



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: October 19, 2020

Report No: DS-042-20

Subject: Public Meeting and Initial Report - Proposed Plan of Subdivision and Amendment to the Zoning By-law by MilCon Three Developments Limited to permit the development of a residential plan of subdivision (Town Files: 24T-20005/M and Z-09/20).

Recommendation: THAT Report DS-042-20 be received for information.

EXECUTIVE SUMMARY

The applicant, MilCon Three Developments Limited, has submitted applications for a plan of subdivision and an amendment to the Town of Milton Comprehensive Zoning By-law No. 016-2014, as amended.

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 a site-specific medium density residential, natural heritage system and open space zones in accordance with the draft zoning by-law (Appendix 1) to permit a residential plan of subdivision.

The proposed plan of subdivision, if approved, would create lots for detached and semi-link dwelling units, as well as residential reserve blocks, a natural heritage block and a stormwater management pond with associated buffer blocks, a road widening and an internal road system.

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

REPORT

Background

Owner: MilCon Three Developments Limited, 301-5400 Yonge Street, Toronto

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

Location: The subject lands are located north of Britannia Road and west of Thompson Road. The lands are legally described as part of Lot 6, Concession 3, New Survey, former Geographic Survey of Trafalgar. The location of the property is illustrated in Figure 1 attached to this report.

The property is 20.2 hectare in size and includes a portion of the Sixteen Mile Creek valley and associated buffers. The lands are vacant with a frontage along Britannia Road of approximately 267 metres.

The subject lands abut the Mattamy Martin East plan of subdivision to the east. To the north, the lands abut the Mattamy Martin East plan of subdivision and a woodlot which has been conveyed to the Town. To the west, are lands which form part of the Sixteen Mile Creek valley and which are owned by the Province. To the south, is Britannia Road and the Phase 4 Urban Expansion Area.

Proposal

The draft plan of subdivision proposes a range of detached and detached semi-link dwellings. The plan includes natural heritage lands associated with Sixteen Mile Creek, a north south multi-use trail in the buffer along the Sixteen Mile Creek valley, a village square and a stormwater management pond.

As currently proposed, the draft plan of subdivision includes 140 detached dwelling units and blocks for a village square, a stormwater management pond, natural heritage lands, various buffer blocks and residential reserves where the lands abut the adjacent plan 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 Inc. dated January 8, 2020;
- Draft Zoning By-Law prepared by Glen Schnarr & Associates Inc., dated February 18, 2020;
- Planning Justification Report (including the Draft Zoning By-law Amendment) prepared by Glen Schnarr & Associates, dated May 2020;

- A Public Engagement Strategy, prepared by Glen Schnarr & Associates Inc., dated March 2020;
- Architectural Control Guidelines, prepared by MBTW WAI, dated March 2020;
- Legal Plan of Survey (including top of bank survey) prepared by Schaeffer Dzaldov Bennet Ltd., dated March 30, 2017;
- Stage One and Two Archaeological Assessment prepared by London Museum of Archeology, dated July 2004;
- Stage Three Archaeological Assessment, prepared by AMICK Consultants Limited, dated November 2005;
- Addendum to Stage One and Stage Two Archaeological Assessment, prepared by London Museum of Archeology, dated November 2008;
- Revised Stage Two Archeological Assessment, prepared by Soils Engineers Ltd., dated April 22, 2020;
- Updated Stage Two Archeological Assessment, prepared by This Land Archeology Inc., dated January 29, 2020;
- Geotechnical Report prepared by Soil Engineers Ltd., dated August 2018;
- An Environmental Site Screening Questionnaire Form;
- Phase One Environmental Site Assessment prepared by Soils Engineers Ltd., dated August 9, 2018;
- Phase Two Environmental Site Assessment prepared by Soils Engineers Ltd., dated April 22, 2020;
- Noise and Vibration Report prepared by Jade Acoustics dated February 20, 2020;
- Traffic Impact Study prepared by The Municipal Infrastructure Group Ltd., dated February 2020;
- Stormwater Management Report, prepared by The Municipal Infrastructure Group Ltd. (TMIG), dated January 2020;
- Site-Specific Water and Wastewater Functional Servicing Report (including detailed design and grading for the trail along the Sixteen Mile Creek), prepared by The Municipal Infrastructure Group Ltd. (TMIG), dated January 2020;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting, dated 6 May, 2020.
- Park Concept Plan, prepared by MBTW/ WAI, dated October 2019.

A Hydrogeological Report is still outstanding. The applicant has confirmed that this report will be submitted as soon as the work has been completed.

Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. The lands are designated Residential Area with the Sixteen Mile Creek valley identified as Greenlands A Area and Parkway Belt West Plan 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 A designation is applied to areas, such as areas included in regulatory flood plains, provincially significant wetlands, and significant valley lands or significant portions of the habitat of endangered and threatened species. The Parkway Belt West Plan Area not only reserves lands for future transportation, communication and utility facilities, but also protects major natural features, such as streams and valleys (e.g. the Sixteen Mile Creek Branch that traverses the subject lands) for open space linkage opportunities through communities.

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, Natural Heritage System Area and Parkway Belt West Plan 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.

The Parkway Belt West Plan is a Provincial Plan, which not only reserves lands for future transportation, communication and utility facilities, but also protects major natural features, such as streams and valleys for open space linkage opportunities through communities. In OPA #31, the policies focus on the future linear facilities for transportation, community and utility purposes of the Parkway Belt West Plan. The Town will encourage the Province to continue to remove lands subject the Parkway Belt West Plan from its jurisdiction. Currently, however, the provincial policies of the Parkway Belt West Plan still apply to the Sixteen Mile Creek valley.

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 are 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 that portion of the Sixteen Mile Creek valley that lies within the plan of subdivision. In accordance with the Subwatershed Impact Study, the proposed plan of subdivision identifies the Sixteen Mile Creek valley lands and the required buffers as Natural Heritage System blocks.

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 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 September 24, 2020. The application was circulated to internal department and external agencies on June 4, 2020.

Staff have identified the following issues to be reviewed:

- Natural Heritage System and trail;
- Coordination with Britannia Road design;
- Stormwater management;
- Urban design and Zoning.

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

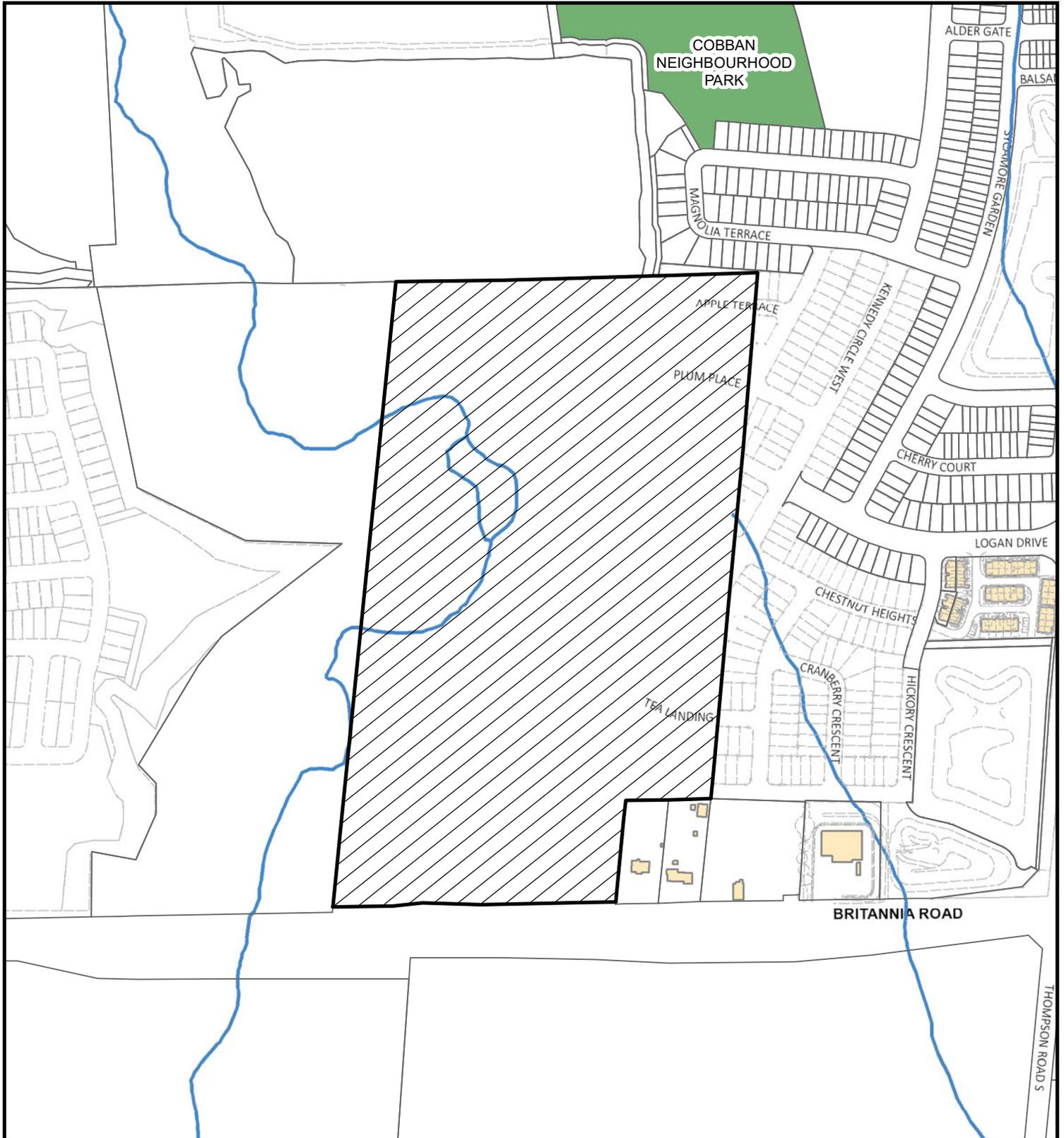
Phone: Ext. 2311

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:
October 19, 2020

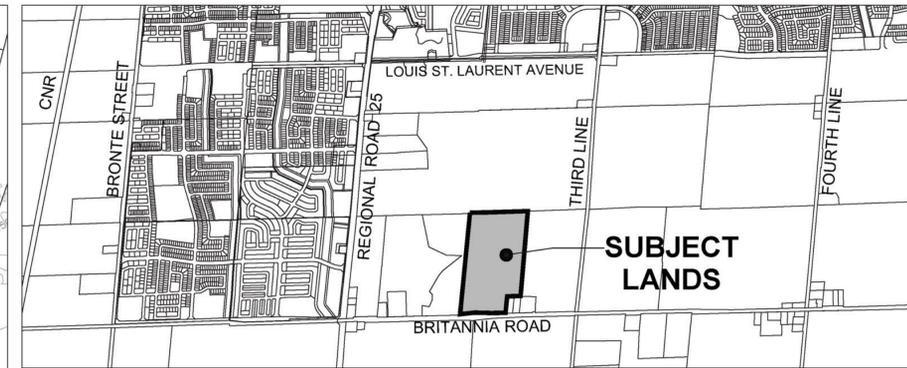
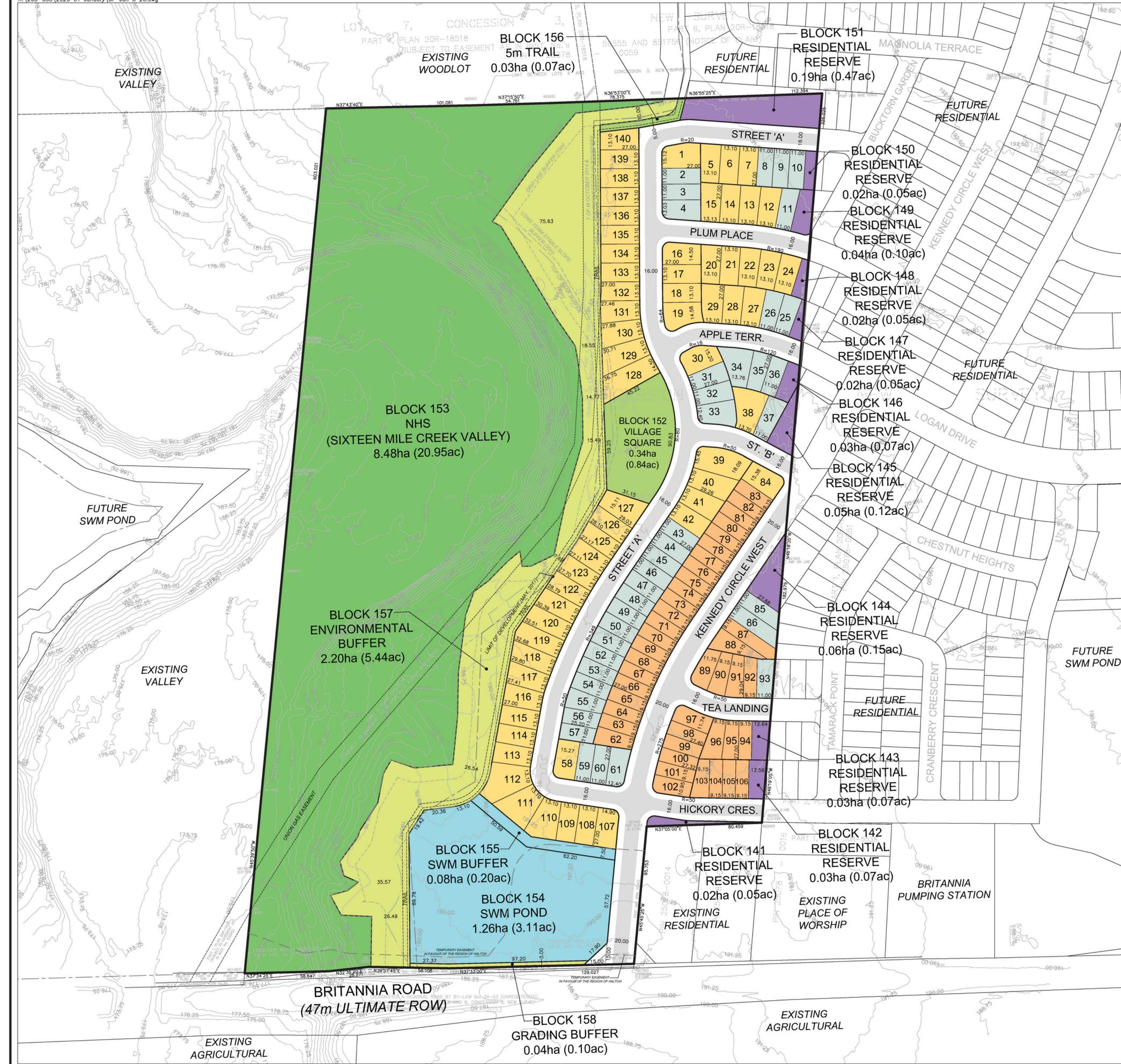
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Files: Z-09/20
24T-20005/M

Development Services Department



Subject Property



**DRAFT PLAN OF SUBDIVISION
MIL CON THREE DEVELOPMENTS LTD.
FIELDGATE DEVELOPMENTS
(EAST LANDS)**

FILE #: _____
PART OF LOT 6, CONCESSION 3, 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
MIL CON THREE DEVELOPMENTS LTD.

DATE: February 19, 2020

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.L.S.

DATE: January 17, 2020

SCHAEFFER DZALDOV BENNET LTD.
64 JARDIN DRIVE, CONCORD ON, L4K 3P3
PHONE: 416-987-0101

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)	UNITS	Density (UPHA)	SDE
SINGLE DETACHED - 13.1m (43')	1,5-7,12-24,27-30,38-42,58,84,107-140	2.52	6.23	62	24.6	62
SINGLE DETACHED - 11.0m (36')	2-4,8-11,25,26,31-37,43-57,59-61,85,86,93	1.19	2.94	37	31.1	37
SINGLE DETACHED - 9.15m (30')	62-83,87-92,94-106	1.11	2.74	41	36.9	41
RESIDENTIAL RESERVE	141-151	0.51	1.26			
VILLAGE SQUARE	152	0.34	0.84			
NHS (SIXTEEN MILE CREEK VALLEY)	153	8.48	20.95			
SWM POND / BUFFER	154,155	1.34	3.31			
5m TRAIL	156	0.03	0.07			
ENVIRONMENTAL / GRADING BUFFER 16.0m R.O.W. (1,061m LENGTH)	157,158	2.24	5.54			
20.0m R.O.W. (349m LENGTH)		1.72	4.25			
		0.70	1.73			
TOTAL	158	20.18	49.87	140	29.0	140

NOTES

- TYPICAL LOCAL/LOCAL DAYLIGHT RADII: 5m
- TYPICAL ARTERIAL DAYLIGHT TRIANGLE: 15m X 15m
- SDE FACTORS: SINGLE DETACHED - 1.0

SCALE 1:1250
(24 x 36)
JANUARY 8, 2020

GSAI
Glen Schnarr & Associates Inc.

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 LOT 6, CONCESSION 3 (NEW SURVEY), FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILCON THREE DEVELOPMENTS LTD.) TOWN FILE: Z-09/20

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 1 - Special Section (RMD1-XX), Open Space (OS) and Open Space - Stormwater Management (OS-2) 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:

For lands zoned Residential Medium Density 1*XX (RMD1*XX) the following provisions also apply:

1. Special Zone Standards:

a) Notwithstanding Table 6C, the minimum Lot Frontage shall be 9.15 metres;

3.0 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 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:

G.A. Krantz Mayor

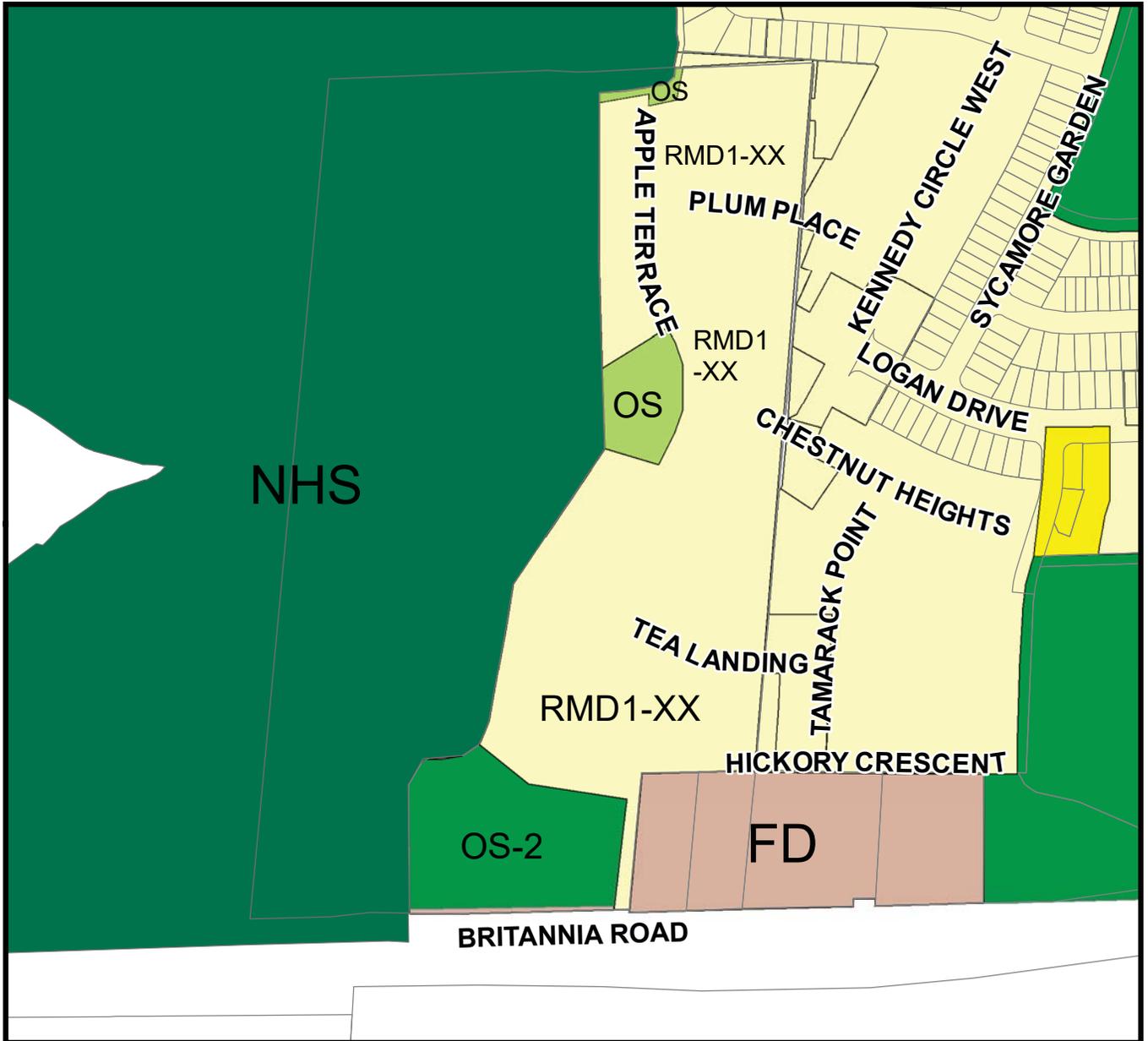
T. McHarg Town Clerk

DRAFT

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON
PART LOT 6 CONCESSION 3 TRAFALGAR NEW SURVEY
TOWN OF MILTON

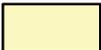
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2020.

MAYOR - Gordon A. Krantz

DEPUTY CLERK- Meaghen Reid

-  RLD1-XX - Medium Density Residential 1 Zone Special
-  FD - Future Development Zone
-  OS-2 - Open Space Zone 2
-  NHS - Natural Heritage System
-  OS - Open Space Zone



Z-09/20
24T-20005/M