

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 040-2024

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. 82 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 the development's building envelopes, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan by establishing a new Special Policy Area No. 50 to permit surface parking between a building and a street within the Street Oriented Area overlay designation, and to permit Banquet Facility and Motor Vehicle Dealership uses, on the 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or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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. 82 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON MAY 13, 2024

Gordon A. Krantz

Mayor

Meaghen Reid

Town Clerk

AMENDMENT NUMBER 82

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. 82 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. 82
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 to align the Industrial Area and Business Park Area designations with the proposed building envelopes.

The amendment further modifies Section 4.11 to create “Specific Policy Area No. 50” to:

- 1. Permit limited surface parking between the building and the street within the Street Oriented Area overlay designation on the north side of Derry Road, provided adequate berming or landscaping is implemented;
- 2. Permit a Banquet Facility use on the lands designated Industrial Area; and,
- 3. Permit a Motor Vehicle Dealership use on lands designated Business Park Area with a Gateway Area and Street Oriented Area overlays.

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, Region of Halton, 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 aligns the boundary of the Industrial Area and Business Park Area designations 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 facilitating orderly and compatible development, as envisioned within the Plan and direction of the Provincially Significant Employment Zone (PSEZ) policies.

The amendment will also establish Specific Policy Area No. 50 in order to permit automobile parking between the proposed buildings within the Business Park Area and Street-Oriented Area overlay designations and Derry Road. The height and façade of the proposed building will be in keeping with the urban design principles of the Official Plan by creating a significant building presence. The built form, in tandem with enhanced landscaping and berming, will result in a strong and attractive street edge on Derry Road.

Through Special Policy Area No. 50, the amendment introduces a Banquet Facility use as a permitted use within the Industrial Area designation within the Town's Official Plan on the subject property. The vision of the Plan is maintained by facilitating a high quality development that creates diverse employment opportunities at an identified strategic gateway within the Town.

Finally, through Specific Policy Area No. 50, the amendment introduces a Motor Vehicle Dealership use a permitted use within the Business Park Area designation and Street-Oriented and Gateway overlays within the Town's Official Plan and Derry Green Corporate Business Park Secondary Plan on the subject property. The proposed use will maintain the vision of Town's Official Plan by accommodating a diverse range of employment uses and development with a high-order of urban design.

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. 82 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. 82, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

- 1.0 Map Changes
 - 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 ‘1’ 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 ‘2’ attached hereto.
 - 1.3 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Specific Policy Area No. 50 to the lands at 11801 Derry Road (Part of Lot 11, Concession 6 (formerly Trafalgar) Town of Milton) as shown on Schedule ‘3’ 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 50 – Section 4.11.3.50 i)	New Specific Policy Area as follows: “The lands identified as Specific Policy Area No. 50 on Schedule I1 of this Plan, being the lands municipally known as 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.”
2.	Special Policy Area 50 – Section 4.11.3.50 ii)	New subsection as follows: “In addition to uses permitted in the Industrial Area designation, the lands identified as Specific Policy Area No. 50 on Schedule I1 of this Plan, being the lands municipally known as 11801 Derry Road, a Banquet Facility use shall also be permitted.”

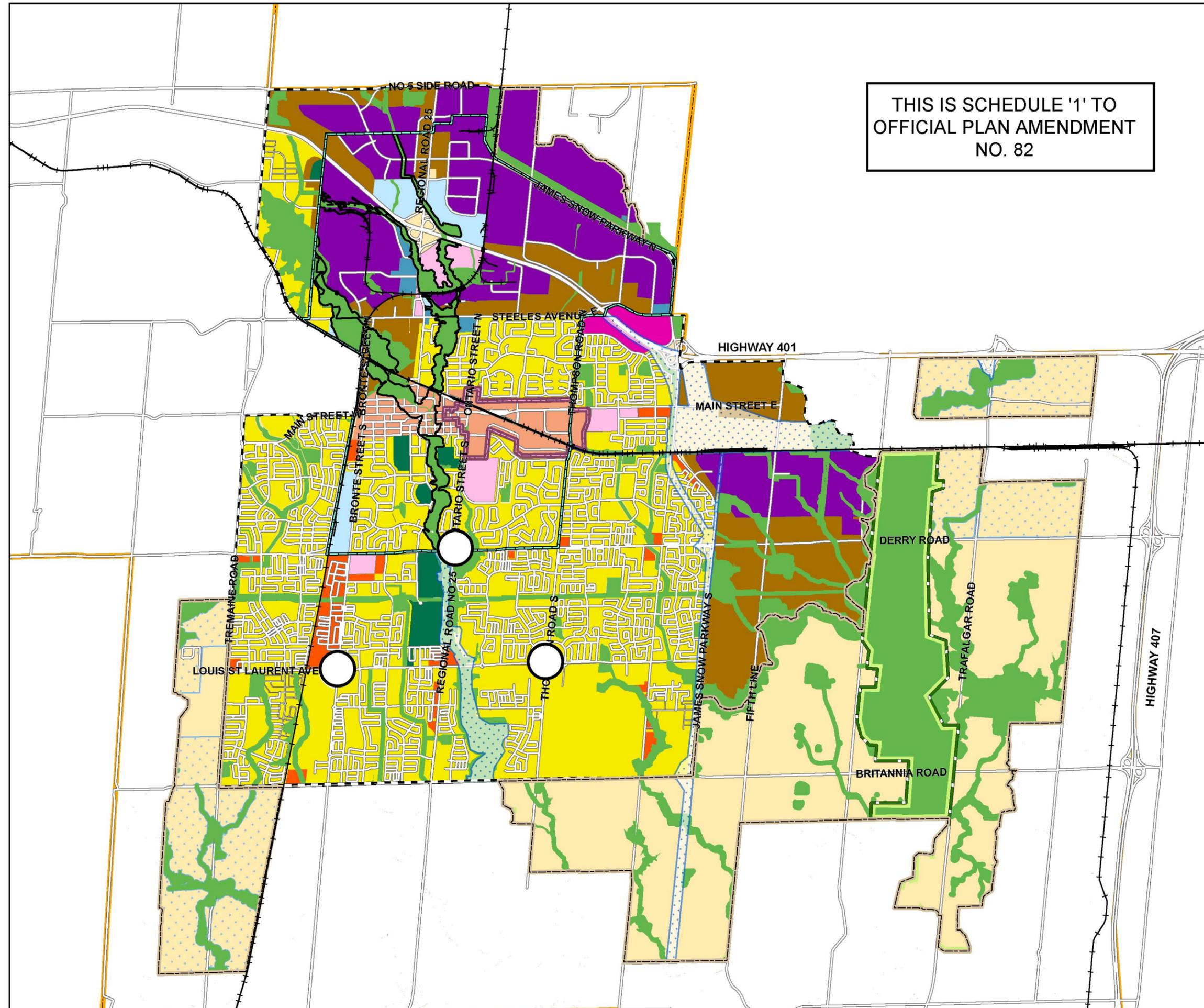
No.	Section No.	Modification
	4.11	<i>Specific Policy Areas</i>
3.	Special Policy Area 50 – Section 4.11.3.50 iii)	<p>New subsection as follows:</p> <p>“In addition to uses permitted in the Business Park Area designation and Street-Oriented and Gateway overlay designations, the lands identified as Specific Policy No. 50 on Schedule I1 of this Plan, being the lands municipally known as 11801 Derry Road, a Motor Vehicle Dealership use shall also be permitted.”</p>

End of text

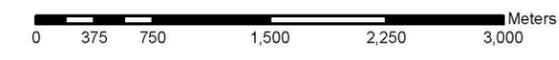
TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan

THIS IS SCHEDULE '1' TO
OFFICIAL PLAN AMENDMENT
NO. 82



- 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.

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February, 2024

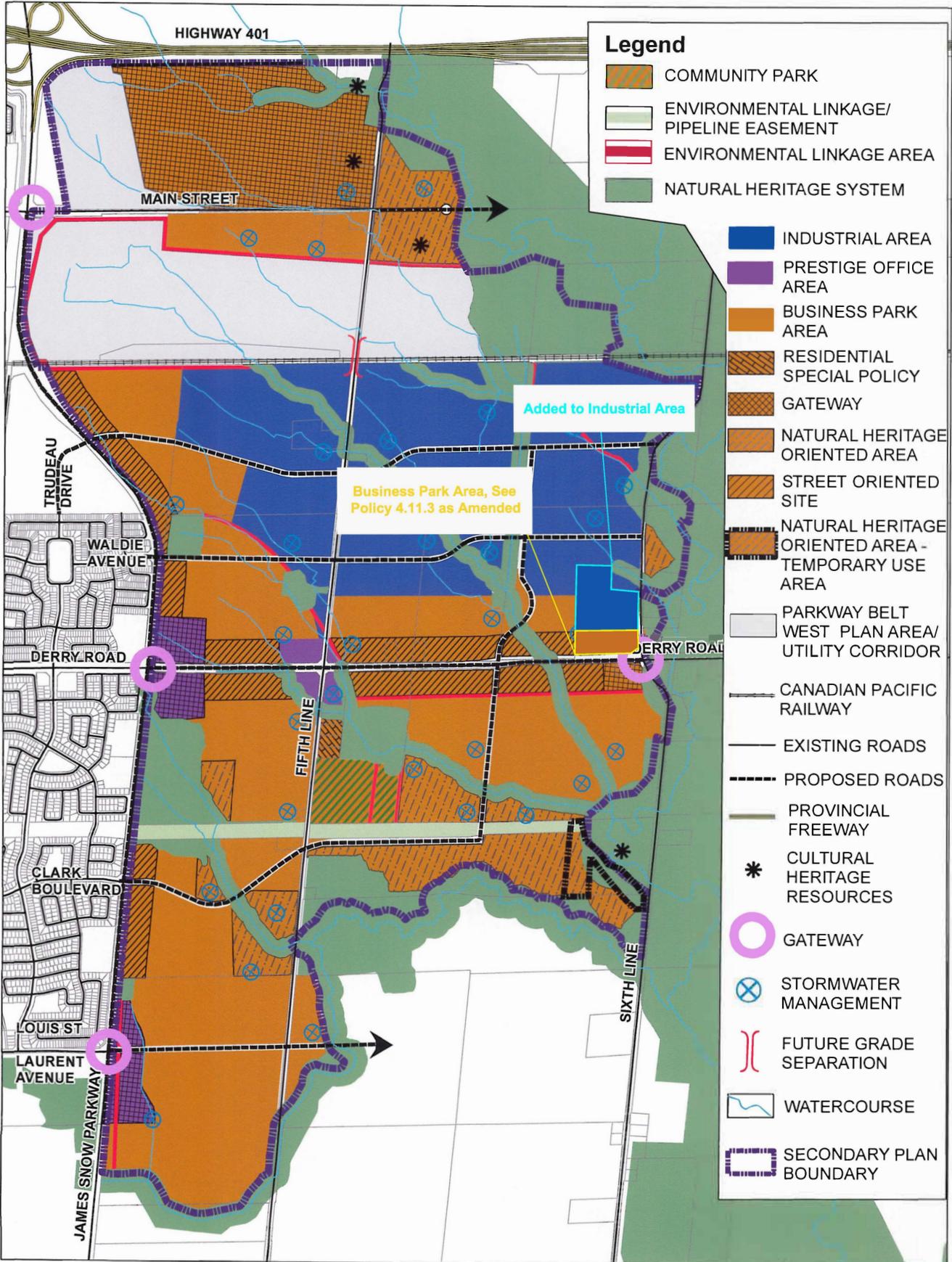


TOWN OF MILTON OFFICIAL PLAN Schedule C-9-B

THIS IS SCHEDULE '2'
TO OFFICIAL PLAN
AMENDMENT NO. 82



DERRY GREEN CORPORATE BUSINESS PARK LAND USE PLAN



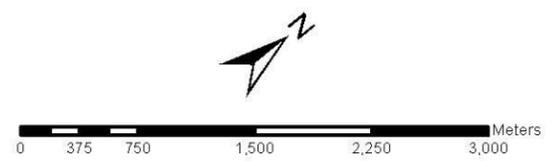
THIS IS SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. 82

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
-  SPECIFIC POLICY AREA & NUMBER



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and should be read in conjunction with the text.

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Date: April, 2024

