

Track Changes - Town of Milton Official Plan Amendment No. 86.

The table below identifies changes to the text of the Town's Official Plan and reasons for the proposed change. The proposed changes are shown as additions and deletions.

Ref. #	Section	Proposed Change	Reason for Change
1.	2.1.3.2 [eighth paragraph]	Significant <i>employment areas</i> accommodating a range of office , manufacturing, logistics and other employment uses are located along the Highway 401 corridor and the east side of the <i>Urban Area</i> . Major employment opportunities will continue to be fostered in these locations, and expansions to the employment land base will be considered in order to maintain a sustainable balance between employment and residential growth.	Conformity with PPS 2024
2.	<u>3.4.5</u>	<u>OFFICE EMPLOYMENT AREA</u>	New Section: Office Employment Area lands removed from Employment Areas and redesignated Commercial Areas.
3.	<u>3.4.5.1</u>	<u>PURPOSE</u> <u>The Office Employment Area designation on Schedule "B" applies to lands where a mix of employment uses is appropriate because of specific locational considerations. The intent of the designation is to recognize existing <i>development</i> and to continue to be the site of a wide range <i>office</i> and employment uses that either depend on automobile traffic and/or provide <i>service commercial</i> needs and employment to residents in adjacent neighbourhoods in the <i>Town</i>.</u>	
4.	<u>3.4.5.2</u>	<u>OBJECTIVES</u> <u>It is the objective of this designation to:</u> a) <u>recognize existing linear commercial <i>development</i> that has occurred along certain corridors in the <i>Town</i>;</u> b) <u>encourage the consolidation, <i>intensification</i> and expansion of certain commercial and <i>light industrial uses</i> in these areas; and,</u> c) <u>encourage the redevelopment of existing commercial and <i>light industrial uses</i> to foster a more pedestrian-oriented <i>environment</i>.</u>	
5.	<u>3.4.5.3</u>	<u>PERMITTED USES</u> <u>Uses permitted in the Office Employment Area designation may include:</u> a) <u><i>Office uses</i> in free-standing buildings;</u> b) <u>Hotels, conference, convention and banquet facilities;</u> c) <u>Training and commercial educational facilities;</u>	

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		d) <u>Limited <i>service commercial uses</i>, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses.</u>	
6.	3.4.5.4	Residential uses shall not be permitted.	
7.	3.4.5.5	<p>OFFICE EMPLOYMENT POLICIES <u>Prior to considering any application for <i>development</i> or <i>redevelopment</i> requiring a <i>Planning Act</i> approval, Council shall be satisfied that:</u></p> <p>a) <u>the proposed uses will contribute to the vibrancy of the area;</u> b) <u>the <i>development</i> will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;</u> c) <u>the <i>development</i> will be planned to provide maximum pedestrian accessibility to surrounding areas;</u> d) <u>the <i>development</i> will conform with Section 2.8 of this Plan;</u> e) <u>elements of the <i>public realm</i> will be improved as a condition of development/redevelopment; and,</u> f) <u>the uses are designed and located to minimize impacts on adjacent <i>residential areas</i> through buffering and landscaping treatments.</u></p>	Prohibition of residential uses added to minimize potential impacts on the long term economic viability of employment uses.
8.	3.4.5.6	<u>Uses permitted in the Office Employment designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.</u>	
9.	3.4.5.7	<u>Office Employment areas are generally to be located on arterial roadways and on the edge of concentrations of industrial and <i>service commercial uses</i>. These areas also serve as a transitional area providing a buffer between uses.</u>	
10.	3.4.6	BUSINESS COMMERCIAL AREA	New Section:
11.	3.4.6.1	<p>PURPOSE <u>The Business Commercial Area designation on Schedule “B” provides for <i>service commercial uses</i> to support the surrounding <i>employment areas</i> and the travelling public.</u></p>	Business Commercial Area lands removed from Employment Areas and redesignated Commercial Areas.
12.	3.4.6.2	<p>PERMITTED USES <u>Uses permitted in the Business Commercial Area designation may include:</u></p> <p>a) <u><i>Office uses</i>;</u> b) <u>Hotels and motels.</u></p>	

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		c) <u>Training and commercial educational facilities,</u> d) <u>Automobile related uses including vehicle wash facilities, automobile sales and service,</u> e) <u>Truck stops; and</u> f) <u>service commercial uses, associated retail functions and ancillary facilities directly related to industry.</u>	
13.	<u>3.4.6.3</u>	<u>Residential uses shall not be permitted.</u>	
14.	<u>3.4.6.4</u>	BUSINESS COMMERCIAL AREA POLICIES <u>Applications for approval of new <i>developments</i> or major extensions of existing uses in the Business Commercial designation will require submission of a <i>development plan</i> which demonstrates that the proposed <i>development</i> can be physically integrated with adjacent existing and proposed uses, including lands outside the Business Commercial Area designation.</u>	Prohibition of residential uses added to minimize potential impacts on the long term economic viability of employment uses.
15.	<u>3.4.6.5</u>	<u>Evaluation of an application for new business commercial <i>development</i> will also be based on conformity with the following criteria:</u> a) <u>The design of the <i>development</i> reflects the prominent location of such uses at gateways to the <i>Town</i> including extensive landscaping and restricted signage; and,</u> b) <u>Common parking and access facilities with abutting commercial uses are proposed where feasible.</u>	
16.	<u>3.4.6.6</u>	<u>Where Business Commercial Area uses are to be located adjacent to <i>residential areas</i>, significant buffering from the residential use will be required. Outdoor storage, including garbage enclosures, and display areas shall generally not be permitted and will be restricted through the Zoning By-law.</u>	
17.	<u>3.4.6.7</u>	<u>Limitations on the type and size of uses within the Business Commercial areas shall be defined within the Zoning By-law.</u>	
18.	<u>3.4.6.8</u>	<u>Convenience retail uses on sites designated Business Commercial Area shall not exceed 930 m2 in total floor area.</u>	
19.	<u>3.4.7</u>	PRESTIGE OFFICE AREA	New Section:
20.	<u>3.4.7.1</u>	PURPOSE <u>The Prestige Office Area designation on Schedule "B" and Schedule "C.9.B" applies to key sites adjacent to James Snow Parkway and Derry Road at important gateways to the Derry Green Corporate Business Park</u>	Business Prestige Office Area lands removed from Employment Areas and

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		<u>that provide for supportive uses that complement the surrounding residential and <i>employment areas</i>.</u>	redesignated Commercial Areas.
21.	3.4.7.2	<p>PERMITTED USES</p> <p><u>The following uses shall be the only uses permitted in the Prestige Office Area designation:</u></p> <ul style="list-style-type: none"> a) <u><i>Office uses;</i></u> b) <u>Research and development uses excluding uses which produce biomedical waste;</u> c) <u>A maximum of two stand-alone restaurants at each of the intersections of James Snow Parkway and Derry Road, James Snow Parkway and Louis St. Laurent Avenue and Derry Road and Fifth Line each of which has a minimum gross floor area of 500 square metres;</u> d) <u>Restaurants and service commercial uses where such uses form part of an office building;</u> e) <u>Hotel, conference, convention and banquet facilities uses; and,</u> f) <u>Theatre/entertainment uses.</u> 	redesignated Commercial Areas.
22.	3.4.7.3	<u>Residential uses shall not be permitted.</u>	Prohibition of residential uses
23.	3.4.7.4	<p>SITE DESIGN</p> <p><u>Development on lands designated Prestige Office Area shall be reviewed by the <i>Town</i> in accordance with the applicable Urban Design Guidelines. In particular:</u></p> <ul style="list-style-type: none"> a) <u>development shall be designed with significant, high-profile buildings with strong architectural design;</u> b) <u>buildings shall have a minimum height of two storeys and a minimum Floor Space Index of 0.5;</u> c) <u>the lands in this designation shall be developed with street related sites including a continuous frontage of buildings wherever feasible;</u> d) <u>no parking shall be located between the building and the street, and surface parking shall be located to the rear and sides of the building. In addition, the amount of lot frontage allocation for surface parking shall be restricted in the zoning by-law and structure or below grade parking is encouraged;</u> e) <u>buildings shall be designed to foster an urban <i>character</i>, with the scale and orientation contributing to the pedestrian orientation of the street; and,</u> f) <u>careful consideration will be given to the design of impervious surfaces and other factors that impact on</u> 	added to minimize potential impacts on the long term economic viability of employment uses.

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		<u>stormwater management including the use of LID practices.</u>	
24.	3.7.1.1	<p><i>Employment areas</i> are intended to provide industrial, business and office activities, which will be the major source of employment opportunities within the <i>Town</i>. The <i>employment areas</i> permit a wide range of business and economic activities and are defined by five specific employment land use designations: Prestige Office, Office Employment, Business Park, Industrial and Business Commercial. The employment land use designations provide for <i>compatible</i> uses in appropriate locations with a variety of form, scale, and intensity of development.</p> <p><u><i>Employment areas</i> are intended to provide industrial, business and economic activities, which will be the major source of employment opportunities within the <i>Town</i>. The <i>employment areas</i> permit a wide range of business and economic activities that include, but not limited to, the following:</u></p> <ul style="list-style-type: none"> a) <u>manufacturing uses;</u> b) <u>uses related to research and development in connection with manufacturing;</u> c) <u>warehousing uses, including uses related to the movement of goods;</u> d) <u>retail and offices uses associated with manufacturing and warehousing;</u> e) <u>facilities that are ancillary to manufacturing and warehousing; and</u> f) <u>any other business and economic uses prescribed by provincial legislation.</u> <p><u><i>Employment areas</i> are defined by two specific employment land use designations: Business Park, and Industrial Area, which provide for compatible employment uses in appropriate locations with a variety of form, scale, and intensity of <i>development</i>.</u></p>	Conformity with PPS 2024
25.		<u>EMPLOYMENT LAND CONVERSION REMOVAL OF EMPLOYMENT LANDS FROM EMPLOYMENT AREAS</u>	Conformity with PPS 2024
26.	3.7.1.10	The conversion of lands within Employment Areas to non-employment uses,	Conformity with PPS 2024

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		<p>including major retail uses, shall be prohibited unless approved through a Municipal Comprehensive Review where the following conditions have been satisfied:</p> <ul style="list-style-type: none"> a) there is a demonstrated need for the uses proposed by the conversion; b) the conversion will not compromise the ability of the Town or Region to meet the employment and development phasing targets provided in Section 2.1.4 and Section 2.1.5 of this Plan; c) the conversion will not adversely affect the overall viability of the Employment Area and achievement of the intensification and density targets in accordance with Section 2.1.4 and other policies of this Plan; d) the conversion will not impact the ability of adjacent lands or development to be used or continue to be used for employment purposes; e) there is existing or planned infrastructure to accommodate the proposed conversion; f) the lands are not required for employment purposes over the long term; g) cross-jurisdictional issues have been considered; and h) all other policies and requirements of this Plan, financial and otherwise have been satisfied. <p><u>The <i>Town</i> may remove lands from <i>employment areas</i> only where it has been demonstrated that:</u></p> <ul style="list-style-type: none"> <u>a) there is an identified need for the removal and the land is not required for <i>employment area</i> uses over the long term;</u> <u>b) the proposed uses would not negatively impact the overall viability of the <i>employment area</i> by:</u> <ul style="list-style-type: none"> <u>i) <u>avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned <i>employment area</i> uses; and</u></u> <u>ii) <u>maintaining access to major goods movement facilities and corridors;</u></u> <u>c) <u>existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</u></u> <u>d) <u>the <i>Town</i> has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan.</u></u> 	

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27.	3.7.1.11	Notwithstanding the above, the re-designation of employment lands to the Natural Heritage System designation is not considered to be an employment land conversion a removal of lands from <i>employment areas</i> .	Conformity with PPS 2024
28.	3.7.1.12	<p>Non-Employment Uses</p> <p>Within <i>employment areas</i>, residential and other non-employment uses, including major retail uses, shall be prohibited, except:</p> <p>a) to recognize uses permitted by specific policies of this Plan prior to December 16, 2009; or</p> <p>b) for institutional uses identified as a result of a detailed study that sets limits and criteria on such uses based on the following principles:</p> <p>i) the uses is small scale and such uses collectively within the <i>Employment Area</i> shall not change that <i>character</i> of that <i>Employment Area</i>;</p> <p>ii) the location and design of the use meet the Region of Halton's Land Use Compatibility Guidelines;</p> <p>iii) the use is located at the periphery of the <i>Employment Area</i>;</p> <p>iv) such uses do not collectively displace employment from <i>Employment Areas</i> to result in a shortfall in <i>Employment Areas</i> to meet the employment forecast contained in Section 2.1.4 of this Plan.</p> <p><u>Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in <i>employment areas</i> that are excluded from the definition of "area of employment" in paragraph 2 of Subsection 1(1) of the Planning Act are authorized to continue, provided that the use was lawfully established on the parcel of land before October 20, 2024.</u></p>	Conformity with PPS 2024
	3.7.1.13	<u><i>Development</i> on lands within 300 metres of <i>employment areas</i> shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned <i>employment areas</i>, in accordance with provincial guidelines.</u>	Conformity with PPS 2024
29.	3.7.3	OFFICE EMPLOYMENT AREA See Office Employment Area policies in Section 3.4.5.	Office Employment Area lands removed from Employment Areas and
30.	3.7.3.1	PURPOSE	

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		<p>The Office Employment Area designation on Schedule "B" applies to lands where a mix of employment uses is appropriate because of specific locational considerations. The intent of the designation is to recognize existing development and to continue to be the site of a wide range office and employment uses that either depend on automobile traffic and/or provide service-commercial needs and employment to residents in adjacent neighbourhoods in the Town.</p>	<p>redesignated Commercial Areas.</p>
31.	3.7.3.2	<p>OBJECTIVES</p> <p>It is the objective of this designation to:</p> <ul style="list-style-type: none"> a) recognize existing linear commercial development that has occurred along certain corridors in the Town; b) encourage the consolidation, intensification and expansion of certain commercial and light industrial uses in these areas; and, c) encourage the redevelopment of existing commercial and light industrial uses to foster a more pedestrian-oriented environment. 	
32.	3.7.3.3	<p>PERMITTED USES</p> <p>This area shall be used primarily for business and medical offices in free-standing buildings, hotels, conference, convention and banquet facilities and training and commercial educational facilities. Limited service-commercial uses, associated retail functions and ancillary facilities may be permitted on the ground floor of and in conjunction with permitted uses.</p>	
33.	3.7.3.4	<p>OFFICE EMPLOYMENT POLICIES</p> <p>Prior to considering any application for development or redevelopment requiring a Planning Act approval, Council shall be satisfied that:</p> <ul style="list-style-type: none"> a) the proposed uses will contribute to the vibrancy of the area; b) the development will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads; c) the development will be planned to provide maximum pedestrian accessibility to surrounding areas; d) the development will conform with Section 2.8 (Urban Design) of this Plan; e) elements of the public realm will be improved as a condition of development/redevelopment; and, 	

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		f) the uses are designed and located to minimize impacts on adjacent <i>residential areas</i> through buffering and landscaping treatments.	
34.	3.7.3.5	Uses permitted in the Office Employment designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.	
35.	3.7.3.6	<i>Office Employment areas</i> are generally to be located on arterial roadways and on the edge of concentrations of industrial and <i>service commercial uses</i>. These areas also serve as a transitional area providing a buffer between uses.	
36.	3.7.6	BUSINESS COMMERCIAL AREA <u>See Business Commercial Area policies in Section 3.4.6.</u>	Business Commercial Area lands removed from employment areas and redesignated Commercial Areas.
37.	3.7.6.1	PURPOSE The Business Commercial Area designation as shown on Schedule "B" is an employment designation which provides for <i>service commercial uses</i> to support the surrounding <i>employment areas</i> and the travelling public.	
38.	3.7.6.2	PERMITTED USES Uses permitted in the Business Commercial Area designation may include offices, hotels, motels, training and commercial educational facilities, automobile related uses including vehicle wash facilities, automobile sales and service, truck stops and <i>service commercial uses</i> , associated retail functions and ancillary facilities directly related to industry.	
39.	3.7.6.3	BUSINESS COMMERCIAL AREA POLICIES New business commercial <i>development</i> and redevelopment of such uses shall only be permitted in the following locations subject to the general employment policies of section 3.7.1 and 3.7.6: a) lands located on the west side of Hwy. #25 south of Hwy. #401 to the CN rail line, south side of Steeles Avenue between Martin and Ontario Streets, and north of Steeles Avenue between Lawson Road and James Snow Parkway; and, b) lands identified through a Secondary Plan exercise or <i>Municipal Comprehensive Review</i>.	

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40.	3.7.6.4	Applications for approval of new developments in the Business Commercial designation or major extensions of existing uses will require submission of a development plan which demonstrates that the proposed development can be physically integrated with adjacent existing and proposed uses, including lands outside the Business Commercial Area designation.	
41.	3.7.6.5	Evaluation of an application for new business commercial development will also be based on conformity with the following criteria: a) The design of the development reflects the prominent location of such uses at gateways to the Town including extensive landscaping and restricted signage; and, b) Common parking and access facilities with abutting commercial uses are proposed where feasible.	
42.	3.7.6.6	Where Business Commercial Area uses are to be located adjacent to residential areas , significant buffering from the residential use will be required. Outdoor storage, including garbage enclosures, and display areas shall generally not be permitted and will be restricted through the Zoning By-law.	
43.	3.7.6.7	Limitations on the type and size of uses within the Business Commercial areas shall be defined within the Zoning By-law.	
44.	3.7.6.8	Convenience retail uses on sites designated Business Commercial Area shall not exceed 930 m ² in total floor area.	
45.	3.8.1.1	The Business Park Area designation on Schedule "B" is an employment designation which applies to areas where the full range of light industrial and office uses <u>light industrial uses</u> will be permitted, subject to a high standard of design.	Facilitates interpretation of defined terms.
46.	3.8.2.1	The Business Park Area designation on Schedule "B" means that the main permitted uses shall be light industrial and office uses <u>light industrial uses</u> .	Facilitates interpretation of defined terms.
47.	3.8.2.2	In addition to the main permitted uses within the Business Park Area designation, the following uses shall also be permitted: a) Ancillary service, wholesale, retail and office uses directly related to the industrial use and located within the industrial building;	Conformity with PPS 2024

Ref. #	Section	Proposed Change	Reason for Change
		<p>b) Research and development uses excluding uses which produce biomedical waste;</p> <p>c) <i>Cannabis Production and Processing Facility</i>;</p> <p>d) Restaurants that are part of and are located wholly within a light industrial or office building, other than an industrial mall.; and,</p> <p>e) Institutional uses, only on lands fronting onto Steeles Avenue within the Established Urban Area provided that:</p> <p style="padding-left: 20px;">i) the location and design of the use meet the Region of Halton's Land Use Compatibility Guidelines in accordance with policy 2.3.3.19; and,</p> <p style="padding-left: 20px;">ii) such uses do not collectively displace employment from Employment Areas to result in a shortfall in Employment Areas to meet the employment forecast contained in Section 2.1.4 of this Plan.</p> <p><u>In addition to the main permitted uses within the Business Park Area designation, the following uses shall also be permitted:</u></p> <p>a) <u>ancillary retail and office uses directly related to the <i>light industrial use</i> and located within the industrial building;</u></p> <p>b) <u>research and development uses excluding uses which produce biomedical waste;</u></p> <p>c) <u><i>cannabis Production and Processing Facility</i>; and</u></p> <p>d) <u>any other business and economic uses prescribed by provincial regulation.</u></p>	
48.	<u>3.8.2.2</u>	<p><u>In addition to the uses permitted in Sections 3.8.2.1 and 3.8.2.2, the following uses shall also be permitted on lands designated Business Park on Schedule B outside the Employment Area designation on Schedule N:</u></p> <p>a) <i>Office uses</i>;</p> <p>b) Restaurants that are part of and are located wholly within a light industrial or office building, other than an industrial mall; and,</p> <p>c) Institutional uses.</p>	Added to retain existing uses prior to October 20 th , 2024 on lands outside the Employment Area Overlay.
49.	3.9.1.1	The Industrial Area designation on Schedule "B" is an employment designation, which applies to areas where the full range of light and general industrial uses <u><i>light industrial</i> and <i>general industrial uses</i></u> will be permitted.	Facilitates interpretation of defined terms.

Ref. #	Section	Proposed Change	Reason for Change
49.	3.9.2.1	<p>The Industrial Area designation on Schedule "B" means that the main permitted uses shall be light and general industrial uses including recycling industries in accordance with the policies of subsections 2.6.3.46 through 2.6.3.53 inclusive, of this Plan. A <i>Cannabis Production and Processing Facility</i> is also permitted in accordance with Policy 3.9.3.2 of this Section. In addition, accessory service, wholesale, retail and office uses directly related to the industrial use shall be permitted within the industrial building. Outdoor storage may be permitted subject to appropriate screening and containment.</p> <p><u>The Industrial Area designation on Schedule "B" means that the main permitted uses shall be:</u></p> <ul style="list-style-type: none"> a) <u>light industrial and general industrial uses including recycling industries in accordance with the policies of subsections 2.6.3.46 through 2.6.3.53 inclusive, of this Plan;</u> b) <u>research and development uses, excluding uses which produce biomedical waste, in a one to two storey multi-unit building;</u> c) <u>cannabis Production and Processing Facility in accordance with Policy 3.9.3.2 of this Section;</u> d) <u>ancillary retail and office uses directly related to the industrial use within the industrial building; and</u> e) <u>any other business and economic uses prescribed by provincial regulation.</u> 	Conformity with PPS 2024
50.	3.9.2.2	<p>Notwithstanding the policies of subsection 3.9.2.1, office use and research and development and technology uses, excluding uses which produce biomedical waste, shall may be permitted in a one to two storey Multi-Unit Building within the designated Industrial Area. A Multi-Unit Building shall not include an Office Building.</p> <p><u>Outdoor storage may be permitted subject to appropriate screening and containment.</u></p>	Conformity with PPS 2024
51.	4.11.3.41	<p>That notwithstanding Section C.9.5.1.5 b) Section C.9.5.1.4 b) and C.9.5.2.3 d) of the Derry Green Corporate Business Park Secondary Plan, on lands identified as Specific Policy Area No. 41 on Schedule "11" of this Plan, being part of the lands legally known as Part of Lots 7, 8, and 9, Concession 5, Former Geographic Township of Trafalgar, may permit limited surface parking between the building and the street,</p>	Facilitates interpretation of defined terms and cross-references updated

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		<p>provided adequate berming or landscape screening are implemented.</p> <p>Notwithstanding Section C.9.5.1.2 b) of the Derry Green Corporate Business Park Secondary Plan, on lands identified as Specific Policy Area No. 41 on Schedule "I1" and designated Business Park Area with a Natural Heritage Oriented Area overlay on Schedule "C-9-B" of this Plan, being part of the lands legally known as Part of Lots 7, 8, and 9, Concession 5, Former Geographic Township of Trafalgar, light industrial uses <u>light industrial uses</u> shall be permitted irrespective of the amount of accessory office gross floor area provided and such uses shall be implemented in accordance with Section C.9.5.1.7 <u>Section C.9.5.1.6</u> of this Plan.</p>	
52.	4.11.3.44	<p>The land identified as Specific Policy Area No. 44 on Schedule "I1" of this Plan, being the lands at 6712 Fifth Line are permitted to allow surface parking between the building and the street within the Street Oriented Business Park overlay designation on the south side of Derry Road between James Snow Parkway and Fifth Line.</p>	Improves policy interpretation and implementation
53.	4.11.3.50 i)	<p>The lands identified as Specific Policy Area No. 50 on Schedule I1 of this Plan, being the lands municipally known as 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 on lands immediately adjacent to Derry Road.</p>	Improves policy interpretation and implementation
54.	4.11.3.50 iii)	<p>In addition to uses permitted in the Business Park Area designation and Street Oriented and Gateway overlay designations at "Gateway" locations or immediately adjacent to Derry Road, the lands identified as Specific Policy No. 50 on Schedule I1 of this Plan, being the lands municipally known as 11801 Derry Road, a Motor Vehicle Dealership use shall also be permitted.</p>	Improves policy interpretation and implementation
55.	5.10.6	<p>EMPLOYMENT AREA means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.</p> <p><u>EMPLOYMENT AREA means areas designated in this Plan for clusters of business and economic activities including manufacturing uses; uses related to research and development in connection with manufacturing; warehousing uses, including uses related to the</u></p>	Conformity with PPS 2024

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		<p><u>movement of goods; retail and offices uses associated with manufacturing and warehousing; facilities that are ancillary to manufacturing and warehousing and any other business and economic uses prescribed by provincial legislation. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.</u></p>	
56.	5.10.6	<p>GENERAL INDUSTRY means the full range of industrial uses including outdoor storage.</p> <p>GENERAL INDUSTRIAL USE means a full range of manufacturing, warehousing uses, including uses related to the movement of goods, and outdoor storage.</p>	Conformity with PPS 2024
57.	5.10.6	<p>LIGHT INDUSTRY means secondary or tertiary industry which does not involve outdoor storage and does not include truck terminals, fuel depots, cement and asphalt batching, waste management, composting.</p> <p>LIGHT INDUSTRIAL USE means a range and mix of manufacturing, and warehousing uses operating within a wholly enclosed building with no outdoor storage or significant sources of noise and vibration, and does not include truck terminals, fuel depots, cement and asphalt batching, waste management, and composting.</p>	Conformity with PPS 2024
58.	C.2.5.1.2	<p>In addition to the provisions of Section C.2.5.1.1 with respect to development plans, applications for business commercial development, including the redevelopment of existing sites, shall also comply with the provisions of Section 3.7.6 Section 3.4.6 of the Official Plan. Further, notwithstanding the provisions of Section 3.7.6.6 Section 3.4.6.6, no outdoor storage shall be permitted, including the storage of garbage.</p>	cross-references updated
59.	C.2.5.2.1	<p>Further to, and in accordance with the policies of Section 3.8 of this Plan, on lands designated "Business Park Area" on Schedule "C.2.B", general industrial uses will be permitted north of Highway 401, in addition to the other permitted uses. However, the following uses shall only be permitted subject to a zoning by-law amendment which shall be evaluated based on the submission of a development plan which complies with the provisions of Section C.2.5.1.1:</p>	Conformity with PPS 2024

Ref. #	Section	Proposed Change	Reason for Change
		<p>a) Accessory service, wholesale, retail and office uses directly related to the industrial use and located within the industrial building;</p> <p>b) Restaurants that are part of and are located wholly within a light industrial or office building, other than an industrial mall; and,</p> <p>c) Open storage at the rear of a lot, subject to the policies of Section C.2.4.5.7 e) and C.2.4.5.8. d) of this Plan.</p> <p><u>Further to, and in accordance with the policies of Section 3.8 of this Plan, on lands designated "Business Park Area" on Schedule "C.2.B", general industrial uses will be permitted north of Highway 401, in addition to the other permitted uses. However, the following uses shall only be permitted subject to a zoning by-law amendment which shall be evaluated based on the submission of a development plan which complies with the provisions of Section C.2.5.1.1:</u></p> <p>a) <u>ancillary retail and office uses directly related to the general industrial use and located within the industrial building;</u></p> <p>b) <u>any other business and economic uses prescribed by provincial legislation; and</u></p> <p>c) <u>open storage at the rear of a lot, subject to the policies of Section C.2.4.5.7 e) and C.2.4.5.8. d) of this Plan.</u></p>	
60.	C.2.5.3.1	<p>Further to, and in accordance with the policies of Section 3.9 of this Plan, on lands designated "Industrial Area" on Schedule "C.2.B", notwithstanding the provisions of Section 3.9.2.1 which permit the full range of light and general industrial uses <i>light industrial</i> and <i>general industrial uses</i>, the Zoning By-law may not initially permit the full range of such uses on all sites.</p>	Facilitates interpretation of defined terms
61.	C.2.5.3.5	<p>Notwithstanding the uses permitted in Section 3.9.2.1 of the Official Plan, an Adult Entertainment Use is only permitted within the Industrial Area north of Highway 401. This would include an Adult Video Store, Adult Specialty Store and a Body Rub Parlour. Any of the uses provided for in Section C.2.5.3.5 are subject to the following criteria:</p> <p>Any Adult Entertainment Use must provide for the following:</p> <p>a) a lot line distance separation from residential, institutional or other sensitive land use of 500 m, and;</p>	Conformity with PPS 2024

Ref. #	Section	Proposed Change	Reason for Change
		<p>b) a lot line distance separation from any arterial road or Provincial Highway of 100 m, and;</p> <p>c) Adult Video Store, Adult Specialty Store or Body Rub Parlour shall not exceed 15% of the gross floor area of any multi-unit building, and;</p> <p>d) only one Adult Entertainment Use is permitted per lot, and;</p> <p>e) any Adult Entertainment Use other than an Adult Video Store, Adult Specialty Store or Body Rub Parlour must be located within a free-standing building.</p>	
62.	<u>C.2.6.5</u>	<u>REMOVAL OF EMPLOYMENT LANDS FROM EMPLOYMENT AREAS</u>	Conformity with PPS 2024
63.	<u>C.2.6.5.1</u>	<u>The Town may remove lands from <i>employment areas</i> within the 401 Industrial/Business Park Secondary Plan area only where the requirements of Section 3.7.1.10 have been demonstrated to the satisfaction of the Town.</u>	
64.	C.6.5.10	<p><u>EMPLOYMENT AREA</u></p> <p>Further to, and in accordance with, the policies of Section 3.7 of this Plan, applicants for development on lands designated "Employment Area" on Schedule "C.6.D" shall submit the following as part of the development plan required in Subsection 3.7.3.1 b) as a basis for the evaluation of applications for development:</p> <p>a) elevations and plans which demonstrate a high quality of landscaped site development abutting Highway 401 and James Snow Parkway as applicable; and,</p> <p>b) elevations and plans which demonstrate that the interface between the development and adjacent residential development is compatible with respect to site design, and noise studies and lighting plans, if required by the Town, to address issues of noise and light impacts.</p> <p>Notwithstanding the foregoing the lands in the Employment Area designation adjacent to James Snow Parkway may be developed for residential purposes in accordance with the policies of the Residential Area and Residential/Office Area designations without an amendment to this Plan provided that a significant area abutting the intersection of Main Street and James Snow Parkway is used for high density residential or office uses.</p> <p><u>MAJOR COMMERCIAL CENTRE</u></p>	Improves policy interpretation and implementation of existing commercial permissions on lands previously designated Employment Area.

Ref. #	Section	Proposed Change	Reason for Change
		<u>Development applications on lands designated “Major Commercial Centre” shall comply with the policies of Section 3.4.2 of this Plan.</u>	
65.	C.9.2.1.1	The Secondary Plan is designed to create a comprehensively planned, high quality, corporate business park with a significant component of office and other prestige uses. It will have approximately 17-18,000 employees based on an assumption of approximately 45 employees per net hectare. This area will also serve as a gateway to the Urban Area and, as such, will reflect the strong sense of community and the environment evident in Milton today by:	Conformity with PPS 2024
66.	C.9.3.1.1	The Derry Green Corporate Business Park will be based on strong design requirements to ensure the achievement of quality development, while providing for a full range of employment uses in a variety of different environments. These will include prestige offices, campus settings in close proximity to the Natural Heritage System; street related employments uses and light industrial employment <i>light industrial uses</i> .	Facilitates interpretation of defined terms
67.	C.9.4.6.7	<p>Enhanced Streetscape Design</p> <p>James Snow Parkway and Derry Road represent major access routes into and through the community. In addition, each of these roads has a significant role in the community. Recognizing that both these roads are Regional Roads, the Town will work to ensure that they are designed with an enhanced and co-ordinated approach to landscaping, street tree planting, sidewalks, lighting, private/public utilities, bike and multi-use paths and boulevards in accordance with the Town’s Urban Design Guidelines and Regional Right-of-Way Dimension Guidelines and subject to any required Environmental Assessment.</p> <p>In addition, the Town shall through the zoning by law and site plan approval process, control development along these roads to ensure both a high quality of site design and use. In particular:</p> <ul style="list-style-type: none"> a) buildings shall be design to front on these roads; b) significant parking areas will be screened by berms and landscaping; c) service, loading and open storage facilities shall not be permitted in the yard abutting these major roads and shall be screened from these roads; d) safe and functional vehicular and pedestrian access shall be provided; and, 	Improves policy interpretation and implementation

Ref. #	Section	Proposed Change	Reason for Change
		<p>e) the use of native and non-native species for landscaping and street tree planting will be promoted. Consideration will be given to eco-friendly features, including Low Impact Development (LID) practices in any streetscape design and landscaping involving publicly owned road rights-of-way.</p> <p><u>James Snow Parkway, Derry Road, and Main Street East represent major access routes into and through the community. The Town will ensure that they are designed with an enhanced and co-ordinated approach to landscaping, street tree planting, sidewalks, lighting, private/public utilities, bike and multi-use paths and boulevards in accordance with the Town's Urban Design Guidelines and Regional Right-of-Way Dimension Guidelines and subject to any required Environmental Assessment.</u></p> <p><u>In addition, the Town shall through the zoning by-law and site plan approval process, ensure <i>development</i> immediately adjacent to these roads achieve a high quality of site and building design. In particular:</u></p> <ul style="list-style-type: none"> a) <u><i>Development</i> should be "street-oriented";</u> b) <u>Significant parking areas will be screened by berms and landscaping;</u> c) <u>Service, loading and open storage facilities shall not be permitted in the yard abutting these major roads and shall be screened from these roads;</u> d) <u>Safe and functional vehicular and pedestrian access shall be provided; and,</u> e) <u>The use of native and non-native species for landscaping and street tree planting will be promoted. Consideration will be given to eco-friendly features, including Low Impact Development (LID) practices in any streetscape design and landscaping involving publicly-owned road rights-of-way.</u> 	
68.	C.9.5.1.1	<p>GENERAL</p> <p>Further to, and in accordance with the policies of Section 3.8 of the Official Plan, on lands designated "Business Park Area" on Schedule "C.9.B", with the exception of lands subject to the "Gateway Area", "Natural Heritage Oriented Area" and "Street Oriented Area" overlay designations, the following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) Service commercial uses; b) Hotel, conference, convention and banquet facility uses; 	Conformity with PPS 2024

Ref. #	Section	Proposed Change	Reason for Change
		<p>e) Institutional uses; d) Restaurants, except where such uses form part of and are located wholly within a light industrial or office building, other than an industrial mall; e) Theatre/entertainment uses; and, f) Auto sales and service.</p> <p>Limited open storage may be permitted at the rear of a lot, subject to a zoning by-law amendment, where it can be demonstrated to the Town that the open storage can be buffered by landscaping, berms or other screening mechanisms. In addition, on lands adjacent to the Community Park, in addition to commercial recreation uses, public indoor recreation facilities including a commercial, public/private or public indoor soccer facility are permitted.</p> <p><u>Limited open storage may be permitted at the rear of a lot, subject to a zoning by-law amendment, on lands designated "Business Park Area" on Schedule "C.9.B", with the exception of lands at "Gateway" locations; lands immediately adjacent to James Snow Parkway, Derry Road and Main Street East; and lands subject to the "Natural Heritage Oriented Area" overlay designation, where it can be demonstrated to the Town that the open storage can be buffered by landscaping, berms or other screening mechanisms.</u></p>	
69.	C.9.5.1.2	<p>Overlay Designations</p> <p>The following uses shall be the only uses permitted on lands designated "Business Park Area" on Schedule "C.9.B", in the "Gateway Area", "Natural Heritage Oriented Area" and "Street Oriented Area" overlay designations, subject to the applicable policies of Sections C.9.5.1.4, C.9.5.1.5 or C.9.5.1.6 and submission of a development plan which illustrate how the policies of this Plan and the Urban Design Guidelines will be addressed:</p> <p>a) Offices; b) Light industrial uses including a significant office component; c) Research and development uses excluding uses which produce biomedical waste; d) Restaurants and service commercial uses where such uses form part of a light industrial or office building or mixed use building, including an industrial mall;</p>	Conformity with PPS 2024

Ref. #	Section	Proposed Change	Reason for Change
		<p>e) Commercial recreation uses and public indoor recreation facilities; and,</p> <p>f) Parks.</p> <p><u>The following uses shall be the only uses permitted on lands designated “Business Park Area” on Schedule “C.9.B”, immediately adjacent to James Snow Parkway, Derry Road, and Main Street East; and in the “Natural Heritage Oriented Area” overlay designation, subject to the applicable policies of Sections C.9.5.1.3 and C.9.5.1.4 and the submission of a <i>development plan</i> which illustrate how the policies of this Plan and the Urban Design Guidelines will be addressed:</u></p> <p>a) <u><i>light industrial uses,</i></u></p> <p>b) <u>ancillary retail and office uses directly related to the <i>light industrial use</i> and located within the industrial building; and</u></p> <p>c) <u>research and development uses, excluding uses which produce biomedical waste.</u></p>	
70.	C.9.5.1.3	<p>In addition, in the Gateway Area designation the following additional uses shall be permitted:</p> <p>a) Hotel, conference, convention and banquet facility uses.; and,</p> <p>b) Theatre/entertainment uses.</p>	Conformity with PPS 2024
71.	C.9.5.1.4 C.9.5.1.3	<p>Service Stations/Gas Bars</p> <p>Service stations/gas bar uses including related convenience stores, car wash and other accessory uses shall only be permitted subject to the Urban Design Guidelines, a site-specific amendment to the Zoning By-law and site plan approval in the Street Oriented Area overlay designation on lands designated “Business Park Area” immediately adjacent to Derry Road. Such uses shall be prohibited at the intersection of Derry Road and any Arterial Road. Such uses shall not be subject to the specific policies of Section C.9.5.1.5, but shall be designed to foster an urban character recognizing the specific requirements of the use.</p>	Improves policy interpretation and implementation
72.	C.9.5.1.5 C.9.5.1.4	<p>Street Oriented Area</p> <p>Lands designated “Business Park Area” with a “Street Oriented Area” overlay designation on Schedule “C.9.B” shall be reviewed by the Town in accordance with the Urban Design Guidelines. In particular:</p> <p>a) development shall be designed with street related sites and buildings, including a continuous frontage of buildings wherever feasible;</p>	Improves policy interpretation and implementation

Ref. #	Section	Proposed Change	Reason for Change
		<p>b) no parking shall be located between the building and the street, and surface parking shall be located to the rear and side of the building. In addition, the amount of lot frontage allocated for surface parking shall be restricted in the zoning by law and driveway access to James Snow Parkway is generally prohibited. Structured or below grade parked in encouraged; and;</p> <p>c) buildings shall be designed to foster an urban character, with the scale and placement contributing to the pedestrian orientation of the street. Buildings shall have a minimum height of 6 metres and shall be encouraged to exceed one storey in height.</p> <p>These directions shall be applicable to the lands on the north side of Derry Road between James Snow Parkway and Fifth Line which are separated from the street by a Natural Heritage System designation. However, the relationship of any development to the Natural Heritage System designation, including any crossings, shall be evaluated in conformity with the policies of the Natural Heritage System designation, and the Subwatershed Update Study.</p> <p><u>Street Oriented Design</u></p> <p><u>Development applications on lands designated “Business Park Area” immediately adjacent to James Snow Parkway, Derry Road and Main Street East shall be reviewed by the Town in accordance with the Urban Design Guidelines. In particular, development shall be designed with street-oriented sites and buildings, including a continuous frontage of buildings, contributing to the pedestrian orientation of the street, wherever feasible; have a minimum height of 6 metres; and be encouraged to exceed one storey in height.</u></p> <p><u>The relationship of any development to the Natural Heritage System designation, including any crossings, shall be evaluated in conformity with the policies of the Natural Heritage System designation of this Plan, and the Subwatershed Update Study.</u></p>	
73.	C.9.5.1.6	<p>Gateway Area</p> <p>Lands designated “Business Park Area” with a “Gateway Area” overlay designation on Schedule “C.9.B” on Schedule “C.9.B” shall be review by the Town in</p>	Improves policy interpretation and implementation

Ref. #	Section	Proposed Change	Reason for Change
		<p>accordance with the Urban Design Guidelines. In particular:</p> <ul style="list-style-type: none"> a) development shall be predominantly consist of significant, high profile buildings with strong architectural elements; b) buildings shall be a minimum of two storeys in height and shall be encouraged to exceed three storeys; and, c) a campus-like design may be considered for this area provided that building massing and siting reflects the prominence of the gateway location. 	
74.	C.9.5.2	<p>PRESTIGE OFFICE AREA <u>Development applications on lands designated “Prestige Office Area” shall comply with the policies of Section 3.4.7 of this Plan.</u></p>	<p>Prestige Office Area lands removed from Employment Areas and redesignated Commercial Areas.</p>
75.	C.9.5.1	<p>Purpose The Prestige Office Area designation on Schedule “C.9.B” is an employment designation which applies to key sites adjacent to James Snow Parkway at important gateways to the Corporate Business Park.</p>	
76.	C.9.5.2	<p>Permitted Uses The following uses shall be the only uses permitted on lands with the Prestige Office Area designation, subject to the submission of a development plan which illustrates how the policies of this Plan and the Urban Design Guidelines will be addressed, including elevations and plans:</p> <ul style="list-style-type: none"> a) Offices; b) Research and development uses excluding uses which produce biomedical waste; c) A maximum of two stand-alone restaurants at each of the intersections of James Snow Parkway and Derry Road, James Snow Parkway and Louis St. Laurent Avenue and Derry Road and Fifth Line each of which has a minimum gross floor area of 500 square metres; d) Restaurants and service commercial uses where such uses form part of an office building; e) Hotel, conference, convention and banquet facilities uses; and, f) Theatre/entertainment uses. 	

Ref. #	Section	Proposed Change	Reason for Change
77.	C.9.5.3	<p>Site Design</p> <p>Lands designated “Business Park Area” with a “Prestige Office Area” designation on Schedule “C.9.B” shall be reviewed by the Town in accordance with the Urban Design Guidelines. In particular:</p> <ul style="list-style-type: none"> a) development shall be design with significant, high-profile office buildings with strong architectural design; b) buildings shall have a minimum height of two storeys and a minimum Floor Space Index of 0.5; c) the lands in this designation shall be developed with street related sites including a continuous frontage of buildings wherever feasible; d) no parking shall be located between the building and he street, and surface parking shall be located to the rear and sides of the building. In addition, the amount of lot frontage allocation for surface parking shall be restricted in the zoning by law and structure or below grade parking is encouraged; e) buildings shall be designed to foster an urban character, with the scale and orientation contributing to the pedestrian orientation of the street; and, f) careful consideration will be given to the design of impervious surfaces and other factors that impact on stormwater management including the use of LID practices. 	Improves policy interpretation and implementation
78.	C.9.5.3.1	Further to, and in accordance with the policies of Section B.3.9 of this Plan, on lands designated “Industrial Area” on Schedule “C.9.B”, notwithstanding the provisions of Section B.3.9.2.1 which permit the full range of light and general industrial uses <i>light industrial and general industrial uses</i> , the Zoning By-law may not initially permit the full range of such uses on all sites.	Facilitates interpretation of defined terms
79.	C.9.6.6	EMPLOYMENT LAND CONVERSION REMOVAL OF EMPLOYMENT LANDS FROM EMPLOYMENT AREAS	Improves policy interpretation and implementation
80.	C.9.6.6.1	It is the policy of the <i>Town</i> to protect and preserve employment areas <i>employment areas</i> .	Facilitates interpretation of defined terms
81.	C.9.6.6.2	Employment Areas <i>Employment areas</i> are defined in the Derry Green Corporate Business Park Secondary Plan as all lands designated as “Business Park Area”, “ Prestige Office Area ” and “Industrial Area” on Schedule “C.9.B”.	Facilitates interpretation of defined terms

Ref. #	Section	Proposed Change	Reason for Change
82.	C.9.6.6.3	<p>Amendments to this Plan that have the effect of reducing the extent of any Employment Area designation can only be considered at the time of a Municipal Comprehensive Review as defined by this Plan.</p> <p><u>The <i>Town</i> may remove lands from <i>employment areas</i> within the Derry Green Corporate Business Park Secondary Plan area only where the requirements of Section 3.7.1.10 have been demonstrated to the satisfaction of the <i>Town</i>.</u></p>	Improves policy interpretation and implementation
83.	C.9.6.6.4	<p>The conversion of lands within Employment Areas to non-employment uses, including major retail uses, shall be prohibited unless approved through a Municipal Comprehensive Review where the following conditions have been satisfied:</p> <ul style="list-style-type: none"> a) there is a demonstrated need for the uses proposed by the conversion; b) the conversion will not compromise the ability of the Town to meet the employment targets provided in Section 2.1.4 of this Plan; c) the conversion will not adversely affect the overall viability of the Employment Area and achievements of the intensification targets, density targets and other policies of this Plan; d) the conversion will not impact the ability of adjacent lands or development to be used or continue to be used for employment purposes; e) there is existing or planned infrastructure to accommodate the proposed conversion; f) the lands are not required for employment purposes over the long term; g) cross-jurisdictional issues have been considered; and, h) all other policies and requirements of this Plan, financial and otherwise have been satisfied. 	Improves policy interpretation and implementation