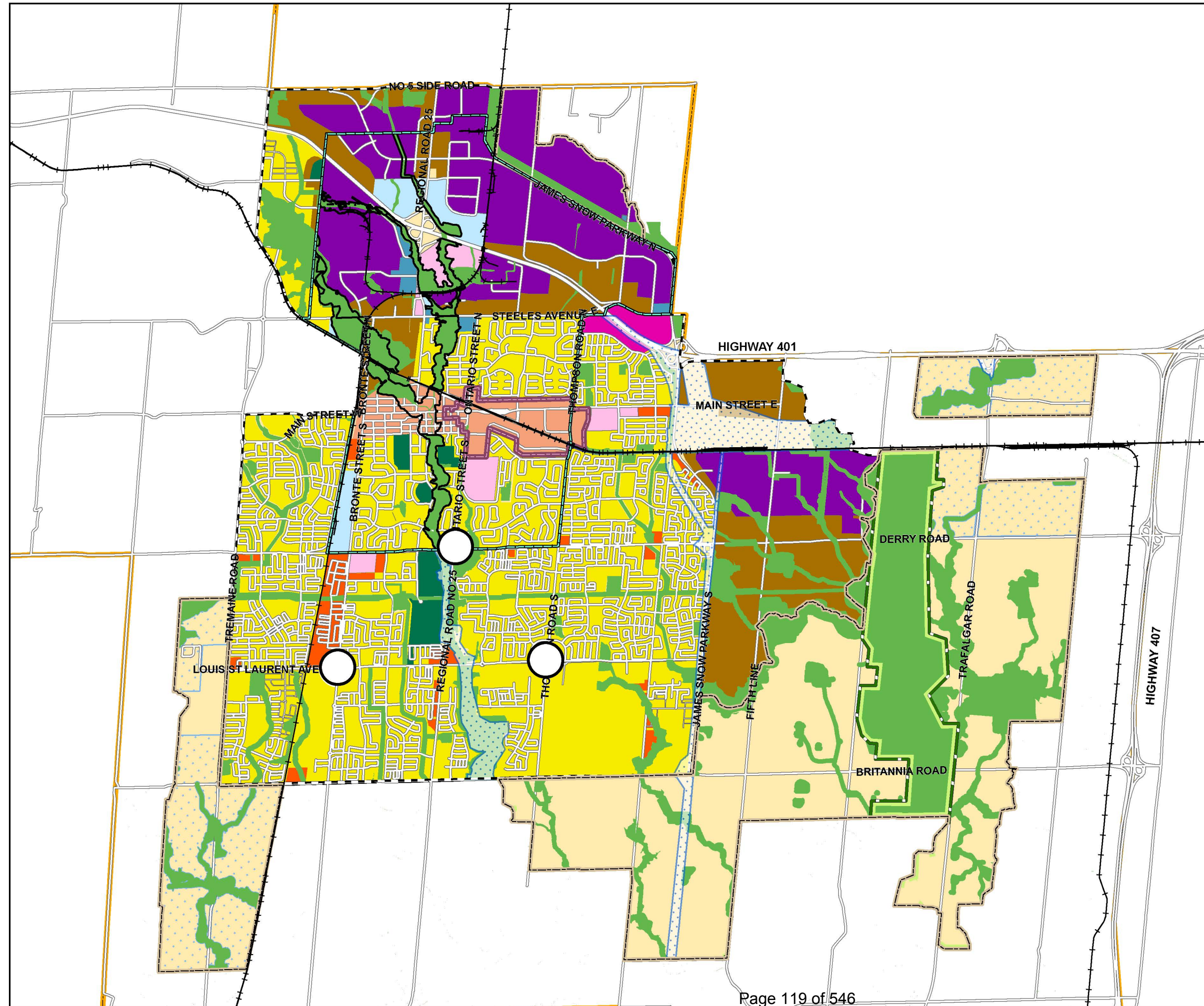
- 1.0 Map Change
 - 1.1 Amending Schedule B - “Urban Land Use Plan” to extend the Industrial Area designation south on the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton), as shown on Schedule ‘B’ attached hereto.
 - 1.2 Amending Schedule C.9.B - “Derry Green Corporate Business Park Land Use Plan” to extend the Industrial Area designation south on the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton), as shown on Schedule ‘C.9.B’ attached hereto.
 - 1.3 Amending Schedule I1 - “Urban Area Specific Policy Areas” by adding Specific Policy Area No. **XX** to the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton) as shown on Schedule ‘I1’ attached hereto.
- 2.0 Text Change (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
	<i>4.11</i>	<i>Specific Policy Areas</i>
1.	4.11.3.XX	New Specific Policy Area as follows: “The lands identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands at 11801 Derry Road, are permitted to allow surface parking between the building and the street within the Street Oriented overlay designation on the north side of Derry Road.”

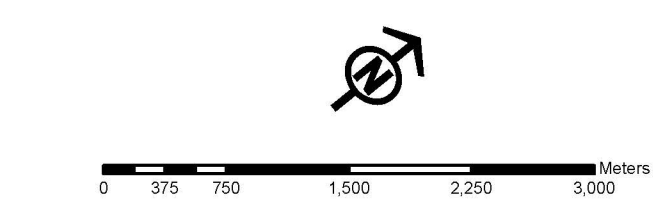
End of text

TOWN OF MILTON OFFICIAL PLAN

DRAFT 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
- Milton GO MTSA/Downtown Milton UGC
- 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.


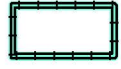




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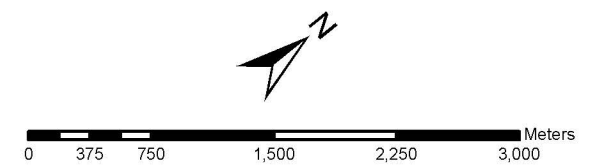
February, 2024

DRAFT
TOWN OF MILTON
OFFICIAL PLAN

Schedule I1

Urban Area
 Specific Policy Areas
 (Refer to section 4.11)

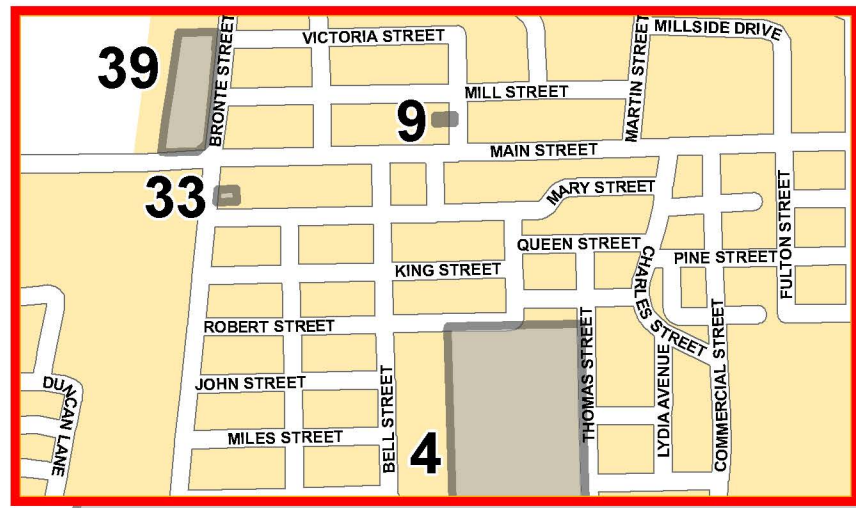
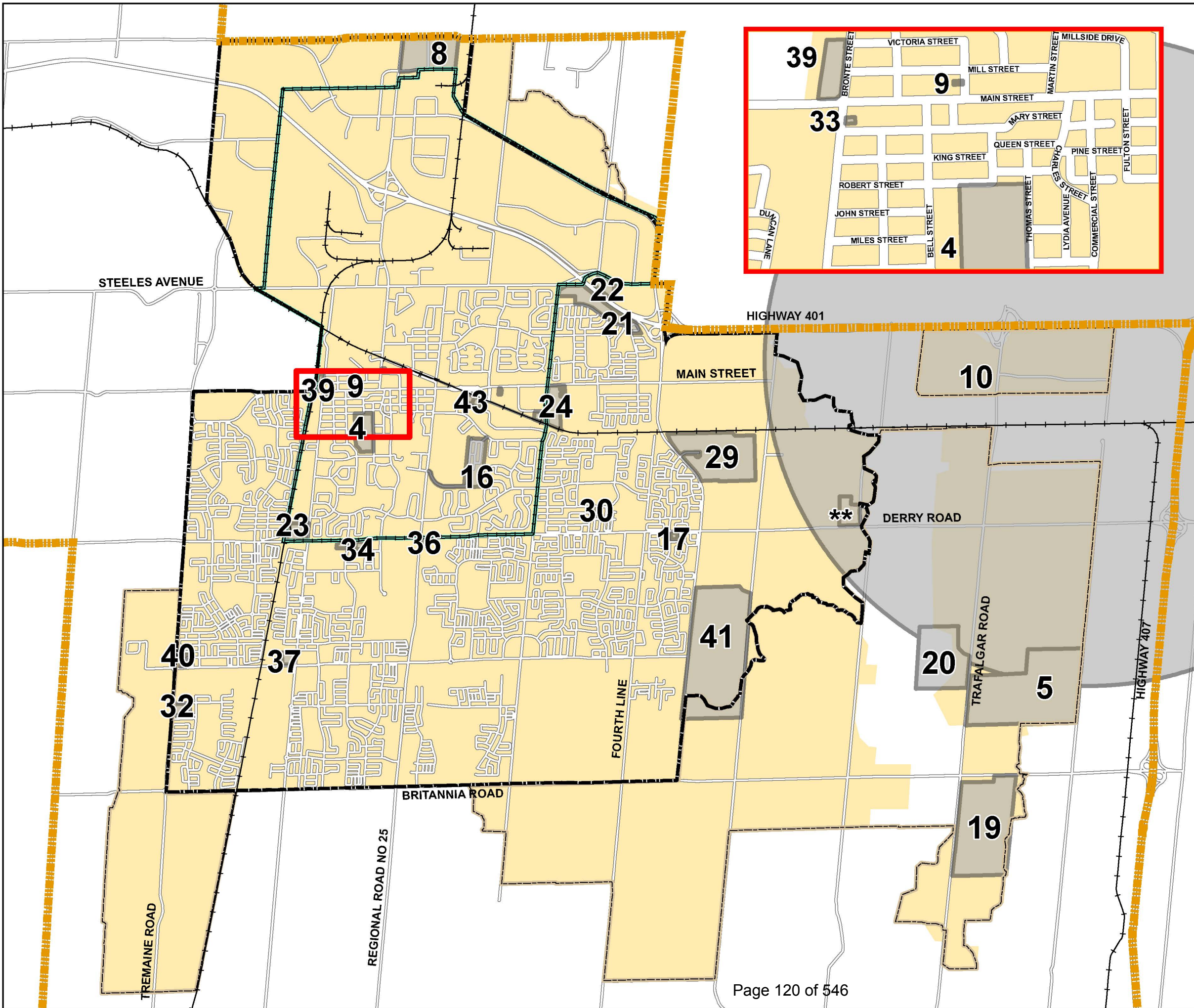
-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  **8** SPECIFIC POLICY AREA & NUMBER
-  ** AREA SUBJECT TO LOPA-02/24



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

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Date: February, 2024



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

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, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TAKOL CMCC DERRY LIMITED PARTNERSHIP) - FILE: Z-03/24

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. **XX** taking full effect;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) zone symbol to a site-specific Business Park (M1*XA) Zone symbol, site-specific Business Park (M1*XB) Zone symbol and site-specific General Industrial (M2*XX) Zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.**XXX** to read as follows:

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

- a. Notwithstanding Section 8.1 - Table 8A Permitted Uses, the following shall be the only uses permitted:
 - i. Bank
 - ii. Commercial School - Skill
 - iii. Commercial School - Trade/Profession
 - iv. Convenience Store
 - v. Convention Centre
 - vi. Dog Daycare
 - vii. Dry Cleaning Depot
 - viii. Fitness Centre
 - ix. Industrial Use
 - x. Medical Clinic

- xi. Motor Vehicle Rental Agency
- xii. Office Use
- xiii. Personal Service Shop
- xiv. Place of Assembly
- xv. Place of Entertainment
- xvi. Research & Technology Use
- xvii. Restaurant
- xviii. Restaurant, Take-Out
- xix. School, Adult Education
- xx. U-Brew Establishment
- xxi. Veterinary Clinic - Small Animal
- xxii. Veterinary Hospital - Small Animal
- xxiii. Wholesale Operation

b. Special Site Provisions:

- i. Notwithstanding Section 5.2 and 5.8.2 - Table 5G, the minimum off-street parking requirements for all uses shall be 1 parking space per 30 square metres of Gross Floor Area.
- ii. Accessory service, whole sale 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 square metres of the Gross Floor Area of the premises, whichever is less.
- iii. Notwithstanding Section 5.11 - Table 5.K, a loading space shall be setback a minimum of 4.9 metres from any street line.
- iv. Notwithstanding Section 5.12 - Table 5L, a parking space shall be setback a minimum of 4.0 metres from any street line.
- v. Notwithstanding Section 8.2 - Table 8B, Derry Road shall be deemed the Front Lot Line.
- vi. Notwithstanding Section 8.2 - Table 8B, the front yard setback shall be 8.5 metres.
- vii. Notwithstanding Section 8.2 - Table 8B, the exterior side yard setback shall be 4.4 metres.
- viii. Notwithstanding Section 8.2 - Table 8B, the maximum building height shall be 20 metres.
- ix. Notwithstanding Section 8.2 - Table 8B, the minimum landscape buffer abutting a street line shall be 4 metres.

- x. Notwithstanding Section 5.13(i), the height of a free-standing or wall-mounted lighting fixture shall be 11.5 metres.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

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

- a. Notwithstanding Section 8.1 - Table 8A Permitted Uses, the following shall be the only uses permitted:
 - i. Animal Training Facility
 - ii. Bank
 - iii. Banquet Facility
 - iv. Building Supply Outlet
 - v. Commercial School - Skill
 - vi. Commercial School - Trade/Profession
 - vii. Convention Centre
 - viii. Dog Daycare
 - ix. Dry Cleaning Depot
 - x. Dry Cleaning Establishment
 - xi. Equipment Sales and Rental (no outdoor display or storage)
 - xii. Fitness Centre
 - xiii. Food Bank
 - xiv. Funeral Home
 - xv. Industrial Use
 - xvi. Medical Clinic
 - xvii. Monument Sales Shop (no outdoor display or storage)
 - xviii. Motor Vehicle Dealership (no outdoor display or storage)
 - xix. Motor Vehicle Rental Agency (no outdoor display or storage)
 - xx. Office Use
 - xxi. Personal Service Shop
 - xxii. Place of Assembly
 - xxiii. Place of Entertainment
 - xxiv. Research & Technology Use
 - xxv. Restaurant
 - xxvi. Restaurant, Take-Out
 - xxvii. School, Adult Education
 - xxviii. Service and Report Shop
 - xxix. Social Services Establishment
 - xxx. U-Brew Establishment
 - xxxi. Veterinary Clinic - Large Animal
 - xxxii. Veterinary Clinic - Small Animal
 - xxxiii. Veterinary Hospital - Small Animal
 - xxxiv. Warehouse / Distribution Centre
 - xxxv. Wholesale Operations

- b. Special Site Provisions:
- i. Notwithstanding Section 5.2 and 5.8.2 - Table 5G, the minimum off-street parking requirements for all uses shall be 1 parking space per 30 square metres of Gross Floor Area.
 - ii. Notwithstanding Section 5.11 - Table 5J, no loading spaces shall be required.
 - iii. Accessory service, whole sale 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 square metres of the Gross Floor Area of the premises, whichever is less.
 - iv. Notwithstanding Section 5.11 - Table 5.K, a loading space shall be setback a minimum of 4.9 metres from any street line.
 - v. Notwithstanding Section 5.12 - Table 5L, a parking space shall be setback a minimum of 4.0 metres from any street line.
 - vi. Notwithstanding Section 8.2 - Table 8B, Derry Road shall be deemed the Front Lot Line.
 - vii. Notwithstanding Section 8.2 - Table 8B, the front yard setback shall be 8.5 metres.
 - viii. Notwithstanding Section 8.2 - Table 8B, the exterior side yard setback shall be 4.4 metres.
 - ix. Notwithstanding Section 8.2 - Table 8B, the maximum building height shall be 20 metres.
 - x. Notwithstanding Section 8.2 - Table 8B, the minimum landscape buffer abutting a street line shall be 4 metres.
 - xi. Notwithstanding Section 5.13(i), the height of a free-standing or wall-mounted lighting fixture shall be 11.5 metres.

4. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park (M2*XX), the following standards and provisions shall apply

- a. Notwithstanding Section 8.1 - Table 8A Permitted Uses, the following shall be the only uses permitted:

- i. Animal Training Facility
- ii. Banquet Facility
- iii. Building Supply Outlet
- iv. Cannabis Production and Processing Facility
- v. Commercial School - Skill
- vi. Commercial School - Trade/Profession
- vii. Commercial Storage Facility
- viii. Convention Centre
- ix. Dog Daycare
- x. Dry Cleaning Establishment
- xi. Equipment Sales and Rental
- xii. Food Bank
- xiii. Industrial Use
- xiv. Monument Sales Shop
- xv. Motor Vehicle Body Shop
- xvi. Motor Vehicle Dealership
- xvii. Motor Vehicle Rental Agency
- xviii. Motor Vehicle Repair Garage
- xix. Motor Vehicle Washing Establishment
- xx. Office Use
- xxi. Place of Assembly
- xxii. Place of Entertainment
- xxiii. Private Transit Depot
- xxiv. Recreation and Athletic Facility
- xxv. Recycling Facility
- xxvi. Research & Technology Use
- xxvii. School, Adult Education
- xxviii. Service and Repair Shop
- xxix. Social Services Establishment
- xxx. U-Brew Establishment
- xxxi. Veterinary Clinic - Small Animal
- xxxii. Veterinary Clinic - Large Animal
- xxxiii. Veterinary Hospital - Small Animal
- xxxiv. Warehouse / Distribution Centre
- xxxv. Wholesale Operation

b. Special Site Provisions:

- i. Notwithstanding Section 5.2 and 5.8.2 - Table 5G, the following parking requirements shall apply:
 1. For Gross Floor Area up to 5,000 square metres, 1 parking space per 125 square metres shall be provided; and
 2. For Gross Floor Area greater than 5,000 square metres, 1 parking space per 200 square metres shall be provided.

- ii. Notwithstanding any provisions of the By-law to the contrary, accessory retail and showroom uses associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be included within the above noted calculations.
 - iii. Accessory service, whole sale 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 square metres of the Gross Floor Area of the premises, whichever is less.
 - iv. Notwithstanding Section 5.11 - Table 5.K, a loading space shall be setback a minimum of 4.9 metres from any street line.
 - v. Notwithstanding Section 5.12 - Table 5L, a parking space shall be setback a minimum of 4.0 metres from any street line.
 - vi. Notwithstanding Section 8.2 - Table 8B, Derry Road shall be deemed the Front Lot Line.
 - vii. Notwithstanding Section 8.2 - Table 8B, the front yard setback shall be 8.5 metres.
 - viii. Notwithstanding Section 8.2 - Table 8B, the exterior side yard setback shall be 4.4 metres.
 - ix. Notwithstanding Section 8.2 - Table 8B, the maximum building height shall be 20 metres.
 - x. Notwithstanding Section 8.2 - Table 8B, the minimum landscape buffer abutting a street line shall be 4 metres.
 - xi. Notwithstanding Section 5.13(i), the height of a free-standing or wall-mounted lighting fixture shall be 11.5 metres.
5. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land 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 the Tribunal's Order is issued directing the amendment or amendments.

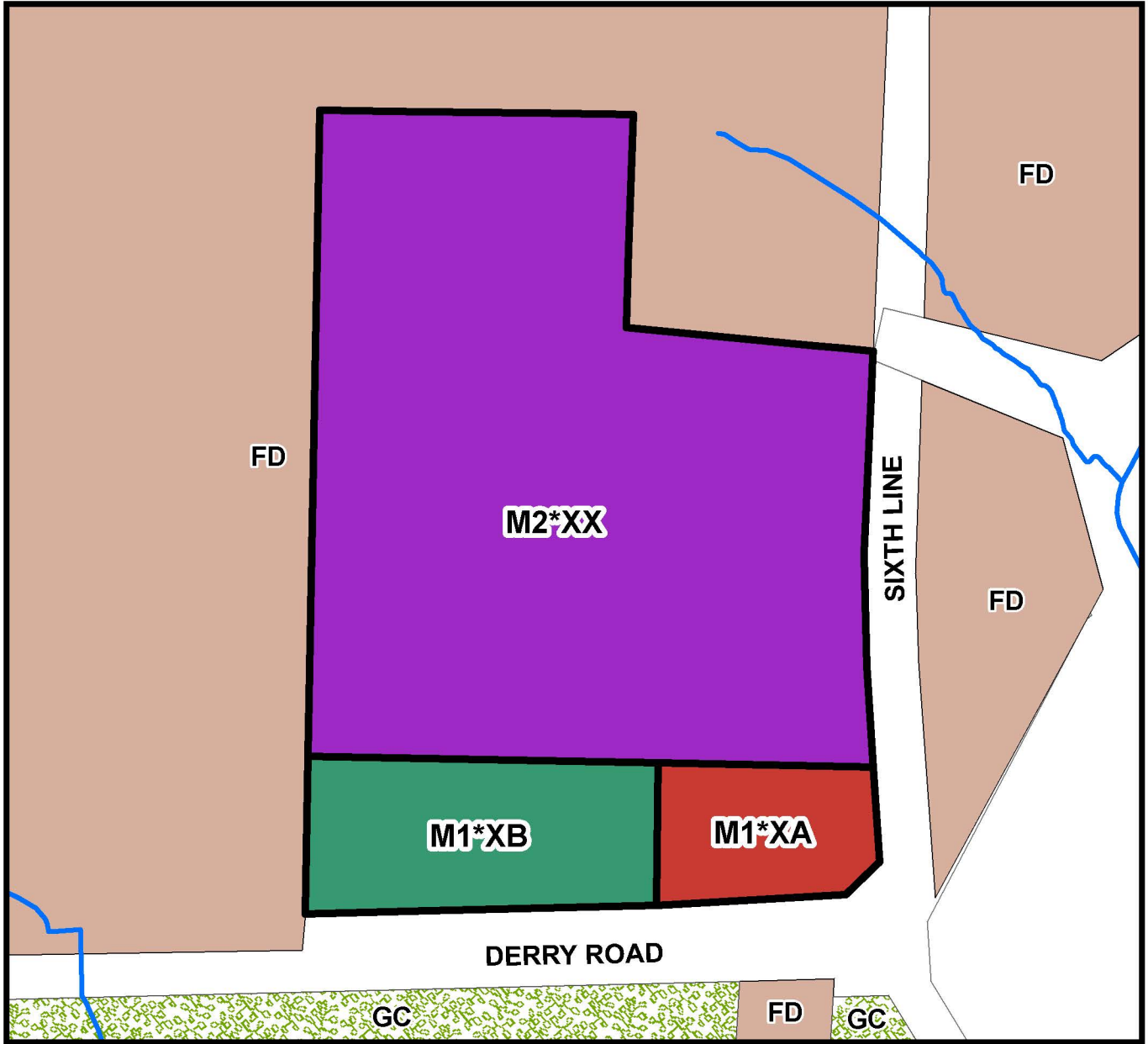
PASSED IN OPEN COUNCIL ON MAY XX, 2024

Gordon A. Krantz Mayor

DRAFT

SCHEDULE A
 TO BY-LAW No. -2024
 TOWN OF MILTON

11801 Derry Road
 Town of Milton



THIS IS SCHEDULE A
 TO BY-LAW NO. _____ PASSED
 THIS XX DAY OF XXXX, 2024.

- Business Park (M1*XA)
- Business Park (M1*XB)
- General Industrial (M2*XX)

 MAYOR - Gordon A. Krantz

 CLERK- Meaghen Reid