



# The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	September 21, 2020
Report No:	DS-032-20
Subject:	Public Meeting and Initial Report - Proposed Plan of Subdivision and Amendment to the Zoning By-law by 1045502 Ontario Limited and 1046805 Ontario Limited to permit the development of a residential plan of subdivision (Town Files: 24T-14013/M and Z-18/14).
Recommendation:	<b>THAT Report DS-032-20 BE RECEIVED FOR INFORMATION</b>

## EXECUTIVE SUMMARY

The applicant, 1045502 Ontario Limited and 1046805 Ontario Limited, has modified its applications for the Fieldgate plan of subdivision and the associated amendment to the Town of Milton Comprehensive Zoning By-law No. 016-2014, as amended. In response to staff and agency comments, the applicant has revised the proposed layout of the draft plan of subdivision application for the lands west of the CN Rail corridor and is intending to submit a separate application for the lands located to the east of CN Rail. The original file numbers will now only refer to the Fieldgate West lands.

Although a public meeting was held on July 23, 2014, an additional public meeting is required due to the changes to the proposed development and the length of time that has elapsed since the initial public meeting.

In order to permit the development, the zoning applicable to the subject lands is proposed to be changed from the Future Development (FD) Zone and Natural Heritage System (NHS) Zone to various site-specific medium density residential, natural heritage system and open space zones in accordance with the draft zoning by-law (Appendix 1).

Upon completion of the consultation and review process, a technical report, including recommendations be prepared and brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

## REPORT

### Background



# The Corporation of the Town of Milton

Report #:  
DS-032-20  
Page 2 of 5

**Owner:** 1045502 and 1046805 Ontario Limited, 5400 Yonge Street, Toronto

**Agent:** Glen Schnarr & Associates, 700-10 Kingsbridge Garden Circle, Mississauga

**Location:** The subject lands are located south of Louis St. Laurent Avenue and west of the CN Railway. The lands are legally described as parts of Lot 7 and 8, Concession 1, New Survey, Former Geographic Survey of Trafalgar. The location of the property is illustrated in Figure 1 attached to this report.

The property is 31.26 hectare in size and includes part of a woodlot/ wetland and associated buffer of approximately 2.03 hectares. The lands are vacant with a frontage along Louis St. Laurent Avenue of approximately 555 metres.

The lands abut Louis St. Laurent Avenue and residential lands to the north. To the east are the CN Railway and additional lands owned by the applicant for a future Secondary Mixed Use Node and District Park. To the south, the subject lands abut two properties owned by Mattamy Varga and Pony Pines, for which residential plans of subdivision and zoning amendment applications have been submitted.

## Proposal

The draft plan of subdivision proposes a range of detached, detached semi-link, townhouse, and back-to-back townhouse dwellings. The plan includes an active transportation link across the CN Railway and an east west multi-use trail, a village square, a railway buffer block with a north-south multi-use trail, and natural heritage lands. Drainage from the subdivision is proposed to be directed to the stormwater management pond within the Mattamy Varga subdivision to the south.

As currently proposed, the draft plan of subdivision includes 362 detached dwelling units, 174 townhouse dwelling units, 122 back-to-back townhouse dwelling units, and blocks for a village square, an active transportation link, natural heritage lands, a railway buffer, walkways and residential reserves where the lands abut the adjacent plans of subdivision.

The zoning amendment application seeks to rezone the plan of subdivision from the Future Development (FD) Zone and the Natural Heritage System (NHS) Zone to site-specific Residential Medium Density 1 (RMD1\*AAA and RMD1\*BBB) and site-specific Residential Medium Density 2 (RMD2\*CCC), Open Space (OS) and a site-specific Open Space (OS\*DDD) and Natural Heritage System (NHS) Zones. The draft Zoning By-law is attached to this report as Appendix 1.

The plans and documents which have been submitted in support of the applications are listed below:

- Draft Plan of Subdivision, prepared by Glen Schnarr & Associates, dated March 6, 2020;
- Addendum Planning Justification Report, prepared by Glen Schnarr & Associates, dated April 2020;
- Draft Zoning By-law, prepared by Glen Schnarr & Associates, dated March 27, 2020;
- Stage 1 & 2 Archaeological Assessment and Ministry correspondence for 1200 Bronte Street prepared by the University of Western Ontario Institute for Research in Ontario Archaeology at the London Museum of Archaeology, dated July 2004;
- Addendum to Stage 1 & 2 Archaeological Assessment for 1200 Bronte Street prepared by the University of Western Ontario Institute for Research in Ontario Archaeology at the London Museum of Archaeology, dated June 2007;
- Stage 1 & 2 Archaeological Assessment for 0 Louis St. Laurent prepared by the University of Western Ontario Institute for Research in Ontario Archaeology at the London Museum of Archaeology, dated July 2004;
- Architectural Design Guidelines prepared by The MBTW Group/W Architect Inc. dated March 2020;
- Urban Design Brief (including Concept Plan for Active Transportation Link, Multi-use Trail Connection and Village Square/Park Concept Plan) prepared by The MBTW Group/W Architect Inc. dated March 2020;
- Environmental Noise and Vibration Report, prepared by Jade Acoustics Inc., dated March 18, 2020;
- Transportation Impact Assessment, prepared by The Municipal Infrastructure Group, dated March 16, 2020;
- Functional Water and Wastewater Servicing, prepared by The Municipal Infrastructure Group, dated March 2020;
- Stormwater Management Report, prepared by The Municipal Infrastructure Group, dated March 2020;
- Area Servicing Plan for Boyne West (Phase I), prepared by The Municipal Infrastructure Group, dated January 2020;
- Tree Inventory and Preservation Plan Report and Figure 1, prepared by Kuntz Forestry Consulting Inc., dated March 13, 2020;
- Hydrological Assessment, prepared by R.J. Burnside & Associates Ltd., dated December 2019;
- Soil / Geotechnical Investigation prepared by Soil Engineers Ltd. dated April 2020;
- Phase I Environmental Site Assessment for 1200 Bronte Street prepared by Soil Engineers Ltd., dated March 9, 2018;
- Phase II Environmental Site Assessment for 1200 Bronte Street prepared by Soil Engineers Ltd., dated February 24, 2020;
- Phase I Environmental Site Assessment for 0 Louis St. Laurent prepared by Soil Engineers Ltd., dated March 9, 2018; and
- Phase II Environmental Site Assessment for 0 Louis St. Laurent prepared by Soil Engineers Ltd., dated June 20, 2018.



## Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. The lands are designated Residential Area with a creek corridor identified as Greenlands B Area on Schedule B - the Urban Area Land Use Plan of the 2008 consolidation of the Town's Official Plan. The Residential Area designation means that uses shall be primarily low to medium density residential dwellings. The Greenlands B designation is applied to areas, such as environmentally sensitive areas, regionally significant wetland, as refined from time to time, significant woodlands and significant wildlife habitat.

Official Plan Amendment No. 31 (OPA #31) is an amendment to the Town's Official Plan, which was adopted by the Town of Milton on June 14, 2010 and approved by Halton Region with modifications on November 22, 2018. While some appeals are still outstanding, the appeals do not affect the policies for the Urban Area. On Schedule B of OPA #31, the lands are designated Residential Area and Natural Heritage System Area. The Official Plan, as amended by OPA #31, permits a full range of residential uses and densities in the Residential Area designation on Schedule B. The Natural Heritage System Area is based on a systems approach to protecting and enhancing natural features and functions, including key features, linkages, buffers, watercourses and wetlands.

On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Residential Area and Natural Heritage System Area. The Residential Area designation permits a mix of residential dwelling units and densities. The Greenlands A Area, Greenlands B Area and Greenlands Restoration Area and collectively designated as Natural Heritage System Area in order to better reflect the systems approach taken to ensure the protection, preservation and enhancement of the key features, buffers and linkages of which it is composed.

The Natural Heritage System designation applies to a creek tributary, a wetland, and a woodlot within the plan of subdivision. The latter two are part of a larger natural heritage feature that extends onto adjacent plans of subdivision. In accordance with the Subwatershed Impact Study, the proposed plan of subdivision proposes to retain the existing wetland and woodlot and eliminate a small tributary located between the CN Rail corridor and the existing wetland.

A full review of the applicable planning policies will be undertaken as part of the review of the applications.

## Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS). The Future Development (FD) and Natural Heritage System (NHS) Zones



# The Corporation of the Town of Milton

Report #:  
DS-032-20  
Page 5 of 5

do not permit development. A zoning by-law amendment is required to permit the development of the plan of subdivision as proposed.

## Discussion

Notices for a public meeting were provided pursuant to the requirements of the Planning Act and the Town's Official Plan on August 27, 2020. The application was circulated to internal department and external agencies on May 14, 2020.

Staff have identified the following issues to be reviewed:

- Subdivision design;
- Natural Heritage System;
- Traffic and active transportation;
- Noise and vibration;
- Urban Design; and,
- Site-specific zone provisions.

A technical report will be brought forward to Council at a later date, responding to issues raised both at the public meeting and through the circulation and planning review process.

## Financial Impact

None arising from this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Development Services

For questions, please contact: Maria Smith, MCIP, RPP  
Senior Planner

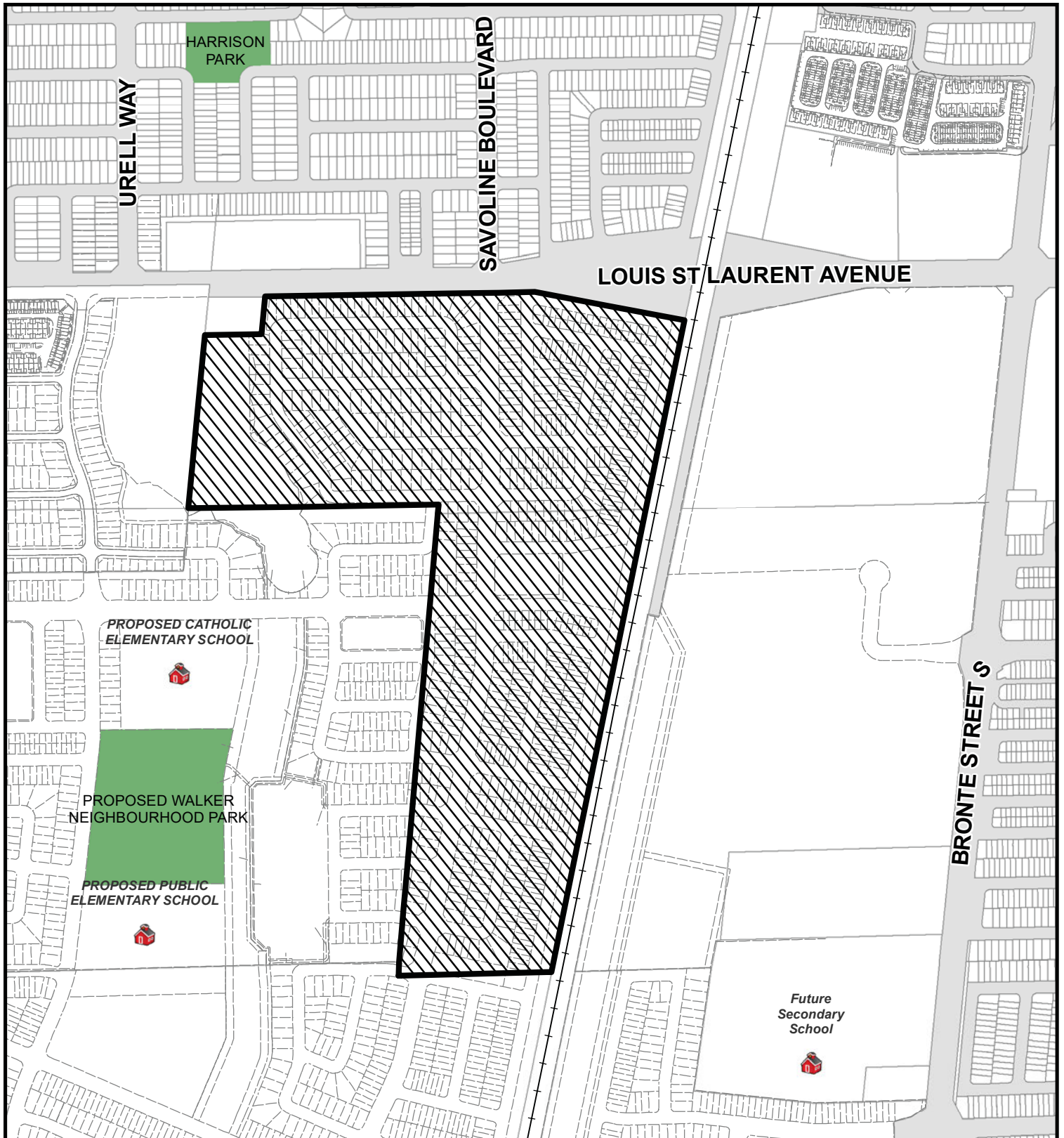
Phone: Ext. 2311

## Attachments

Figure 1 - Location Map  
Figure 2 - Concept Plan of Subdivision  
Appendix 1 - Draft Zoning By-law

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

# FIGURE 1 LOCATION MAP



Council Meeting Date:  
September 21, 2020

Scale: 1: 7,000

File: Z-18/14  
24T-14013/M

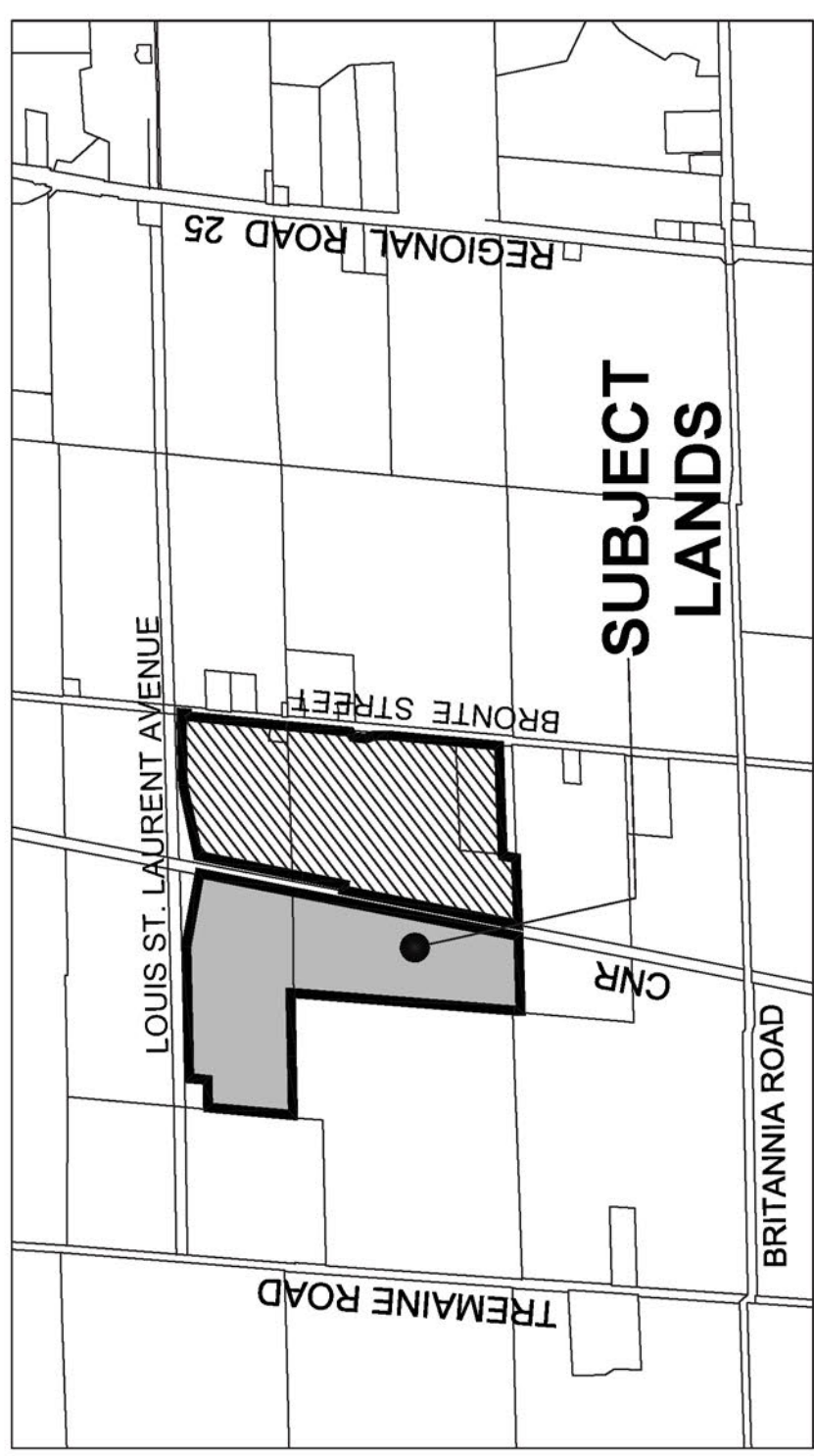
Planning & Development Department



Subject Property

Copyright 2020: Town of Milton, Teranet Inc.





# DRAFT PLAN OF SUBDIVISION 1045502 ONTARIO LIMITED & 1048605 ONTARIO LIMITED FIELDGATE DEVELOPMENTS (WEST LANDS) FILE #:24T-14013M, Z-18/14

PART OF LOTS 7 & 8, CONCESSION 1, NEW SURVEY  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON

## OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED:  MR. JACK EISENBERGER  
1045502 ONTARIO LIMITED  
1048605 ONTARIO LIMITED  
DATE: June 11, 2014

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  OPHIR N. DZALDOV, O.T.S.  
SCHAEFFER DZALDOV BENNET LTD.  
84 JARDIN DRIVE, CONCORD ON, L4K 3P3  
PHONE: 416-987-0101  
DATE: June 26, 2018

## ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.  
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED  
I) SANDY LOAM AND CLAY LOAM  
K) SANITARY AND STORM SEWERS TO BE PROVIDED

## LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	Density UPHA	UNITS	SDE
Single Detached - 13.1m (43')	35,36,56,57,59,67,72,88,90,94,99,100, 105-114,117,118,120,124,130,144,148-159, 161,162	3.21	7.93	25.5	82	82
Single Detached - 11.0m (36')	34,37,38,41,55,58,68,71,88,95,98,101-104, 115,118,125-128,145-148,160,163-167, 174-177,182,182,194,196,210,211,213,214, 217-221,225-228,232,235,248,254-261, 263,264,265,266,267,268,269,270,271, 323-325,328,332,336,340,343,345	4.21	10.40	119	119	119
Single Detached - 9.4m (31')	1-33,344-362	1.60	3.95	52	52	52
Single Detached - 9.15m (30')	39,40,116,168-173,178,181,183,196-209, 212,215,216,222,224,225,231,236-247, 249-253,262,268,276-285,288,293,295-299, 304-322,329-331,333-335,337-339	2.82	6.97	109	109	109
Street Townhomes - 6.4m (21')	363-392	3.50	8.65	174	49.7	127
Back-to-Back Townhomes - 7.62m (25')	393-405	1.30	3.21	122	93.8	61
Residential Reserve	406-418	0.62	1.53			
Village Square	419	0.45	1.11			
Pedestrian Overpass	420	0.56	1.38			
NHS (Wood/Meadow Marsh/Channel)	421,422	1.25	3.09			
Buffers (NHS/Acoustic)	423-425	0.83	2.05			
Rail Berm & Buffer	426	1.32	3.26			
Walkway	427-429	0.12	0.30			
26.0m R.O.W (62m length)		0.17	0.42			
24.0m R.O.W (909m length)		2.20	5.44			
16.0m R.O.W (4383m length)		7.10	17.54			
<b>TOTAL NOTES</b>	<b>429</b>	<b>31.26</b>	<b>77.25</b>	<b>39.5</b>	<b>658</b>	<b>550</b>

- Typical Local/Collector daylight radii: 5m
- Typical Local/Collector daylight triangle: 7.5m x 7.5m
- Typical Collector/Collector daylight triangle: 10m x 10m
- Typical Collector/Collector daylight triangle: 15m x 15m
- SDE Factors: Single Detached, Semi Detached - 1.0, Townhomes - 0.73, and Back-to-Back Townhomes - 0.50



Scale 1:2000  
(24 x 36)  
March 6, 2020



Glen Schnarr & Associates Inc.



## Appendix 1 to Report DS-032-20

### THE CORPORATION OF THE TOWN OF MILTON

#### BY-LAW NO. 0XX-2020

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 LOTS 7 and 8, CONCESSION 1 (TRAFALGAR), 1045502 ONTARIO LIMITED AND 1048605 ONTARIO LIMITED, SCHEDULE A, FILE Z-18/14 AND 24T-14013/M

**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 Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

**NOW THEREFORE** the Council of the Corporation of the Town of Milton hereby enacts as follows:

**1.0 THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) zone symbols to Residential Medium Density I – Site Specific (RMDI\*AAA), Residential Medium Density I – Site Specific (RMDI\*BBB), Residential Medium Density II – CCC (RMDII\*CCC), Open Space (OS), Open Space – Site Specific (OS\*DDD) and Natural Heritage System (NHS) zone symbols on the land shown on Schedule A attached hereto.

**2.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Residential Medium Density I \*AAA (**RMDI\*AAA**) the following standards and provisions also apply:

1. Additional Permitted Uses:

- a) Notwithstanding Table 6C, Semi-link dwellings shall also be permitted as a Semi-Detached type of dwelling unit.
- b) For the purposes of this sub-section, a Semi-link dwelling means two (2) buildings each of which consists of not more than one (1) dwelling unit attached solely below established grade by a connection spanning between the footings of each building consisting of a concrete wall which is a minimum of 0.1 m in height and 0.50 m in thickness.



2. Special Zone Standards:

- a) Notwithstanding Table 6C, minimum interior lot frontage shall be 9.15 metres;
- b) The provisions of Section 6.3.1.3 (ii) and (iii) shall not apply.
- c) Air Conditioners and Heat Pumps:

Notwithstanding 6.3.2.1 on a corner lot, where an attached garage is accessed over the exterior side lot line, air conditioning and heat exchange units are permitted to be located within that portion of the yard located between the dwelling unit and the attached garage, however, such units are not permitted to encroach into the exterior side yard.

- d) Encroachments into Required Yards:

Notwithstanding 4.19.5 ii) eaves and gutters may project into a required front yard, rear yard, interior side yard, or exterior side yard a maximum distance of 0.45 m provided that the eaves and gutters are 2.0 m above grade.

**3.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Residential Medium Density I \*BBB (**RMDI\*BBB**) the following standards and provisions also apply:

1. Special Zone Standards for 'Through Lot' Singles:

- a) Notwithstanding Table 6C, the minimum interior lot frontage shall be 9.4 m;
- b) Yards adjacent to Street 'C' and Street 'R' shall be considered rear yards;
- c) Notwithstanding Table 6C and Section 4.21.3, the minimum rear yard shall be 5.8 m.
- d) Notwithstanding Table 6C, the maximum height will be 12.5 metres.
- e) Notwithstanding Section 5.6.2 (vi), a residential driveway may extend into the rear yard.
- f) Section 6.3.1.1 shall not apply.

**4.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:



Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Residential Medium Density II \*CCC (**RMDII\*CCC**) the following standards and provisions also apply:

1. Special Zone Standards for 'Back To Back' Townhouse Dwellings:

- a) Notwithstanding Table 6D, the minimum lot depth for a back-to-back townhouse dwelling shall be 12.5 m;
- b) Notwithstanding Table 6D, the minimum front yard setback to building of 2.0 m;
- c) Notwithstanding 6.3.2.3, porches/Verandas and balconies are permitted within 1.0 m of the property line;
- d) Notwithstanding Table 6D the minimum exterior yard setback to building shall be 2.0 m if the yard abuts a right-of-way of less than 18.0 m wide.
- e) The provisions of Section 6.3.1.3 (ii) and (iii) shall not apply.

**5.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned **Open Space \* DDD (OS\*DDD)** the following standards and provisions also apply:

1. Additional Permitted Uses:

- a) Pedestrian Overpass infrastructure

**6.0** 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 Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Local Planning Appeal 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.

**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED** this  
day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
G.A. Krantz

Mayor

\_\_\_\_\_  
T. McHarg

Town Clerk

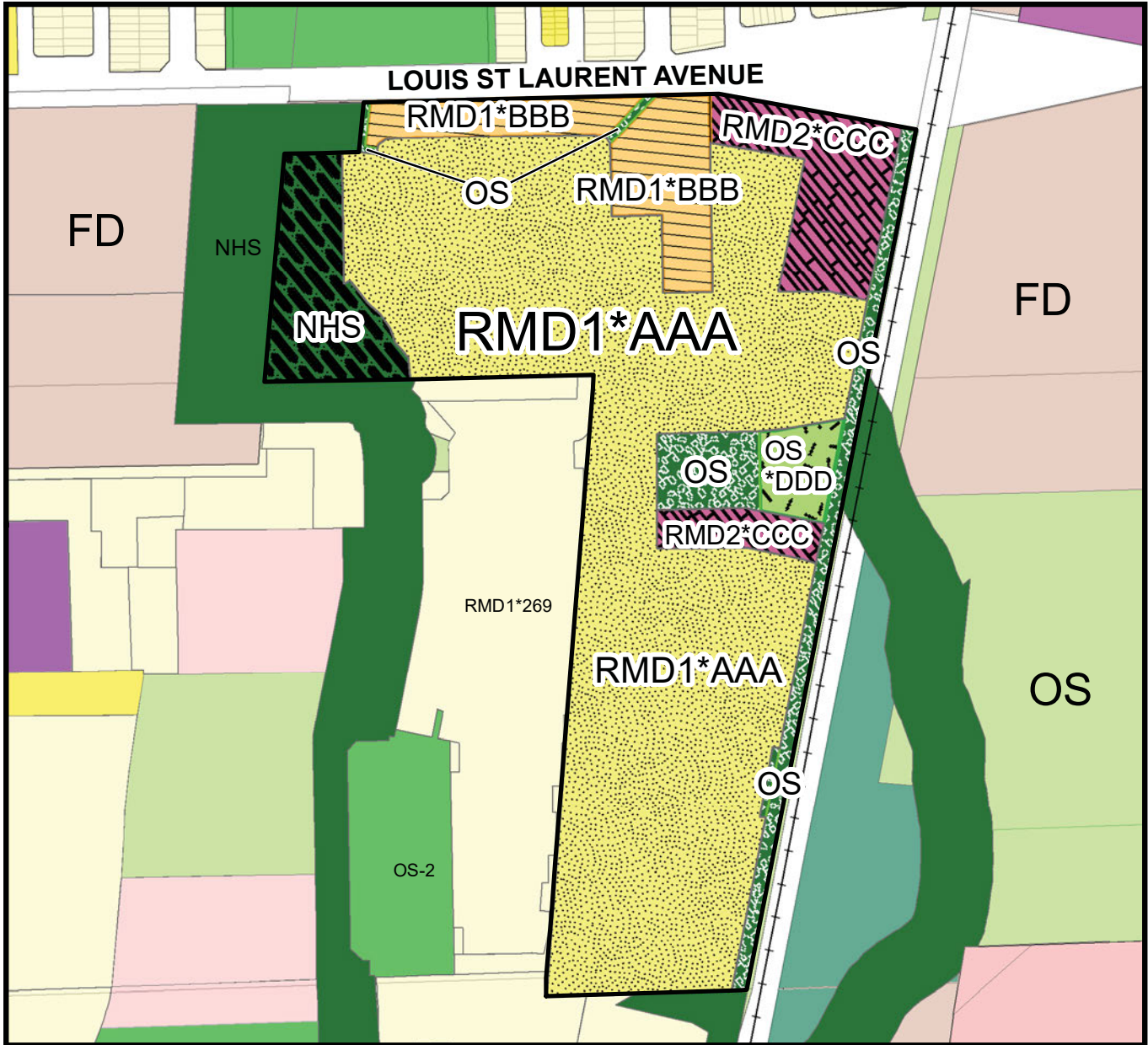


**SCHEDULE A  
TO BY-LAW No. -2020**

**TOWN OF MILTON**

PART OF LOTS 7 AND 8,  
CONCESSION 1 NEW SURVEY

*Town of Milton*



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS \_\_ DAY OF \_\_\_\_\_, 2020.

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

\_\_\_\_\_  
DEPUTY CLERK – Meaghen Reid



RMD1\*AAA - Medium Density Residential 1  
Zone Special



RMD1\*BBB - Medium Density Residential 1  
Zone Special



RMD2\*CCC - Medium Density Residential 2  
Zone Special



OS \*DDD - Open Space Zone Special



OS - Open Space Zone



NHS - Natural Heritage System

