Schedule A - Urban Area Zoning

Town of Milton Zoning By-law 016-2014 (HUSP Urban Area)

Date: July, 2018

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0 0.125 0.25 0.5 0.75 1 Kilometers

- Low Density Residential Zone (RLD)
- Medium Density Residential I Zone (RMD1)
- Medium Density Residential II Zone (RMD2)
- High Density Residential Zone (RHD)
- Residential Office Zone (RO)
- Secondary Mixed Use Commercial Zone (C2)
- Local Commercial Zone (C3)
- Auto Commercial Zone (C5)
- Business Commercial Zone (C6)
- Employment Zone (EMP-2)
- Future Development Zone (FD)
- Open Space Zone (OS)
- Open Space - Storm Water Managment Zone (OS-2)
- Central Business District Secondary Commercial Zone (CBD-B)
- Urban Growth Centre Mixed Use Zone (UGC-MU)
- Urban Growth Centre Mixed Use Zone 2 (UGC-MU-2)
- Central Business District Core Commercial Zone (CBD-A)
- Business Park Zone (M1)
- General Industrial Zone (M2)
- Minor Institutional Zone (I-A)
- Major Institutional Zone (I-B)
- Major Commercial Zone (MC)
- Natural Heritage System Zone (NHS)
- Natural Heritage System - Special Policy Area (NHS-SPA)
- Golf Course Zone (GC)
- Niagara Escarpment Development Control Area
- Special Provisions, Holding Provisions, Temporary Use Zones, and Interim Control Zones
- * Site Specific Zone
- Urban Growth Centre
- Central Business Disctrict
- A1 Under Appeal. Refer to Table 7A, Footnote *5

SECTION 8
EMPLOYMENT *ZONES*

No person shall within any of the following Employment *Zones use* any land, or erect, alter or *use* any *building* or *structure* except in accordance with the following provisions

8.1 PERMITTED *USES* (109-2004)(12-2005)(47-2005)(104-2008)(105-2009)

*Use*s permitted in a *Zone* are noted by the symbol '•' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use*. A number(s) following the symbol '•', *Zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted *Use* Table.

TABLE 8A

	EMP	M1	M2	MX
	Employment	Business Park	General Industrial	Extractive Industrial
Adult Entertainment Uses				
Adult Entertainment Parlour			• (*1)	
Adult Specialty Store			• (*1)	
Adult Video Store			• (*1)	
Body Rub Parlour			• (*1)	
Other *Uses*				
Aggregate recycling facility			• (*7)	•
Agricultural operation				•
Asphalt Batching Plant				
Building supply outlet			• (*7)	
Bulk fuel depot			• (*7)	
Bulk propane storage depot			• (*7)	
Commercial School–- Skill	•	•	•	
Commercial School–- Trade / Profession	•	•	•	
Commercial storage facility			• (*7)	
Concrete Batching Plant			• (*7)	
Conservation use				•
Contractor's Yard			•	
Convenience store	• (*2)	• (*2)		
Convention centre	•	•		
Day nursery	•	•		
Dry cleaning depot	•	•		
Dry cleaning establishment		•	•	

	EMP	**M1**	**M2**	**MX**
	Employment	Business Park	General Industrial	Extractive Industrial
Equipment sales and rental			• (*3)	
Extractive use				•
Fitness centre	•	•		
Forestry use				•
Funeral home		•		
Hotel	•	•		
*Industrial use (*8)*	• (*4)(*8)	• (*4)(*8)	• (*7)(*8)	
Medical Clinic	•	•		
Monument Sales Shop			• (*7)	
Motor vehicle body shop			• (*7)	
Motor Vehicle Dealership			•	
Motor vehicle rental agency		•	•	
Motor vehicle repair garage			• (*7)	
Motor vehicle washing establishment			•	
Office Building	•	•		
Office Use	•	•	• (*5)(*6)	
Outdoor storage use			•	
Place of assembly	•	•		
Place of entertainment	•	•		
Place of worship	•	•		
Private Transit Depot			•	
Recreation and athletic facility	•	•		
Recycling facility			• (*7)	
Research & Technology Use	•	•	• (*5)	
Restaurant	•	• (*2)		
Service and repair shop			•	
Towing Yard			•	
Transportation Terminal			• (*7)	
U-Brew Establishment	•	•	•	
Veterinary Clinic- Small Animal	•	•	•	
Veterinary Clinic – Large Animal	•	•	•	
Veterinary Hospital – Small Animal	•	•	•	
Warehouse/distribution centre		•	• (*7)	
Wholesale Operation		• (*8)		

Footnotes to Table 8A Above

(*1) Permitted only on *lots* located north of Highway 401;

(*2) Permitted only in the *first storey* of an *office building* or as an *accessory use* to a *hotel*, *fitness centre*, or *recreation and athletic facility*;

(*3) *Outdoor Display* is permitted subject to the provisions outlined in Section 7.3.6;

(*4) Only industrial operations within a wholly enclosed *building* are permitted. No *outdoor storage* is permitted;

(*5) *Office uses* and *research and technology uses*, excluding *uses* which produce biomedical *waste*, are permitted within a designated Industrial *Zone*, provided that they are located within a one to two storey Multi-Unit *building*. A Multi-Unit *Building* shall not include an *Office Building*;

(*6) Except as otherwise provided herein, an *office use* shall only be permitted *accessory* to a principal *use* in the M2 *Zone* and shall be limited to 25% of the *gross floor area*;

(*7) *Outdoor storage* is permitted accessory to a permitted *industrial use* subject to the required *setbacks* and *lot coverage* provisions applicable to the principal *use*;

(*8) Up to a maximum of 5% of the *gross floor area* of the principal *use* or 232.3m^2, whichever is less, may be used for the retail sale of goods or products produced on the *premises*.

8.2 *ZONE* STANDARDS (12-2005)(104-2008)

A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Section 8.2.

No person shall within any of the following Employment *Zones use* any *lot* or erect, alter, *use* any *building* or *structure* except in accordance with the following *Zone* provisions:

Table 8B

Provisions	**EMP**	**M1**	**M2**	**MX**
	Employment	Business Park	Industrial	Extractive Industrial
LOT FRONTAGE (Minimum)	40.0m	40.0m	40.0m	IN ACCORDANCE WITH THE SITE PLANS APPROVED UNDER THE AGGREGATE RESOURCES ACT
LOT AREA (Minimum)	0.8 ha	0.8 ha	0.8 ha	
LOT COVERAGE (Maximum) Without Municipal Servicing	35%	35%	35%	
FRONT YARD SETBACK (Minimum) Not abutting a Residential *Zone* Abutting a Residential *Zone*	6.0m 9.0m	9.0m 15.0m	9.0m 18.0m	
REAR YARD SETBACK (Minimum) Not abutting a Residential *Zone* Abutting a Residential *Zone*	6.0m 9.0m	12.0m 18.0m	12.0m 18.0m	
EXTERIOR SIDE YARD SETBACK (Minimum) Not abutting a Residential *Zone* Abutting a Residential *Zone*	5.0m 9.0m	9.0m 15.0m	9.0m 18.0m	
SIDE YARD SETBACK (Minimum) Not abutting a Residential *Zone* Abutting a Residential *Zone*	3.0m 9.0m	3.0m 9.0m	3.0m 9.0m	
BUILDING HEIGHT (Maximum) Office *Building* Other Permitted *Uses*	15.0m 15.0m	15.0m 15.0m	N/A 15.0m	
LANDSCAPED OPEN SPACE % of *Lot Area* Minimum *Landscape Buffer* Abutting a *street line* Abutting a Residential *Zone* Abutting a Greenlands A *Zone* Abutting Hwy 401	15% 6.0m 6.0m 7.5m outside of required MTO *setback*	10% 4.5m 6.0m 7.5m outside of required MTO *setback*	5% 4.5m 6.0m 7.5m outside of required MTO *setback*	
LOADING SPACES	see section 5.17	see section 5.17	see section 5.17	

8.3 SPECIAL *ADULT ENTERTAINMENT USE* PROVISIONS

The following provisions apply to all *adult entertainment uses*, including: *adult entertainment parlour, adult video stores, adult specialty stores* and *body rub parlours*.

i.) The minimum *setbacks* for *adult entertainment uses* from the *uses* listed below, shall be in accordance with the following:

a) Arterial Road or Provincial Highway: 100m;
b) Residential or Institutional *Uses*: 400m;

ii.) Only one *Adult Entertainment Use* is permitted per *lot* unless an *Adult Video Store* is operated in conjunction with an *Adult Specialty Store*;

iii.) *Adult Video Stores*, *Adult Specialty Stores* and *Body Rub Parlours* must not exceed 15% of the *gross floor area* of any multi unit *building* in which they are located;

iv.) An *Adult Entertainment Parlour* must be located within a free-standing, single storey *building* with no mezzanine and must be the sole *use* within the *building*;

v.) *Accessory uses* are not permitted in conjunction with any *adult entertainment use*;

vi.) A "Body Rub Parlour" may also be permitted as an *accessory use* to a *"Regulated Health Professional" office* provided such *accessory use* does not exceed a maximum of 30% of the total *gross floor area* of the *"Regulated Health Professional" office*, and provided that the business access shall only be from an entrance in common with the principal "*Regulated Health Professional" office*; and,

vii.) See parking requirements in section 5.7.

e) Minimum *Landscape Buffer* abutting a *street line*: 0.0m;
f) *Parking area setback* from *buildings*: 0.0m;
g) *Parking area setback* from a *street line*: 0.0m;
h) Minimum number of *parking spaces*: 959 spaces;
i) Minimum number of barrier free *parking spaces*: 15 spaces;
j) *Setback* from railway: 14.5m;
k) Location of *waste storage facility*: in any *yard;*
l) Maximum *Driveway* width for two-way: 18.3m

13.1.1.64	85-2005 (July 18/05)	C1-C	***64**
Nipissing Road			

i) *Zone* Standards

a) Minimum *Lot Area*: 2087.99m$^{2'}$;
b) Maximum *Front Yard Depth:* 25.054m;
c) Minimum *Interior Side Yard*: 2.911m;
d) Minimum *Landscape Buffer* abutting a *street line*: 2.5m;
e) Minimum *Landscape Buffer* abutting a residential *zone*: 2.911m
f) *Setback* to any other *lot line* for *parking area*: 0.5m

13.1.1.65	103-2005 (Aug 8/05)	M1	***65**
53-57 Steeles Avenue E. (1543469 Ontario Limited/ previously Rock'n'Bull)			

i) Additional Permitted *Use*

a) *Motor vehicle repair garage* with the exception of a *motor vehicle service station.*

13.1.1.66	132-2005 (Sept 26/05) 142-2009 (Oct 26/09)	M1	***66**
433 Steeles Avenue East			

i) Additional Permitted *Uses*

a) *Drive Through Service Facility*;
b) Bank

ii) Special Site Provisions

a) Number of required *Loading Spaces*: 1;
b) Minimum Setback of *Parking Area* to westerly lot line: 1.0m;
c) Notwithstanding the non-residential parking requirements as set out in Section 5.13.2(i) – Table 5E to the contrary, a total of 147 parking spaces shall be provided on site for the following *uses*:
   A) Office (3000m^2)
   B) Restaurant (168m^2)
   C) Bank (400m^2)
   D) Medical Clinic (470m^2)
   Any change in *use* and/or expansion to the above noted *uses* shall be subject to the parking requirements as set out in Section 5.13.2(i) in the By-law.
d) Notwithstanding Section 5.16.1(iii) of the By-law to the contrary, the total number of *parking spaces* for the disabled shall be inclusive of the required parking for the permitted *use*.