

**AMENDMENT NUMBER XX**  
**TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**Part of Lot 10, Concession 6 NS (Trafalgar)**  
**6728 Sixth Line**  
**Town of Milton**  
**(Town File: LOPA-XX/22)**

**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 I: 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

6728 Sixth Line  
Part of Lot 10, Concession 6 New Survey (Trafalgar)  
(Town of Milton)  
(LOPA XX/22)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add Specific Policy Area XX to the lands municipally identified as 6728 Sixth Line and legally described as Part of Lot 10, Concession 6 NS (Trafalgar).

### **LOCATION OF THE AMENDMENT**

The subject lands are located on the south side of Derry Road, on the west of Sixth Line and east of Fifth Line. The lands are municipally identified as 6728 Sixth Line and are legally described as Part of Lot 10, Concession 6 NS (Trafalgar), Town of Milton.

### **BASIS OF THE AMENDMENT**

The proposed amendment to the Derry Green Corporate Business Park Secondary Plan would permit the development of three industrial buildings with frontage onto Derry Road and standalone commercial/retail uses, within the Street Oriented Business Park overlay.

The LOPA is needed to allow surface parking between buildings and along Derry Road, as well as to permit standalone commercial/retail uses within the proposed development. This is essential for optimizing operational efficiency and accommodating diverse economic activities. The thorough design of the proposed buildings upholds urban design principles, ensuring a commanding and aesthetically pleasing street presence. The inclusion of standalone commercial/retail uses not only complements the industrial landscape but also introduces additional employment opportunities, aligning with the broader objective of fostering economic diversity within designated employment lands.

Furthermore, the deliberate emphasis on appropriate streetscaping along Derry Road extends beyond functional considerations, aiming to integrate seamlessly with the surrounding urban context and elevate the overall visual and experiential qualities of the public realm. The LOPA is sought to facilitate limited parking and the integration of commercial/retail uses, reflecting a comprehensive approach that balances functionality, urban design principles, and the promotion of economic vitality.

## **PART II: THE AMENDMENT**

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. to the Town of Milton Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. XX pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

#### 1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No. XX to the lands at 6728 Sixth Line (known legally as Part of Lot 10, Concession 6 NS (Trafalgar)).

#### 2.0 Text Change

- 2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.XX The land identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands at 6728 Sixth Line are permitted to allow surface parking between the building and the street, and standalone commercial/retail uses within the Street Oriented Business Park overlay designation on the south side of Derry Road between Fifth and Sixth Line.

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO.XX.2024**

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 6728 SIXTH LINE, LEGALLY DESCRIBED AS PART OF LOT 10, CONCESSION 6, FORMER GEOGRAPHIC SURVET OF TRAFALGAR, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA XX/22)

The Council of the corporation of the Town of Milton, in accordance with the provisions of Section 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 Schedules I1 of the Town of Milton Official Plan to provide for permission to allow parking between Derry Road and the buildings, and standalone commercial/retail uses within the Street Oriented Area overlay, at lands located at 6728 Sixth Line and legally described as part of Lot 10, Concession 6, Former Geographic Survey of 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 Local Planning Appeal 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 XX to the Official Plan of the Town of Milton.

**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this \*\* day of  
\*\*\*\*\*, 2024**

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**Gordon A. Krantz** Mayor

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**Troy McHarg** Town Clerk