

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 9, CONCESSION 6, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (NEAMSBY INVESTMENTS INC.) - FILE: Z-11/25 (REMINGTON SOUTH))

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. 99 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 Employment Office (C8*379) Zone Symbol on the lands and adding the Holding (H) Symbol H94 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 13.1.1.379 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Employment Office (C8*379), 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. Cannabis Production and Processing Facility
 - vi. Commercial School - Skill
 - vii. Commercial School - Trade/Profession
 - viii. Convenience Store
 - ix. Convention Centre
 - x. Dog Daycare
 - xi. Dry Cleaning Depot

- xii. Fitness Centre
- xiii. Food Bank
- xiv. Hotel
- xv. Industrial Use
- xvi. Medical Clinic
- xvii. Office Building
- xviii. Office Use
- xix. Personal Service Shop
- xx. Place of Entertainment
- xxi. Recreation and Athletic Facility
- xxii. Research and Technology Use (excluding uses that produce bio-medical waste)
- xxiii. Restaurant
- xxiv. Restaurant, Take-Out
- xxv. Retail Store 1
- xxvi. School, Adult Education
- xxvii. Social Services Establishment
- xxviii. Theatre
- xxix. Tradesperson Shop
- xxx. U-Brew Establishment
- xxxi. Veterinary Clinic - Large Animal
- xxxii. Veterinary Clinic - Small Animal
- xxxiii. Veterinary Hospital - Small Animal
- xxxiv. Warehouse / Distribution Centre

b) For lands zoned site-specific Employment Office (C8*379) the following definitions shall apply:

- i. "TRADEPERSON'S SHOP shall mean a *premises* in which is provided to the public a non-personal service or trade including a plumber's shop, painter's shop, carpenter's shop, electrician shop, contractor's shop or other similar trades which provides an installation and/or assembly service, but does not include a *contractor's yard, motor vehicle body shop, motor vehicle dealership, motor vehicle repair garage or service and repair shop.*"

c) Special Site Provisions

Notwithstanding any provisions of the By-law to the contrary, on lands zoned site-specific Office Employment (C8*379), the following shall apply:

- i. The minimum *Lot Area* shall be 0.4 hectares.
- ii. *Outdoor Storage* and *Outdoor Display* shall be prohibited.

- iii. *Drive-Through Service Facilities* shall be prohibited.
 - iv. The following minimum off-street parking requirements shall apply:
 - a. 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 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following condition for removal of this “H94” Holding Provision:
- “H94 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) the Owner submits an amendment to the Derry Green Business Park Area Servicing Plan, which must be approved by Halton Region.
 - c) a Site Plan and Landscape Plan has been provided, as part of a Site Plan Application, demonstrating an enhanced level of landscaping and urban design along Clark Boulevard appropriately screens parking adjacent to the right-of-way, to the satisfaction of the Town of Milton.”
4. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.145 as follows:
- “For lands zoned as Employment Office Special Provision (C8*379) on the property described as 6605 Fifth Line and legally described as Part of Lot 9, Concession 6 (Trafalgar), only legally established existing uses are permitted until the conditions for removal identified in the “H94” Holding Provision are satisfied.”
5. 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.

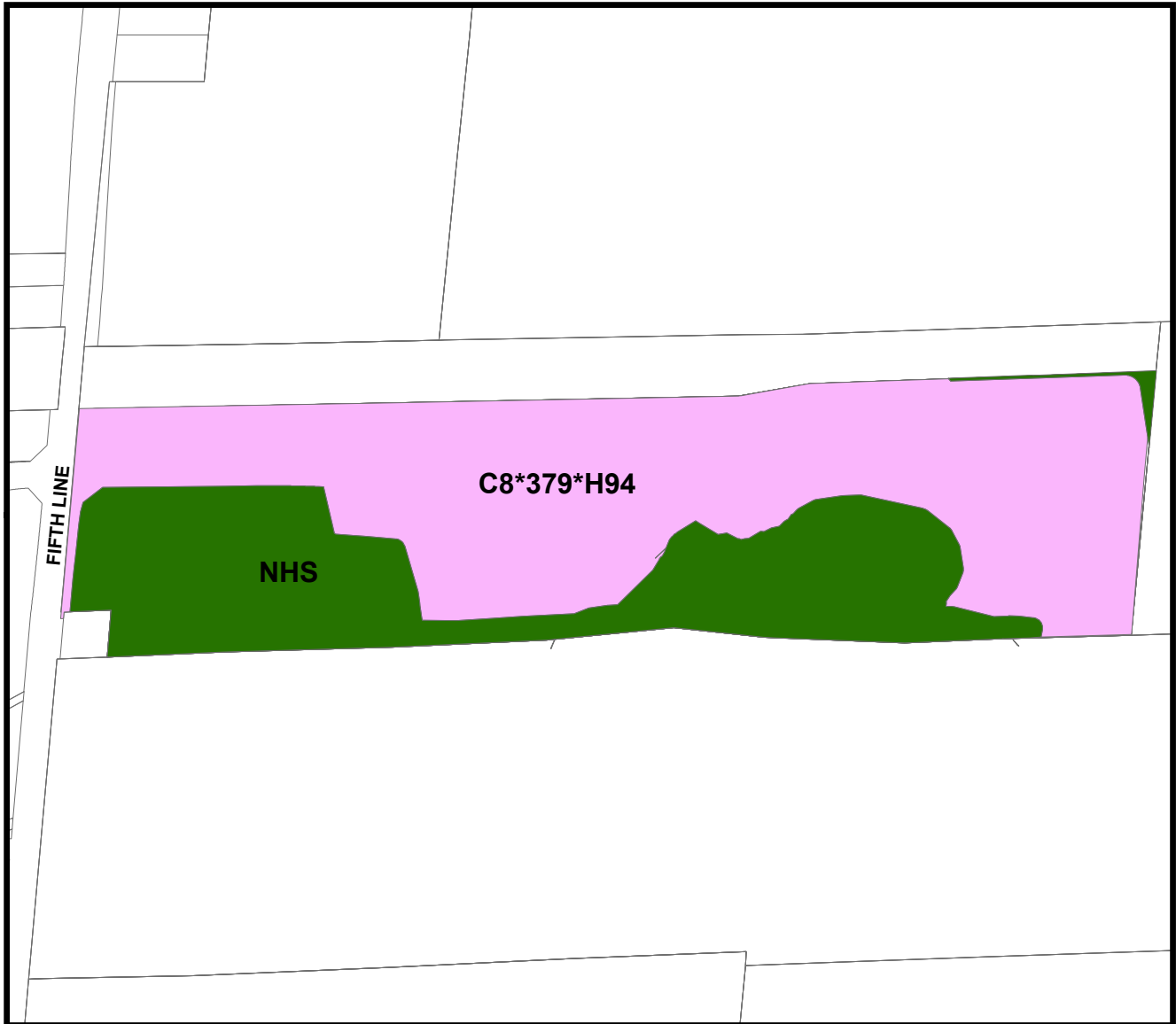
PASSED IN OPEN COUNCIL ON MONDAY, JUNE 22, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. -2026
TOWN OF MILTON

PART OF LOT 9, CONCESSION 6, N.S
Town of Milton



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

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

-  C8*379*H94 - Site Specific Office Employment Zone with Holding Provision '94'
-  NHS - Natural Heritage System

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

