



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 11, 2026

Report No: DS-033-26

Subject: Recommendation Report: Official Plan Amendment and Zoning By-law Amendment Application by Village Securities Limited applicable to lands located at Part of Lot 10, Concession 6 (Trafalgar Township). (Town File: LOPA-04/25 and Z-10/25).

Recommendation: **THAT** Staff Report DS-033-26 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the approval of the proposed development **BE APPROVED**;

AND THAT, Staff be authorized to bring forward Official Plan Amendment No. 98 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-033-26 for Council adoption at the June 22, 2026 meeting of Council;

AND FURTHER THAT, Staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-033-26 for Council adoption at the June 22, 2026 meeting of Council

EXECUTIVE SUMMARY

A Zoning By-law Amendment application has been received, concurrent to a Draft Plan of Subdivision, to facilitate the creation of two development blocks, one Natural Heritage System block, and a series of associated infrastructure blocks. The proposed Zoning By-law Amendment seeks to establish a range of light industrial, commercial/retail, and entertainment uses, including the introduction of a Wellness Centre and Spa use, on the Subject Property.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning Staff indicating their support for the applications as presented. Staff has reviewed all documentation, plans and comments provided to date and is of the opinion that the applications are prepared in a manner that would allow them to be considered by Town Council for approval.

Conclusions and Recommendations

EXECUTIVE SUMMARY

Staff recommends that the Zoning By-law Amendment application BE APPROVED for the following reasons:

1. The proposed development is consistent with and conforms to Provincial, Regional and Town provincial policy and provides for appropriate land uses that have been contemplated by the Town of Milton Official Plan and the Derry Green Corporate Business Park Secondary Plan.
2. The proposal makes efficient use of land and infrastructure and will facilitate employment growth within the Derry Green Corporate Business Park Secondary Plan area and would make a positive contribution to meeting the Town's employment growth targets in accordance with Town, Regional and Provincial planning policy; and,
3. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies.

REPORT

Background

Owner: Village Securities Limited. 7501 Keele Street, Vaughan, ON, L4K 1Y2.

Applicant: Korsiak Urban Planning (c/o Catherine McEwan), 277 Lakeshore Road East, Unit No. 206, Oakville, ON, L7J 1H9.

Location/Description:

The subject lands are located in Ward 3 and legally known as Part of Lot 10, Concession 6 - a municipal address has yet to be assigned. The property is located at the immediate south-east corner of Derry Road and Fifth Line and directly abuts the Union Gas Corridor. The subject lands comprise an area of approximately 18.54 hectares (45.81 acres) and are currently used for agricultural purposes.

Surrounding land uses include residential dwellings to the immediate west, industrial development to the north, west and east, and existing agricultural operations and natural heritage systems to the south. Staff advise that the industrial lands to the west and east are currently under development (Oxford Developments and Anatolia Real Estate Corporation, respectively). The existing residential dwellings remain hold-out properties that are currently zoned Future Development (FD), a zone which intends to earmark the properties for re-development in the future should the current owners cease the existing residential use and apply for planning approvals.

A Location Map is included as Figure 1 to this report.

Concurrent to an Application for Draft Plan of Subdivision (24T-25004/M), the applicant has applied for an Official Plan Amendment (LOPA-04/25), and Zoning By-law Amendment (Z-10/25) to facilitate a proposed light industrial and commercial development on Block 1 and a Wellness Centre and Spa

Background

on Block 2. Figure 2 of this report illustrates the applicant's concept plan which includes a building on Block 1 with access from Derry Road and one principal building along with associated accessory buildings on Block 2 with access from Fifth Line. The buildings and siting will be subject to further refinement as the planning process advances, including detailed design during Site Plan Approval.

The proposed Draft Plan of Subdivision, attached as Figure 3 to this report, delineates two development blocks (identified as 'Prestige Office'), along with a Natural Heritage System block that recognizes the limits of an existing woodlot on site and a Stormwater Management Block adjacent to the Union Gas corridor.

The proposed Official Plan Amendment (OPA) seeks to remove the lands from the Town's 'Employment Area' and appropriately designate the development blocks as Prestige Office Area within both the Official Plan and Derry Green Corporate Business Park Secondary Plan. The Natural Heritage System and Open Space blocks will be designated as Natural Heritage System. Further, a Specific Policy Area (No. 55) is proposed to allow limited parking between a building and Derry Road, along with additional permitted uses such as a standalone office, retail, restaurants, and a 'Wellness Centre and Spa'.

The proposed Zoning By-law Amendment (ZBA) seeks to re-zone Block 1 from Future Development (FD) to site-specific Prestige Office (C7*377*H93); this zone sets-out permitted uses, along with specific parking rates and other performance standards. Similarly, Block 2 is proposed to be re-zoned from Future Development (FD) to a site-specific Prestige Office (C7*378); this zone sets-out permitted uses, including a Wellness Centre and Spa, along with site-specific parking rates and performance standards. The Natural Heritage System and Stormwater Management blocks will be rezoned from Future Development to Natural Heritage System (NHS) and Open Space II (OS-2), respectively.

The following information has been submitted in support of this application:

- Arborist Report, prepared by Dillon Consulting, dated 2023-05;
- Civil Drawings, prepared by Stantec Consulting, dated 2025-03-11;
- Conceptual Site Plan, prepared by Korsiak Urban Planning, dated 2025-11-27;
- Draft Official Plan Amendment, prepared by Korsiak Urban Planning, dated 2025-12-18;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated 2025-12-18;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated 2025-12-18;
- ESA Phase I Update, prepared by GIP Construction Engineering (GCE), dated 2025-01-20;
- ESA Reliance Letter and Professional Liability, prepared by GCE, dated 2025-10-16;
- Executed Draft Plan Application Form, prepared by Korsiak Urban Planning;
- Executed Official Plan and Zoning Application Form, prepared by Korsiak Urban Planning;
- Functional Servicing and Stormwater Management Report (inclusive of Civil Plans), prepared by Stantec Consulting, dated 2025-12-19;
- Geotechnical Report, prepared by AME Materials Engineering (now GICI), dated 2025-12-18;
- Landscape Plan, prepared by Landscape Planning, dated 2025-05;
- Natural Constraints Mapping, prepared by Stantec Consulting Ltd., dated 2023-04;
- Noise Impact Study, prepared by Aercoustics, dated 2025-12-16;

Background

- Planning Justification Report, prepared by Korsiak Urban Planning, dated 2025-12-22;
- Slope Stability Assessment, prepared by AME Materials Engineering (now GICI), dated 2022-05;
- Stage I & II Archaeological Assessment (incl. Ministry Clearance 2024), prepared by Lincoln Environmental Corp., dated 2020-12;
- Subwatershed Impact Study Letter, prepared by Stantec Consulting Ltd., dated 2023-12-22;
- Survey 20R-20693, prepared by Schaeffer Dzaldov Bennett Ltd., dated 2017-01-09;
- Survey 20R-21826, prepared by Cunningham McConnell Limited, dated 2020-11-26;
- Transportation Impact Study, prepared by BA Group, dated 2025-12-18;
- Urban Design Brief, prepared by Korsiak Urban Planning, dated 2025-04; and,
- Vehicle Maneuvering Diagram, prepared by BA Group, dated 2025-05.

Discussion

Planning Act

The Planning Act ('Act') is Provincial legislation that governs land use planning in Ontario by identifying matters of provincial interest, establishing land use controls and setting out responsibilities for local municipalities. As such, every application (and review of) must meet the statutory obligations under the Act (i.e. completeness, statutory public notice, etc.) and decisions on such matters governed by the Act must have regard for the direction and guiding principles set out in Sections 1.1 and 2.1.

Section 1.1 states that the purposes of the Act are:

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning.

Further to, Section 2 of the Act establishes matters of provincial interest for which the council of a municipality shall have regard to when making decisions on matters under the Act. Relevant subsections read as follows:

Discussion

2. The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(a) the protection of ecological systems, including natural areas, features and functions;

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(h) the orderly development of safe and healthy communities

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(k) the adequate provision of employment opportunities;

(p) the appropriate location of growth and development; [and,]

(q) the promotion of development that is designated to be sustainable, to support public transit and to be oriented to pedestrians.

Through Planning Staff's review and analysis of the Act, Staff is of the opinion that the development has regard for Section 1.1 and 2.1 and is upholding provincial interest, as demonstrated through the submission materials provided.

Provincial Planning Statement (PPS) (2024)

Through Section 3.1 of the Act, the Minister is enabled to issue policy statements on matters related to municipal planning that are of a provincial interest.

The Provincial Planning Statement (PPS) (2024) establishes the land use planning framework and hierarchy for growth and development within the Province of Ontario. It seeks to facilitate development that provides both a supply and mix of housing options and establishes a strong and competitive economy.

The Subject Property is considered a 'designated growth area' within the PPS (2024) and given it is identified as 'Employment Area' within the Town of Milton's Official Plan, the Section 2.8 - Employment policies of the PPS (2024) apply.

Section 2.8.1 of the PPS (2024) speaks to employment-generating uses that may or may not fall within a delineated 'Area of Employment'. These policies ensure "[p]lanning authorities shall promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

Discussion

- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.”

Through Bill 97, a definition for an ‘Area of Employment’ that applies to municipally-designated ‘Employment Areas’ was introduced whereby permitted uses are restricted to manufacturing and warehouse uses, and research and development. Standalone retail and commercial, along with institutional uses, are prohibited in ‘Employment Areas’ under the new definition. Given the lands are within the Town’s ‘Employment Area’, the following policies would apply:

Section 2.8.2 of the PPS (2024) notes the following:

1. “Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.
3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:
 - a. planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
 - b. prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
 - c. prohibiting retail and office uses that are not associated with the primary employment use;

Discussion

- d. prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
 - e. including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.
4. Planning authorities shall assess, and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.”

Under the Subject Property’s current policy framework, the above-noted policies in Section 2.8.2 would apply, in tandem with the Planning Act definition of ‘Area of Employment’. However, through the OPA that has been requested, the applicant is seeking to remove the lands from the Town’s ‘Employment Area’ to allow an additional range of uses that do not fall within the scoped definition of ‘Employment Area’ but would generate employment opportunities. Section 2.8.5 of the PPS (2024) provides a framework to consider the removal of lands from municipally designated ‘Employment Areas’ in instances when the following has been demonstrated:

- 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:
 1. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;
 2. 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 municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan.

Through the Planning Justification Report submitted, the applicant demonstrated that there is a surplus in employment lands within the municipality under the current Official Plan regime (i.e. Agerton Secondary Plan, MEV Complementary Employment Area, ROPA 49 Employment Areas), and the removal of the Subject Property will not jeopardize the viability of the employment area. Based on the Subject Property’s location in relation to other employment development and on-site natural heritage features, the proposal does not create a negative impact on or incompatibility with adjacent land uses. Further, the proposal integrates with existing, future and contemplated movement/transportation corridors (i.e. Clark Boulevard, future New North Regional Road, Fifth Line

Discussion

widening). Finally, municipal servicing will be available to the Subject Property and the existing transportation infrastructure has capacity to accommodate the proposal.

Based on the aforementioned, Planning Staff is of the opinion that the proposal satisfies the above-noted criteria. Staff also acknowledge that while the lands, if this application is approved, would be removed from the 'Area of Employment', a significant number of jobs are still anticipated to be created through this development. The forecasted estimate is 990 jobs which translates into 40 jobs per hectare (based on developable area within in Remington North and South - see complementary report DS-034-2026). This density exceeds what is required for employment development on employment lands designated within the Region of Halton Official Plan (19 jobs per hectare) and generally aligns with the requirements in the Derry Green Corporate Business Park Secondary Plan.

Overall, Planning Staff is of the opinion that the proposal is consistent with the PPS (2024) as it achieves the objectives set-out in 2.8.1 by providing a mix and range of employment opportunities that ultimately supports a strong and competitive economy within Ontario. Further, the applicant demonstrated that it is appropriate to remove the lands from the Town's 'Employment Area'.

Region of Halton Official Plan

Following the approval of Bill 185 - Cutting Red Tape to Build More Homes Act, Halton Region no longer has planning authority. As such, the Regional Official Plan (ROP) is now under the jurisdiction of the Town of Milton.

The Subject Property is designated as Urban Area on Map 1 - Regional Structure. The lands are further designated as Urban Area with an Employment Area overlay on Map 1H - Regional Urban Structure and Map 1C - Future Strategic Employment Areas within the ROP. The Urban Area policies seek to facilitate orderly growth and development with a goal of creating a balanced community.

Section 83 of the ROP directs that development within designated Employment Areas shall support the Local Municipality's anticipated growth by providing for a range of diverse employment uses and protecting lands for such uses in an area situated near transportation corridors. Table 2 further identifies a density target of 19 jobs per hectare for employment lands within the Town of Milton.

Through the applicant's OPA, the Subject Property is proposed to be removed from the Employment Area overlay. Given the ROP does not speak to removal policies in this instance, the criteria to evaluate such request would be done so in accordance with the policies of 2.8.5 in the PPS (2024). As such, Staff defer to the previous policy analysis and justification provided through the PPS (2024) section of this Report.

Given Planning Staff's concurrence with the request to remove the lands from the Employment Area overlay, the proposal would solely be evaluated against the Urban Area policies and where appropriate, Employment Area policies that speak to employment-generating lands that may not be PPS (2024) defined 'Areas of Employment'. Based on this, Planning Staff is of the opinion that the proposal achieves conformity with the ROP as the proposal will be developed in an orderly manner with appropriate servicing and infrastructure while creating employment opportunities within the municipality.



Discussion

Attached as Appendix 1, the Draft Official Plan Amendment amends Map 1H - Regional Urban Structure and Map 1C - Future Strategic Employment Areas by removing the 'Employment Area' hatching from the Subject Property.

Town of Milton Official Plan (incl. Derry Green Corporate Business Park Secondary Plan)

On December 22, 2025, the Minister of Municipal Affairs and Housing approved Part I of Town of Milton's new Official Plan, with modifications. However, the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications were deemed complete on May 21, 2025. This means that the 1996 Town of Milton Official Plan is the applicable Official Plan for these applications. Planning Staff note that regard is given to the Town-initiated Official Plan Amendment 86 ('OPA 86') that implemented the 'Area of Employment' changes that were introduced through Bill 97 by the Province. Should the application be approved, OPA 98 is structured to dovetail with the new Official Plan (anticipated to be presented for Council decision at the June 22 meeting of Council). The Specific Policy Area (No. 55) - and mapping - will be consolidated into the new Official Plan that will be reviewed by Council. Given the implementing by-laws for both the approval of this development and the new Official Plan will be brought forward for Council's approval on June 22, 2026, the by-laws will be considered sequentially (first the development applications, followed by the new Official Plan) to ensure that the pre-consolidated Official Plan approach is implemented correctly.

The Subject Property is designated as Urban Area with an Employment Area overlay on Schedule 1 - Town Structure Plan and Schedule N - Future Strategic Employment Areas within the Town of Milton Official Plan and as Business Park Area with a Natural Heritage System overlay on Schedule B - Urban Land Use Plan. The lands are further designated as Business Park Area with a partial Street Oriented Overlay and Natural Heritage System overlay, Natural Heritage System, and Community Park on Schedule C.9.B - Derry Green Urban Land Use Plan in the Derry Green Corporate Business Park Secondary Plan (Secondary Plan).

To align with the property's anticipated removal from Town's 'Employment Area', the applicant intends to redesignate Blocks 1 and 2 as Prestige Office Area on Schedule B - Urban Land Use Plan within the Official Plan and Schedule C-9-B - Derry Green Secondary Plan Land Use Plan. The Street-Oriented Overlay will be removed as the policy permissions will reflect the intent of the overlay and following the resolution of the OPA 86 appeal, the overlay will no longer exist. Further, the Natural Heritage System Oriented Overlay is being removed as the Draft Plan will appropriately delineate the limits of natural features and the Natural Heritage System designation will align with this. The Community Park overlay is proposed to be removed from the subject lands - the developer will be required, in absence of parkland conveyance, to provide cash-in-lieu of parkland for the Town to purchase and establish parks in-future. Staff advise that there is general agreeance with this removal as alternative land is anticipated to be secured in other areas of Ward 3 that will be more appropriate for delivering parkland amenities within the community.

The 1996 Official Plan does not contemplate removal of Employment Areas and therefore, the criteria for removal is deferred back to Section 2.8.5 of the PPS (2024). As such, Planning Staff remain satisfied that the removal of the Subject Property from the Town's Employment Area is appropriate for the reasoning previously provided.

In accordance with Section 3.4.7.2, the Prestige Office Area designation is applied to lands that are within important gateways adjacent to Derry Road and James Snow Parkway. Further, this



Discussion

designation provides for a range of uses such as light industrial uses to restaurants, entertainment and service commercial. There are also a range of policies that seek to ensuring a high-order development with a strong street presence along the specified right-of-ways.

Through the OPA, the applicant is seeking text changes through the Specific Policy Area (No. 55) to allow limited parking between a building and a right-of-way, clarify and, where appropriate expand, the list of permitted uses, including Service Commercial Uses and a Wellness Centre and Spa, along with specifying where they can be located. For example, uses such as retail, restaurants and office uses would no longer need to be located within multi-unit buildings and may exist in a standalone format anywhere within the designations. By implementing these updates through the Specific Policy Area, the development will be insulated from any updates made through the ongoing Official Plan Review with the intent to provide continuity to the applicant as they progress through their development.

The Wellness Centre and Spa is specifically contemplated on Block 2 of the Draft Plan. For the purposes of the OPA, a Wellness Centre and Spa is defined as: “mean[ing] a range and mix of uses related to spa and treatment facilities, such as indoor and outdoor therapeutic, healing and relaxation areas, tourist-oriented retail stores and gift shops, and restaurants.” Planning Staff is supportive of introducing this use on the basis that it will result in significant employment generation and is located on an appropriate parcel. The proposed block is located abutting a Natural Heritage System corridor which provides buffering from abutting light industrial developments and existing residential properties.

Service Commercial is also defined within the Specific Policy Area to maintain the pre-OPA 85 definition - the applicant is seeking this continuity to ensure the desired range of uses (that will be secured through the implementing zoning by-law).

Planning Staff is of the opinion that the proposal maintains the intent of the Prestige Office Area policies by providing for development that will create employment opportunities within the Town and will integrate into the surrounding business park. As such, Staff is satisfied that the proposal is in conformity with the Town of Milton Official Plan and Derry Green Corporate Business Park Secondary Plan.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned as Future Development (FD) and Natural Heritage System (NHS) within the Town of Milton Urban Zoning By-law 014-2016, as amended. The FD Zone only permits uses that were legally established on the subject lands on the date that the FD Zone took effect - for the subject lands, this means that the only legal uses include conservation and agricultural uses.

Through the proposed ZBA, the applicant is seeking to re-zone Block 1 from Future Development to a site-specific Prestige Office (C7*377*H93) with a holding provision. The C7*377 implements the direction of the OPA by providing for a range of light industrial, service commercial, small-scale retail/commercial, recreation and entertainment uses. The site-specific provisions seek to restrict outdoor storage and display to maintain the vision of the Secondary Plan by ensuring a high-order of urban design. A site-specific parking rate is proposed for industrial uses and hotel uses - both of

Discussion

which were justified through the Transportation Impact Study that was provided through the application.

A holding provision (H93) is being added to the C7*377 Zone to ensure the extension of municipal servicing to the Subject Property and further, that a Site Plan Application is submitted to demonstrate how any parking between the building and Derry Road will be appropriately screened from view.

Through the proposed by-law, the applicant is seeking to re-zone Block 2 from an FD Zone to a site-specific Prestige Office (C7*378) Zone. The C7*378 Zone implements the direction OPA by providing for a range of light industrial, service commercial, small-scale retail/commercial, recreation and entertainment uses, along with a Wellness Centre and Spa. The site-specific provisions also seek to restrict outdoor storage and display to maintain the vision of the Secondary Plan by ensuring a high-order of urban design.

The proposed by-law defines a Wellness Centre and Spa use as: “mean[ing] a premise in which persons are employed in providing therapeutic and regulated health services administered to the individual and personal needs of customers such as massage, beauty, rooming, and may include associated swimming pools, saunas, passive recreation areas, and accessory retail and restaurant uses.” Planning Staff has worked with the applicant to understand the nature and operations of this use to ensure it integrates with the surrounding land uses and is zoned appropriately. The applicant has also noted that in addition to the Wellness Centre and Spa on Block 2, an associated Hotel is being considered; both uses would operate in tandem and the patrons of the hotel would be directly associated with the Wellness Centre and Spa (i.e. the hotel is not intended to provide lodging for the travelling public but aims to create a resort-style campus).

The applicant provided a Transportation Impact Study to inform a site-specific parking rate of one space per 20 square metres of gross floor area for a Wellness Centre and Spa. This rate was informed by a proxy survey that was conducted at a Wellness Centre and Spa located in Whitby, Ontario. As such, Staff is satisfied with this rate.

Further, the applicant proposed a specific parking rate of one space per guest room for a Hotel Use; Planning and Transportation Staff view this rate as appropriate given both the Wellness Centre and Spa and Hotel use are intended to co-exist on the parcel and cater to the same clientele (i.e. a guest of the hotel will be visiting the Wellness Centre and Spa - therefore, parking will not be duplicated nor will it be deficient).

The proposed operation of the Wellness Centre and Spa and hotel creates a resort-style campus and as such, the parking rates are appropriate given guests at the hotel will have designated spaces and day-users (and employees) of the Wellness Centre and Spa will have access to the supply of parking provided through the Spa-specific parking rate. Staff further advise that in speaking with the applicant, use of amenities within the Wellness Centre and Spa will only be accessible by patrons that purchase a day-pass or schedule a short-term stay with the associated hotel - this means that associated uses such as the restaurants are not accessible by members of the public for the sole purpose of seeking a meal, etc.

For a Wellness Centre and Spa, Staff has included a further provision that removes any maximum gross floor area restriction on accessory structures to accommodate components of the principle use

Discussion

such as saunas and restaurants. A maximum height of 26 metres has also been requested for the Hotel Use. Staff is satisfied that this is appropriate based on similar developments within the Town and offer no objection based on the parcel is bound by Fifth Line and Natural Heritage Systems.

Blocks 3 will be zoned as Natural Heritage System (NHS) to reflect the existing Key Features and their boundaries/buffers (which have been refined through the Subwatershed Impact Study and Draft Plan of Subdivision), with Block 6 being zoned Open Space II (OS-2) to permit the stormwater management pond. While the stormwater management pond is subject to slight refinement in size, Staff is satisfied with the zone boundaries and minor adjustments will be made through the Draft Plan of Subdivision as necessary in accordance with Section 2.8 of the Zoning By-law 016-2014, as amended.

The Draft Zoning By-law Amendment is attached as Appendix 2 to this Report.

Subdivision Approval:

Concurrent to both the OPA and ZBA, the applicant has applied for a Draft Plan of Subdivision to establish the various blocks and road widenings necessary while also delimitating the natural heritage system limits. Approval of the Draft Plan of Subdivision will include conditions from all relevant Town departments and external agencies to outline how the land will be developed and address any technical requirements related to infrastructure (roads, water, sewer and stormwater), transportation network, the design of blocks and coordination with utility providers.

Site Plan Control

Should the development applications be approved, the applicant is required to obtain Site Plan Approval prior to any building permits being issued. Detailed site plan drawings addressing matters such as building elevations, lot grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Public Consultation

Notice for the public meeting was provided pursuant to the requirements of the Planning Act and the Town of Milton on January 16, 2026. Signage providing information on the proposed application was posted on the property along Derry Road and Fifth Line, in addition to notice being sent by mail to all properties within 200 metres of the subject lands. The statutory public meeting was held on February 09, 2026. No members of the public made oral submissions and no member of the public signed the public register. To date, staff have received no written comments.

Agency Circulation

The Official Plan Amendment and Zoning By-law Amendment and all supportive documents were circulated to both internal and external commenting agencies and their comments are summarized below. The majority of agencies had no significant concerns with the applications. Subject to the

Discussion

proposed Holding Provision (H93), the department and external commenting agencies offered no objection to the Town issuing approval for the OPA and ZBA.

Development Engineering

Development Engineering is satisfied with the proposed designation and zone boundaries. Further, no objection has been raised regarding the proposed uses. Minor updates to a series of technical reports are necessary prior to the Town issuing Draft Plan Approval on the concurrent Plan of Subdivision application but Staff is satisfied that the OPA and ZBA approval is appropriate at this time.

Transportation

The applicant has provided a Transportation Impact Study (TIS) that analyzes the proposed trip generation to and from the subject lands which confirms that upon build out, the road network and intersections have sufficient capacity with minimal impacts anticipated. Town and Regional Transportation Staff are satisfied with the TIS for the purposes of approving the OPA and ZBA. Minor refinements and text updates are required prior to Draft Plan Approval.

The applicants have accommodated for the Fifth Line expansion and further, protected for a 47-metre right-of-way for the potential upgrade of Fifth Line to Halton Region in lieu of constructing New North Regional Road (formerly 5 ½ Line).

Halton Region

Halton Region is satisfied with the application for the purposes of approving the OPA and ZBA. Minor text updates are required for the Transportation Impact Study and Functional Servicing Report but Regional Staff is agreeable to reviewing these items through the concurrent Plan of Subdivision application - the updates necessary are not anticipated to impact the nature of what of the permissions being approved through the OPA and ZBA.

Halton Region is satisfied that these items can be addressed through the concurrent Draft Plan of Subdivision in addition to a Holding Provision on Block 1 to ensure the availability of municipal servicing.

Conservation Halton

Conservation Halton is satisfied with the application in its current state based on the technical information provided, in part with the approved Subwatershed Impact Study. Minor updates are necessary through the Plan of Subdivision application process but do not impact the proposed designation and zone boundaries.

All other items are deferred to Conservation Halton's permitting process at time of construction.

Summary of Issues

Traffic Impacts

Discussion

The applicant has provided a Transportation Impact Study (TIS) that analyzes the proposed trip generation to and from the subject lands which confirms that upon build out, the road network and intersections have sufficient capacity with minimal impacts anticipated. Town and Regional Transportation Staff are satisfied with the TIS for the purposes of approving the OPA and ZBA. Minor refinements and text updates are required prior to Draft Plan Approval.

The applicant has accommodated for the Town-initiated Fifth Line expansion (currently advancing through detailed design) and further, protected for a 47-metre right-of-way for the potential upload of Fifth Line to Halton Region in lieu of constructing New North Regional Road (formerly 5 ½ Line). Staff advise that through the Site Plan Application process, Staff will work with the applicant to ensure any required parking supply will not be located within the protected area to ensure the long-term functionality and parking area on Block 2 if the corridor is widened to 47 metres.

Permitted Uses and Performance Standards

By virtue of the Prestige Office Area designation and the site's removal from the Town's Employment Area, a range of non-residential uses are permitted on the site. Planning Staff have carefully reviewed the permitted uses and is satisfied that the zones conform to and implements the direction of the Secondary Plan. Further, the uses permitted are those that will not hinder nor aggravate one another upon complete build out.

Provisions have been included in the ZBA to ensure the size and scale of the various uses are appropriate and that restrictions, such as prohibition of outdoor storage and display, are also included to ensure compatibility between the Prestige Office Area and abutting lands.

Built Form and Urban Design

The Derry Green Secondary Plan is prescriptive with respect to urban design policies that must be demonstrated through a development concept. Policies such as a minimum building height, architectural features, and landscaping are to be included.

The applicant provided an Urban Design Brief that addressed the policy direction of the Official Plan and Derry Green Urban Design Guidelines. Through the implementing ZBA, the proposed Holding Provision (H93) includes opportunity for Staff to review the detailed site plan and landscaping plan to ensure the urban design policies are upheld through detailed design.

Conclusion

Staff is satisfied that Official Plan Amendment No. 98, including Special Policy Area No. 55, attached as Appendix 1, along with the site specific Prestige Office with a Holding (C7*377*H93) Zone and site specific Prestige Office (C7*378) Zone provisions attached as Appendix 2, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations. Further, the applications achieve acceptable engineering, design and technical standards. Therefore, Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as presented through this report.



Discussion
Financial Impact

There are no financial impacts arising from this Report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc., MCIP, RPP Phone: Ext. 2263
Senior Planner - Development
Review

Attachments

- Figure 1 - Location Map
- Figure 2 - Draft Plan of Subdivision
- Figure 3 - Concept Plan
- Appendix 1 - Proposed Official Plan Amendment No. 98
- Appendix 2 - Proposed Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.