

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS MUNICIPALLY IDENTIFIED AS 475 HARROP DRIVE AND LEGALLY DESCRIBED AS PART OF LOT 1 CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2514351 ONTARIO INC.) - FILES: LOPA-02/25 AND Z-05/25

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. XX to the Official Plan of the Town of Milton, to amend Schedules B and C.2.B of the Town of Milton Official Plan to permit the development of a truck terminal use with ancillary warehouse, vehicle repair facility and office use, at lands located at 475 Harrop Drive and legally described as Part of Lot 1, Concession 4, Town of Milton, consisting of the attached map(s) and explanatory text, is hereby adopted.
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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX 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 XX

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. XX 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. XX
To the Official Plan of the Town of Milton
475 Harrop Drive
Part of Lot 1, Concession 4
(File: LOPA 02/25 & Z-05/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit the use of a truck terminal, warehouse, vehicle repair facility and ancillary office use on the lands known municipally as 475 Harrop Drive.

LOCATION OF THE AMENDMENT

The subject property is located on the east side of Harrop Drive and north of Settles Avenue and is approximately 6.29 hectares in size. The lands are legally described as Part of Lot 1, Concession 4, Town of Milton, and municipally known as 475 Harrop Drive.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. The subject lands are located within the Urban Area, and an Employment Area within the Region of Halton and Town of Milton Official Plans.

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 in the Halton Region Official Plan, which is intended to plan for, protect and preserve the Employment Areas for current and future use.

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 proposed amendment permits the land use conversion of the existing site and buildings for the use of a truck terminal, warehouse, vehicle repair facility and ancillary office use, which otherwise is consistent with the objectives of the Town of Milton Official Plan for the Employment Area designation. The proposed land use fits within its surrounding context, and is compatible with adjacent areas. The proposed development is located in an area with good access to existing infrastructure and the 401 Highway, will contribute to achieving both the overall employment targets, and the targeted form of development, established in Provincial, Regional, and Local policy. The proposal is located within an area intended for employment as identified in both the Halton Region Official Plan and the Milton Official Plan.

PART 2: THE AMENDMENT

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

- 1.0 Map Change(s)
 - 1.1 Amending Schedule B - “Urban Land Use Plan” by modifying the Maps to provide an ‘Industrial Area’ designation for the lands at 475 Harrop Drive (Part of Lot 1, Concession 4)
 - 1.2 Amending Schedule C.2.B - “Milton 401 Industrial/Business Park Secondary Plan” by modifying the Maps to provide an ‘Industrial Area’ designation for the lands at 475 Harrop Drive (Part of Lot 1, Concession 4)

End of text