

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 113-2024

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 8584, 8598 AND 8604 ESQUESING LINE AND LEGALLY DESCRIBED AS PART OF LOT 4, CONCESSION 2, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (1000317928 ONTARIO INC. AND THIRUKUMAR PARARAJASINGAM) - FILES: LOPA-09/24 AND Z-09/24.

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. 87 to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit a 'Commercial Truck Dealership' on the lands located at 8584, 8598 and 8604 Regional Road 25 and legally described as Part of Lot 4, Concession 2 Former Geographic Township of Esquesing, Town of Milton, Regional Municipality of Halton.
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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED IN OPEN COUNCIL ON DECEMBER 9, 2024.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 87

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. 87 to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. 87

To the Official Plan of the Town of Milton

8584, 8598 and 8604 Regional Road 25

Part of Lot 4, Concession 4, Former Geographic Township of Esquesing, Town of Milton, Regional Municipality of Halton

(Files: LOPA-09/24 and Z-09/24)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. 51 to the lands located at 8485, 8598 and 8604 Regional Road 25 (subject lands) to permit a commercial truck dealership for the sale of commercial truck tractors in addition to the other uses permitted within the Business Park Area designation.

LOCATION OF THE AMENDMENT

The subject lands are located to the north-west corner of the intersection of Regional Road 25 and James Snow Parkway North. The subject lands are legally described as Part of Lot 4, Concession 2 Former Geographic Township Of Esquesing, Town Of Milton, Regional Municipality Of Halton, and municipally known as 8584, 8598 and 8604 Regional Road 25. The subject lands are approximately 0.69 hectares in size. The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan.

BASIS OF THE AMENDMENT

The Halton Region Official Plan identifies the Urban Area for the local municipalities and includes policies that provide for a range of permitted uses within the Urban Area. All proposed development within the Urban Area is required to conform to the policies of the Halton Region Official Plan. The subject lands are also within the Employment Area overlay in the Halton Region Official Plan, which is intended to protect for employment uses, prohibit residential and major retail uses, and permit a range of employment uses to achieve forecasted employment growth.

The Halton Region Official Plan also requires development within the Urban Area to be in accordance with local Official Plans and Zoning By-laws. Town of Milton Official Plan Amendment No. 31 brought the Town's Official Plan into conformity with Provincial and Regional growth and employment policies and is deemed to conform to the Halton Region Official Plan.

The subject properties are within the Town of Milton Urban Area and are located within the Milton 401 Industrial/Business Park Secondary Plan area. The subject properties are designated Business Park Area in the secondary plan where light and general industrial uses are permitted. Development along the Business Park Area, particularly along higher order roads like major arterial roads (e.g. Regional Road 25), are required to provide for high quality landscaped area as well as enhanced urban design.

The proposed development includes a two-storey commercial truck dealership with an area for accessory service uses as well as associated office use and storage on the second floor. This use is not explicitly permitted within the Business Park Area, however the proposed commercial truck dealership will serve the general employment area and is considered compatible with the other permitted employment uses in the area. The proposed building is oriented to the street, with parking directed to the rear and side yards. The front yard, abutting Regional Road 25, includes an adequate landscape buffer that will include a variety of vegetation to meet the objectives of the Official Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 87 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. 87, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Changes

- 1.1 Schedule “11 - Urban Area Specific Policy Areas” is hereby amended by adding “Specific Policy Area No. 51” to the lands located at 8584, 8598 and 8604 Regional Road 25 (Part of Lot 4, Concession 2 Former Geographic Township of Esquesing, Town of Milton, Regional Municipality of Halton) as shown on Schedule ‘1’ 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. | Special Policy Area 51 - Section 4.11.3.51 | New subsection as follows: <u>“The land identified as Specific Policy Area No. 51 on Schedule “11” of this Plan, being lands municipally known as 8584, 8598 and 8604 Regional Road 25, are permitted to allow a commercial truck dealership with an accessory service and office use in addition to the uses listed in Section 3.8.3”.</u> |

End of text