

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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 6605 FIFTH LINE AND LEGALLY DESCRIBED AS PART OF LOT 9, CONCESSION 6 FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (NEAMSBY INVESTMENTS INC.) - FILES: LOPA-05/25 AND Z-11/25 (REMINGTON SOUTH)

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. 99 to the Official Plan of the Town of Milton, to amend policy 4.11.3 and Maps 1C and 1H and Schedules 1, B, C.9.B, I1 and N of the Town of Milton Official Plan to remove the lands from the 'Employment Area' and allow a range of uses on the Subject Property, at lands located at 6605 Fifth Line, and legally described as Part of Lot 9, Concession 6, Former Township of Trafalgar, 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. 99 to the Official Plan of the Town of Milton.

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

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 99

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. 99 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. 99
To the Official Plan of the Town of Milton
6605 Fifth Line
Part of Lot 9, Concession 6, New Survey (formerly Trafalgar Township)
(File: LOPA 05/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to remove the Subject Property from the Regional and Town 'Employment Area' to facilitate a greater range of permitted uses. Further, the amendment seeks to appropriately re-designate developable blocks from Business Park Area to Business Commercial Area (and Prestige Office within the Secondary Plan), with the existing Natural Heritage System appropriately delineated and designated as such. Finally, the amendment establishes Specific Policy Area No. 56 to the lands to secure the permitted uses on the Subject Property, along with policy direction relating to parking area location, convenience retail gross floor area permissions, and design criteria.

LOCATION OF THE AMENDMENT

The subject property is generally situated south of Derry Road (immediately south of the Union Gas Corridor) on the east side of Fifth Line and is approximately 24.96 hectares in size. The lands are legally described as Part of Lot 9, Concession 6, New Survey (formerly Trafalgar Township), Town of Milton, and municipally known as 6605 Fifth Line. The subject property is located within Ward 3 and is within the Derry Green Corporate Business Park Secondary Plan.

BASIS OF THE AMENDMENT

The amendment proposes a series of mapping and policy updates that broadens the range of permitted uses on the Subject Property by removing it from the Regional and Town 'Employment Area'. The amendment also adds a new Specific Policy Area that establishes policy direction for development within the Business Commercial Area designation.

The following provides basis for the amendment:

- a) The subject application proposes development, including land uses, that is consistent with the Provincial Planning Statement (2024) (PPS). The Provincial policies contained in the PPS encourage development that is compact and transit-supportive and supports quality employment, services, and recreation for residents with the goal of creating complete communities.

Further, the subject application has demonstrated that it is appropriate to remove the Subject Property from the Town's 'Employment Area', as defined by the PPS (2024), given it is not required for the Town's 'Employment Area' land supply in the long-term as the existing supply is sufficient, it will not negatively impact the viability of the Town's 'Employment Area' and that the Subject Property can be adequately serviced with the necessary infrastructure and facilities.

- b) The Subject Property will be re-designated as Business Commercial Area and Natural Heritage System Area, respectively, to facilitate the development of office, commercial, light industrial, and retail space that will meet residents' daily needs within a short trip from home, including significant job creation, shopping and entertainment opportunities, and other amenities and services, while preserving the existing Natural Heritage System.
- c) The subject application supports the vision of the Derry Green Corporate Business Park Secondary Plan by facilitating high-quality development that is envisioned within the Prestige Office Area. Further, the development provides for a range of employment opportunities, including office, retail and light industrial, while protecting the natural environment.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 99 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. 99, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

- 1.0 Map Change(s)
 - 1.1 “Map 1C - Future Strategic Employment Areas” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘1’ attached hereto.
 - 1.2 “Map 1H - Regional Urban Structure” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘2’ attached hereto.
 - 1.3 “Schedule 1 - Town Structure Plan” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘3’ attached hereto.
 - 1.4 “Schedule B - Urban Area Land Use Plan” is hereby amended by designation a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Business Park Area” to “Business Commercial Area” as shown on Schedule ‘4’ attached hereto.
 - 1.5 “Schedule C.9.B - Derry Green Corporate Business Park Land Use Plan” is hereby amended by designation a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Business Park Area” to “Prestige Office Area” as shown on Schedule ‘5’ attached hereto.
 - 1.6 “Schedule I1 - Urban Area Specific Policy Areas” is hereby amended by adding a new Special Policy Area No. 56 to the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘6’ attached hereto.
 - 1.7 “Schedule N - Future Strategic Employment Areas” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the Employment Area designation as shown on Schedule ‘7’ attached hereto.

2.0 Text Change(s) to policies applicable to lands identified in red hatch on Diagram '1' (Additions are shown in red underline and deletions are shown in yellow strike through)

No.	Section No.	Modification
	4.11	<i>Specific Policy Areas</i>
1	4.11.3.56	<p>New Specific Policy Area No. 56 to read as follows:</p> <p><u>“4.11.3.56: Notwithstanding Policies applicable to the Business Commercial Area and Prestige Office Area designations, the lands identified as Specific Policy Area No. 56 on Schedule “I1” of this Plan - being the lands municipally known as 6605 Fifth Line and legally described as Part of Lot 9, Concession 6 (Trafalgar) - shall be developed according to the land use designations shown on Schedule B and Schedule C.9.B and the policies of this Specific Policy Area.</u></p> <p><u>The following policies apply to development of the lands subject to Special Policy Area 56:</u></p> <p>a) <u>The following uses may be permitted:</u></p> <ul style="list-style-type: none"> i. <u>Brewery</u> ii. <u>Hotel, Conference, Convention and Banquet Facility Uses</u> iii. <u>Light Industrial Uses</u> iv. <u>Office Uses</u> v. <u>Restaurants</u> vi. <u>Retail</u> vii. <u>Service Commercial Uses</u> viii. <u>Theatre/Recreation/Entertainment Uses</u> ix. <u>Training and Commercial Educational Facilities</u> <p>b) <u>Service Commercial Uses shall be defined as: means a commercial operation offering services of a clerical, business, professional and administrative nature such as banking, accounting, investment and financial planning, architects and other consultants and personal service uses such as restaurants and taverns, florists, dry cleaners, tailors, travel agents, fitness centres, personal grooming shops, specialty food stores.”</u></p>

		<p>c) <u>Convenience retail uses shall have no maximum gross floor area restriction.</u></p> <p>d) <u>Limited parking shall be located between the building and the street, with the majority of surface parking being located to the rear and sides of the building. In addition, the amount of lot frontage allocation for surface parking shall be restricted in the zoning by-law.</u></p> <p>e) <u>Buildings are encouraged to have a minimum height of two storeys and a minimum Floor Space Index of 0.5;</u></p> <p>f) <u>Uses permitted in the Prestige Office Area designation shall be within enclosed buildings, with the exception of patios associated with Restaurant and Brewery uses. Outdoor display and storage shall be prohibited.</u></p>
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End of text.

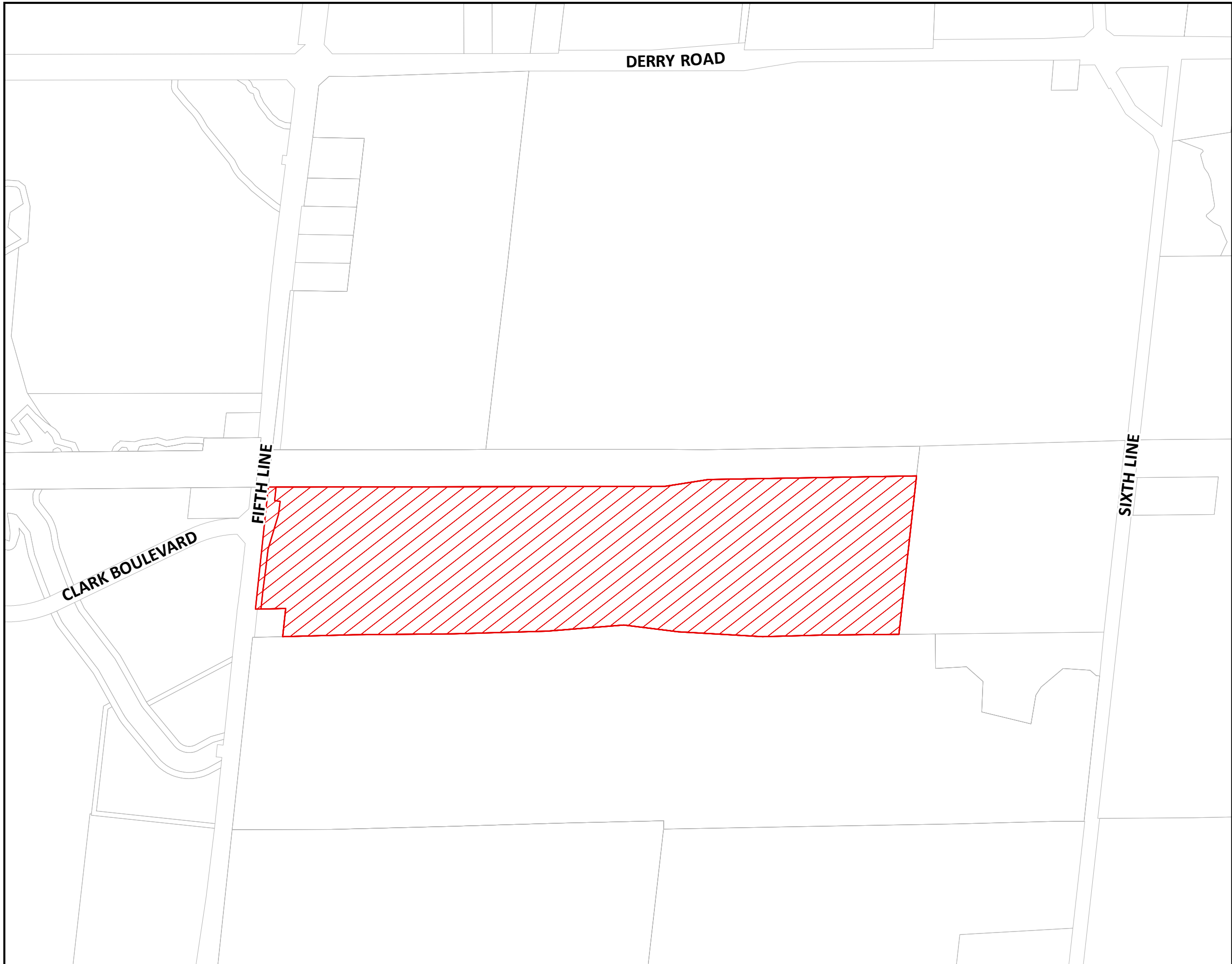


Diagram 1 Overview Plan

 Draft Amendment Area



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Meters

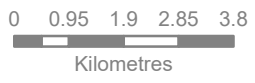
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December, 2025

Map 1C Future Strategic Employment Areas

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.



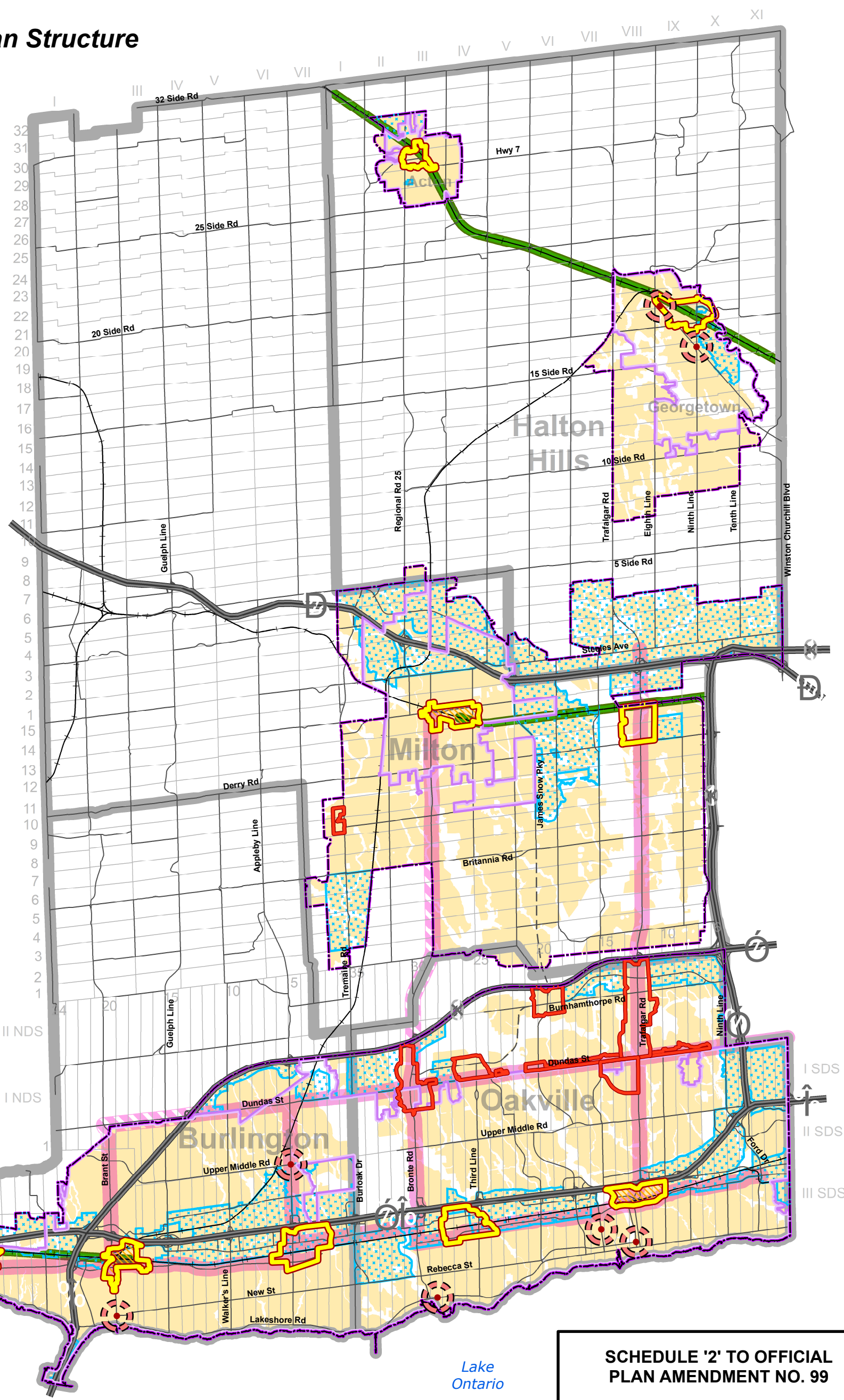
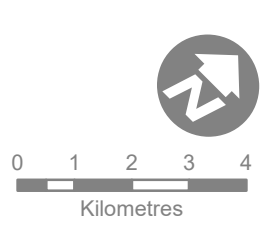
**SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. 99**

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- North Aldershot Policy Area
- Future Strategic Employment Areas (Overlay)*
- Employment Area
- Regional Urban Boundary

Map 1h Regional Urban Structure

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.



SCHEDULE '2' TO OFFICIAL PLAN AMENDMENT NO. 99

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> —+— Rail Line - - - Proposed Major Arterial — Major Road == Provincial Freeway — Lot and Concession Line █ Municipal Boundary | <ul style="list-style-type: none"> Urban Area Built Boundary Employment Area Regional Urban Boundary Commuter Rail Corridor | <p>Strategic Growth Areas</p> <ul style="list-style-type: none"> Urban Growth Centre Major Transit Station Area (MTSA) Primary Regional Nodes Secondary Regional Nodes Regional Intensification Corridor in Regional Urban Boundary Regional Intensification Corridor outside of Regional Urban Boundary |
|--|--|---|

**SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. 99**

**TOWN OF MILTON
OFFICIAL PLAN**

**Schedule 1
Town Structure
Plan**

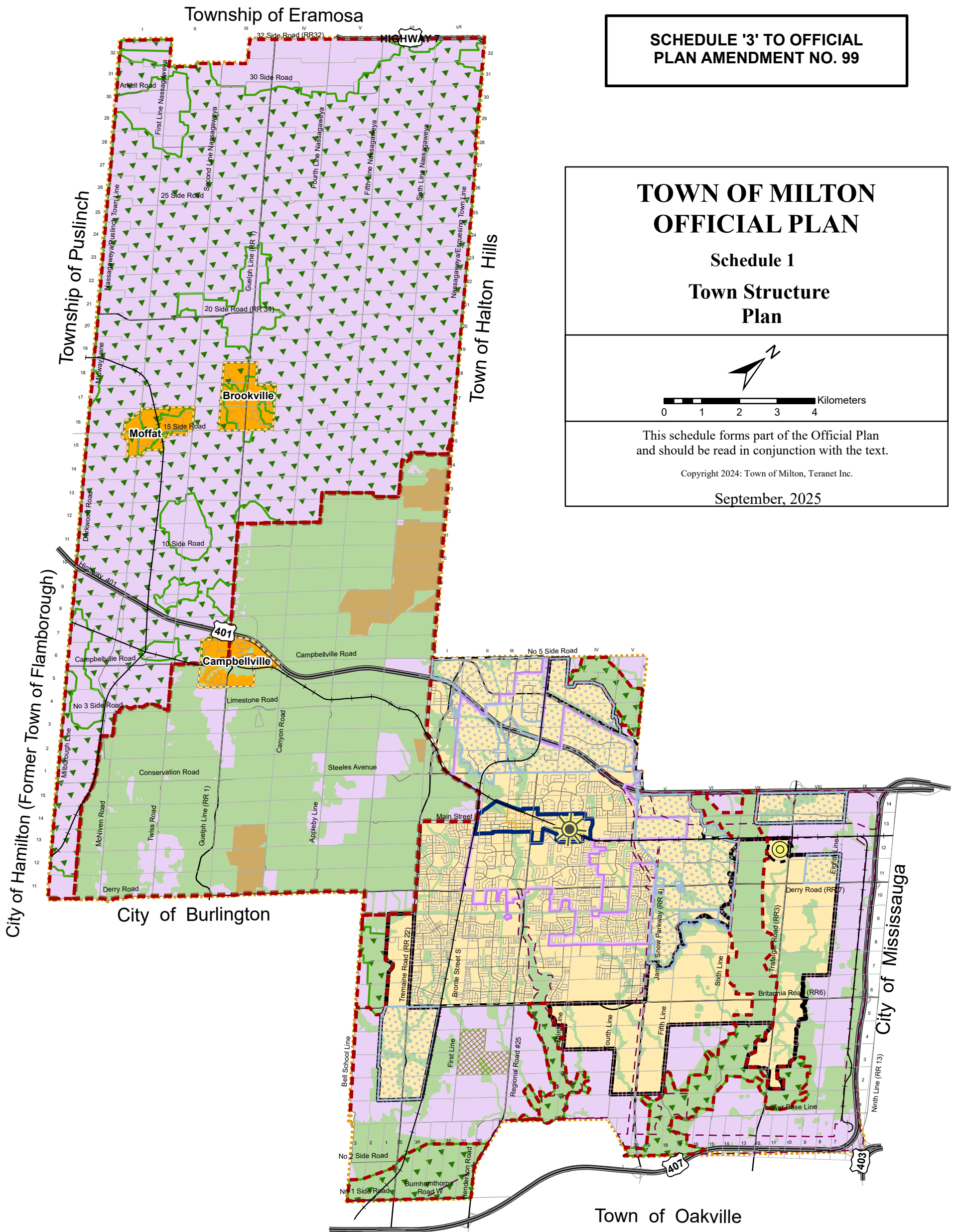


0 1 2 3 4 Kilometers

This schedule forms part of the Official Plan and should be read in conjunction with the text.

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September, 2025

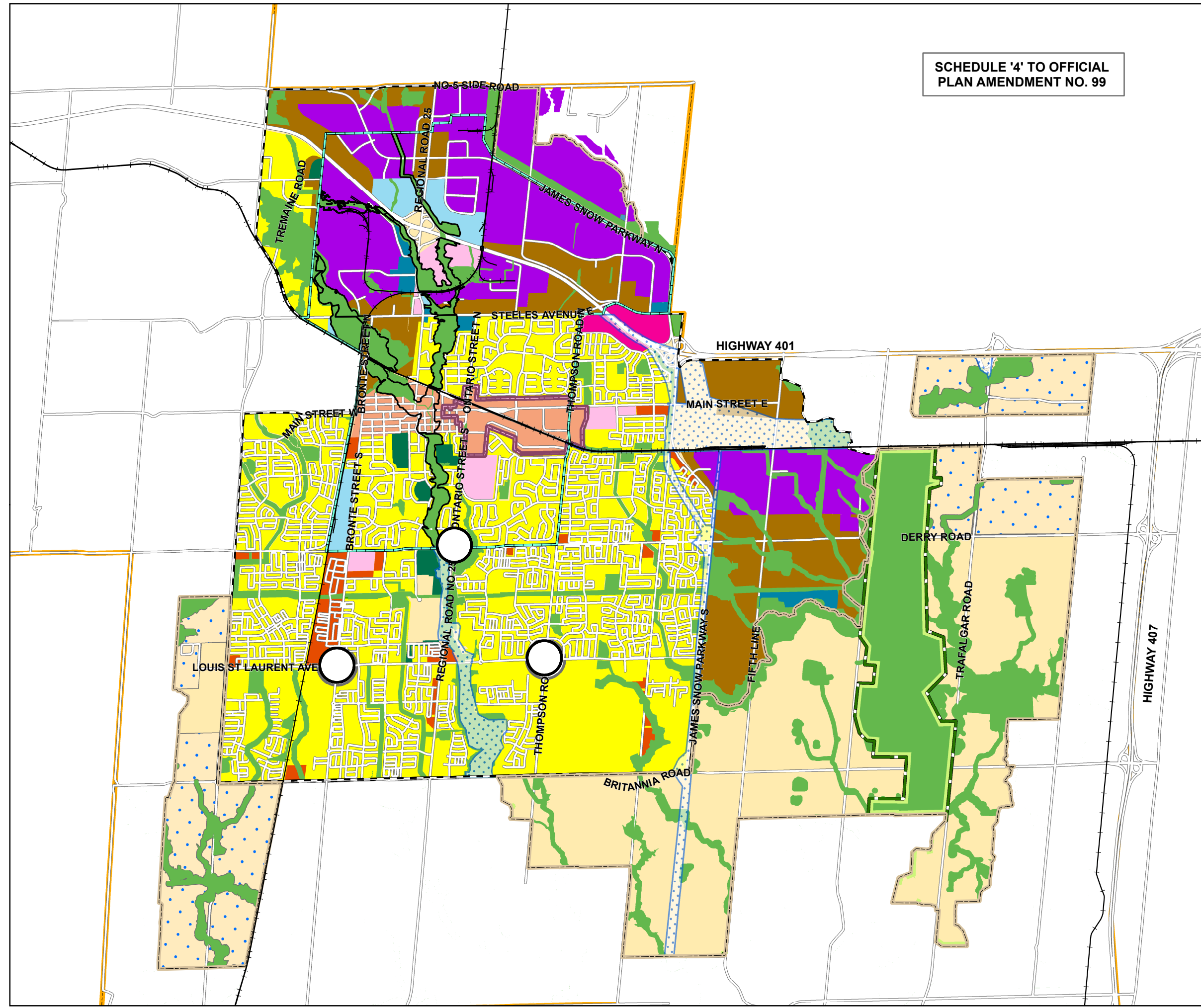


- | | | |
|---------------------------|----------------------------------|---|
| Rail | HUSP Urban Area | Proposed Major Transit Station |
| Proposed Major Arterial | Agricultural Area | Mobility Hub |
| Highway | Mineral Resource Extraction Area | Greenbelt Natural Heritage System |
| Major Road | Natural Heritage System | Niagara Escarpment Plan Boundary |
| Lot and Concession Line | Urban Area | Parkway Belt West Plan Boundary |
| Urban Growth Centre | Hamlet | Greenbelt Plan Protected Countryside Boundary |
| Central Business District | Halton Waste Management Site | Municipal Boundary |
| SHP Urban Area Boundary | Employment Area | |
| Built Boundary | | |

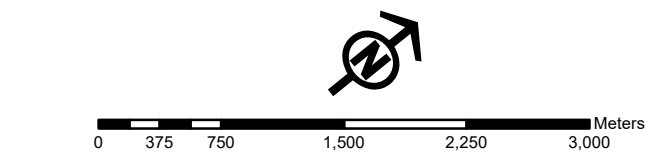
TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan

SCHEDULE '4' TO OFFICIAL
PLAN AMENDMENT NO. 99



- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Prestige Office
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System
- Milton GO MTSA/Downtown Milton UGC
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain (Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary



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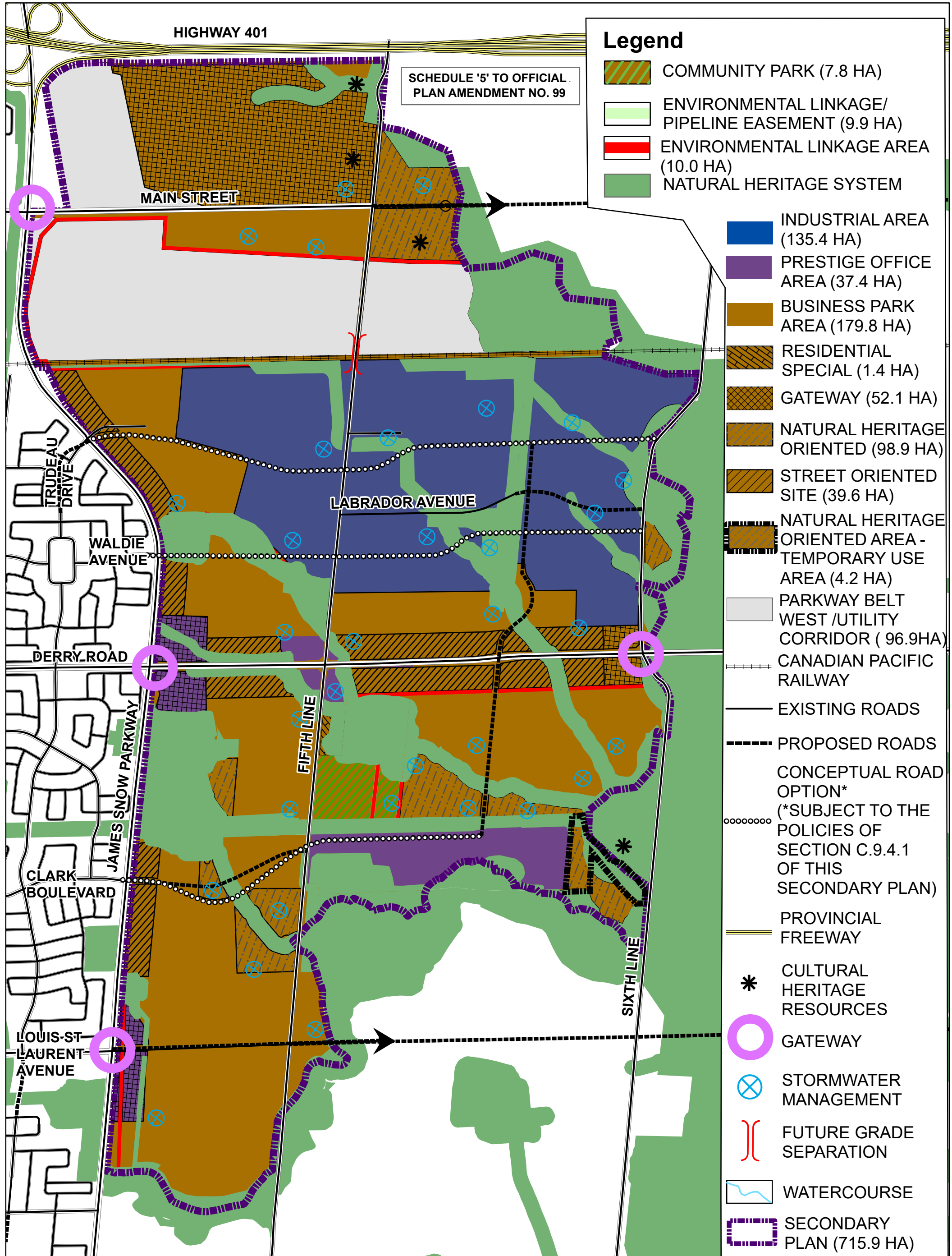
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December, 2025

TOWN OF MILTON OFFICIAL PLAN Schedule C-9-B









DERRY GREEN CORPORATE BUSINESS PARK LAND USE PLAN



TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA SPECIFIC POLICY AREAS (Refer to section 4.11)

-  Rail
-  Urban Area Specific Policy Area
-  Milton Boundary
-  Urban Area
-  Established Urban Area
-  HUSP Area

**SCHEDULE '6' TO OFFICIAL
PLAN AMENDMENT NO.99**

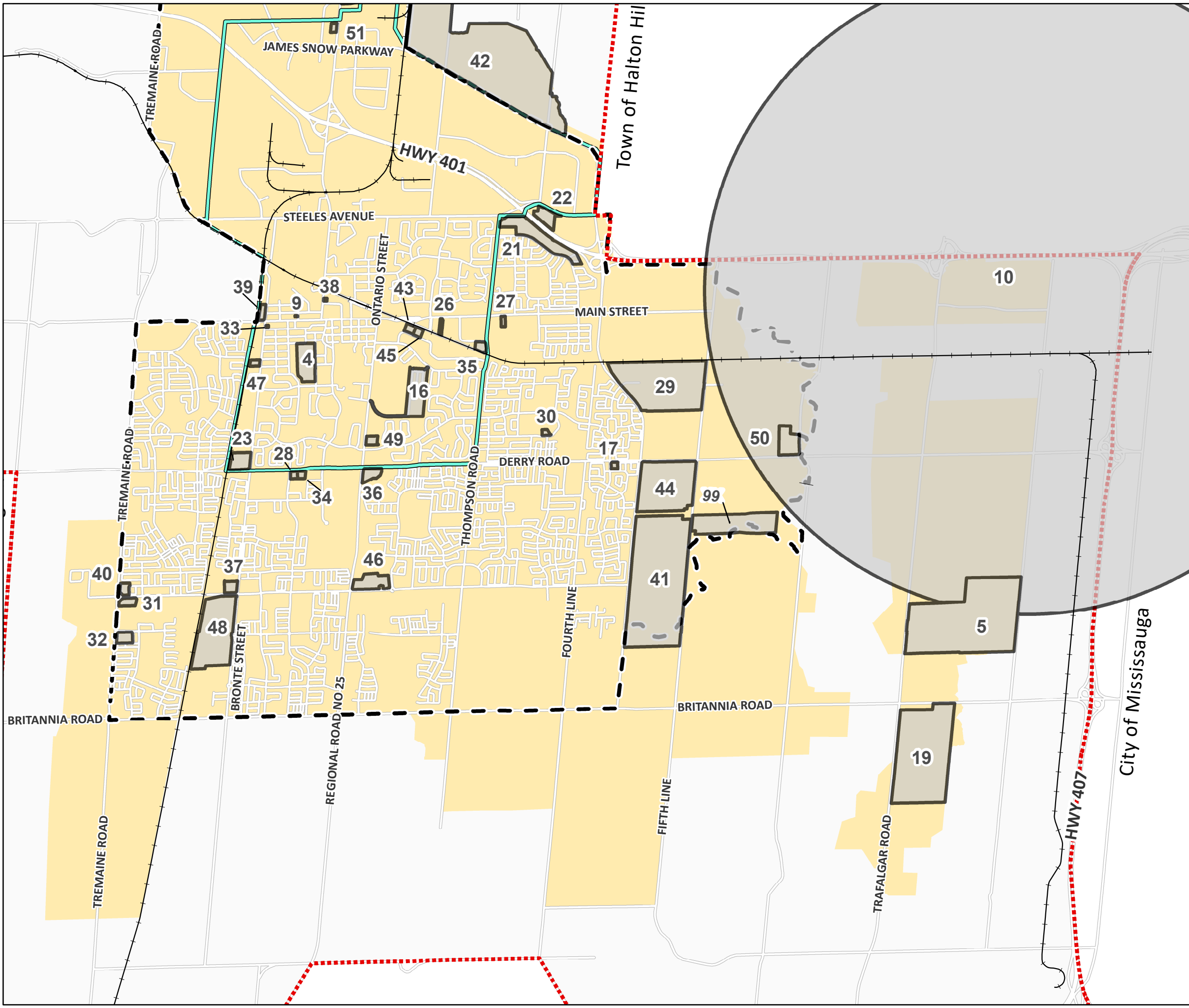


0 0.75 1.5 3 Km

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September, 2025



CAMPBELLVILLE ROAD

NO 5 SIDE ROAD





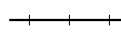

SCHEDULE '7' TO OFFICIAL PLAN AMENDMENT NO. 99

TOWN OF MILTON OFFICIAL PLAN

Schedule N

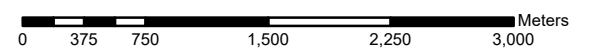
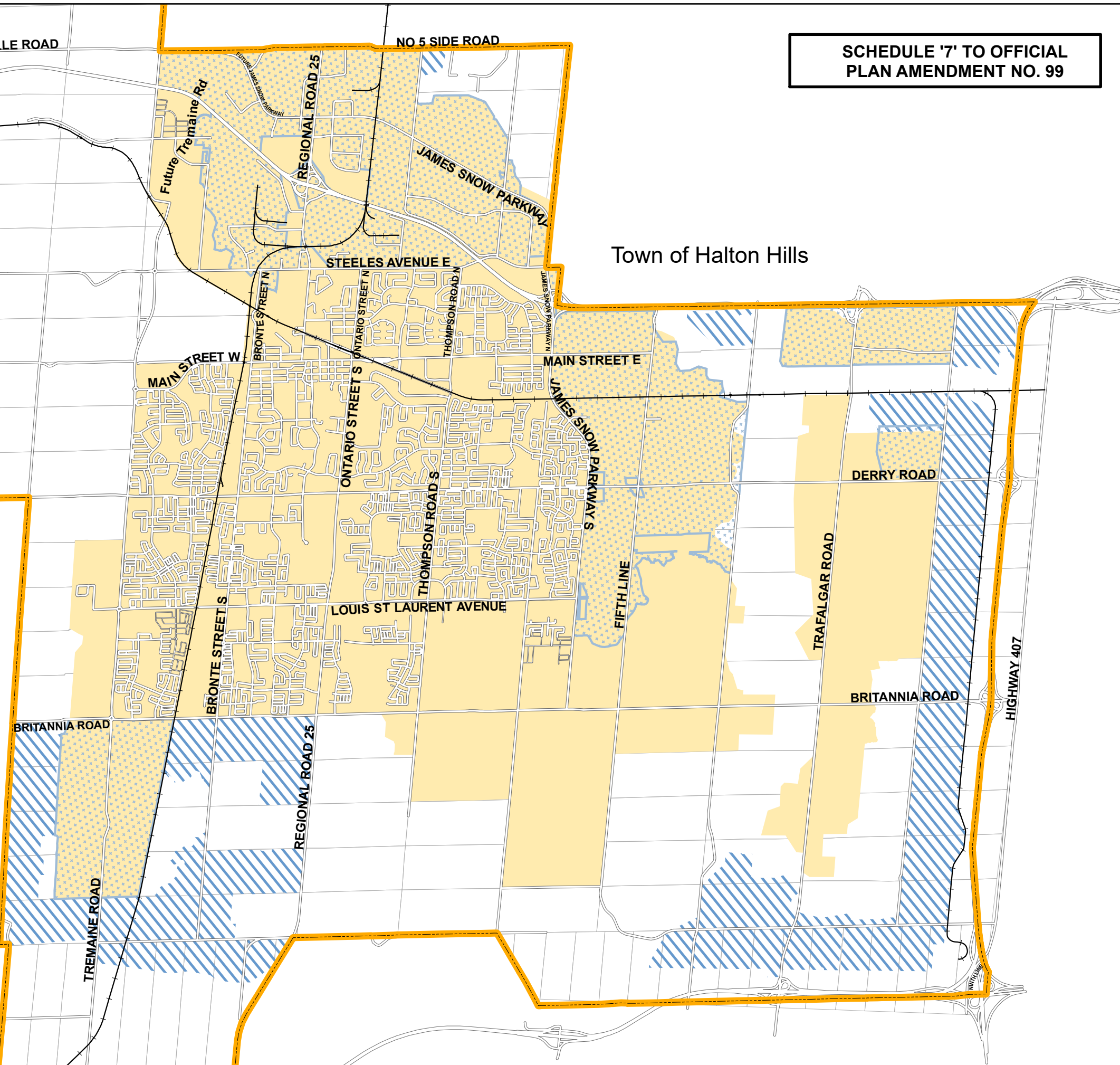
Future Strategic Employment Areas

Town of Halton Hills

-  URBAN AREA
-  EMPLOYMENT AREA
-  FUTURE STRATEGIC EMPLOYMENT AREAS (OVERLAY)*
-  LOTS AND CONCESSIONS
-  RAIL
-  MILTON BOUNDARY

Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to section 2.1.8 of this plan

City of Burlington



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October, 2024