

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 022-2024**

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 8350 ESQUESING LINE AND LEGALLY DESCRIBED AS PART OF LOTS 3 AND 4, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (ORLANDO CORPORATION) – FILE: LOPA-09/21

**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. Amendment No. 79 to the Official Plan of the Town of Milton, to amend policies 4.11.3.42 (g) and (h) and Schedules 1, A, B, D, D1, D2, E, G, H, I, I1, K, L, M, N, O, O-1, P, C.2.A, C.2.B and Appendix C.6.C of the Town of Milton Official Plan to expand the Urban Area and Milton 401 Industrial/Business Park Secondary Plan area on the lands located at 8350 Esquesing Line, and legally described as Part of Lots 3 and 4, Concession 4, Town of Milton, consisting of the attached maps 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. 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 Number No. 79 to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON MARCH 25, 2024**

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Gordon A. Krantz Mayor

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Meaghan Reid Town Clerk

**AMENDMENT NUMBER 79**

**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. 79 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. 79  
To the Official Plan of the Town of Milton  
8350 Esquesing Line  
Part Lots 3 and 4, Concession 4, Former Geographic Township of Esquesing  
(Town File: LOPA-09/21)

### **PURPOSE OF THE AMENDMENT**

The purpose of the amendment is to incorporate revisions to various sections and schedules of the Town of Milton Official Plan and the Milton 401 Industrial/Business Park Secondary Plan. The amendment includes expanding the boundary of the Urban Area and the Milton 401 Industrial/Business Park Secondary Plan area to include approximately 14.25 hectares (35.21 acres) of additional land. The amendment also includes changes to the existing Special Policy Area No. 42 including additional permitted uses in the Industrial Area and Business Commercial Area designations.

### **LOCATION OF THE AMENDMENT**

The subject property is located at 8350 Esquesing Line and is legally described as Part of Lots 3 and 4, Concession 4, Former Township of Esquesing, Town of Milton. The subject property is 106.13 hectares (262.25 acres) bound by the Greenbelt Plan area to the north, Boston Church Road to the west, Esquesing Line to the east and the Hydro One corridor abutting James Snow Parkway to the south.

Approximately 74 hectares (182 acres) is currently within the Town's Urban Area and designated Industrial Area. This amendment proposes to expand the Urban Area boundary to include approximately 14.25 hectares (35.21 acres) of the subject property.

### **BASIS OF THE AMENDMENT**

Halton Region Official Plan Amendment No. 38 (ROPA 38) established the Town of Milton Urban Area intended to accommodate population and employment growth for the planning period of 2021 to 2031. Through ROPA 38, approximately 74 hectares (182 acres) of the subject property was included in the Urban Area and designated Employment Area. On August 23, 2021, the Town of Milton approved Official Plan Amendment No. 67 (OPA 67) to implement ROPA 38 at the local level and include policies in the Town's Official Plan to guide future development in a comprehensive manner.

The current Urban Area limit falls short of including all lands that are within the Provincially Significant Employment Zone (PSEZ) as mapped by the Province and as a result excluded a portion of the subject property (northern sliver lands) that is proposed for future employment growth, consistent with the PSEZ area.

On June 15, 2022, Halton Region approved Regional Official Plan Amendment No. 52 (ROPA 52) which had the effect of bringing the northern sliver lands into the Urban Area in a manner that is consistent with the PSEZ area as well as Provincial and Regional growth plan objectives and policy directives.

The purpose of this amendment is to implement ROPA 52 to expand the Urban Area limit to include the northern sliver lands in order to facilitate the development of employment uses on the subject property. The northern sliver lands comprise an area of approximately 14.25 hectares (35.21 acres) of which approximately 6.26 ha (15.47 acres) of land is Urban Area and will be designated Industrial Area for employment uses while the balance of approximately 7.99 ha (19.74 acres) will be designated Natural Heritage System. The area within the Natural Heritage System includes a realigned watercourse, channel, woodlot and woodlot buffer. The portion of the northern sliver lands that will be designated Natural Heritage System will be protected and no development will be permitted in this area.

In addition to the above, the amendment expands the boundary of the Milton 401 Industrial/Business Park Secondary Plan area to include the northern sliver lands. The amendment also proposes to amend Special Policy Area No. 42, which includes the subject property, in the Town's Official Plan to include new permitted uses in the Industrial Area designation and Business Commercial Area designation on the subject property.

## **PART 2: THE AMENDMENT**

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 79 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. 79, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

#### 1.0 Map Changes

- 1.1 Amending 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”, “Employment Area” overlay and “Natural Heritage System”, as shown on Schedule ‘1’, attached hereto.
- 1.2 Schedule “A – Rural Land Use Plan” is hereby amended by re-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 “Natural Heritage System”, as shown on Schedule ‘2’, attached hereto.
- 1.3 Schedule “B – Urban Area Land Use Plan” is hereby amended by expanding the “Urban Area” and the Milton 401 Industrial/Business Park Secondary Plan area boundary 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” and “Natural Heritage System”, as shown on Schedule ‘3’, attached hereto.
- 1.4 Schedule “D – Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by expanding the Milton 401 Industrial/Business Park Secondary Plan area boundary 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.
- 1.5 Schedule “D1 – Urban and Rural Districts” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’ attached to and forming part of this amendment, as shown on Schedule ‘5’, attached hereto.
- 1.6 Schedule “D2 – Urban Districts and Neighbourhoods” is hereby amended by expanding the Milton 401 Industrial/Business Park Secondary Plan area boundary to include 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 “E – Transportation Plan” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘7’, attached hereto.
- 1.8 Schedule “G – Known Landfill Sites” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘8’, attached hereto.
- 1.9 Schedule “H – Phasing of Urban Expansion” is hereby amended by expanding the “Non-Residential Phase 1” boundary and expanding the “Future Growth Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘9’, attached hereto.
- 1.10 Schedule “I – Rural Area Special Policy Areas” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘10’, attached hereto.
- 1.11 Schedule “11 – Urban Area Specific Policy Areas” is hereby amended by expanding the “Urban Area” and expanding the “Special Policy Area No. 42” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘11’, attached hereto.
- 1.12 Schedule “K – Strategic Growth Areas” is hereby amended by expanding the “Urban Area” and expanding the “SHP Urban Area Boundary” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘12’, attached hereto.
- 1.13 Schedule “L – Municipal Wellhead Protection Zones” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘13’, attached hereto.
- 1.14 Schedule “M – Key Features within the Greenbelt and Natural Heritage System” is hereby amended by adding to the “Natural Heritage System and Enhancement Area” and expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘14’, attached hereto.
- 1.15 Schedule “N – Future Strategic Employment Areas” is hereby amended by expanding the “Employment Area” boundary and expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘15’, attached hereto.

- 1.16 Schedule “O – Agricultural System and Settlement Areas” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘16’, attached hereto.
- 1.17 Schedule “O-1 – Provincial Agricultural Land Base Mapping Areas of Difference” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘17’, attached hereto.
- 1.18 Schedule “P – Identified Mineral Resource Areas and Mineral Extraction Areas” is hereby amended by expanding the “Urban Area” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘18’, attached hereto.
- 1.19 Schedule “C.2.A – Milton 401 Industrial/Business Park Secondary Plan: Structure Plan” is hereby amended by adding to the “Natural Heritage System” and expanding the “Secondary Plan Boundary” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘19’, attached hereto.
- 1.20 Schedule “C.2.B – Milton 401 Industrial/Business Park Secondary Plan: Land Use Plan” is hereby amended by expanding the “Industrial Area”, adding to the “Natural Heritage System” and expanding the “Secondary Plan” to include the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘20’, attached hereto.
- 1.21 Appendix “C.6.C – Subwatershed Areas 2 and 7” is hereby amended by 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, as shown on Schedule ‘21’, attached hereto.
- 2.0 Text Change (Additions are shown in red underline and deletions are shown in yellow strikethrough).

No.	Section No.	Modification
	<i>4.11</i>	<i>Specific Policy Areas</i>
1.	Special Policy Area 42 - Section 4.11.3.42 g)	Is modified to read as follows:  “g) Subject to a Heritage Easement Agreement approved by the Town, the James Snow farmhouse at 8350 Esquesing Line may be relocated on the lands designated Business Commercial Area on the west side of Esquesing Line and north of the North Hydro Corridor.

No.	Section No.	Modification
		Notwithstanding Section 3.7.6.2 of this Plan, the only permitted uses on these lands shall be business and professional offices, <u>a standalone restaurant</u> and service commercial uses.”
2	Special Policy Area 42 - Section 4.11.3.42 h)	New subsection as follows:  <u>“h) In addition to the uses permitted in the Industrial Area designation, the lands identified as Special Policy Area No. 42 on Schedule I1 of this Plan, being 8350 Esquesing Line, Part of Lots 3 and 4, Concession 4, a Broadcasting/Communication Facility use shall also be permitted.”</u>

End of text