

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 MUNICIPALLY IDENTIFIED AS 11801 DERRY ROAD AND LEGALLY DESCRIBED AS PART OF LOT 11, CONCESSION 6, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TAKOL CMCC DERRY Limited Partnership) - FILE: LOPA-02/24

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. **XX** to the Official Plan of the Town of Milton, to amend Schedule B of the Town of Milton Official Plan and Schedule C.9.4 of the Derry Green Corporate Business Park Secondary Plan to align the designation boundaries with of the Plan to align with the development's building envelopes, and to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan by establishing Special Policy Area No. **XX** to permit surface parking between a building and a street within the Street Oriented Area overlay designation, at lands located at 11801 Derry Road, and legally described as Part of Lot 11, Concession 6 (formerly 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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 MAY XX, 2024

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

DRAFT

AMENDMENT NUMBER XX

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. XX to the Official Plan of the Town of Milton

DRAFT

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. **XX**
To the Official Plan of the Town of Milton
11801 Derry Road
Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton
(File: LOPA-02/24)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the designations affecting 11801 Derry Road on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan and Schedule C.9.4 - Derry Green Corporate Business Park Secondary Plan Land Use Plan within the Derry Green Corporate Business Park Secondary Plan so that the Industrial designation extends further south on the subject lands.

The amendment further modifies Section 4.11 to add Specific Policy Area No. **XX** that permit surface parking between the building and the street within the Street Oriented Area overlay designation on the north side of Derry Road affecting 11801 Derry Road.

LOCATION OF THE AMENDMENT

The subject property is located at the north-west corner of Derry Road and Sixth Line and is approximately 7.61 hectares in size. The lands are legally described as Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton, Town of Milton, and municipally known as 11801 Derry Road. The subject property is located within the Derry Green Corporate Business Park Secondary Plan.

BASIS OF THE AMENDMENT

The proposed amendment extends the boundary of the Industrial designation further south on the subject lands to accommodate the proposed siting of the building envelopes and overall development. The modified boundaries achieve the principles of the Official Plan and Derry Green Corporate Business Park Secondary Plan by establishing a dedicated employment area with a high order of urban design that enhances the character of the Corporate Business Park.

The Special Policy Area No. **XX** permits automobile parking between Derry Road and the building located on the north side of Derry Road in order to provide a separation between the general industrial and light industrial uses located on the site. The height and façade of the proposed building will maintain the urban design principles of the Official Plan by maintaining a significant building presence adjacent to the street thereby creating a strong and attractive street edge.

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.

DRAFT

PART 2: THE AMENDMENT

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

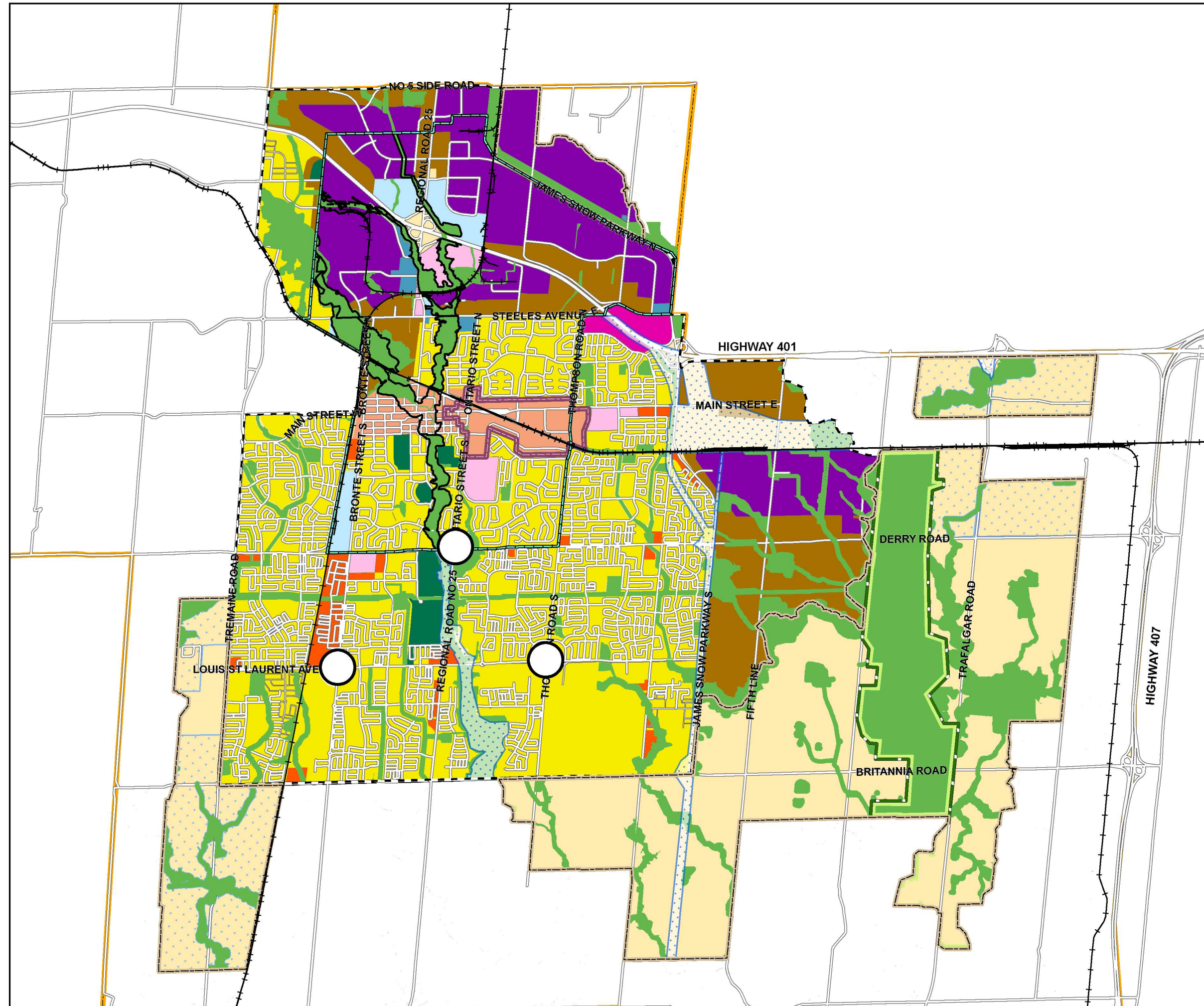
- 1.0 Map Change
 - 1.1 Amending Schedule B - “Urban Land Use Plan” to extend the Industrial Area designation south on the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton), as shown on Schedule ‘B’ attached hereto.
 - 1.2 Amending Schedule C.9.B - “Derry Green Corporate Business Park Land Use Plan” to extend the Industrial Area designation south on the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton), as shown on Schedule ‘C.9.B’ attached hereto.
 - 1.3 Amending Schedule I1 - “Urban Area Specific Policy Areas” by adding Specific Policy Area No. **XX** to the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton) as shown on Schedule ‘I1’ 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.	4.11.3.XX	New Specific Policy Area as follows: “The lands identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands at 11801 Derry Road, are permitted to allow surface parking between the building and the street within the Street Oriented overlay designation on the north side of Derry Road.”

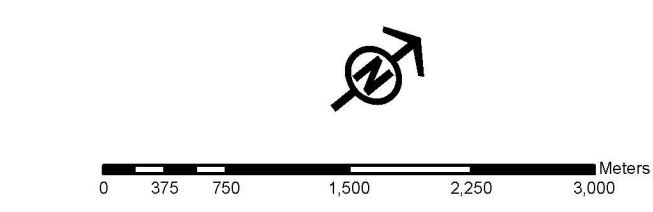
End of text

TOWN OF MILTON OFFICIAL PLAN

DRAFT Schedule B
Urban Area
Land Use Plan



- 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
- 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



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


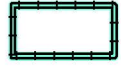




Copyright 2024: Town of Milton, Teranet Inc.

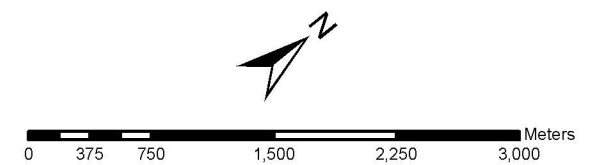
February, 2024

DRAFT
TOWN OF MILTON
OFFICIAL PLAN

Schedule I1

Urban Area
 Specific Policy Areas
 (Refer to section 4.11)

-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  8 SPECIFIC POLICY AREA & NUMBER
-  ** AREA SUBJECT TO LOPA-02/24



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

Copyright 2021: Town of Milton, Teranet Inc.

Date: February, 2024

