

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XX-2025

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 ALL LANDS WITHIN THE URBAN AREA OF THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: LOPA-08/24).

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. THAT Amendment No. 86 to the Official Plan of the Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. 86 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 86

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. 86 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 to the Town of Milton shall be known as:

Amendment No. 86 to the Official Plan of the Town of Milton
(Town File: LOPA-08/24)

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to incorporate revisions to various sections of the Town of Milton Official Plan related to Employment Areas, which are necessary to ensure that lands designated Industrial Area and Business Park continue to benefit from employment protection policies and that lands designated Office Employment Area, Business Commercial Area and Prestige Office Area, continue to provide for additional employment, and service commercial, office, and other supportive uses ancillary to the broader Employment Areas.

LOCATION OF THE AMENDMENT

The policies apply to the lands subject to the Employment Area designation in the town's urban area as shown on Schedule 1 of the Town of Milton Official Plan.

BASIS OF THE AMENDMENT

On October 20, 2024, a new definition for "area of employment" under subsection 1 (1) and a related transition provision under subsections 1(1.1) and (1.2) of the *Planning Act* will come into effect.

On October 20, 2024, a new Provincial Planning Statement, 2024, came into effect. It consolidates the previous Provincial Policy Statement 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a single planning document.

This Local Official Plan Amendment is addressing changes to the *Planning Act* and Provincial Planning Statement 2024 (PPS 2024) as it relates to "area of employment" and conversion policy within the Town's Official Plan.

The Local Official Plan Amendment implements updates to various sections of the Official Plan relating to Employment Areas to ensure the policies of the Official Plan are consistent with provincial policy and protect those areas intended to remain protected for Employment over the long term and continue to be subject to policy requirements for conversions to non-employment uses.

On the basis of the above, this amendment:

- Updates the definition of Employment Areas and general policies for Employment Areas;

- Updates criteria for removing lands from Employment Areas in policy as directed by the PPS 2024;
- Amends the list of permitted uses on lands designated Industrial Area and Business Park Area within the Local Official Plan to conform to the new “Area of Employment” definition;
- Allows lands occupied by uses within the town’s Employment Areas that are excluded from the new definition for “area of employment” in the *Planning Act* to continue as an “area of employment”, so long as they were “lawfully established on the parcel of land” prior to October 20, 2024;
- Identifies policy referenced in the former Regional Official Plan that shall be revoked;
- Updates mapping at various locations to align the current Town of Milton Official Plan with the former Regional Official Plan Employment Area Overlay designation. [Note that the new Employment Area expansion lands in the former Regional Official Plan is being addressed through the Town’s comprehensive Official Plan update;
- Updates policy in Bristol Survey Secondary Plan and Derry Green Corporate Business Park to clarify interpretation of existing policy;
- Introduces permission for Light Industrial Uses in the Prestige Office Area land use designation;
- Removes lands designated Office Employment, Business Commercial, and Prestige Office within the Local Official Plan from the Employment Area Overlay designation, and retain their current land use permissions; and
- Updates the Derry Green Corporate Business Park Secondary Plan policy framework to streamline interpretation of existing policy in addition to improving policy to meet intended objectives.

Part 2: THE AMENDMENT

1.0 Map Change to the Town of Milton Official Plan

- 1.1. Schedule “1 - Town Structure Plan” is hereby amended to replace the Employment Area designation overlay by the Employment Area designation overlay in Map “1H - Regional Urban Structure” of the Halton Region Official Plan [in-force overlay] (May 16, 2024 ROP consolidation), only within the Sustainable Halton Plan (SHP) Urban Area, as shown on Schedule ‘1’, attached hereto.
- 1.2. Schedule “1 - Town Structure Plan” is hereby further amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, “Prestige Office Area”, and “Major Commercial Centre”, shown on Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘1’, attached hereto.
- 1.3. Schedule “B - Urban Area Land Use Plan” is hereby amended to adjust the land use designation boundaries within the Derry Green Secondary Plan Area as per Schedule “C.9.B - Derry Green Corporate Business Park Land Use Plan”, as shown on Schedule ‘2’, attached hereto.
- 1.4. Schedule “B - Urban Area Land Use Plan” is hereby further amended to remove the SHP Growth Area - Employment designation overlay from the lands identified on Appendix 2, attached hereto, as shown on Schedule ‘2’, attached hereto.
- 1.5. Schedule “N - Future Strategic Employment Areas” is hereby amended to replace the Employment Area designation overlay by the Employment Area designation overlay in Map “1H - Regional Urban Structure” of the Halton Region Official Plan [in-force overlay] (May 16, 2024 ROP consolidation), only within the SHP Urban Area, as shown on Schedule ‘3’, attached hereto.
- 1.6. Schedule “N - Future Strategic Employment Areas” is hereby further amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, and “Prestige Office Area”, shown on Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘3’, attached hereto.
- 1.7. Schedule “C.6.A - Bristol Survey Secondary Plan Community Structure Plan” is hereby amended to redesignate the lands shown as Area “A” on Appendix 3 attached hereto, from “Employment Area” to “Major Commercial Centre” [correct designation], as shown on Schedule ‘4’, attached hereto.
- 1.8. Schedule “C.6.A - Bristol Survey Secondary Plan Community Structure Plan” is hereby further amended to redesignate the lands shown as Area “B” on Appendix 3, attached hereto, from “Employment Area” to “Dempsey Neighbourhood”, as shown on Schedule ‘4’, attached hereto.

- 1.9. Schedule “C.6.D - Bristol Survey Secondary Plan Land Use Plan” is hereby amended to redesignate the lands shown as Area “A” on Appendix 3, attached hereto, from “Employment Area” to “Major Commercial Centre”, as shown on Schedule ‘5’, attached hereto.
 - 1.10. Schedule “C.6.D - Bristol Survey Secondary Plan Land Use Plan” is hereby further amended to redesignate the lands shown as Area “B” on Appendix 3, attached hereto, from “Employment Area” to “Residential Area” and “Greenlands A Area”, as shown on Schedule ‘5’, attached hereto.
 - 1.11. Schedule “C.9.B - Derry Green Corporate Business Park Land Use Plan” is hereby amended to redesignate the lands shown as Area “A” on Appendix 4, attached hereto, from “Business Park Area” with a “Gateway Area” overlay designation and “Business Park Area” with a “Street Oriented Area” overlay designation to “Business Park Area”, as shown on Schedule ‘6’, attached hereto.
 - 1.12. Schedule “C.9.B - Derry Green Corporate Business Park Land Use Plan” is hereby further amended to redesignate the lands shown as Area “B” on Appendix 4, attached hereto, from “Prestige Office Area” with a “Gateway Area” overlay designation to “Prestige Office Area”, as shown on Schedule ‘6’, attached hereto.
- 2.0 Map Change to the Halton Region Official Plan (May 16, 2024 ROP Consolidation)**
- 2.1. Map “1C - Future Strategic Employment Areas” is hereby amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, and “Prestige Office Area” on Schedule “B - Urban Area Land Use Plan” of the Town of Milton Official Plan, shown in Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘7’, attached hereto.
 - 2.2. Map “1H - Regional Urban Structure” is hereby amended to remove the lands designated “Office Employment Area”, “Office Commercial Area”, and “Prestige Office Area” on Schedule “B - Urban Area Land Use Plan” of the Town of Milton Official Plan, shown in Appendix 1, from the Employment Area designation overlay, as shown on Schedule ‘8’, attached hereto.

3.0 Text Change to the Town of Milton Official Plan

The various sections of the Town of Milton Official Plan, as referenced below, are amended as follows:

- 3.1 Section 2.1.3.2 is amended by deleting the word “*office*” from the eighth paragraph in the section.

- 3.2 Section 3.4 is amended by adding the following new sections 3.4.5 - *Office Employment Area*, 3.4.6 - *Business Commercial Area*, and 3.4.7 - *Prestige Office Area*, as follows:

3.4.5 OFFICE EMPLOYMENT AREA

3.4.5.1 PURPOSE

The Office Employment Area designation on Schedule "B" applies to lands where a mix of *service commercial* and employment uses generally located on arterial roadways and on the edge of concentrations of industrial and *service commercial uses* is appropriate.

3.4.5.2 OBJECTIVES

It is the objective of this designation to:

- 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*.

3.4.5.3 PERMITTED USES

Uses permitted in the Office Employment Area designation may include:

- a) *office uses* in free-standing buildings;
- b) hotels, conference, convention and banquet facilities;
- c) training and commercial educational facilities; and
- d) limited *service commercial uses*, associated retail functions and ancillary facilities on the ground floor and in conjunction with permitted uses.

- 3.4.5.4 Residential uses shall not be permitted.

OFFICE EMPLOYMENT AREA POLICIES

- 3.4.5.5 Prior to considering any application for *development* or redevelopment requiring a *Planning Act* approval, Council shall be satisfied that:

- 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 of this Plan;
- e) elements of the *public realm* will be improved as a condition of *development* redevelopment; and,
- f) the uses are designed and located to minimize impacts on adjacent *residential areas* through buffering and landscaping treatments.

3.4.5.6 Uses permitted in the Office Employment Area designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.

3.4.6 BUSINESS COMMERCIAL AREA

3.4.6.1 PURPOSE

The Business Commercial Area designation on Schedule “B” provides for *service commercial uses* to support the surrounding *Employment Areas* and the travelling public.

3.4.6.2 PERMITTED USES

Uses permitted in the Business Commercial Area designation may include:

- a) *office uses*;
- b) hotels and motels;
- c) training and commercial educational facilities;
- d) automobile related uses including vehicle wash facilities, automobile sales and service;
- e) truck stops; and
- f) *service commercial uses*, associated retail functions and ancillary facilities directly related to industry.

3.4.6.3 Residential uses shall not be permitted.

BUSINESS COMMERCIAL AREA POLICIES

3.4.6.4 Applications for approval of new *developments* or major extensions of existing uses in the Business Commercial Area designation 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.

3.4.6.5 Evaluation of an application for new *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.

3.4.6.6 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.

3.4.6.7 Limitations on the type and size of uses within the Business Commercial Area designation shall be defined within the Zoning By-law.

3.4.6.8 Convenience retail uses on sites designated Business Commercial Area shall not exceed 930 square meters in total floor area.

3.4.7 PRESTIGE OFFICE AREA

3.4.7.1 PURPOSE

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 that provide for supportive uses that complement the surrounding residential and *Employment Areas*.

3.4.7.2 PERMITTED USES

The following uses shall be the only uses permitted in the Prestige Office Area designation:

- a) *office uses*;
- b) *light industrial uses*;
- c) ancillary retail and *office uses* directly related to the *light industrial use* and located within the industrial building;
- d) research and development uses excluding uses which produce biomedical waste;
- e) 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;
- f) restaurants and *service commercial uses* where such uses form part of an office or industrial building;
- g) hotel, conference, convention and banquet facilities uses; and

h) theatre/*entertainment uses*.

3.4.7.3 Residential uses shall not be permitted.

PRESTIGE OFFICE AREA POLICIES

3.4.7.4 *Development* on lands designated Prestige Office Area shall be reviewed by the *Town* in accordance with the applicable Urban Design Guidelines. In particular:

- a) *development* shall be designed with significant, high-profile 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 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;
- 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.

3.4.7.5 Uses permitted in the Prestige Office Area designation shall be within enclosed buildings. Outside display, storage or processing shall be prohibited.

3.3 Section 3.7.1.1 is replaced by the following:

3.7.1.1 PURPOSE

Employment areas are intended to provide industrial, business and economic activities, which will be the major source of employment opportunities within the *Town*. The *Employment Areas* permit a wide range of business and economic activities that include, but not limited to, the following:

- a) manufacturing uses;
- b) uses related to research and development in connection with manufacturing;

- c) warehousing uses, including uses related to the movement of goods;
- d) retail and offices uses associated with manufacturing and warehousing;
- e) facilities that are ancillary to manufacturing and warehousing; and
- f) any other business and economic uses prescribed by provincial legislation.

Employment areas 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 *development*.

- 3.4 The heading “EMPLOYMENT LAND CONVERSION” before policy 3.7.1.8 is replaced by the following:

REMOVAL OF EMPLOYMENT LANDS FROM *EMPLOYMENT AREAS*

- 3.5 Section 3.7.1.10 is replaced by the following:

3.7.1.10 The *Town* may consider the removal of lands from *Employment Areas* only where it has been demonstrated that:

- a) there is an identified need for the removal and the land is not required for *Employment Area* uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the *Employment Area* by:
 - i) avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *Employment Area* uses; and
 - ii) maintaining access to major goods movement facilities and corridors;
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) the *Town* has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan.

- 3.6 Section 3.7.1.11 is amended by replacing the phrase “an employment land conversion” with the phrase “a removal of lands from *Employment Areas*”.

- 3.7 Section 3.7.1.12 is replaced by the following:

- 3.7.1.12** Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in *Employment Areas* 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.
- 3.8 Section 3.7.1.13 [new] is added as follows:
- 3.7.1.13** *Development* on lands within 300 metres of *Employment Areas* 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 *Employment Areas*, in accordance with applicable guidelines.
- 3.9 Section 3.7.3 is replaced by the following:
- 3.7.3 OFFICE EMPLOYMENT AREA**
See Office Employment Area policies in Section 3.4.5.
- 3.10 Section 3.7.6 is replaced by the following:
- 3.7.6 BUSINESS COMMERCIAL AREA**
See Business Commercial Area policies in Section 3.4.6.
- 3.11 Section 3.8.1.1 is amended by replacing the phrase “light industrial and office use” with the phrase “*light industrial uses*”.
- 3.12 Section 3.8.2.1 is amended by replacing the phrase “light industrial and office uses” with the phrase “*light industrial uses*”.
- 3.13 Section 3.8.2.2 is replaced by the following:
- 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 retail and *office uses* directly related to the *light industrial use* and located within the industrial building;
 - b) research and development uses excluding uses which produce biomedical waste;
 - c) *Cannabis Production and Processing Facility*, and
 - d) any other business and economic uses prescribed by provincial regulation.
- 3.14 Section 3.8.2.4 [new] is added as follows:
- 3.8.2.4** 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:

- a) *office uses*;
- b) restaurants that are part of and are located wholly within a light industrial or office building, other than an industrial mall; and,
- c) *institutional uses*.

3.15 Section 3.9.1.1 is amended by replacing the phrase “light and general industrial uses” with the phrase “*light industrial and general industrial uses*”.

3.16 Section 3.9.2.1 is replaced by the following:

3.9.2.1 The Industrial Area designation on Schedule "B" means that the main permitted uses shall be:

- a) *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;
- b) research and development uses, excluding uses which produce biomedical waste, in a one to two storey multi-unit building;
- c) *Cannabis Production and Processing Facility* in accordance with Policy 3.9.3.2 of this Section;
- d) ancillary retail and *office uses* directly related to the industrial use within the industrial building; and
- e) any other business and economic uses prescribed by provincial regulation.

3.17 Subsection 3.9.2.2 is replaced by the following:

3.9.2.2 Outdoor storage may be permitted subject to appropriate screening and containment.

3.18 Section 4.11.3.41 is amended by replacing the cross reference to section C.9.5.1.5 b) with a cross reference to section C.9.5.1.4 b); the phrase “light industrial uses” with the phrase “*light industrial uses*”; and the cross reference to section C.9.5.1.7 with a cross reference to section C.9.5.1.6.

3.19 Section 4.11.3.44 is amended by deleting the phrase “within the Street Oriented Business Park overlay designation on the south side of”.

3.20 Subsection 4.11.3.50 i) is amended by replacing the phrase “within the Street Oriented overlay designation on the north side of Derry Road” with the phrase “on lands immediately adjacent to Derry Road”.

3.21 Subsection 4.11.3.50 iii) is amended by replacing the phrase “and Street-Oriented and Gateway overlay designations” with the phrase “at “Gateway” locations or immediately adjacent to Derry Road”.

3.22 Section 5.10.6 is amended by replacing the definition of “Employment Area” by the following:

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 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.

3.23 Section 5.10.6 is amended by replacing the definition of “General Industry” by the following:

GENERAL INDUSTRIAL USE means a full range of manufacturing, warehousing uses, including uses related to the movement of goods, and outdoor storage.

3.24 Section 5.10.6 is amended by replacing the definition of “Light Industry” by the following:

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.

3.25 Section C.2.5.1.2 is amended by replacing the cross reference to section 3.7.6 with a cross reference to section 3.4.6, and the cross reference to section 3.7.6.6 with a cross reference to section 3.4.6.6.

3.26 Section C.2.5.2.1 is replaced by the following:

C.2.5.2.1 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:

- a) ancillary retail and *office uses* directly related to the *general industrial use* and located within the industrial building;
 - b) any other business and economic uses prescribed by provincial legislation; and
 - 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.
- 3.27 Subsection C.2.5.3.1 is amended by replacing the phrase “light and general industrial uses” with the phrase “*light industrial* and *general industrial uses*”.
- 3.28 Section C.2.5.3.5 is deleted in its entirety.
- 3.29 Section C.2.6.5 [new] and subsection C.2.6.5.1 [new] are added as follows:
- C.2.6.5 REMOVAL OF EMPLOYMENT LANDS FROM *EMPLOYMENT AREAS***
- C.2.6.5.1** The *Town* may consider the removal of lands from *Employment Areas* 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*.
- 3.30 Section C.6.5.10 is replaced by the following:
- C.6.5.10 MAJOR COMMERCIAL CENTRE**
- Development* applications on lands designated “Major Commercial Centre” shall comply with the policies of Section 3.4.2 of this Plan.
- 3.31 Subsection C.9.2.1.1 is amended by deleting the phrase “with a significant component of office and other prestige uses”.
- 3.32 Subsection C.9.3.1.1 is amended by replacing the phrase “employment uses and light industrial employment” with the phrase “*light industrial uses*”.
- 3.33 Subsection C.9.4.6.7 is replaced by the following:
- C.9.4.6.7 ENHANCED STREETScape DESIGN**
- 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.
- In addition, the Town shall through the zoning by-law and site plan approval process, ensure *development* immediately adjacent to

these roads achieve a high quality of site and building design. In particular:

- a) *Development* should be “street-oriented”;
- 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,
- 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.

3.34 Subsection C.9.5.1.1 is replaced by the following:

C.9.5.1.1 GENERAL

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.

3.35 Section C.9.5.1.2 is replaced by the following:

C.9.5.1.2 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 *development* plan which illustrate how the policies of this Plan and the Urban Design Guidelines will be addressed:

- a) *light industrial uses*;
- b) ancillary retail and office uses directly related to the *light industrial use* and located within the industrial building; and
- c) research and development uses, excluding uses which produce biomedical waste.

- 3.36 Subsection C.9.5.1.3 is deleted in its entirety and the subsequent subsections are renumbered accordingly.
- 3.37 Subsection C.9.5.1.4 is renumbered as subsection C.9.5.1.3 and amended by replacing the phrase “in the Street Oriented Area overlay designation’ with the phrase “on lands designated “Business Park Area” immediately adjacent to Derry Road”.
- 3.38 Subsection C.9.5.1.5 is replaced by the following:

C.9.5.1.4 Street Oriented Design

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.

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.

- 3.39 Subsection C.9.5.1.6 is deleted in its entirety and the subsequent subsections are renumbered accordingly.
- 3.40 Section C.9.5.2 is replaced by the following:

C.9.5.2 PRESTIGE OFFICE AREA

See Prestige Area policies in Section 3.4.7.

- 3.41 Subsection C.9.5.3.1 is amended by replacing the phrase “light and general industrial uses” with the phrase “*light industrial* and *general industrial uses*”.
- 3.42 The heading of section C.9.6.6 “EMPLOYMENT LAND CONVERSION” is replaced with the heading “REMOVAL OF EMPLOYMENT LANDS FROM *EMPLOYMENT AREAS*”.
- 3.43 Subsection C.9.6.6.1 is amended by italicizing the term “employment areas”.
- 3.44 Subsection C.9.6.6.2 is amended by italicizing the term “employment areas”, and deleting the phrase “Prestige Office Area”.
- 3.45 Subsection C.9.6.6.3 is replaced by the following:

C.9.6.6.3 The *Town* may consider the removal of lands from *Employment Areas* 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 *Town*.

3.46 Subsection C.9.6.6.4 is deleted in its entirety.

4.0 Text Change to the Halton Region Official Plan

4.1. Delete Section 83.2 (1) in its entirety.

4.2. Delete Section 83.2 (1.1) in its entirety.

4.3. Delete Section 83.2 (4) in its entirety.

4.4. Delete Section 229.1 in its entirety.

End of text

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