

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 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 ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-20/24).

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 Town of Milton Official Plan will provide for the lands affected by this by-law to be zoned as set forth in this By-law upon the approval of OPA No. 86;

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

- 1.0 THAT** Schedule 'A' to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing in certain areas the Employment (EMP-2) zone symbol with an Employment Office (C8) zone symbol; the Prestige Office – Site Specific EMP1*292 zone symbol with a Prestige Office – Site Specific C7*292 zone symbol, and the Employment Office – Site Specific EMP-2*71, EMP-2*89, EMP-2*122, EMP-2*139, EMP-2*148, EMP-2*175, and EMP-2*233 zone symbols with the Employment Office – Site Specific C8*71, C8*89, C8*122, C8*139, C8*148, C8*175, and C8*233 zone symbols, as per Schedule A, attached hereto.
- 2.0 THAT** Section 1.11.2 i) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the phrase "By-law NO. 081-2020 or 089-2022" with "By-law NO. 081-2020, 089-2022, or XXX-2024" in all instances where it occurs in this section.
- 3.0 THAT** Sections 1.11.3 i) and ii) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the phrase "By-law NO. 081-2020 or 089-2022" with "By-law NO. 081-2020, 089-2022, or XXX-2024" in all instances where it occurs in these sections.
- 4.0 THAT** Section 1.11.5 i) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the phrase "By-law NO. 081-2020 or 089-2022" with "By-law NO. 081-2020, 089-2022, or XXX-2024"
- 5.0 THAT** Section 2.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting the table, and replacing it with the following:

ZONE	SYMBOL
Residential Zones	
Low Density Residential Zone	RLD
Low Density Residential I Zone	RLD1
Low Density Residential II Zone	RLD2
Low Density Residential III Zone	RLD3
Low Density Residential IV Zone	RLD4
Low Density Residential V Zone	RLD5
Low Density Residential VI Zone	RLD6
Low Density Residential VII Zone	RLD7
Medium Density Residential I Zone	RMD1
Medium Density Residential II Zone	RMD2
High Density Residential Zone	RHD
Residential Office Zone	RO
Mixed Use Zone	MU
Commercial Zones	
Central Business District Commercial Zones	
Central Business District Core Commercial Zone	CBD-A
Central Business District Secondary Commercial Zone	CBD-B
Urban Growth Centre - Mixed Use Zone	UGC-MU
Urban Growth Centre – Mixed Use Zone 2	UGC-MU-2
Secondary Mixed Use Commercial Zone	C2
Local Commercial Zone	C3
Auto Commercial Zone	C5
Business Commercial Zone	C6
Prestige Office Zone	C7
Employment Office Zone	C8
Major Commercial Zone	MC
Employment Zones	
Business Park Zone	M1
General Industrial Zone	M2

Extractive Industrial Zone	MX
Institutional Zones	
Minor Institutional Zone	I-A
Major Institutional Zone	I-B
Natural Heritage and Open Space Zones	
Natural Heritage System Zone	NHS
Open Space – Storm Water Management	OS - 2
Golf Course Zone	GC
Future Development Zone	
Future Development Zone	FD

6.0 THAT Section 4.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing subsection 4.1 v) with the following:

- v) Notwithstanding the above, accessory retail uses in the employment zones shall only be permitted in accordance with Section 8.1 of this by-law.

7.0 THAT Section 7.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Table 7B with the following:

TABLE 7B

Permitted Uses	Other Commercial Zones						
	C2 Secondary Mixed Use Commercial	C3 Local Commercial	C5 Auto Commercial	C6 Business Commercial	C7 Prestige Office	C8 Employment Office	MC Major Commercial
Residential Uses							
Upper Floor Dwelling Units							
RV							
Non Residential Uses							
Art gallery	•						
Artist's studio	•	•		•			•
Bank	•	•		•	• (*1)	•	•
Banquet Facility						•	
Building Supply Outlet							•
Cannabis Production and Processing Facility						• (*2)	
Commercial school – Skill	•	•		•		•	•
Commercial School –Trade / Profession			•	•		•	
Convenience store	•	•	•	•	• (*1)	• (*3)	•
Convention Centre						•	•
Day Care Centre	•	•			• (*1)	•	•
Department Store							•

Dog Daycare	•		•	•		•	•
Drive-Through Service Facility	•	•	•	•			•
Dry cleaning depot	•	•		•	• (*1)	• (*1)	•
Dry cleaning establishment							
Fitness Centre	•				• (*1)	• (*1)	•
Food bank						•	
Food Store	•						
Funeral Home	•						
Hotel			•	•		•	•
Industrial use						• (*4)(*5)	
Medical Clinic	• (*6)	• (*6)			• (*6)(*7)	• (*6)	• (*6)
Motor vehicle Dealership			•	•			
Motor vehicle gas bar	•		•	•			
Motor vehicle rental agency	•		•	•			
Motor Vehicle repair garage			•				
Motor vehicle service station			•	•			
Motor vehicle washing establishment	•		•	•			
Office building					•	•	
Office Use	• (*6)	• (*6)		• (*6)	•	•	• (*6)
Personal service shop	•	•		•	• (*1)	• (*1)	
Place of assembly	•					•	
Place of entertainment	•					•	•
Place of worship						•	
Private Transit Depot			•	•			
Propane Facility, Retail	•		•	•			
Recreation and Athletic Facility						•	
Research & Technology Use					• (*9)	•	
Restaurant	•	•	•	•	• (*1)	• (*3)	•
Restaurant, Take Out	•	•	•	•	• (*1)	• (*3)	•
Retail Store 1	•	• (*8)		• (*8)			
Retail Store 2	•						•
Retail Store 3	•						•
School, Adult Education	•	•		•		•	•
Social Services Establishment						•	
Theatre	•						•
U-Brew Establishment	•					•	
Veterinary Clinic – Small Animal	•	•		•		•	•
Veterinary Clinic – Large Animal	•	•		•		•	
Veterinary Hospital – Small Animal						•	
Warehouse/distribution centre						• (*5)	
Warehouse Membership club							•

Footnotes for Table 7B Above

- (*1) Permitted only in the first storey of an office building.
- (*2) A Cannabis Production and Processing Facility must comply with the special employment provisions of Section 8.3.1.
- (*3) Permitted only in the first storey of an office building or as an accessory use to a hotel, fitness centre, or recreation and athletic facility.
- (*4) Only industrial operations within a wholly enclosed building are permitted. No outdoor storage is permitted.
- (*5) Up to a maximum of 5% of the gross floor area of the principal use or 232.3m², whichever is less, may be used for the retail sale of goods or products produced on the premises.
- (*6) A “Body Rub Parlour” may also be permitted as an accessory use to a “Regulated Health Professional” office provided such accessory use does not exceed a maximum of 30% of the total gross floor area of the “Regulated Health Professional” office, and provided that the business access shall only be from an entrance in common with the principal “Regulated Health Professional” office.

- (*7) Permitted only as part of a light industrial, *office* or mixed *use building*, including an industrial mall.
- (*8) *Retail Store 1* is permitted to have a *Gross Floor area* of no more than 464.5m² and shall only be permitted in a development having a minimum of 3 units.
- (*9) *Office uses* and *research and technology uses*, excluding *uses* which produce *biomedical waste*, provided that they are located within a one to two *storey Multi-Unit building*. A *Multi-Unit building* shall not include an *Office Building*.

8.0 THAT Section 7.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by removing the column containing the Major Commercial (MC) zone standards from Table 7D.

9.0 THAT Section 7.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Table 7E [new], as follows:

TABLE 7E (38-2019)

Other Commercial Zones			
Regulations	Zones		
	C7	C8	MC
	Prestige Office	Employment Office	Major Commercial
Lot Frontage (Minimum)	15.0m	40.0m	40.0m
Lot Area			
Minimum	N/A	0.8 ha	0.8ha
Maximum	N/A	N/A	No Maximum
Lot Coverage (Maximum)	N/A	N/A	45%
Setbacks			
Front Yard			
Minimum	0.0m	6.0m	5.0 m
Maximum	4.0m	N/A	No Maximum
Interior Side Yard			
Minimum	3.0m	3.0m (*1)	5.0m (*2) (*3)
Exterior Side Yard			
Minimum	0.0m	5.0m	5.0m (*3)
Maximum	4.0m	N/A	No Maximum
Rear Yard			
Minimum	3.0m	6.0m (*1)	6.0m (*2) (*3)
Gross Floor Area	N / A	N / A	N / A
Building Height (Maximum)	15.0m	15.0m	15.0m
Landscaped Open Space			
% of Lot Area (Minimum)	5%	15%	15%
Landscape Buffer (Minimum)			
Abutting a street line	N / A	5.0m	5.0m
Abutting a James Snow Parkway street line	2.0m	N/A	N/A
Abutting a Residential Zone	N/A	6.0m	6.0m
Abutting a Provincial Highway	N/A	6.0m	6.0m (*4)

Footnotes for Table 7E Above

- (*1) Notwithstanding the above, where any Employment Zone abuts a Residential Zone the minimum setback required shall be 9.0m.
- (*2) Where a Major Commercial Zone *abuts* a Residential Zone the minimum *setback* shall be 9.0m.
- (*3) Where a Major Commercial Zone *abuts* a *Provincial Highway* the minimum *setback* shall be 14.0m.
- (*4) Notwithstanding any provision to the contrary, a required *landscape buffer abutting a Provincial Highway* shall be located outside of MTO required *setbacks*.

10.0 THAT Section 8.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Table 8A with the following:

TABLE 8A (38-2019)(047-2020)

Permitted Uses	ZONES		
	M1	M2	MX
	Business Park	General Industrial	Extractive Industrial
Non-Residential Uses			
<i>Aggregate recycling facility</i>		• (*1)	•
<i>Agricultural operation</i>			•
<i>Bulk fuel depot</i>		• (*1)(*2)	
<i>Bulk propane storage depot</i>		• (*1)(*2)	
<i>Cannabis Production and Processing Facility</i>	• (*3)	• (*3)	• (*3)(*4)
<i>Commercial storage facility</i>		• (*1)	
<i>Concrete Batching Plant</i>		• (*1)	
<i>Conservation use</i>			•
<i>Contractor's Yard</i>		• (*1)	
<i>Dry cleaning establishment</i>	•	•	
<i>Extractive use</i>			•
<i>Forestry use</i>			•
<i>Industrial use</i>	• (*5)(*6)	• (*1)(*6)	
<i>Motor Vehicle Body Shop</i>		• (*1)	
<i>Motor Vehicle Repair Garage</i>		• (*1)	
<i>Office Use</i>	• (*7)	• (*7)	
<i>Outdoor Storage use</i>		•	
<i>Private Transit Depot</i>		•	
<i>Recycling facility</i>		• (*1)	
<i>Research & Technology Use</i>	•	• (*8)	
<i>Towing Yard</i>		•	
<i>Transportation Terminal</i>		• (*1)	
<i>Warehouse/distribution centre</i>	• (*6)	• (*1)(*6)	

Footnote(s) to Table 8A Above

- (*1) *Outdoor storage* is permitted *accessory* to a permitted *industrial use* subject to the required *setbacks* and *lot coverage* provisions applicable to the principal use.
- (*2) Permitted only on lots located north of Highway 401.
- (*3) A *Cannabis Production and Processing Facility* must comply with the special employment provisions of Section 8.3.1.
- (*4) Zone standards for a *Cannabis Production and Processing Facility* shall be in accordance with the M2 Standards contained in Table 8B.
- (*5) Only industrial operations within a wholly enclosed *building* are permitted. No *outdoor storage* is permitted.
- (*6) Up to a maximum of 5% of the *gross floor area* of the *principal use* or 232.3m², whichever is less, may be

used for the *retail* sale of goods or products produced on the *premises*.

- (*7) An *office use* shall only be permitted *accessory* to a principal use and shall be limited to 25% of the *gross floor area*.
- (*8) *Research and technology uses*, excluding *uses* which produce *biomedical waste*, are permitted within a designated *Industrial Zone*, provided that they are located within a one to two *storey Multi-Unit building*.

- 11.0 THAT** Section 8.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by removing the columns containing the Prestige Office (EMP-1) and Employment (EMP-2) zone standards from Table 8B.
- 12.0 THAT** Section 8.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting Subsection 8.3.1 and renumbering the subsequent subsection accordingly.
- 13.0 THAT** Subsection 13.1.1.71 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 14.0 THAT** Subsection 13.1.1.72 iv) b) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing “Footnote (*1)” with “Footnote (*8)”.
- 15.0 THAT** Subsection 13.1.1.89 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 16.0 THAT** Subsection 13.1.1.122 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 17.0 THAT** Subsection 13.1.1.139 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone and replacing “Table 8A” with “Table 7B”.
- 18.0 THAT** Subsection 13.1.1.148 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.
- 19.0 THAT** Subsection 13.1.1.175 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone and by replacing “Employment (EMP) Zone contained in Section 8.2 (Table 8B)” with “Employment Office (C8) Zone contained in Section 7.2 (Table 7E)”.
- 20.0 THAT** Subsection 13.1.1.232 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing subsection C. 1) f) with the following:
 - f) Notwithstanding any provisions of the by-law to the contrary, for a wholesale

operation, up to a maximum of 15% of the gross floor area of the principal use may be used for the retail sale of goods or products produced on the premises.

21.0 THAT Subsection 13.1.1.233 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the “EMP-2” zone with the “C8” zone.

22.0 THAT Subsection 13.1.1.292 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing references to “EMP-1” zone with “C7” zone, to “Section 8.1” with “Section 7.1”, to “Table 8A” with “Table 7B”, to “Section 8.2” with “Section 7.2”, to “Table 8B” with “Table 7E”, to “Footnote (*8)” with “Footnote (*9)”, and to “Footnote (*10)” with “Footnote (*1)”.

23.0 THAT Subsection 13.1.1.343 b. of Comprehensive Zoning By-law 016-214, as amended, is hereby further amended by replacing “Footnote (*7) to Table 8A associated with an” with “any provisions of the by-law to the contrary, for an” in subsection i. and by replacing “Footnote (*9)” with “Footnote (*7) in subsection iii.

24.0 THAT Subsection 13.1.1.345 b. of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing “Footnote (*7) to Table 8A associated with an” with “any provisions of the by-law to the contrary, for an” in subsection i. and by replacing “Footnote (*9)” with “Footnote (*7)” in subsection iii.

25.0 THAT Subsection 13.1.1.347 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying subsection d. xiii. with the following:

~~Notwithstanding Section 8.1 Table 8A Footnote (*7), accessory service, any provisions of the by-law to the contrary, accessory service, wholesale and retail associated with an Industrial Use, Tradeperson’s Shop, 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.~~

26.0 THAT Subsection 13.1.1.348 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing “Section 8.1 Table 8A Footnote (*7)” with “any provisions of the by-law to the contrary” in subsection d. xiv. and by modifying subsection d. xv. as follows:

~~Notwithstanding Section 8.1 Table 8A Footnote (*7), accessory service, any provisions of the by-law to the contrary, accessory service, wholesale and retail associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.~~

27.0 THAT Subsection 13.1.1.349 c. xii. of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying the section as follows:

Notwithstanding ~~Section 8.1 Table 8A Footnote (*7)~~, any provisions of the by-law to the contrary, accessory service, wholesale and retail associated with an Industrial Use, Tradeperson's Shop, 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.

28.0 THAT Subsection 13.1.1.350 c. xi. of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying the section as follows:

Notwithstanding ~~Section 8.1 Table 8A Footnote (*7)~~ any provisions of the by-law to the contrary, accessory service, wholesale and retail associated with an Industrial Use, Tradeperson's Shop, 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.

29.0 THAT Subsection 13.3.1.14 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the phrase "Section 8.3.2" with "Section 8.3.1".

30.0 THAT if no appeal is filed pursuant to Section 34 (19) of the *Planning Act*, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force upon the day which 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 of the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz

Mayor

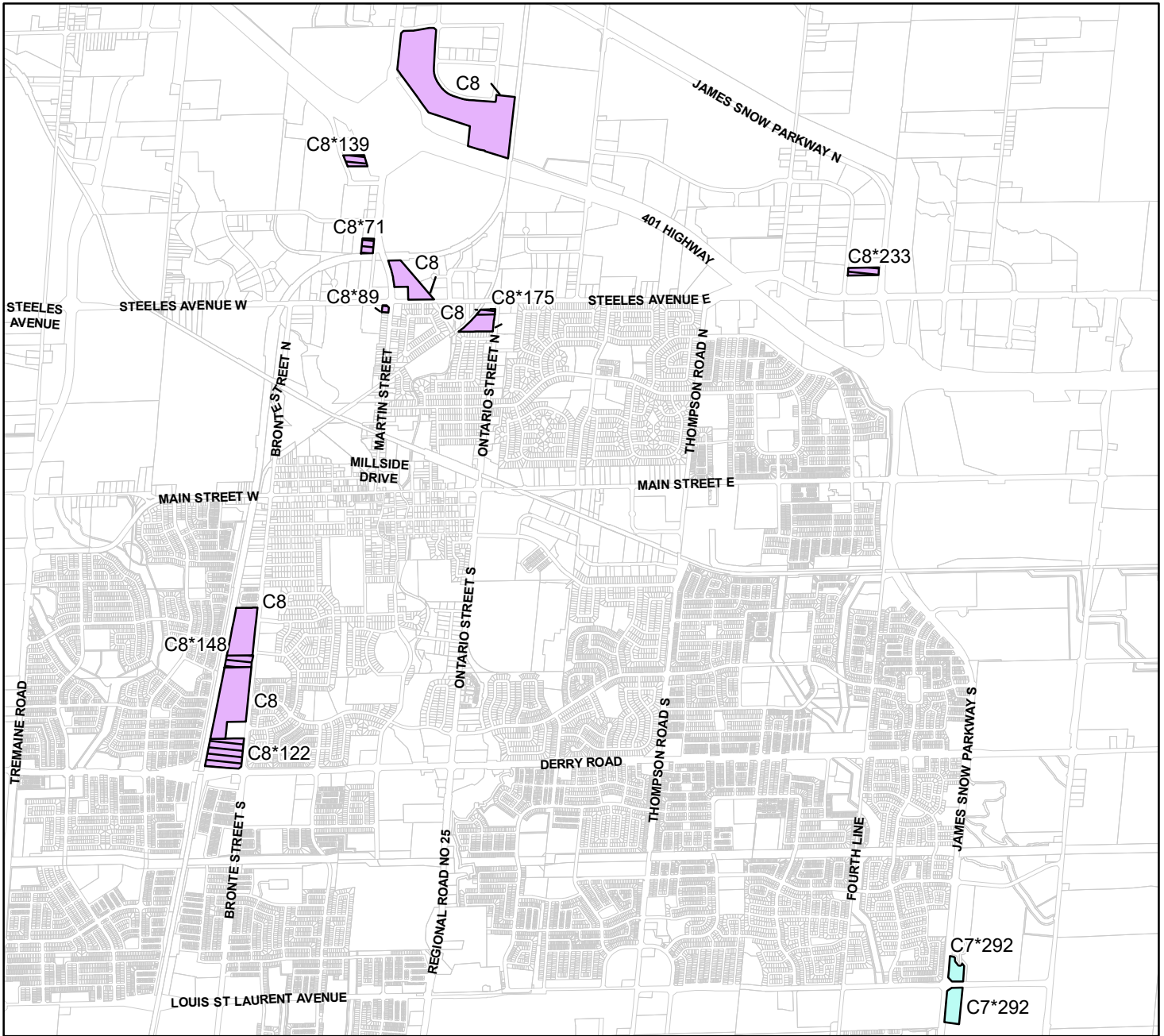
Meaghen Reid

Town Clerk

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



Part of Concession 2, Lots 1 & 2 & 15; Concession 3, Lots 1 & 2 & 3; Concession 5, Lots 1 & 8; Concession 1 Lots 11 & 12

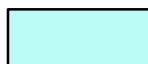


THIS IS SCHEDULE A
TO BY-LAW NO. -2024 PASSED
THIS ___ DAY OF _____, 2024.


MAYOR - Gordon A. Krantz


CLERK - Meaghan Reid

Rezoned from EMP-1-292:

 C7*292 - Prestige Office Special

Rezoned from EMP-2:

 C8 - Employment Office

 C8*71,89,122,139,148,175,233 - Employment Office Special