

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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 THE LANDS DESCRIBED AS PART OF LOT 10, CONCESSION 6, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE SECURITIES LIMITED - FILE: Z-10/25 (REMINGTON NORTH))

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. 98 taking full effect;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone Symbols to a site-specific Prestige Office (C7*377), site-specific Prestige Office (C7*378), Natural Heritage System (NHS) and Open Space II (OS-2) Zone Symbols on the lands and adding the Holding (H) Symbol H93 as shown on Schedule "A" attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.377 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Prestige Office (C7*377), the following standards and provisions shall apply:

- a) Notwithstanding Section 7.1 - Table 7B, the following shall be the only uses permitted:
 - i. Art Gallery
 - ii. Artist Studio
 - iii. Bank
 - iv. Banquet Facility
 - v. Commercial School
 - vi. Convenience Store
 - vii. Convention Centre
 - viii. Dry Cleaning Depot
 - ix. Fitness Centre
 - x. Hotel

- xi. Industrial Use
- xii. Medical Clinic
- xiii. Office Building
- xiv. Office Use
- xv. Personal Service Shop
- xvi. Place of Entertainment
- xvii. Recreation and Athletic Facility
- xviii. Research and Technology Use (excluding uses which produce bio-medical waste)
- xix. Restaurant
- xx. Restaurant, Take-Out
- xxi. Retail Store 1
- xxii. School, Adult Education
- xxiii. Theatre
- xxiv. Warehouse/Distribution Centre

b) Special Site Provisions

Notwithstanding any provisions of the By-law to the contrary, on lands zoned site-specific Prestige Office (C7*377), the following shall apply:

- i. *Outdoor Storage* and *Outdoor Display* shall be prohibited.
- ii. The following minimum off-street parking requirements shall apply:
 - a. For a *Hotel* use, one parking space per guest room shall be provided.
 - b. For an *Industrial Use* with a Gross Floor Area of 6,000 square metres, 1 space per 100 square metres shall be provided for the first 5,000 square metres of Gross Floor Area. For Gross Floor Area exceeding 5000 square metres, 1 space per 200 square metres shall be provided.

3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.378 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Prestige Office (C7*378), the following standards and provisions shall apply:

- a) Notwithstanding Section 7.1 - Table 7B, the following shall be the only uses permitted:
 - i. Artist Gallery
 - ii. Artist Studio

- iii. Banquet Facility
- iv. Commercial School
- v. Convenience Store
- vi. Convention Centre
- vii. Dry Cleaning Depot
- viii. Fitness Centre
- ix. Hotel
- x. Industrial Use
- xi. Medical Clinic
- xii. Office Building
- xiii. Office Use
- xiv. Parking Structure
- xv. Personal Service Shop
- xvi. Place of Entertainment
- xvii. Recreation and Athletic Facility
- xviii. Research and Technology Use (excluding uses which produce bio-medical waste)
- xix. Restaurant
- xx. Restaurant, Take-Out
- xxi. Retail Store 1
- xxii. School, Adult Education
- xxiii. Theatre
- xxiv. Warehouse/Distribution Centre
- xxv. Wellness Centre and Spa

b) For lands zoned site-specific Prestige Office (C7*378), a *Wellness Centre and Spa* shall be defined as: “means 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.”

c) Special Site Provisions

Notwithstanding any provisions of the By-law to the contrary, on lands zoned site-specific Prestige Office (C7*378), the following shall apply:

- i. *Outdoor Storage* and *Outdoor Display* shall be prohibited.
- ii. *Drive-Through Service Facilities* shall be prohibited.
- iii. A maximum height of 26 metres shall be permitted for a *Hotel* or *Wellness Centre and Spa* use.
- iv. For a *Hotel* and / or *Wellness Centre and Spa* use, Accessory Structures shall have no maximum Gross Floor Area.

- v. The following minimum off-street parking requirements shall apply:
 - a. For a *Hotel* use, one parking space per guest room shall be provided.
 - b. For an *Industrial Use* with a *Gross Floor Area* of 6,000 square metres, 1 space per 100 square metres shall be provided for the first 5,000 square metres of *Gross Floor Area*. For *Gross Floor Area* exceeding 5000 square metres, 1 space per 200 square metres shall be provided.
 - c. For a *Wellness Centre and Spa*, one parking space per 20 square metres of *Gross Floor Area* shall be provided.
- 4. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following condition for removal of this “H93” Holding Provision:

“H93 shall not be removed until such time that:

 - a) the external local watermains and sanitary sewer extensions that are proposed on the lands adjacent to the subject lands, and that are required to service this property, have been constructed and are operational to the satisfaction of the Region of Halton or that alternative provisions have been made by the Owner for the design and construction of the external watermain and sanitary sewer extensions to the satisfaction of the Region of Halton.
 - b) a Site Plan and Landscape Plan has been provided, as part of a Site Plan Application, demonstrating an enhanced level of berming and/or landscaping and urban design along Derry Road, to the satisfaction of the Town of Milton.”
- 5. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.144 as follows:

“For lands zoned as Employment Office Special Provision (C7*377) on part of the property legally described as Part of Lot 10, Concession 6 (Trafalgar), only legally established existing uses are permitted until the conditions for removal identified in the “H93” Holding Provision are satisfied.”
- 6. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing.

If 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 the Tribunal's Order is issued directing the amendment or amendments.

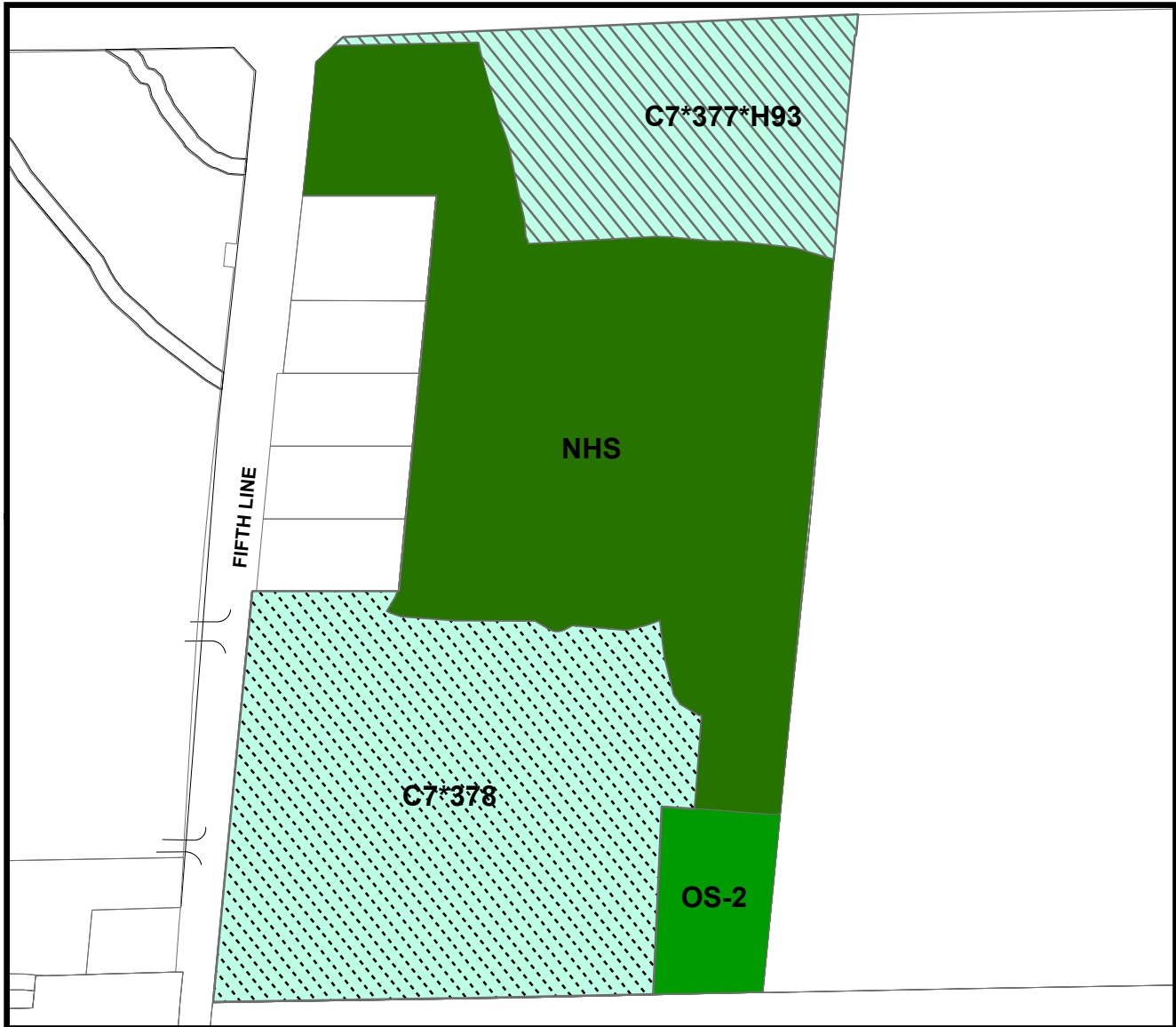
PASSED IN OPEN COUNCIL ON MONDAY, JUNE 22, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
 TO BY-LAW No. -2026
 TOWN OF MILTON
 PART OF LOT 10, CONCESSION 6, N.S

Town of Milton







THIS IS SCHEDULE A
 TO BY-LAW NO. -2026 PASSED
 THIS 22 DAY OF JUNE, 2026.

 MAYOR - Gordon A. Krantz

 CLERK - Meaghen Reid

Lands to be rezoned from Future Development (FD) to:

-  C7*377*H93 - Site Specific Prestige Office Zone with Holding Provision '93'
-  Special C7*378 - Site Specific Prestige Office Zone
-  Special OS-2 - Stormwater Management Zone
-  NHS - Natural Heritage System

