

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 ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: LOPA-01/25.

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. THAT Amendment No. **XX** to the Official Plan of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27.1) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect on the day after the day it was adopted by Council, if no appeal is filed pursuant to Subsections 17 (24.1.1) and (25). Where an appeal has been filed under Subsection 17 (24.1.1) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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 **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**

DRAFT

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
(File: LOPA 01/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to update the Town of Milton's Official Plan to permit additional residential units in the Town's rural areas, where permitted by provincial policies, and on lots that are served by private water and sewage services.

LOCATION OF THE AMENDMENT

The policies apply Town-wide.

BASIS OF THE AMENDMENT

To further advance the housing goals in the Town of Milton's Official Plan to provide opportunities for the creation of a range and mix of housing to meet the needs of the full range of current and future households, this amendment establishes policies that enable the creation of additional residential units in the Town's rural areas, where permitted by provincial policies, and on lots that are served by private water and sewage services, in a safe and sustainable manner.

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 Text Change (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
	<i>2.7</i>	<i>Housing</i>
		ADDITIONAL RESIDENTIAL UNITS
1	2.7.3.17	<p>To increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, increase opportunities for <i>affordable housing</i>, and provide gentle intensification <u>in existing urban neighbourhoods</u>, <i>additional residential units (ARUs)</i> shall be permitted within the Urban Area subject to conformity with the following:</p> <p class="list-item-l1">a) An <i>ARU</i> shall not be located on lands identified as <i>hazard lands</i> or as being within the <i>regulatory flood plain</i>, unless where specifically permitted by the <i>Conservation Authority</i>;</p> <p class="list-item-l1">b) <u>Within the Greenbelt Plan Protected Countryside, but not including Hamlet Areas:</u></p> <p class="list-item-l2">i) <u>No <i>ARUs</i> shall be permitted within the Greenbelt Natural Heritage System as identified on Schedule 1A;</u></p> <p class="list-item-l2">ii) <u>Outside of the Greenbelt Natural Heritage System, one <i>ARU</i> is permitted within a detached dwelling or within an existing ancillary building or structure, that existed on July 1, 2017, on the same <i>lot</i>;</u></p> <p class="list-item-l1">c) <u>Within the areas of the Hamlet of Campbellville that are within the Niagara Escarpment Plan Area:</u></p> <p class="list-item-l2">i) <u>No <i>ARUs</i> shall be permitted within the Escarpment Natural area and the</u></p>

No.	Section No.	Modification
		<p><u>Escarpment Protection Area as identified on Schedule 1A;</u></p> <p>ii) <u>Within the Escarpment Rural Area, as identified on Schedule 1A, one ARU may be permitted within a detached dwelling, but shall not permitted within a detached accessory building or structure;</u></p> <p>iii) <u>An ARU shall not be permitted on a lot that has more than one detached dwelling, or within shared housing or a detached dwelling containing a bed and breakfast establishment;</u></p> <p>iv) <u>A home occupation or home industry shall not be permitted within an ARU;</u></p> <p>d) <u>Within prime agricultural areas outside of the Greenbelt Plan Area, as shown on Schedule O, up to two ARUs shall be permitted in accordance with provincial guidance, provided that at least one of these ARUs is located within or attached to the principal dwelling;</u></p> <p>e) <u>An ARU shall be compatible with, and not hinder, surrounding agricultural operations, and comply with the minimum distance separation formulae;</u></p> <p>f) <u>Where municipal wastewater and/or water service(s) are available to a lot, An an ARU must be connected to adequate any available municipal water and sewage wastewater and/or water services(s);</u></p> <p>g) <u>In the Urban Area, notwithstanding Section 2.6.3.34, and for all lands outside of the Urban Area, where municipal wastewater and/or water service(s) are not available to a lot, an ARU may be served by adequate private wastewater and/or water system(s) only where the site conditions are suitable for the long-term provision of such services, including capacity to service all other dwellings on the lot, with no negative impacts, as may be confirmed by a</u></p>

No.	Section No.	Modification
		<p><u>hydrogeological assessment prepared by a qualified professional;</u></p> <p>h) An <i>ARU</i> will be compatible with neighbouring properties and the surrounding neighbourhood <u>or rural area</u> by taking into consideration scale and built form;</p> <p>i) An <i>ARU</i> must have no adverse effect on stormwater management systems;</p> <p>j) An <i>ARU</i> must have no adverse effect on site drainage as demonstrated through a grading plan;</p> <p>k) Safe access to an <i>ARU</i> must be ensured by meeting fire and emergency service requirements;</p> <p>l) <u>On a lot designated for agricultural use, to minimize land taken out of agricultural production, an <i>ARU</i> must be of limited scale and be located within, attached, or in close proximity to the principal dwelling or farm building cluster;</u></p> <p>m) Severance of an <i>ARU</i> from the <i>lot</i> shall not be permitted; and</p> <p>n) An <i>ARU</i> shall be registered with the <i>Town</i> in accordance with the provisions of the Municipal Act.</p>
	4.4.	<i>AGRICULTURAL SYSTEM, AGRICULTURAL AREA & PRIME AGRICULTURAL AREAS</i>
2	4.4.2	<p>Is modified by adding a new subsection after subsection e) as follows and renumbering the remaining subsections accordingly:</p> <p><u>f) additional residential units in accordance with the policies of Section 2.7.3.17;</u></p>
	4.4.4	Prime Agricultural Areas
3	4.4.4.2 b)	<p>b) Outside the Greenbelt Plan Area, permit non-agricultural uses within <i>Prime Agricultural Areas</i> only for:</p> <p>A) ...</p>

No.	Section No.	Modification
		<p>B) Extraction of <i>mineral aggregate resources</i> is permitted in <i>Prime Agricultural Areas</i> in accordance with Section 4.7.3.12.</p> <p><u>C) <i>additional residential units</i> in accordance with the policies of Section 2.7.3.17.</u></p>
	4.5	HAMLET AREAS
		HAMLET RESIDENTIAL AREA
4	4.5.3.3	<p>The permitted uses in the Hamlet Residential Area designation shall be single detached dwellings and existing semi-detached and duplex dwellings subject to the zoning by-law of the Town. In addition, home occupation and cottage industry uses and assisted and <i>shared housing</i> are permitted in conformity with the relevant policies of subsection 3.2.3.4, Assisted and <i>Shared Housing</i> and subsection 3.2.3.8, Home Occupations and Cottage Industries. <u><i>Additional residential units</i> are permitted in accordance with the policies of Section 2.7.3.17;</u></p>
	5.7	LAND DIVISION
		GREENBELT PLAN PROTECTED COUNTRYSIDE, AGRICULTURAL RURAL AND ESCARPMENT AREAS
5	5.7.3.13	<p><i>Single detached dwellings</i>, where permitted by policies of this Plan, are limited to one permanent dwelling per <i>lot</i> unless:</p> <ul style="list-style-type: none"> i) the residential use is accessory to <i>agriculture</i> in which case <i>objectives</i> and <i>policies</i> relating to the Agricultural Area designation apply; or ii) <u><i>additional residential units</i> are permitted in accordance with the policies of Section 2.7.3.17;</u> <u>or</u>

End of text