

**THE CORPORATION OF THE TOWN OF MILTON  
BY-LAW NO. XX-2021**

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED, TO ADOPT AMENDMENT NO. XX TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-XX/21)

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 Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal (OLT).
3. THAT in the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment No. XX to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON.....2021.**

\_\_\_\_\_ Mayor  
Gordon A. Krantz

\_\_\_\_\_ Deputy Clerk  
Meaghen Reid

**AMENDMENT NUMBER XX**

**TO THE OFFICIAL PLAN**

**OF THE TOWN OF MILTON**

**Subject: North Porta Lands and North Porta 'Sliver' Lands**

**The following text and schedules constitute**

**Amendment No. XX to the Official Plan**

**Of the Town of Milton**

**October 2021**

**AMENDMENT NUMBER XX TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**PART I- THE PREAMBLE, does not constitute part of this Amendment**

**PART II- THE AMENDMENT, consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of Milton**

## **PART I: THE PREAMBLE**

### **THE TITLE**

This amendment, being an amendment to the Official Plan to the Town of Milton shall be known as:

Amendment No. **XX** to the Official Plan of the Town of Milton  
(North Porta Lands and North Porta 'Sliver' Lands)

### **PURPOSE OF THIS AMENDMENT**

The purpose of the amendment is to incorporate revisions to various sections and schedules of the Local Official Plan related to the 401 Industrial/Business Park Secondary Plan, which are necessary to adjust the boundary of the Secondary Plan Area to incorporate the lands identified as the 401 Industrial/Business Park Secondary Plan 'North Porta Sliver Lands' Expansion Area, establish the appropriate local land use designation within the North Porta lands and North Porta Sliver Lands to guide future development in a comprehensive manner, and update some references in policy and in mapping.

### **LOCATION OF THE AMENDMENT**

The lands subject to this Official Plan Amendment, known as the 'North Porta Sliver Lands', represent lands which are concurrently being brought into the Urban Area through a related Region of Halton Official Plan Amendment (ROPA **XX**) and which are immediately adjacent to the North Porta Lands which are currently within the urban area, and have recently been brought into the 401 Industrial/Business Park Secondary Plan Area through LOPA 67 (a Town-initiated LOPA). The North Porta Sliver Lands comprise approximately 14.25 ha (35.21 ac) of land and are generally located along the northern and eastern limit of the North Porta Lands, immediately south of the Greenbelt Plan boundary, and between Boston Church Road (to the west) and Esquesing Line (to the east).

The lands subject to this Official Plan Amendment also include portions of the North Porta Lands which have recently been brought into the Milton 401 Industrial/Business Park Secondary Plan Area and for which site specific policies are proposed through this Official Plan Amendment. The portions of the North Porta Lands subject to proposed specific policy area are located along the east side of Boston Church Road, north of James Snow Parkway and also along the west side of Esquesing Line, north of James Snow Parkway.

## **BASIS OF THE AMENDMENT**

The current 2031 'Urban Area' limit for the Town of Milton was established through Halton Region Official Plan Amendment No. 38 (ROPA 38) and in this vicinity it was meant to accommodate employment growth to 2031. The current 2031 'Urban Area' limit falls short of including all lands that are mapped as "Provincially Significant Employment Zone" (PSEZ) and as a result, excludes a portion (or 'northern sliver') of the property that is proposed for future employment growth, consistent with the Province's "Provincially Significant Employment Zone" (PSEZ) area. This 'northern sliver' of land should logically be included within the Regional and Town "Urban Area".

A concurrent ROPA XX will bring the 'northern sliver' lands into the 'Urban Area' and will facilitate the advancement of development applications to develop these lands for employment uses consistent with the Provincially Significant Employment Zone (PSEZ) mapping and related Growth Plan objectives and policy directives. The effect of the proposed LOPA XX will be to modify the 401 Business/Industrial Park Secondary Plan mapping and policy framework to incorporate the 14.25 ha (35.21 ac) of land known as the 'North Porta Sliver Lands' and which are currently being brought into the Urban Area through ROPA XX, into the Secondary Plan area and provide policy direction with respect to:

1. expanding the 401 Industrial/Business Secondary Park;
2. facilitating employment (industrial) growth by increasing Milton's employment land inventory; and
3. establishing developable areas and site specific policies / permissions for development applications on certain portions of the North Porta Lands.

## Part II: THE AMENDMENT

### Map Changes:

- 1) Schedule “1 – Town Structure Plan” is hereby amended by designating the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from "Agricultural Area" and “Natural Heritage System” to "Urban Area" and with “Employment Area” overlay, as shown on **Schedule ‘1’**, attached hereto.
- 2) Schedule “A – Rural Area Land Use Plan” is hereby amended by redesignating the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from "Agricultural Area" and “Natural Heritage system” to "Urban Area”, as shown on **Schedule ‘2’**, attached hereto.
- 3) Schedule “B – Urban Area Land Use Plan” is hereby amended by adding the Urban Area and expanding the 401 Industrial/Business Park to include the lands identified in red hatch on Diagram ‘1’ attached to and forming part of this amendment, and by designating these lands as “Industrial Area” as shown on **Schedule ‘3’**, attached hereto.
- 4) Schedule “D – Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram ‘1’, attached to and forming part of this amendment, and designating these lands “Urban Area”, as shown on **Schedule ‘4’**, attached hereto.
- 5) Schedule “D2 – Urban Districts and Neighbourhoods” is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram ‘1’, attached to and forming part of this amendment, as shown on **Schedule ‘5’**, attached hereto.
- 6) Schedule “E – Transportation Plan” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘6’**, attached hereto.
- 7) Schedule “G – Known Landfill Sites” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘7’**, attached hereto.
- 8) Schedule “I – Rural Area Specific Policies” is hereby amended by designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment as “Urban Area”, as shown on **Schedule ‘8’**, attached hereto.

- 9) Schedule "I1 – Urban Area Specific Policy Area" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", and by adding Special Policy Area No. XX and Special Policy Area No. YY to the lands identified **Schedule '9'**, attached hereto.
- 10) Schedule "K – Intensification Areas" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", as shown on **Schedule '10'**, attached hereto.
- 11) Schedule "L – Municipal Wellhead Protection Zones" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", as shown on **Schedule '11'**, attached hereto.
- 12) Schedule "M – Key Features Within the Greenbelt and Natural Heritage System" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment from "Agricultural Area" and "NHS Key Features" to "Urban Area", as shown on **Schedule '12'**, attached hereto.
- 13) Schedule "N – Future Strategic Employment Area" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area" with "Employment Area" overlay, as shown on **Schedule '13'**, attached hereto.
- 14) Schedule "O – Agricultural System and Settlement Areas" is hereby amended by redesignating the lands identified on Diagram '1", attached to and forming part of this amendment from "Prime Agricultural Areas" to "Urban Area", as shown on **Schedule '14'**, attached hereto.
- 15) Schedule "P – Identified Mineral Resource Areas and Mineral Extraction Areas" is hereby amended by designating the lands identified on Diagram '1", attached to and forming part of this amendment as "Urban Area", as shown on **Schedule '15'**, attached hereto.
- 16) Schedule "C.2.A – Milton 401 Industrial/Business Park Secondary Plan – Structure Plan" is hereby amended to include the lands identified on Diagram '1", attached to and forming part of this amendment as being within the Secondary Plan Area Boundary, as shown on **Schedule '16'**, attached hereto.
- 17) Schedule "C.2.B – Milton 401 Industrial/Business Park Secondary Plan – Land Use Plan" is hereby amended to include the lands identified on Diagram '1", attached to and forming part of this amendment as being within the Secondary Plan Area Boundary and by designating these lands "Industrial Area", as shown on **Schedule '17'**, attached hereto.
- 18) Appendix "C.2.C – Subwatershed Areas 2 and 7" is hereby amended to include the lands identified on Diagram '1", attached to and forming part of this

amendment as being within the 401 Industrial/Business Park Secondary Plan Area Boundary, as shown on **Schedule '18'**, attached hereto.

Text Changes:

The various sections of the Town of Milton Official Plan, as referenced below, are amended as follows:

19) Adding the following text to Section 4.11 "Specific Policy Area":

"The area identified as Specific Policy Area No. XX on Schedule I1 of this Plan applies to the lands located north of James Snow Parkway and east of Boston Church Road in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) In addition to the uses permitted to the "Industrial Area" land use designation, the following uses shall also be permitted:
- Banquet hall / convention centre
  - broadcasting / communication / science and technology facility;
  - restaurant (standalone)
  - service commercial uses;
  - vehicle sales and service;
  - office building;
  - parking lot; and
  - a wholesaling facility.

20) Adding the following text to Section 4.11 "Specific Policy Area":

"The area identified as Specific Policy Area No. YY on Schedule I1 of this Plan applies to the lands located north of James Snow Parkway and west of Esquesing Line in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) In addition to the uses permitted to the "Business Commercial" land use designation, the following uses shall also be permitted:



- equipment sales and rental;
- research and technology use;
- science and technology facility; and
- a service and repair shop.”

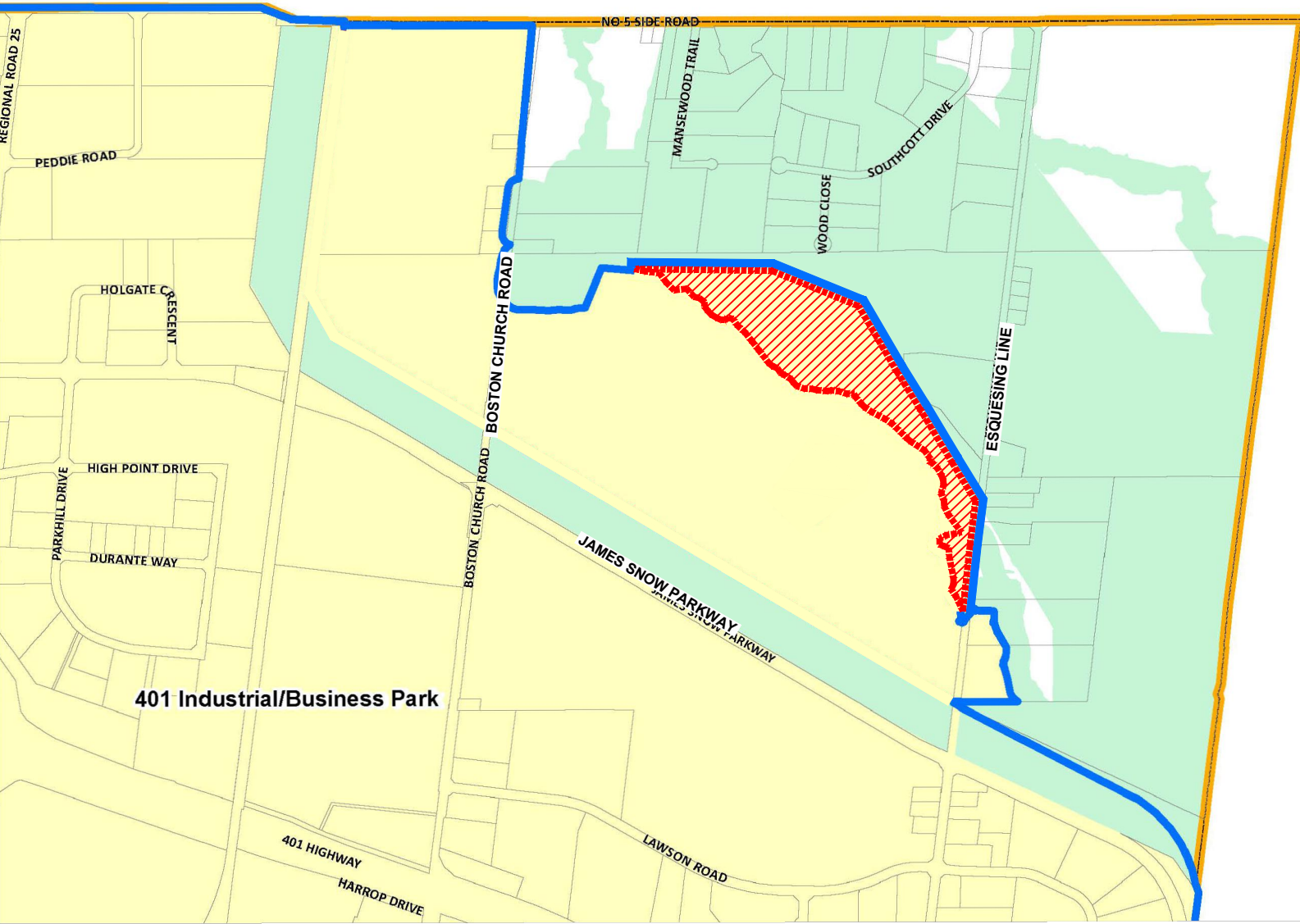
End of text

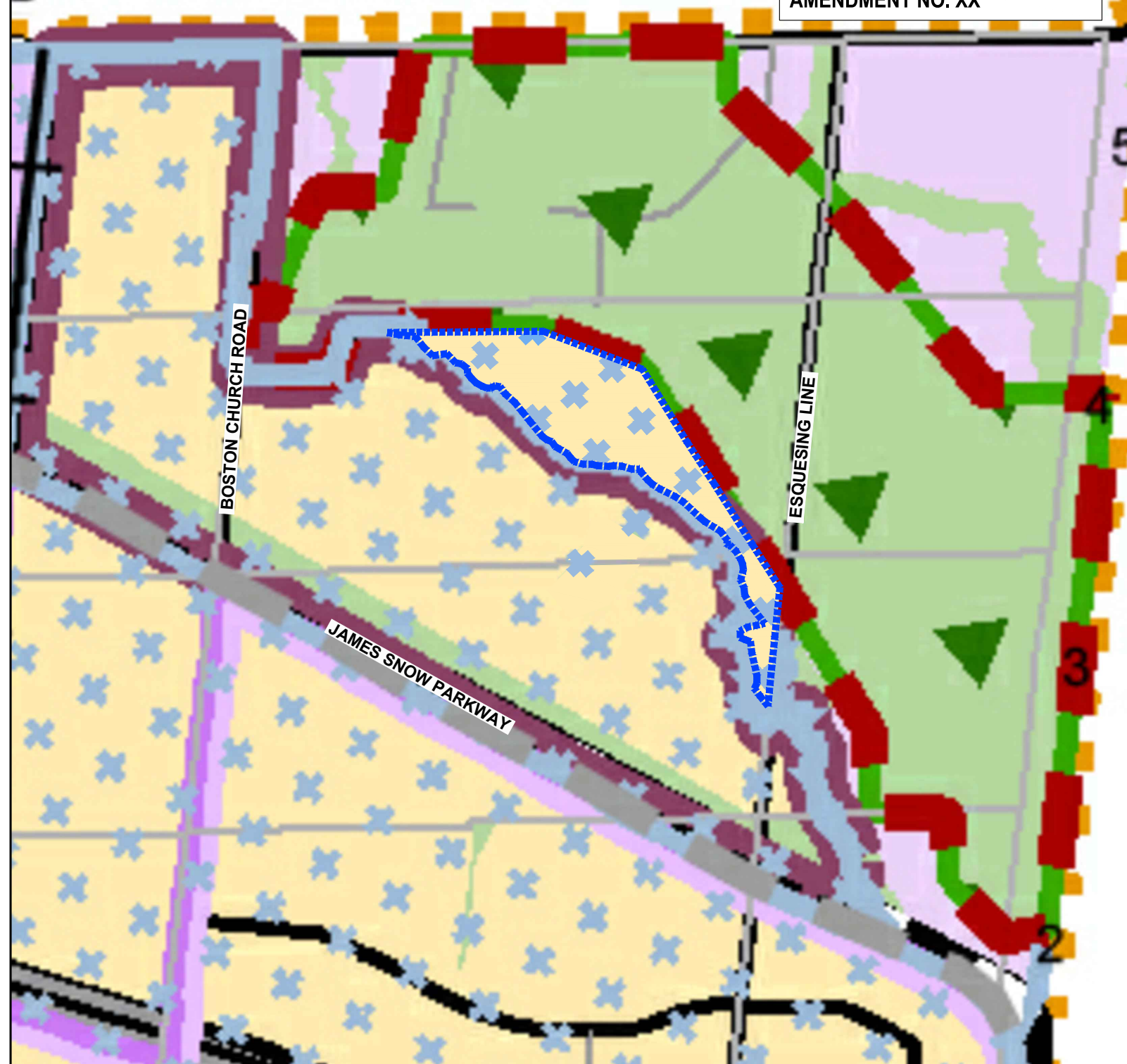
# Diagram 1 OVERVIEW PLAN

-  Draft Amendment Area
-  401 Industrial/Business Park Boundary
-  Urban Area Boundary
-  Municipal Boundary
-  Natural Heritage System

Halton Hills

401 Industrial/Business Park





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




















5 Side Road

IV

SCHEDULE '2' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan Schedule 'A' Rural Landuse Plan

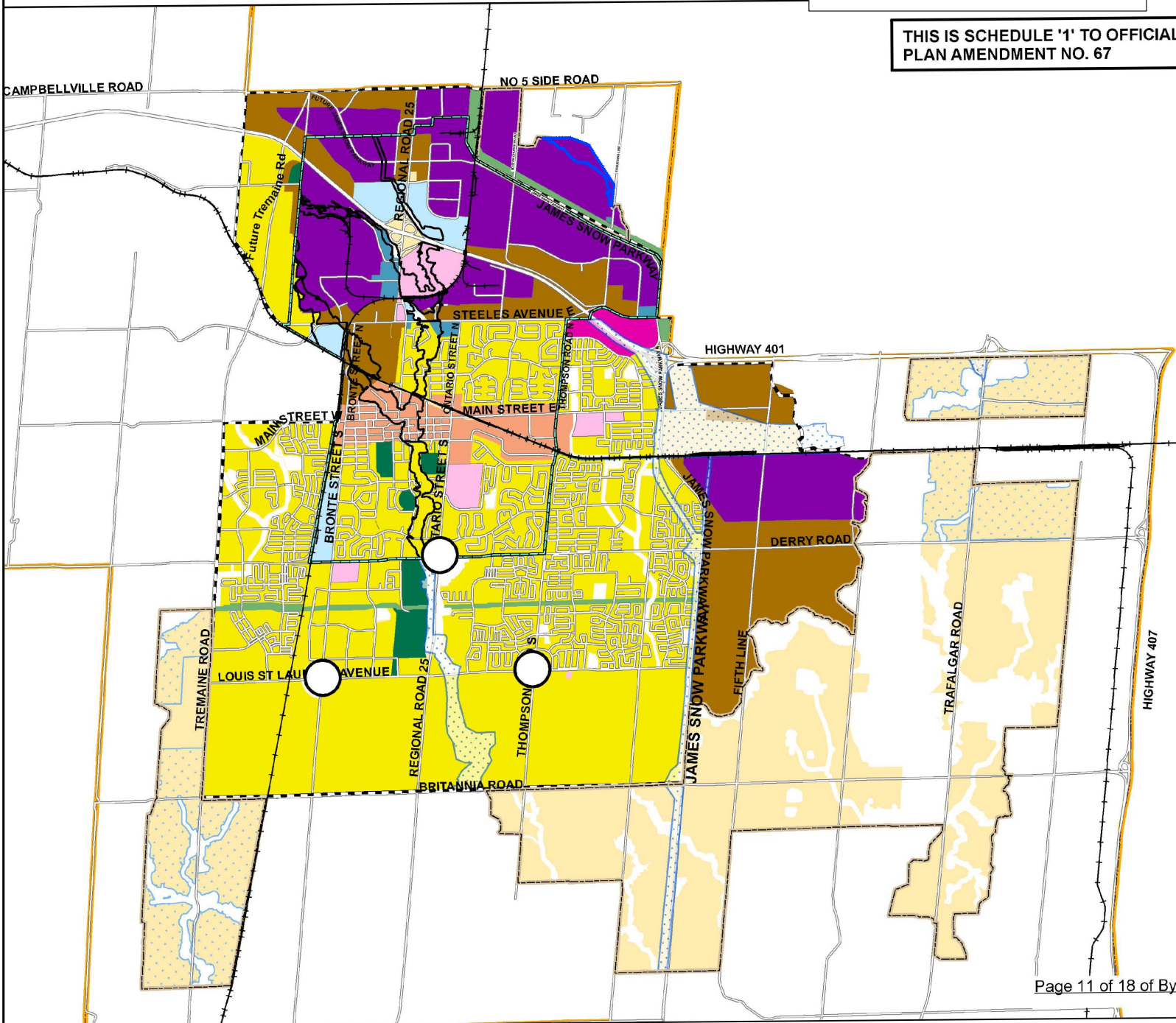


-  Draft Amendment Area
-  Rail
-  Proposed Major Arterial
-  Highway
-  Major Road
-  Lot and Concession Line
-  Hamlet
-  Agricultural Area
-  Mineral Resource Extraction Area
-  Natural Heritage System
-  Urban Area
-  Halton Waste Management Site
-  Municipal Boundary
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Boundary
-  Parkway Belt West Plan Boundary
-  Greenbelt Plan Protected Countryside Boundary

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

**THIS IS SCHEDULE '1' TO OFFICIAL  
PLAN AMENDMENT NO. 67**

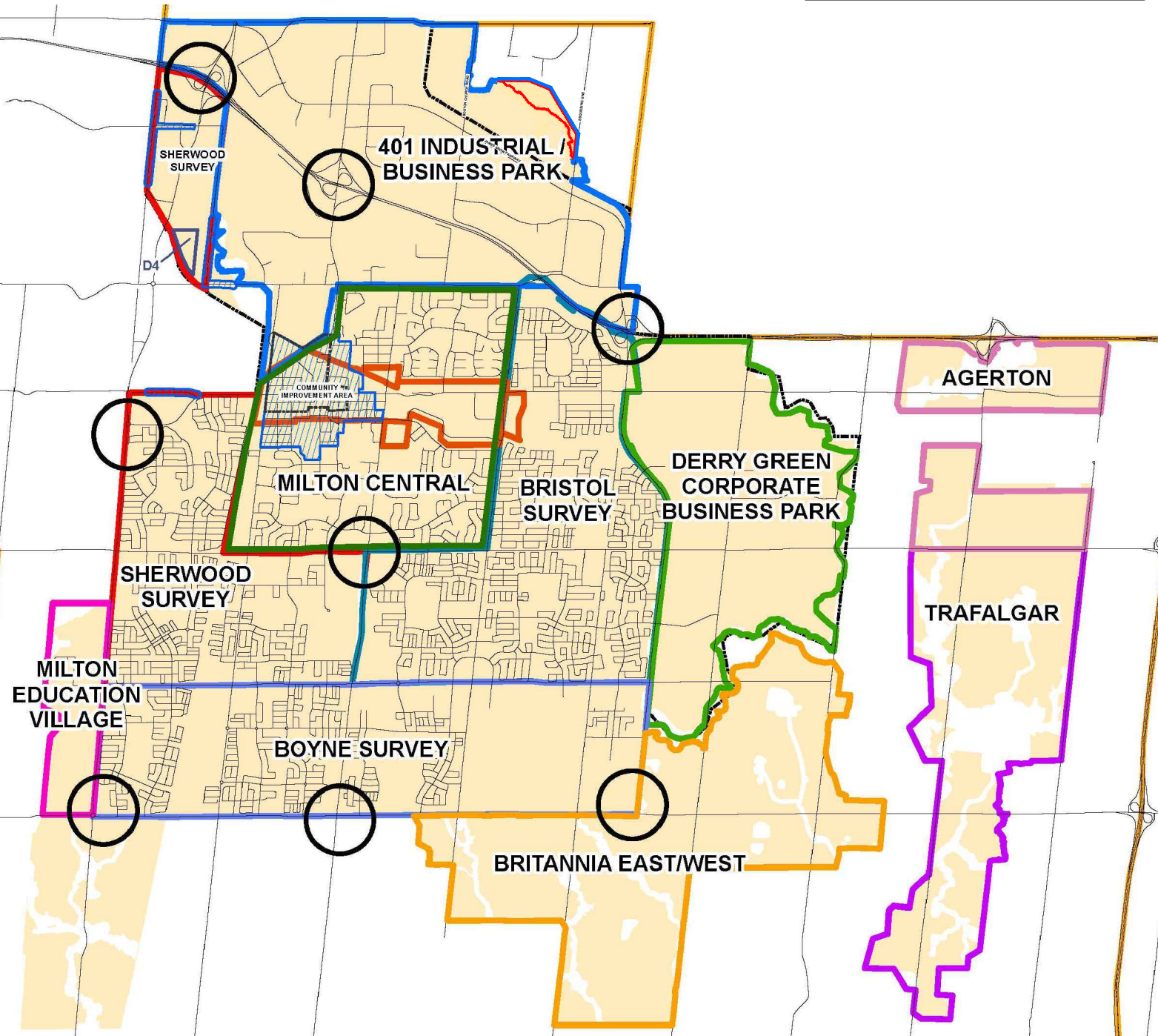
**Town of Milton  
Official Plan  
Schedule 'B'  
Urban Area Landuse Plan**



- Draft Amendment Area
- 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
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System
- 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

**SCHEDULE '4' TO OFFICIAL PLAN  
AMENDMENT NO. XX**

**Town of Milton  
Official Plan  
Schedule 'D'  
Urban Area Planning  
Districts, Character Area and  
Community Improvement  
Area**



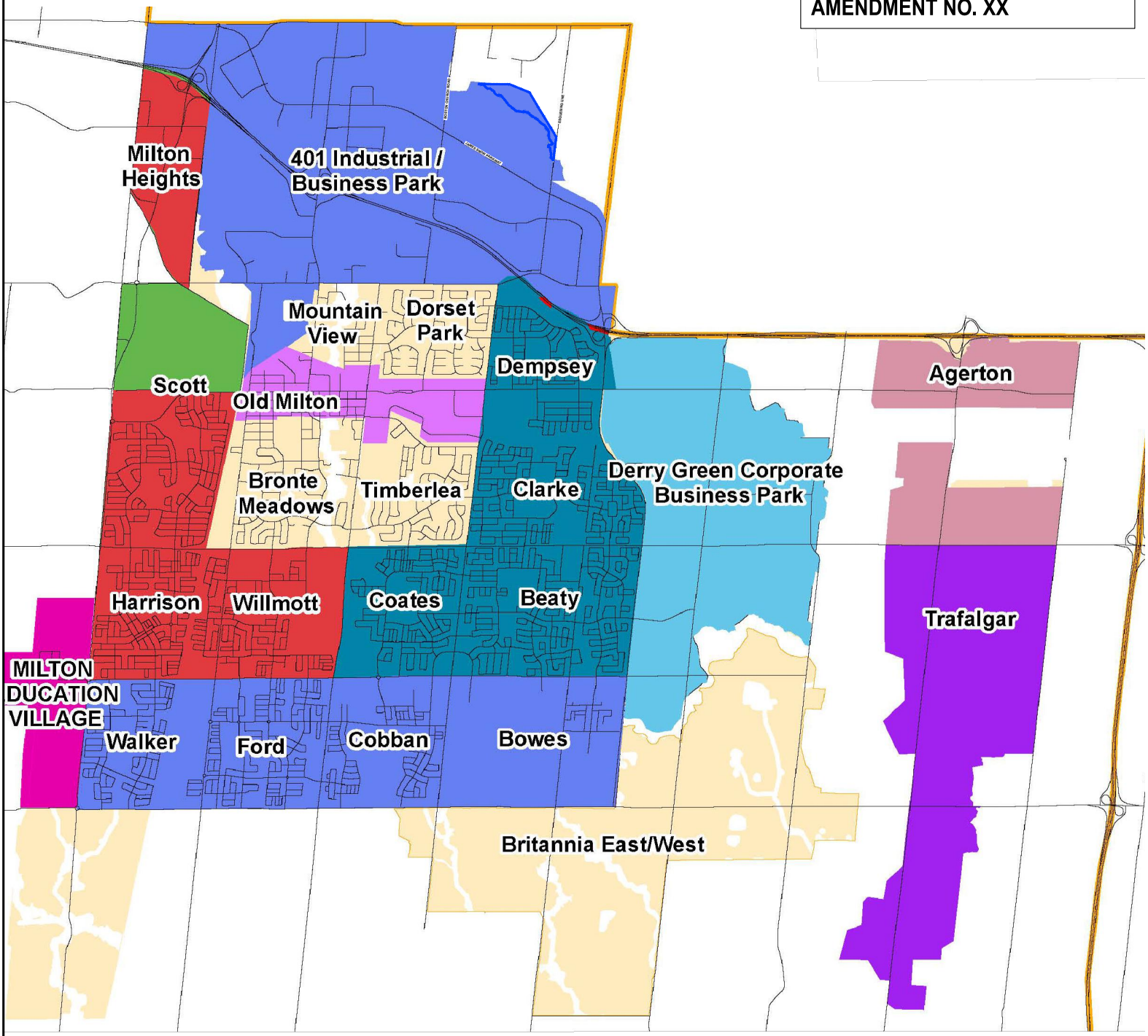
- Draft Amendment Area
- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East/West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial/Business Park
- Urban Area
- Major Gateways
- HUSP Urban Area Boundary
- Town of Milton Boundary
- Character Area
- Community Improvement Area
- D4 Deferred and Appealed Areas and Number



SCHEDULE '5' TO OFFICIAL PLAN  
AMENDMENT NO. XX

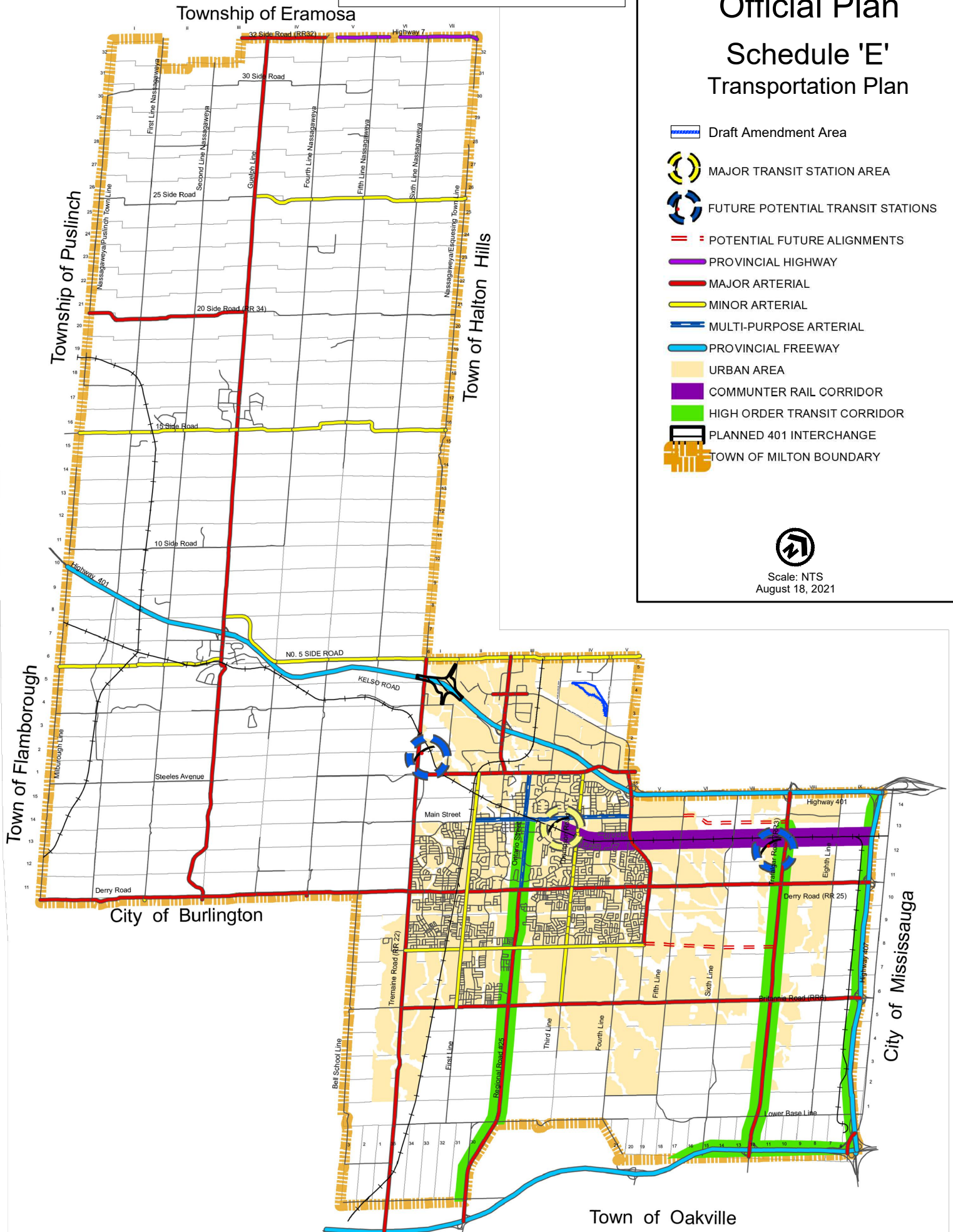
Town of Milton  
Official Plan  
Schedule 'D2'  
Urban Area Planning  
Districts, Character Area and  
Community Improvement  
Area

-  Draft Amendment Area
-  CENTRAL BUSINESS DISTRICT
-  AGERTON
-  BOYNE SURVEY
-  BRISTOL SURVEY
-  BRITANNIA EAST/WEST
-  DERRY GREEN CORP. BUS. PARK
-  MILTON EDUCATION VILLAGE
-  SHERWOOD SURVEY
-  TRAFALGAR
-  401 INDUSTRIAL/BUSINESS PARK
-  URBAN AREA



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





**Town of Milton  
Official Plan  
Schedule 'E'  
Transportation Plan**



Scale: NTS  
August 18, 2021



# Town of Milton Official Plan Schedule 'G' Known Landfill Sites

-  Draft Amendment Area
-  LANDFILL SITE - CLOSED AND CERTIFIED
-  HALTON WASTE MANAGEMENT SITE
-  LANDFILL SITE - CLOSED
-  URBAN AREA
-  TOWN OF MILTON BOUNDARY

# ide Road

BOSTON CHURCH ROAD

JAMES SNOW PARKWAY

ESQUESING LINE

# Esquesing Line







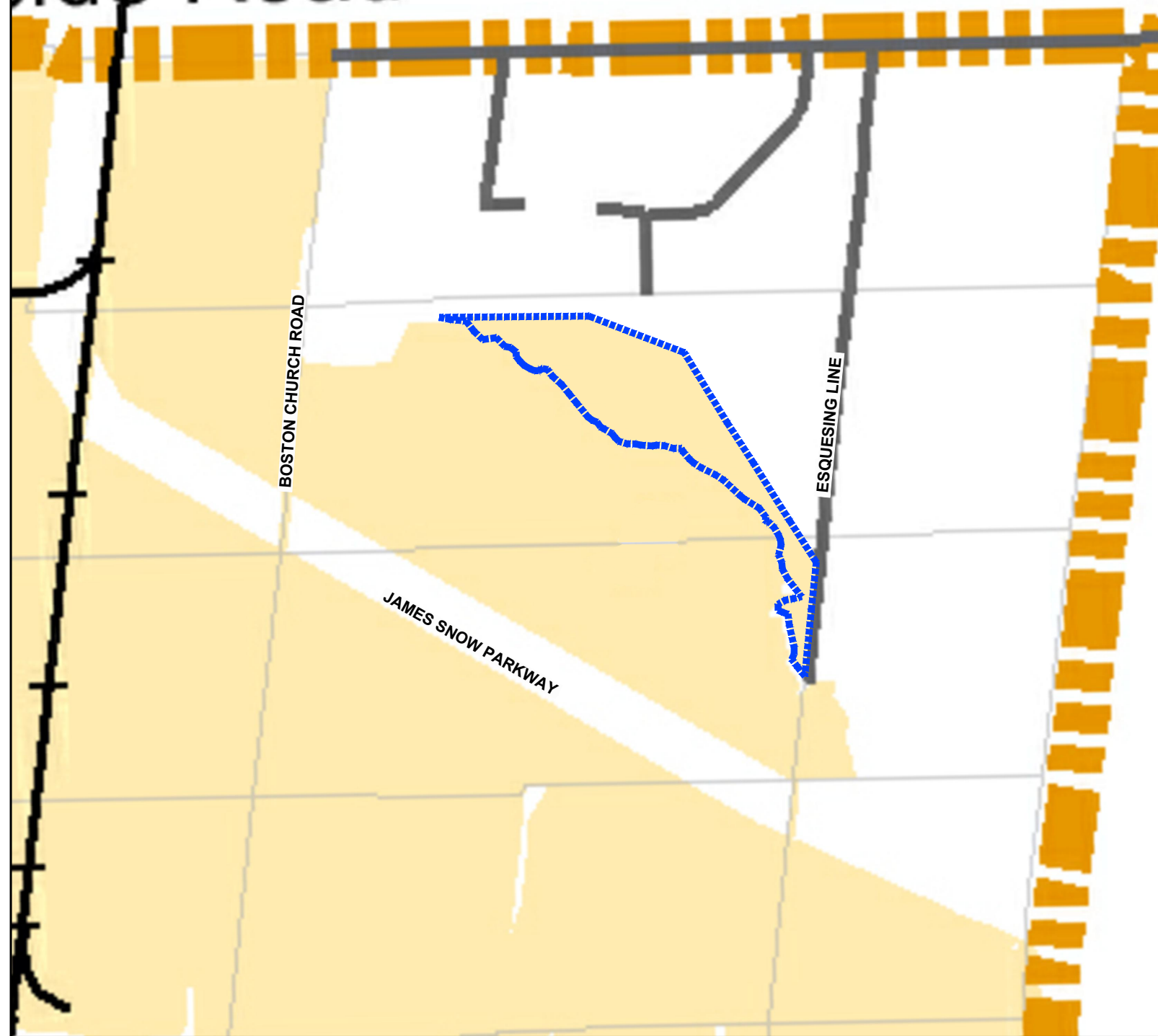
# Side Road

SCHEDULE '8' TO OFFICIAL PLAN  
AMENDMENT NO. XX

## Town of Milton Official Plan

### Schedule 'I' Rural Area Specific Areas









-  Draft Amendment Area
-  URBAN AREA
-  MILTON BOUNDARY
-  SPECIFIC POLICY AREA & NUMBER



Scale: NTS  
August 18, 2021

SCHEDULE '9' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan Schedule 'I1' Town Structure Plan

-  Draft Amendment Area
-  Special Policy Site XX Per Schedule I1
-  Special Policy Site YY Per Schedule I1
-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  8 SPECIFIC POLICY AREA & NUMBER

# NO 5 SIDE ROAD

BOSTON CHURCH ROAD















XX

ESQUESING LINE

# JAMES SNOW PARKWAY

YY

# Town of Milton Official Plan Schedule 'K' Intensification Areas

-  Draft Amendment Area
-  Intensification Corridor
-  Intensification Area
-  Built Boundary
-  Central Business District
-  Established Urban Area
-  HUSP Urban Area
-  Urban Growth Centre
-  Urban Area
-  SHP Urban Area Boundary
-  Town of Milton Boundary
-  Rail
-  Major Transit Station Area
-  Secondary Mixed Use Node

**NO 5 SIDE ROAD**

BOSTON CHURCH ROAD

ESQUESING LINE












**JAMES SNOW PARKWAY**

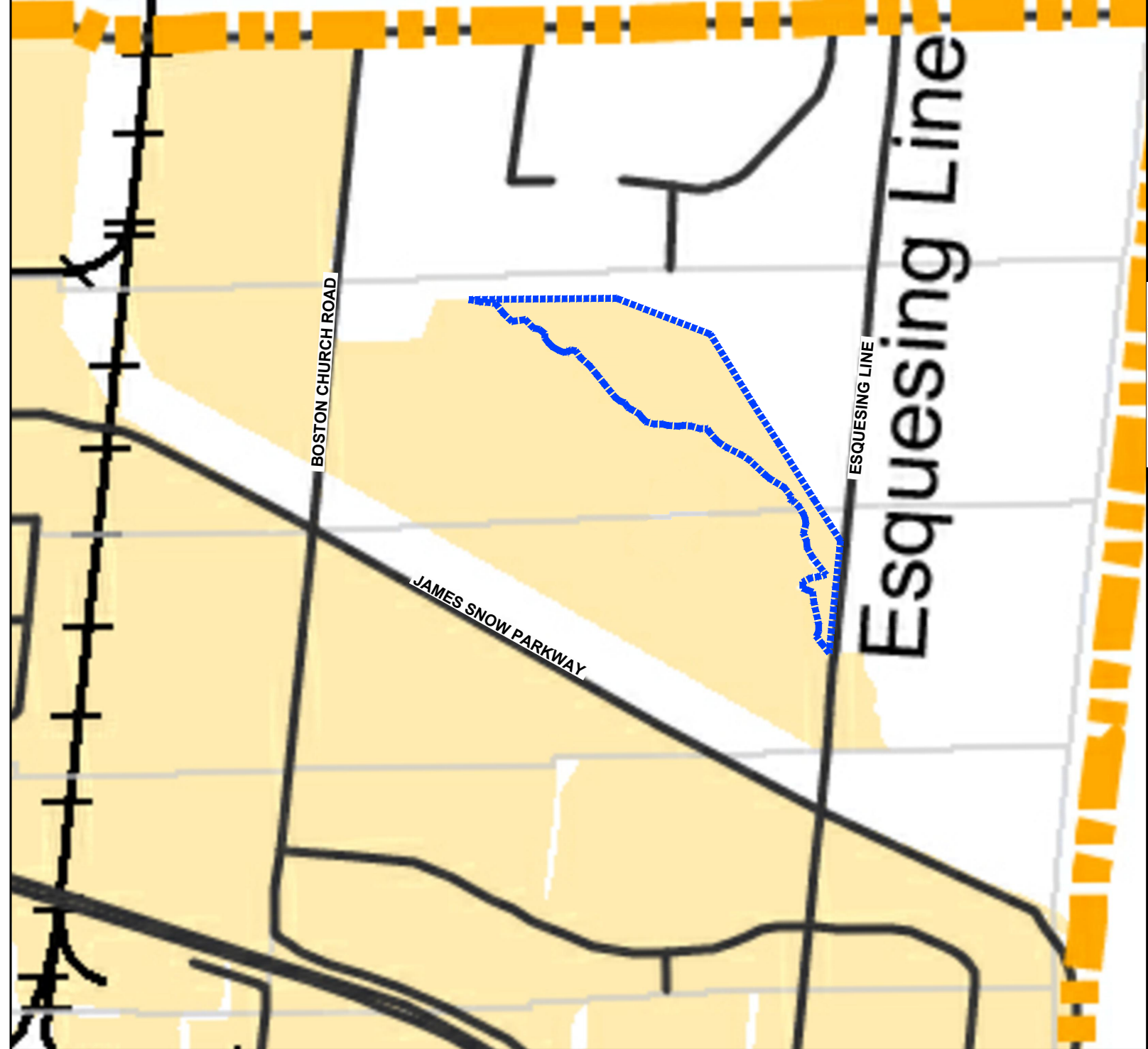


# Side Road

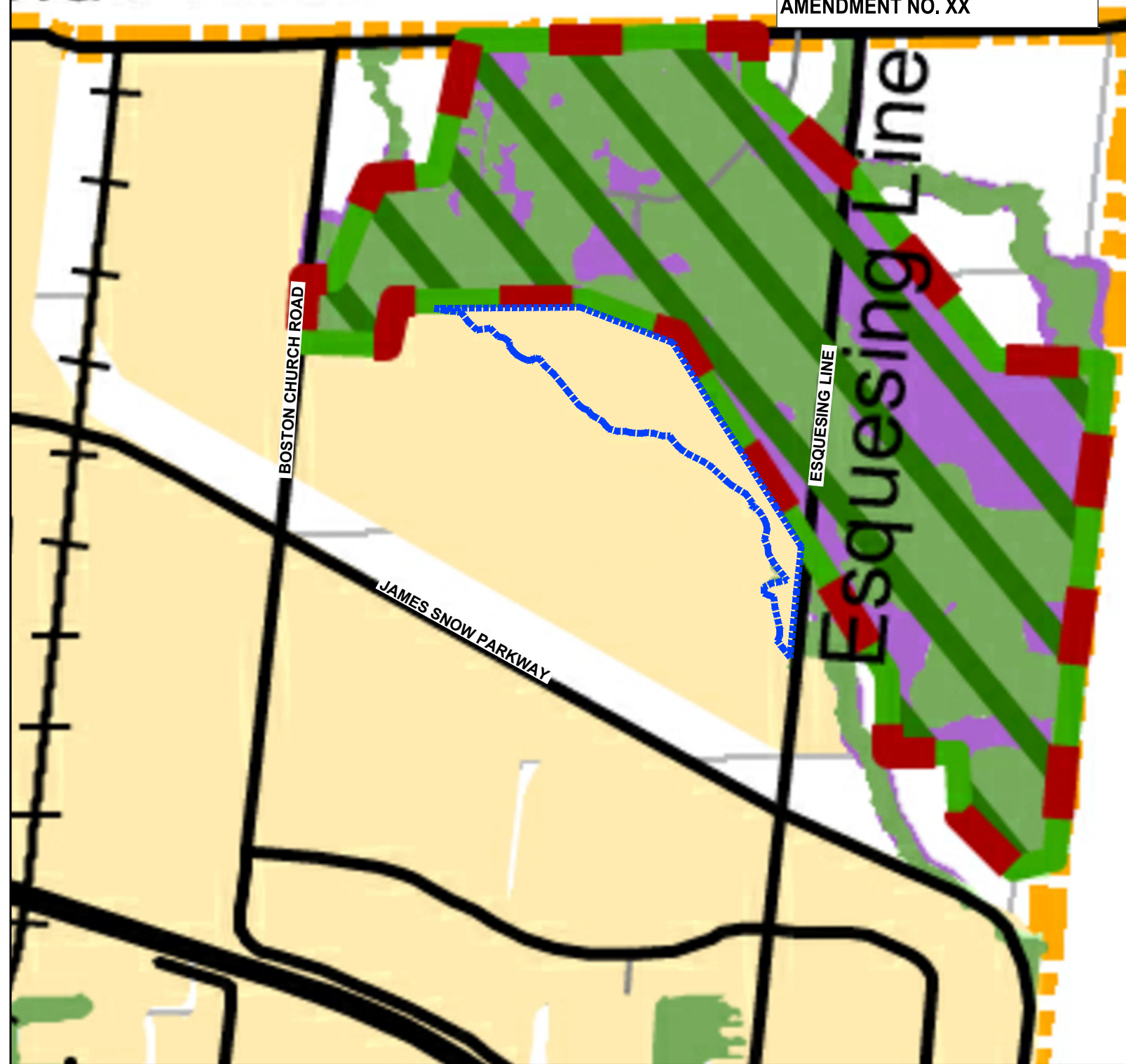
SCHEDULE '11' TO OFFICIAL PLAN  
AMENDMENT NO. XX

## Town of Milton Official Plan Schedule 'L' Municipal Wellhead Protection Zones

-  Draft Amendment Area
-  MUNICIPAL WELL
-  ZONE 1 (100 DAY TRAVEL TIME)
-  ZONE 2 (100 DAY TO 2 YEAR TRAVEL TIME)
-  ZONE 3 (2 YEAR TO 10 YEAR TRAVEL TIME)
-  LOTS AND CONCESSIONS
-  MUNICIPAL BOUNDARY
-  MINERAL RESOURCE EXTRACTION AREA
-  HAMLETS
-  URBAN AREA
-  RAIL



## Town of Milton Official Plan Schedule 'M' Key Feature Within the Greenbelt and Natural Heritage System



- Draft Amendment Area
- NHS KEY FEATURES
- ENHANCEMENT AREAS, LINKAGES, AND BUFFERS
- GREENBELT PLAN PROTECTED COUNTRYSIDE
- AGRICULTURAL AREAS IN NHS ENHANCEMENTS/ LINKAGES/BUFFERS
- URBAN AREA
- HAMLETS
- MINERAL RESOURCE EXTRACTION AREA
- MUNICIPAL BOUNDARY
- LOTS AND CONCESSIONS
- GREENBELT NATURAL HERITAGE SYSTEM










SCHEDULE '13' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan

## Schedule 'N'

### Future Strategic Employment Areas

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

# NO 5 SIDE ROAD

BOSTON CHURCH ROAD

ESQUESING LINE

# JAMES SNOW PARKWAY

JAMES SNOW PARKWAY



Scale: NTS  
August 18, 2021

5 Side Road

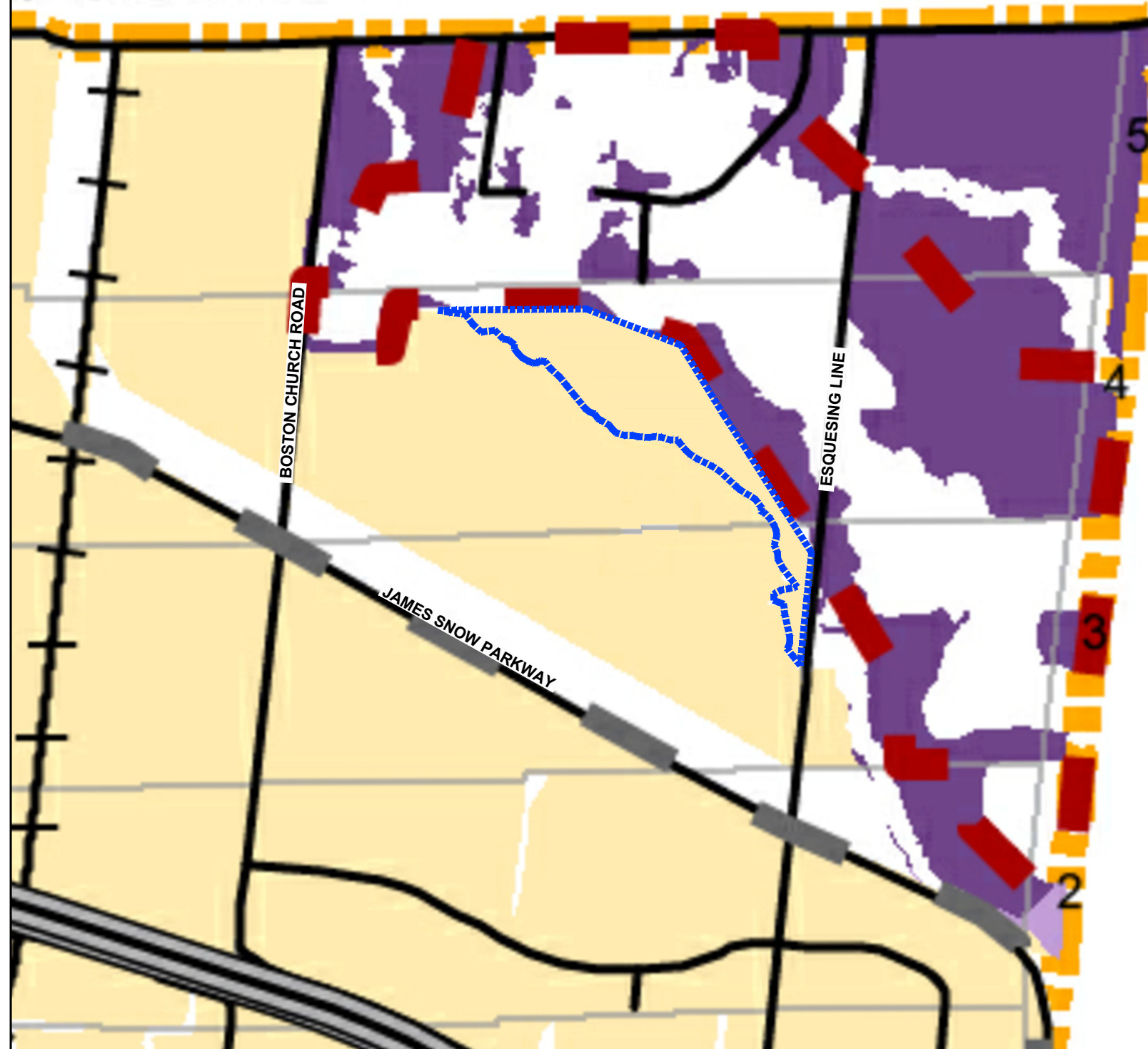
IV

SCHEDULE '14' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan

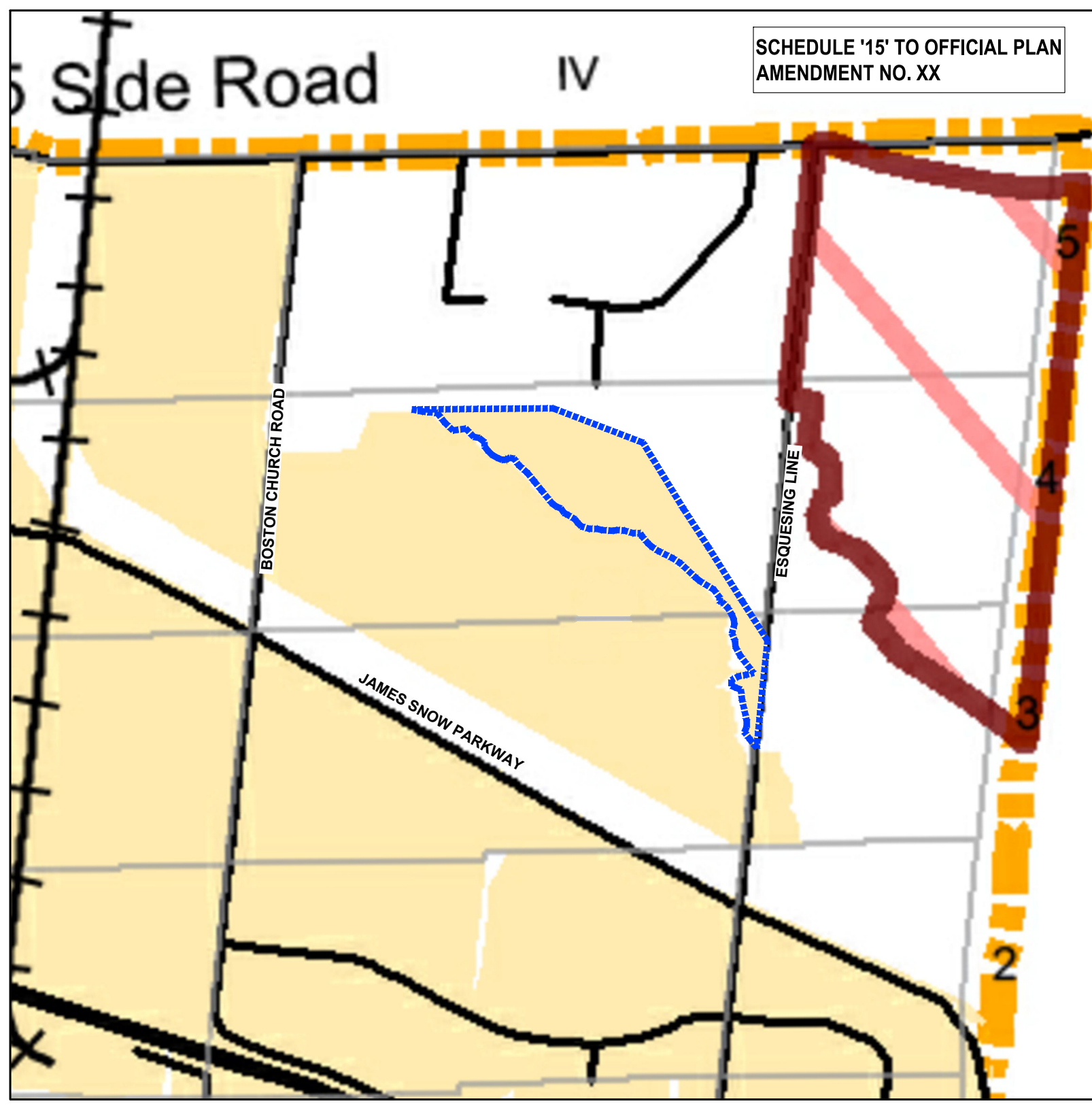
## Schedule 'O' Agriculture System and Settlement Areas

-  Draft Amendment Area
-  Agricultural System outside Prime Agricultural Areas
-  Prime Agricultural Areas
-  Greenbelt Plan Boundary
-  Urban Area
-  Hamlet
-  Proposed Major Arterial
-  Highways
-  Roads
-  RAIL
-  Lots and Concessions



Scale: NTS  
August 18, 2021





SCHEDULE '15' TO OFFICIAL PLAN  
AMENDMENT NO. XX

# Town of Milton Official Plan

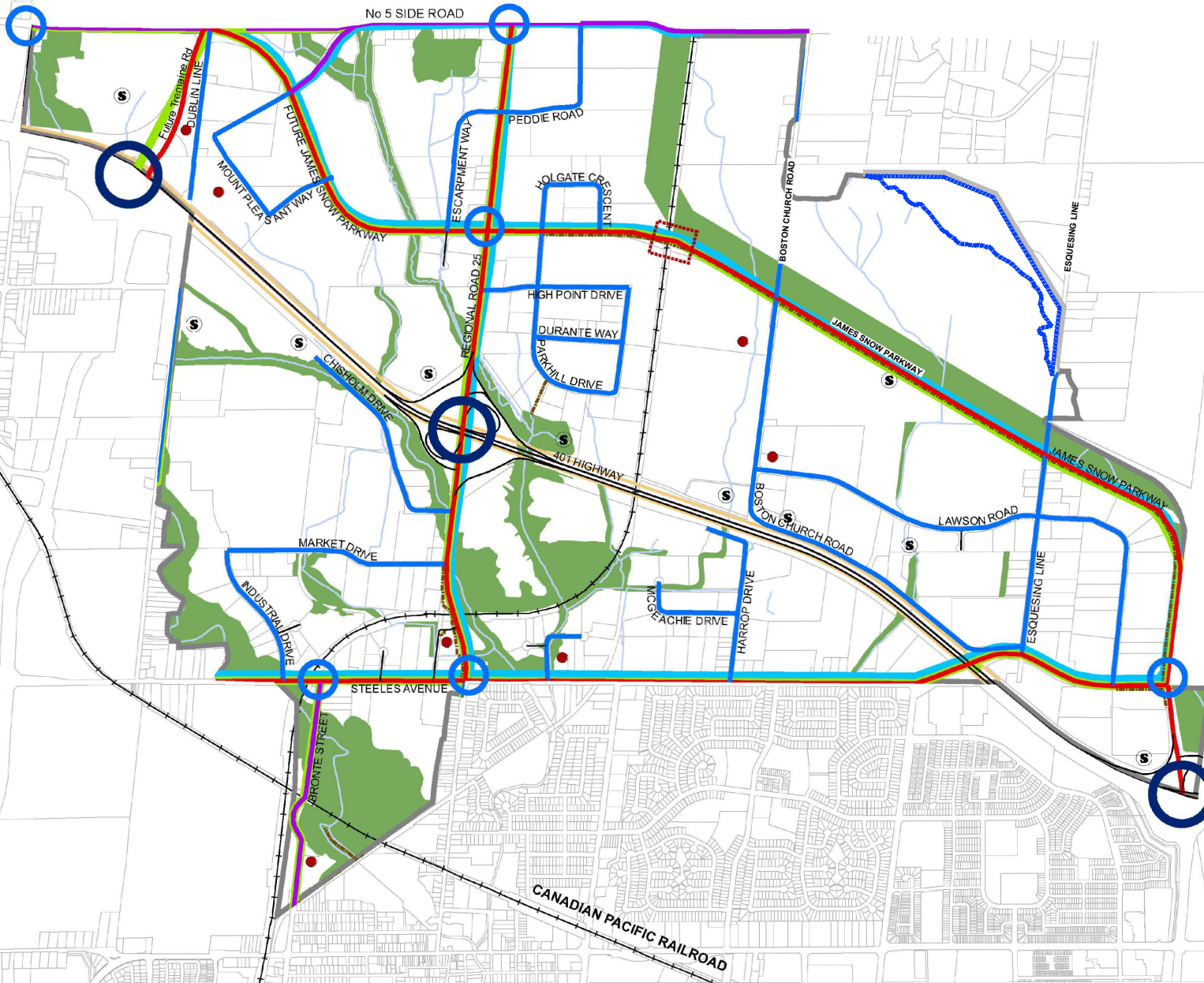
## Schedule 'P' Identified Mineral Resource Areas and Mineral Extraction Areas

-  Draft Amendment Area
-  Mineral Resource Extraction Area
-  Identified Mineral Resource Area
-  Urban Area
-  Hamlets
-  Municipal Boundary
-  Lots and Concessions
-  Rail

**SCHEDULE '16' TO OFFICIAL PLAN  
AMENDMENT NO. XX**

# Town of Milton Official Plan

## Schedule 'C.2.A' MILTON 401 INDUSTRIAL, BUSINESS PARK SECONDARY PLAN



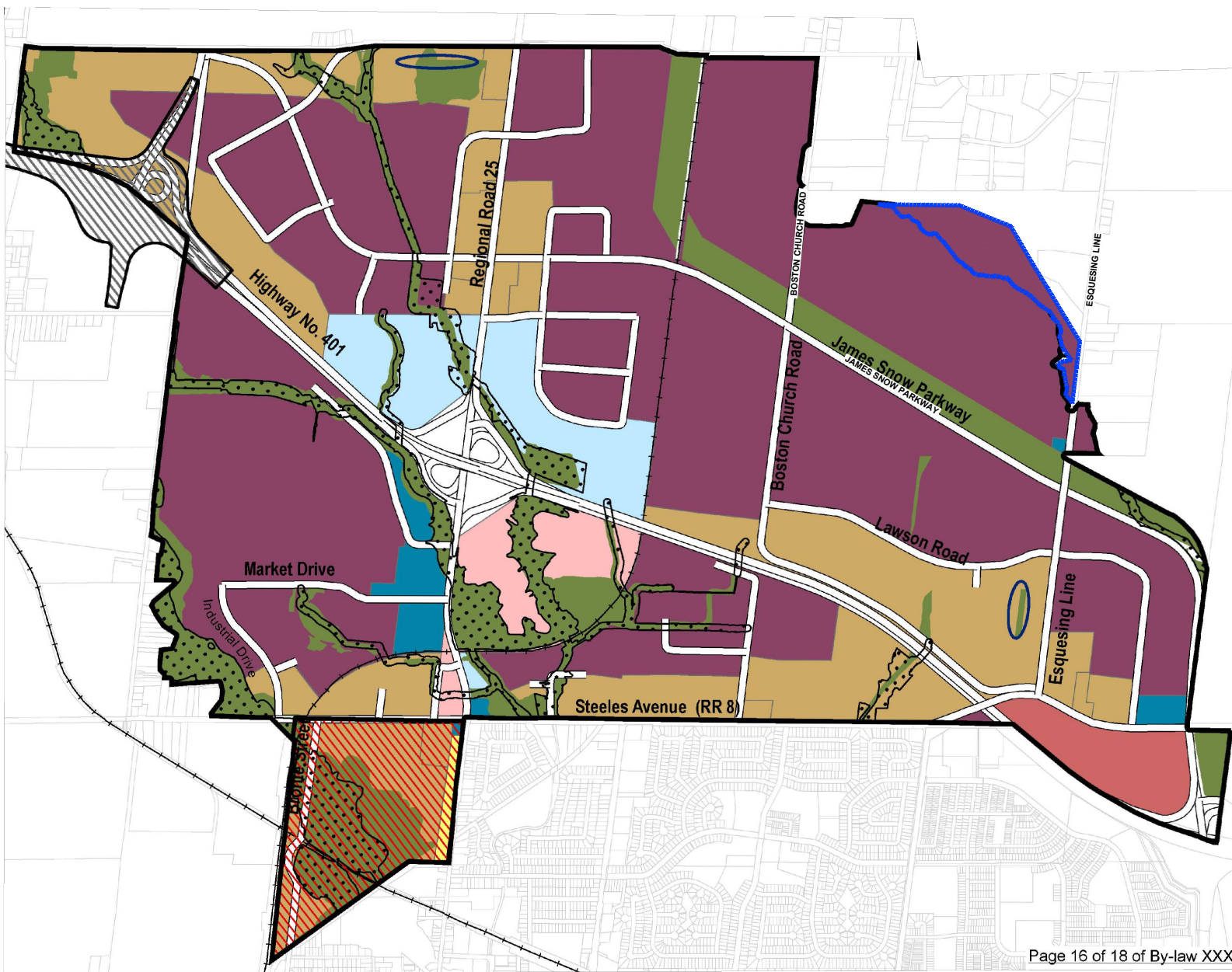
- Draft Amendment Area
- 401 LANDSCAPE CORRIDOR
- GATEWAY STREET/  
ENHANCED STREETSCAPE DESIGN
- ON-STREET BIKE SYSTEM
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROADS
- TRAIL
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- STORMWATER MANAGEMENT POND
- CHARACTER BUILDING
- RAILWAY CROSSING
- PLANNED 401 INTERCHANGE
- NATURAL HERITAGE SYSTEM
- SECONDARY PLAN BOUNDARY
- WATERWAY
- RAILWAY



Scale: NTS  
August 18, 2021

# Town of Milton Official Plan

## Schedule 'C.2.B' MILTON 401 INDUSTRIAL, BUSINESS PARK SECONDARY PLAN

















-  Draft Amendment Area
-  Railway
-  Planned 401 Interchange
-  Regulatory Flood Plain
-  Natural Heritage System
-  Institutional Area
-  Business Park Area
-  Business Commercial Area
-  Industrial Area
-  Office Employment Area
-  Major Commercial Centre
-  Residential Special Policy Area
-  Special Study Area



SCHEDULE '18' TO OFFICIAL PLAN  
AMENDMENT NO. XX

Town of Milton  
Official Plan  
Schedule 'C.2.C'  
SUBWATERSHED  
AREAS 2 AND 7

-  Draft Amendment Area
-  Agerton
-  Boyne Survey
-  Bristol Survey
-  Britannia East/West
-  Derry Green Corporate Business Park
-  Milton Education Village
-  Sherwood Survey
-  Trafalgar
-  401 Industrial/Business Park
-  Watercourse
-  Subwatershed 2
-  Subwatershed 7
-  Town of Milton Boundary

