

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 KNOWN MUNICIPALLY AS 8010-8150 DERRY ROAD WEST AND LEGALLY DESCRIBED AS PART OF LOT 10, CONCESSION 3, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTERON DEVELOPMENTS LTD.) – FILE: LOPA-02/23

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. 81 to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit the development of three high-rise residential buildings with heights of 25, 20 and 14 storeys, a 3-storey multiple dwelling building and five 3-storey townhouse buildings with a maximum density of 295 units per hectare, at lands known municipally as 8010-8150 Derry Road West and legally described as Part of Lot 10, Concession 3 (Trafalgar), 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghan Reid Town Clerk

AMENDMENT NUMBER 81

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. 81 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. 81
To the Official Plan of the Town of Milton
8010-8150 Derry Road West
Part of Lot 10, Concession 3
(File: LOPA 02/23)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Specific Policy Area No. 36 to the lands located at the southeast corner of Regional Road 25 and Derry Road to increase the maximum density to 295 units per hectare.

LOCATION OF THE AMENDMENT

The subject property is located on the southeast corner of Regional Road 25 and Derry Road and is approximately 2.29 hectares in size. The lands are legally described as Part of Lot 10, Concession 10, Town of Milton, and municipally known as 8010-8150 Derry Road West.

BASIS OF THE AMENDMENT

The proposal would amend site specific policy 36 to increase the maximum density on site to 295 units per hectare to permit the three apartment buildings, one multiple dwelling building and five townhouse buildings totaling 675 residential units. The development proposes a maximum height of 25 storeys with a net residential density of up to 295 units per hectare.

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement and Provincial Growth Plan. The Provincial policies contained in the PPS and the Growth Plan actively promote and encourage compact urban form, intensification, optimization of the use of existing land base and infrastructure, and development which will take better advantage of existing public transit.
- b) The proposal contributes in building a complete community that is compact and creates a mixed-use, transit supportive and pedestrian-friendly area where residents could live, work and shop.
- c) The proposal represents intensification that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy.
- d) The proposed development is compatible with surrounding land uses and an appropriate form of residential intensification.

Official Plan Amendment No. 31 brought the Town's Official Plan into conformity with Provincial and Regional growth and intensification policies, including those for the Urban Growth Centre and is deemed to be consistent with the Regional Official Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 81 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. 81, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Text Change

- 1.1 THAT section 4.11 Special Policy Area 36 of the Town of Milton Official Plan is hereby amended by increasing the maximum residential density, which shall read as follows:

“4.11.3.36 Notwithstanding Section 3.6 (Secondary Mixed Use Nodes) and C.6.5.5 (Bristol Survey Secondary Plan Secondary Mixed Use Node), the lands identified as Specific Policy Area No. 36 on Schedule I1 of this Plan, being the lands – legally known as Part of Lot 10, Concession 3 (NS Trafalgar) may be developed to provide three high-rise residential buildings with heights of 25, 20 and 14 storeys, a 3-storey multiple dwelling building and five 3-storey townhouse buildings, with a maximum density of 295 units per hectare.

End of text