

# THE CORPORATION OF THE TOWN OF MILTON

## BY-LAW XXX-2024

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 11, CONCESSION 6, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TAKOL CMCC DERRY LIMITED PARTNERSHIP) - FILE: Z-03/24

**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. **XX** 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) zone symbol to a site-specific Business Park (M1\*XA) Zone symbol, site-specific Business Park (M1\*XB) Zone symbol and site-specific General Industrial (M2\*XX) Zone symbol on the land 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.**XXX** to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park (M1\*XA), the following standards and provisions shall apply

- a. Notwithstanding Section 8.1 - Table 8A Permitted Uses, the following shall be the only uses permitted:
  - i. Bank
  - ii. Commercial School - Skill
  - iii. Commercial School - Trade/Profession
  - iv. Convenience Store
  - v. Convention Centre
  - vi. Dog Daycare
  - vii. Dry Cleaning Depot
  - viii. Fitness Centre
  - ix. Industrial Use
  - x. Medical Clinic

- xi. Motor Vehicle Rental Agency
- xii. Office Use
- xiii. Personal Service Shop
- xiv. Place of Assembly
- xv. Place of Entertainment
- xvi. Research & Technology Use
- xvii. Restaurant
- xviii. Restaurant, Take-Out
- xix. School, Adult Education
- xx. U-Brew Establishment
- xxi. Veterinary Clinic - Small Animal
- xxii. Veterinary Hospital - Small Animal
- xxiii. Wholesale Operation

b. Special Site Provisions:

- i. Notwithstanding Section 5.2 and 5.8.2 - Table 5G, the minimum off-street parking requirements for all uses shall be 1 parking space per 30 square metres of Gross Floor Area.
- ii. Accessory service, whole sale and retail associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.
- iii. Notwithstanding Section 5.11 - Table 5.K, a loading space shall be setback a minimum of 4.9 metres from any street line.
- iv. Notwithstanding Section 5.12 - Table 5L, a parking space shall be setback a minimum of 4.0 metres from any street line.
- v. Notwithstanding Section 8.2 - Table 8B, Derry Road shall be deemed the Front Lot Line.
- vi. Notwithstanding Section 8.2 - Table 8B, the front yard setback shall be 8.5 metres.
- vii. Notwithstanding Section 8.2 - Table 8B, the exterior side yard setback shall be 4.4 metres.
- viii. Notwithstanding Section 8.2 - Table 8B, the maximum building height shall be 20 metres.
- ix. Notwithstanding Section 8.2 - Table 8B, the minimum landscape buffer abutting a street line shall be 4 metres.

- x. Notwithstanding Section 5.13(i), the height of a free-standing or wall-mounted lighting fixture shall be 11.5 metres.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park (M1\*XB), the following standards and provisions shall apply

- a. Notwithstanding Section 8.1 - Table 8A Permitted Uses, the following shall be the only uses permitted:
  - i. Animal Training Facility
  - ii. Bank
  - iii. Banquet Facility
  - iv. Building Supply Outlet
  - v. Commercial School - Skill
  - vi. Commercial School - Trade/Profession
  - vii. Convention Centre
  - viii. Dog Daycare
  - ix. Dry Cleaning Depot
  - x. Dry Cleaning Establishment
  - xi. Equipment Sales and Rental (no outdoor display or storage)
  - xii. Fitness Centre
  - xiii. Food Bank
  - xiv. Funeral Home
  - xv. Industrial Use
  - xvi. Medical Clinic
  - xvii. Monument Sales Shop (no outdoor display or storage)
  - xviii. Motor Vehicle Dealership (no outdoor display or storage)
  - xix. Motor Vehicle Rental Agency (no outdoor display or storage)
  - xx. Office Use
  - xxi. Personal Service Shop
  - xxii. Place of Assembly
  - xxiii. Place of Entertainment
  - xxiv. Research & Technology Use
  - xxv. Restaurant
  - xxvi. Restaurant, Take-Out
  - xxvii. School, Adult Education
  - xxviii. Service and Report Shop
  - xxix. Social Services Establishment
  - xxx. U-Brew Establishment
  - xxxi. Veterinary Clinic - Large Animal
  - xxxii. Veterinary Clinic - Small Animal
  - xxxiii. Veterinary Hospital - Small Animal
  - xxxiv. Warehouse / Distribution Centre
  - xxxv. Wholesale Operations

b. Special Site Provisions:

- i. Notwithstanding Section 5.2 and 5.8.2 - Table 5G, the minimum off-street parking requirements for all uses shall be 1 parking space per 30 square metres of Gross Floor Area.
- ii. Notwithstanding Section 5.11 - Table 5J, no loading spaces shall be required.
- iii. Accessory service, whole sale and retail associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.
- iv. Notwithstanding Section 5.11 - Table 5.K, a loading space shall be setback a minimum of 4.9 metres from any street line.
- v. Notwithstanding Section 5.12 - Table 5L, a parking space shall be setback a minimum of 4.0 metres from any street line.
- vi. Notwithstanding Section 8.2 - Table 8B, Derry Road shall be deemed the Front Lot Line.
- vii. Notwithstanding Section 8.2 - Table 8B, the front yard setback shall be 8.5 metres.
- viii. Notwithstanding Section 8.2 - Table 8B, the exterior side yard setback shall be 4.4 metres.
- ix. Notwithstanding Section 8.2 - Table 8B, the maximum building height shall be 20 metres.
- x. Notwithstanding Section 8.2 - Table 8B, the minimum landscape buffer abutting a street line shall be 4 metres.
- xi. Notwithstanding Section 5.13(i), the height of a free-standing or wall-mounted lighting fixture shall be 11.5 metres.

4. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park (M2\*XX), the following standards and provisions shall apply

- a. Notwithstanding Section 8.1 - Table 8A Permitted Uses, the following shall be the only uses permitted:

- i. Animal Training Facility
- ii. Banquet Facility
- iii. Building Supply Outlet
- iv. Cannabis Production and Processing Facility
- v. Commercial School - Skill
- vi. Commercial School - Trade/Profession
- vii. Commercial Storage Facility
- viii. Convention Centre
- ix. Dog Daycare
- x. Dry Cleaning Establishment
- xi. Equipment Sales and Rental
- xii. Food Bank
- xiii. Industrial Use
- xiv. Monument Sales Shop
- xv. Motor Vehicle Body Shop
- xvi. Motor Vehicle Dealership
- xvii. Motor Vehicle Rental Agency
- xviii. Motor Vehicle Repair Garage
- xix. Motor Vehicle Washing Establishment
- xx. Office Use
- xxi. Place of Assembly
- xxii. Place of Entertainment
- xxiii. Private Transit Depot
- xxiv. Recreation and Athletic Facility
- xxv. Recycling Facility
- xxvi. Research & Technology Use
- xxvii. School, Adult Education
- xxviii. Service and Repair Shop
- xxix. Social Services Establishment
- xxx. U-Brew Establishment
- xxxi. Veterinary Clinic - Small Animal
- xxxii. Veterinary Clinic - Large Animal
- xxxiii. Veterinary Hospital - Small Animal
- xxxiv. Warehouse / Distribution Centre
- xxxv. Wholesale Operation

b. Special Site Provisions:

- i. Notwithstanding Section 5.2 and 5.8.2 - Table 5G, the following parking requirements shall apply:
  - 1. For Gross Floor Area up to 5,000 square metres, 1 parking space per 125 square metres shall be provided; and
  - 2. For Gross Floor Area greater than 5,000 square metres, 1 parking space per 200 square metres shall be provided.

- ii. Notwithstanding any provisions of the By-law to the contrary, accessory retail and showroom uses associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be included within the above noted calculations.
  - iii. Accessory service, whole sale and retail associated with an Industrial Use, Warehouse/Distribution Centre or a Wholesale Operation shall be permitted provided that the retail area does not exceed 15% or 480 square metres of the Gross Floor Area of the premises, whichever is less.
  - iv. Notwithstanding Section 5.11 - Table 5.K, a loading space shall be setback a minimum of 4.9 metres from any street line.
  - v. Notwithstanding Section 5.12 - Table 5L, a parking space shall be setback a minimum of 4.0 metres from any street line.
  - vi. Notwithstanding Section 8.2 - Table 8B, Derry Road shall be deemed the Front Lot Line.
  - vii. Notwithstanding Section 8.2 - Table 8B, the front yard setback shall be 8.5 metres.
  - viii. Notwithstanding Section 8.2 - Table 8B, the exterior side yard setback shall be 4.4 metres.
  - ix. Notwithstanding Section 8.2 - Table 8B, the maximum building height shall be 20 metres.
  - x. Notwithstanding Section 8.2 - Table 8B, the minimum landscape buffer abutting a street line shall be 4 metres.
  - xi. Notwithstanding Section 5.13(i), the height of a free-standing or wall-mounted lighting fixture shall be 11.5 metres.
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 MAY XX, 2024**

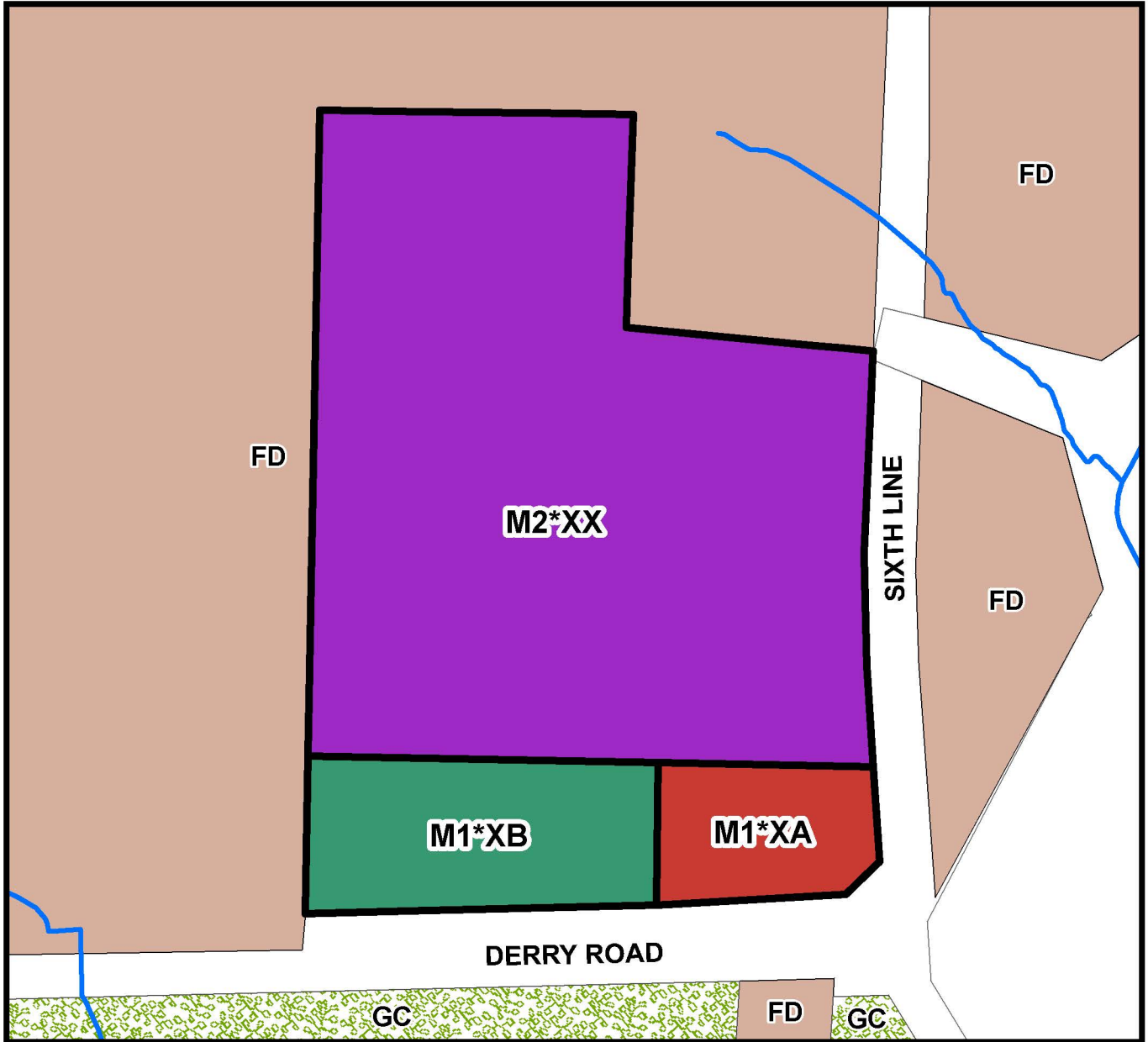
\_\_\_\_\_  
Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk




DRAFT

SCHEDULE A  
TO BY-LAW No. -2024  
TOWN OF MILTON

11801 Derry Road  
Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS XX DAY OF XXXX, 2024.

-  Business Park (M1\*XA)
-  Business Park (M1\*XB)
-  General Industrial (M2\*XX)

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

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CLERK- Meaghen Reid

