

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 036-2025

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 1.11.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the reference to "1.11.4" to "1.11.5".
- 3.0 THAT** Section 1.11.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding new Sub-sections 1.11.2 iv) and 1.11.2 v), as follows:
 - 1.11.2 iv) Nothing in this By-law shall prevent an application for a building permit from being made for the erection and/or use of a building or structure for a development for which site plan approval has been granted on or prior to the date of passage of By-law NO. 036-2025 if the building permit application complies with the provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 036-2025.
 - 1.11.2 v) Nothing in this By-law shall prevent an application for site plan approval and/or building permit from being made with respect to a development for which an associated site-specific zoning by-law amendment was passed on or before the date of passage of By-law

NO. 036-2025 if the use was permitted under the provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 036-2025.

4.0 THAT Section 1.11.4 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 1.11.4 as follows, and renumbering the subsequent sections accordingly:

1.11.4 Transition: Zoning By-law Amendments

- i) Notwithstanding any provisions of the by-law to the contrary, where a property is zoned M1 or M2 and was subject to a site-specific zoning by-law amendment that was passed on or after January 1, 2024 and the special provisions include “additional permitted uses”, those uses, in addition to the uses permitted in the M1 or M2 zone in Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 036-2025, are also permitted with the exception of the following:
 - a) Day Care Centre
 - b) Place of Worship

5.0 THAT Section 1.11.5 of Comprehensive Zoning By-law 016-2014, as amended, which was formerly Section 1.11.4, is hereby further amended by replacing the reference to “1.11.3” to “1.11.4”.

6.0 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 <i>Zone</i> | RHD |
| Residential Office <i>Zone</i> | RO |
| Mixed Use <i>Zone</i> | MU |
| Commercial Zones | |
| Central Business District Commercial <i>Zones</i> | |
| Central Business District Core Commercial <i>Zone</i> | CBD-A |
| Central Business District Secondary Commercial <i>Zone</i> | CBD-B |
| Urban Growth Centre - Mixed Use <i>Zone</i> | UGC-MU |
| Urban Growth Centre – Mixed Use <i>Zone 2</i> | UGC-MU-2 |
| Secondary Mixed Use Commercial <i>Zone</i> | C2 |
| Local Commercial <i>Zone</i> | C3 |
| Auto Commercial <i>Zone</i> | C5 |
| Business Commercial <i>Zone</i> | C6 |
| Prestige Office <i>Zone</i> | C7 |
| Employment Office <i>Zone</i> | C8 |
| Major Commercial <i>Zone</i> | MC |
| Employment Zones | |
| Business Park <i>Zone</i> | M1 |
| General Industrial <i>Zone</i> | M2 |
| Extractive Industrial <i>Zone</i> | MX |
| Institutional Zones | |
| Minor Institutional <i>Zone</i> | I-A |
| Major Institutional <i>Zone</i> | I-B |
| Natural Heritage and Open Space Zones | |
| Natural Heritage System <i>Zone</i> | NHS |
| Open Space – Storm Water Management | OS - 2 |
| Golf Course <i>Zone</i> | GC |
| Future Development Zone | |
| Future Development <i>Zone</i> | FD |

7.0 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.

8.0 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 | C3 | C5 | C6 | C7 | C8 | MC |
| | Secondary Mixed Use Commercial | Local Commercial | Auto Commercial | Business Commercial | Prestige Office | Employment Office | 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) | • (*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.

9.0 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.

10.0 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 | | | |
|------------------------|-------|----|----|
| | Zones | | |
| | C7 | C8 | MC |

| Regulations | Prestige Office | Employment Office | Major Commercial |
|--|-----------------|-------------------|-------------------------|
| Lot Frontage (Minimum) | 15.0m | 40.0m | 40.0m |
| Lot Area Minimum Maximum | N/A N/A | 0.8 ha N/A | 0.8ha No Maximum |
| Lot Coverage (Maximum) | N/A | N/A | 45% |
| Setbacks | | | |
| Front Yard Minimum Maximum | 0.0m 4.0m | 6.0m N/A | 5.0 m No Maximum |
| Interior Side Yard Minimum | 3.0m | 3.0m (*1) | 5.0m (*2) (*3) |
| Exterior Side Yard Minimum Maximum | 0.0m 4.0m | 5.0m N/A | 5.0m (*3) 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) <i>Abutting a street line</i> | N / A | 5.0m | 5.0m |
| <i>Abutting a James Snow Parkway street line</i> | 2.0m | N/A | N/A |
| <i>Abutting a Residential Zone</i> | N/A | 6.0m | 6.0m |
| <i>Abutting a Provincial Highway</i> | 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.

11.0 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) | • |

| | | | |
|---|------------|------------|------------|
| Agricultural operation | | | • |
| Bulk fuel depot | | • (*1)(*2) | |
| Bulk propane storage depot | | • (*1)(*2) | |
| Cannabis Production and Processing Facility | • (*3) | • (*3) | • (*3)(*4) |
| Commercial storage facility | | • (*1) | |
| Concrete Batching Plant | | • (*1) | |
| Conservation use | | | • |
| Contractor's Yard | | • (*1) | |
| Dry cleaning establishment | • | • | |
| Extractive use | | | • |
| Forestry use | | | • |
| Industrial use | • (*5)(*6) | • (*1)(*6) | |
| Motor Vehicle Body Shop | | • (*1) | |
| Motor Vehicle Repair Garage | | • (*1) | |
| Office Use | • (*7) | • (*7) | |
| Outdoor Storage use | | • | |
| Private Transit Depot | | • | |
| Recycling facility | | • (*1) | |
| Research & Technology Use | • | • (*8) | |
| Towing Yard | | • | |
| Transportation Terminal | | • (*1) | |
| Warehouse/distribution centre | • (*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*.

12.0 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.

13.0 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.

14.0 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.

- 15.0 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)”.
- 16.0 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.
- 17.0 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.
- 18.0 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”.
- 19.0 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.
- 20.0 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)”.
- 21.0 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.
- 22.0 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.
- 23.0 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)”.
- 24.0 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.

25.0 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.

26.0 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, Tradesperson’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.~~

27.0 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.~~

28.0 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, Tradesperson’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 13.1.1.350 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, Tradesperson’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.

30.0 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”.

31.0 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.

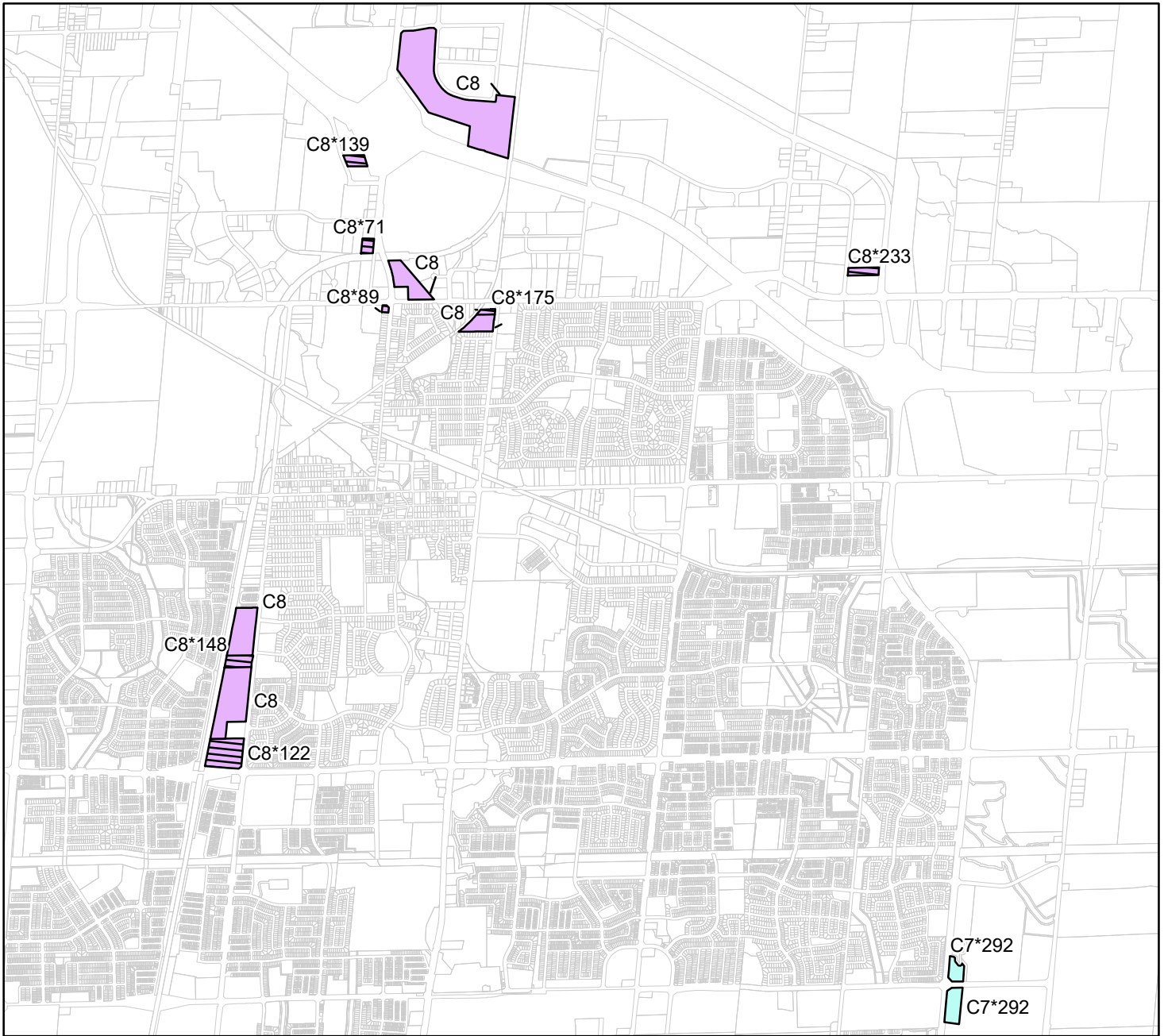
PASSED IN OPEN COUNCIL ON MARCH 17, 2025

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A TO BY-LAW No. 036-2025 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

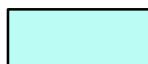


THIS IS SCHEDULE A
TO BY-LAW NO. 036-2025 PASSED
THIS 17th DAY OF MARCH, 2025.

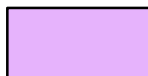
MAYOR - Gordon A. Krantz


CLERK - Meaghen 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