



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: January 18, 2021

Report No: DS-003-21

Subject: Public Meeting and Initial Report: Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment by Village Developments Inc. for lands known as 485, 501 and 511 Ontario Street South (Town Files: 24T-20004/M, LOPA-04/20 and Z-07/20)

Recommendation: THAT Report DS-003-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of the proposed applications is to facilitate the development of a six (6) storey apartment building with 297 residential dwelling units. The proposed plan of subdivision, if approved, will create blocks for the proposed residential development and the natural heritage system at the rear of the site. The Official Plan Amendment seeks to permit an increased density to 230 units per net hectare for the proposed development. The Zoning By-law Amendment seeks to rezone the lands to permit an apartment building, and further establish zone standards including building setbacks, lot coverage, maximum building height and minimum number of parking spaces for residents and visitors.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. 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 any issues raised through the consultation and review process, including any comments received at the Public Meeting.

REPORT

Background

Owner: Village Developments Inc. 7686 Appleby Line, Milton, ON L9T 2Y1

Applicant: Michael Bissett, Bousfields Inc., 3 Church Street, Toronto, ON M5E 1M2

Location:

Background

The subject lands are municipally known as 485, 501 and 511 Ontario Street South, on the east side of Ontario Street, north of Laurier Avenue (see Figure 1 - Location Map).

Site Description:

The subject lands are approximately 1.5 hectares in size with 111.28 metres of frontage on Ontario Street South. The lands are comprised of three residential lots, which each currently contain a single detached dwelling.

To the north of the subject lands is a medium density townhouse development. A portion of the development remains under construction, however, the units closest to the subject lands are complete and occupied. The lands across Ontario Street to the west are residential, with existing, established low-density residential dwelling units. Immediately to the east of the property is a watercourse and natural heritage features, followed by established low-density residential dwellings. Immediately south of the property are lands comprised of commercial uses, including retail, medical clinic, and office uses.

Proposal:

The application seeks to facilitate the development of a six-storey apartment building consisting of 297 rental apartment units. The development proposes 80 parking spaces at grade level with 376 parking spaces underground, resulting in a parking rate of 1.27 spaces per residential unit and 0.25 visitor spaces per residential unit. It is noted that a parking justification report was submitted and is currently being reviewed by staff for the proposed reduction in residential unit parking space rate. The proposed visitor parking space rate meets the requirement of the zoning by-law.

The application seeks to amend the Official Plan to permit a maximum density of 230 units per net hectare. The subject lands are designated as Residential Area within the Town's Official Plan. In this designation, high density residential uses are permitted to a maximum height of eight storeys with a maximum density of 150 units per net hectare.

The application seeks to rezone the subject lands from the current Residential Low Density (RLD) zone to a site specific Residential High Density (RHD*XXX) zone, to permit the apartment use, and further identify site-specific provisions to facilitate the development. These site-specific provisions relate to the number of units, setbacks to existing property lines, lot coverage and parking requirements. It is noted that the applicant submitted the application with the intention of rezoning the lands site specific Residential Medium Density 2 (RMD2*XXX), however, staff is of the opinion that it is more appropriate to zone the lands RHD in order to align with the policies of the Official Plan and better reflect the proposed land use and density.

Background

Figure 2 shows the concept plan for the proposed plan of subdivision. The draft plan of subdivision includes one block for the proposed apartment building as well as a natural heritage block comprised of Sixteen Mile Creek and the associated natural heritage features.

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

- Draft Plan of Subdivision, prepared by Bousfields Inc., dated February 26, 2020;
- Draft Official Plan Amendment, prepared by Bousfields Inc., undated;
- Draft Zoning By-law Amendment, prepared by Bousfields Inc., undated;
- Planning and Urban Design Rationale, prepared by Bousfields Inc., dated June 2, 2020;
- Geotechnical Investigation, prepared by Pinchin Ltd., dated April 30, 2018;
- Noise Study, prepared by dBA Acoustical Consultants, dated March 2019;
- Traffic/Transportation Impact Study, prepared by CF Crozier, dated February 2020;
- Parking Justification Study, prepared by CF Crozier, dated February 2020;
- Stormwater Management & Functional Servicing Report, prepared by CF Crozier, dated February 2020;
- Tree Preservation Report, prepared by Diamond Tree Care, undated;
- Arborist Report, prepared by Diamond Tree Care, dated July 3, 2018;
- Hydrogeological Assessment, prepared by Pinchin Ltd., dated May 10, 2019;
- Stage 1 & 2 Archaeological Assessment, prepared by Detritus Consulting Ltd., dated October 11, 2018;
- Phase One Environmental Assessment, prepared by Pinchin Ltd., dated April 25, 2018;
- Phase Two Environmental Assessment, prepared by Pinchin Ltd., dated June 27, 2018; and,
- Shadow Analysis, prepared by Bousfields Inc., dated May 2019.

Planning Policy

The subject lands are within the Urban Area of the Town of Milton. 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.

The subject lands are located within the "Intensification Area" designation as per Schedule K in OPA 31. The east side of Ontario Street is further designated an "Intensification Corridor". Intensification Corridors are defined as "*Intensification Areas identified along*



Background

major roads, arterials or higher order transit corridors that have the potential to provide a focus for high density mixed use development consistent with planned transit service levels.” One of the general objectives associated with the Intensification Areas is to promote higher densities than surrounding areas and to provide a diverse and compatible mix of land uses, including residential and employment uses, to support neighbourhoods. Intensification Areas are located within the Built-Up Area and consist of the Urban Growth Centre, Major Transit Station Areas, Intensification Corridors and Secondary Mixed Use Nodes.

On Schedule B, Urban Area Land Use Plan, of OPA #31, the lands are designated Residential Area with the Natural Heritage System overlay present at the rear of the property. The Residential Area policies of the Official Plan permit a full range of residential uses and densities, including high rise apartment residential uses with a density range of 86 to 150 units per net hectare. While a full review of the applicable planning policies will be undertaken as part of the review of the applications, it is our opinion that an Official Plan Amendment is required to address the proposed density of the apartment building.

A draft Official Plan Amendment and Schedule are attached to this report as Appendix 1.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Residential Low Density (RLD) and Natural Heritage System (NHS). Approval of the Zoning By-law Amendment to a site specific Residential High Density (RHD*XXX) zone is required to permit the plan of subdivision and to facilitate the development of the proposed six-storey building. In addition, site-specific provisions related to setbacks to existing property lines, lot coverage and number of parking spaces is required.

A draft Zoning By-law and Schedule A are attached to this report as Appendix 2.

Site Plan Control

Should the Official Plan Amendment and Zoning By-law Amendment be approved, Site Plan Approval will be required prior to the development of the site.

Discussion

Notice of a complete application was provided on June 4, 2020

A virtual public information session was hosted by the applicant on October 27, 2020. There were twenty seven households who virtually attended the session, including Town Planning Staff and one Councilor. An overview of the proposed development was provided



Discussion

and the public was given the opportunity to ask questions of the developer and consultants directly.

Notice for the public meeting has been provided pursuant to the requirements of the Planning Act on December 19, 2020, through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion. The applications were circulated to the internal departments and external agencies on July 10, 2020. Town staff has completed a review of the first submission and has provided detailed comments to the applicant to review and address. A resubmission will be required to address outstanding comments.

Staff have identified the following issues to be reviewed:

- Setbacks and other site-specific zone provisions;
- Integration of proposed development with adjacent low density residential land uses;
- Land use compatibility;
- Traffic and parking;
- Stormwater management;
- Urban design and shadow impact;
- Tree retention and removal; and,
- Development limits and the Natural Heritage Block.

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:

Mollie Kuchma, MSc, MPA, MCIP, RPP
Senior Planner, Development Review

Ext. 2312



The Corporation of the Town of Milton

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Attachments


Figure 1 - Location Map
Figure 2 - Concept Plan
Figure 3 - Draft Plan of Subdivision
Appendix 1 - Draft Official Plan Amendment & Schedule
Appendix 2 - Draft Zoning By-law & Schedule A

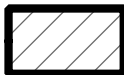
CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



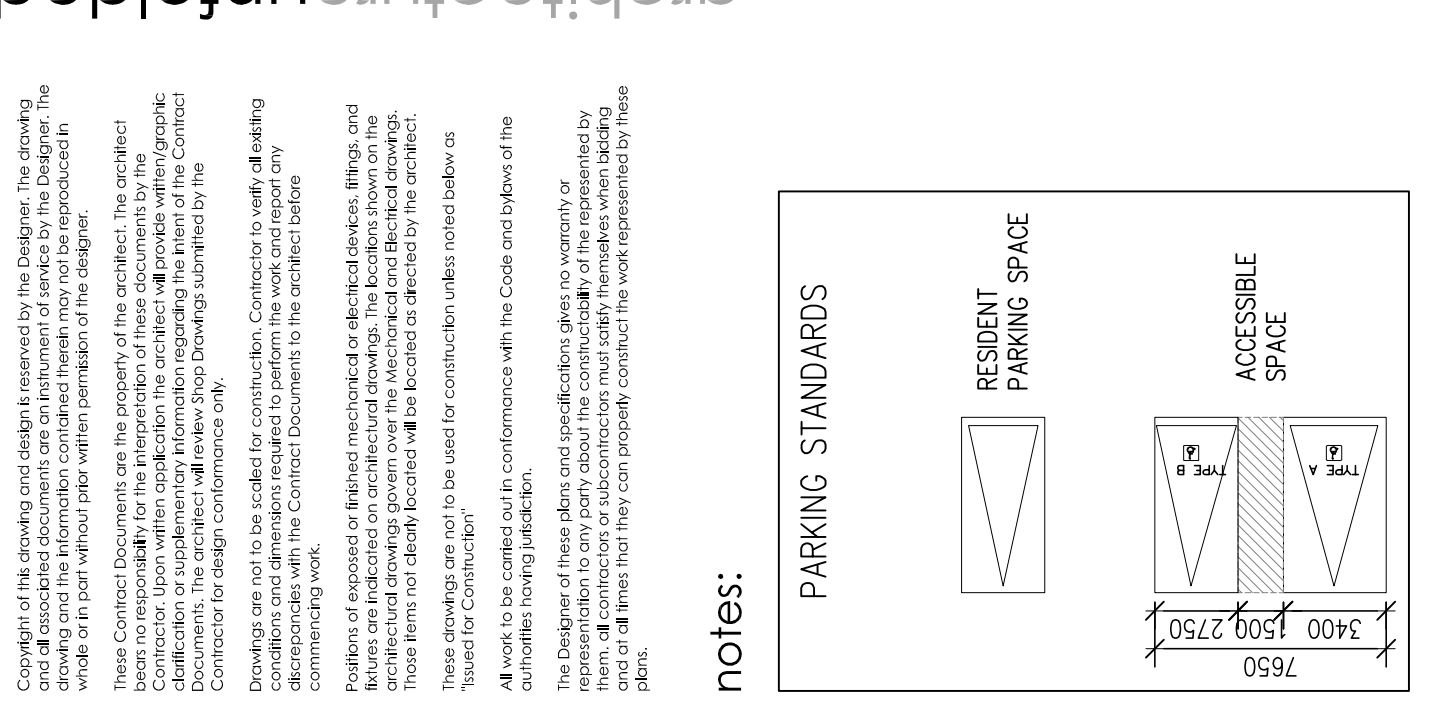
Council Meeting Date: December 7, 2020	Scale: 1: 1,400	Files: 24T-20004/M, LOPA-04/20 & Z-07/20	Development Services Department
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Subject Property

Copyright 2020: Town of Milton, Teranet Inc.



statistics

STATISTICS 501 Ontario St DATE: May 13, 2019 PROJECT #: 1844

368 DUFFERIN STREET TORONTO, ONT. M5S 1Z8 TEL: (416) 514-1516 FAX: (416) 496-9239

1. ZONING 3-92 31.8%

2. SITE AREA 15,875 m² 3,629 ACRES

3. GROSS FLOOR AREA 286,639 m² 286,639 s.f.

4. GROUND FLOOR AREA 5,002.8 m² 53,844 s.f.

5. PROPOSED BUILDING DENSITY 1.81 FSI (GFA / SA) 31.8%

6. PROPOSED BUILDING COVERAGE 31.8%

7. LANDSCAPED AREA PROVIDED 7,669.30 m² 83,572 s.f. TOTAL 83,572 m²

8. UNITS/HA 299 units / 1.59 ha = 187 units/ha

9. SETBACKS

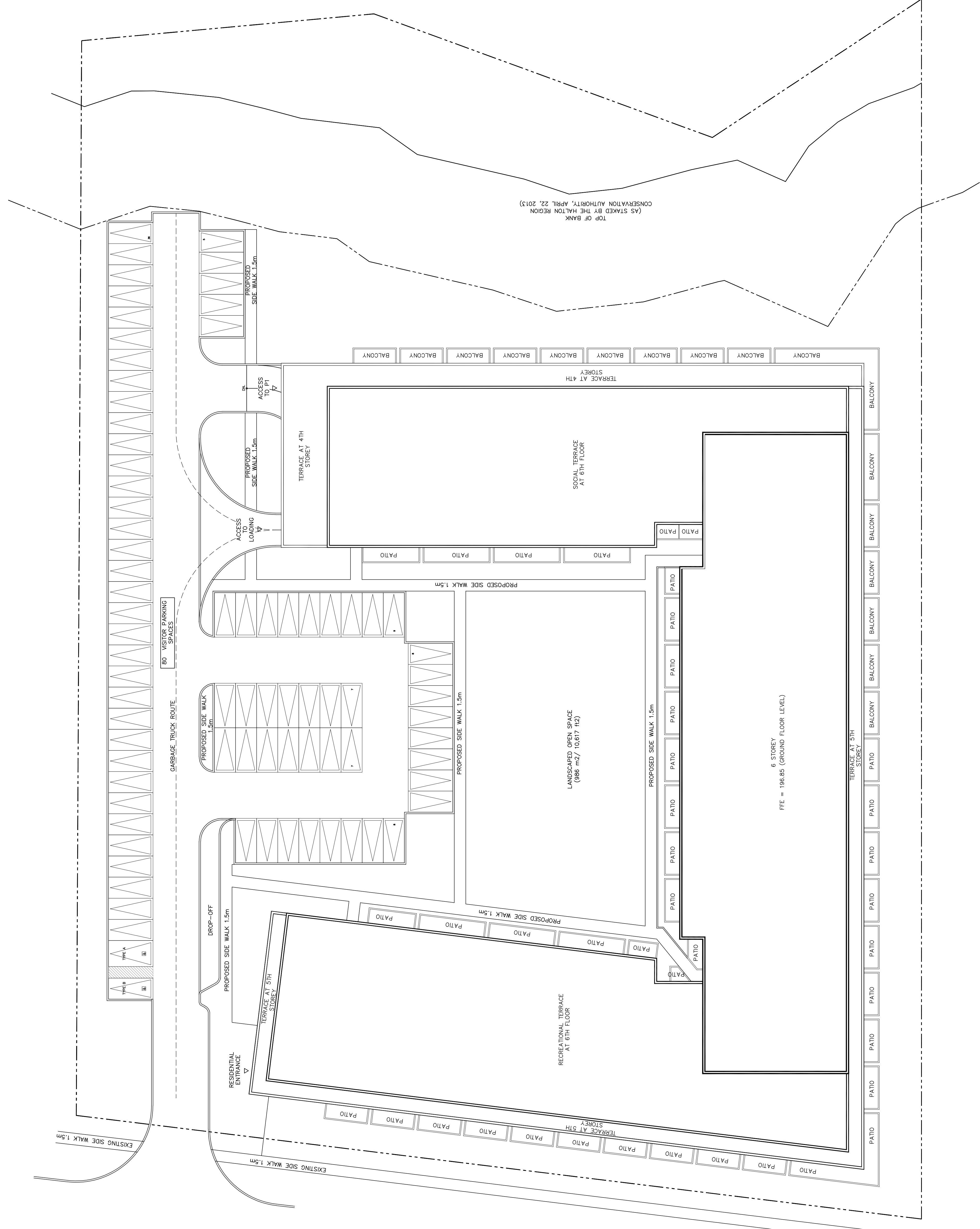
REQUIRED	PROPOSED
NW: n/a	n/a
SW: n/a	n/a
SE: n/a	n/a
NE: n/a	n/a

25.48m 5.5m 7.5m 4.78m

10. FLOOR AREA:

LEVEL	TOTAL CONST. AREA (TCA)	GROSS FL. AREA (GFA)	LEASABLE AREA
P1	12,381.2 m ²	13,270 m ²	13,270 m ²
P2	12,381.2 m ²	13,270 m ²	13,270 m ²
PARKING TOTAL	12,381.2 m²	13,270 m²	13,270 m²
GND - GROUND FLOOR	998.60 m ²	10,727 m ²	775.30 m ²
1ST	5,002.80 m ²	5,384.40 m ²	3,820.80 m ²
2ND	5,002.80 m ²	5,384.40 m ²	4,128.70 m ²
3RD	5,002.80 m ²	5,384.40 m ²	4,298.90 m ²
4TH	5,002.80 m ²	5,384.40 m ²	4,520.70 m ²
5TH	5,002.80 m ²	5,384.40 m ²	4,638.30 m ²
6TH	5,002.80 m ²	5,384.40 m ²	4,745.10 m ²
7TH	5,002.80 m ²	5,384.40 m ²	4,848.50 m ²
8TH	5,002.80 m ²	5,384.40 m ²	4,948.50 m ²
9TH	5,002.80 m ²	5,384.40 m ²	5,044.60 m ²
10TH	5,002.80 m ²	5,384.40 m ²	5,136.30 m ²
11TH	5,002.80 m ²	5,384.40 m ²	5,223.20 m ²
12TH	5,002.80 m ²	5,384.40 m ²	5,305.80 m ²
13TH	5,002.80 m ²	5,384.40 m ²	5,384.40 m ²
FLOOR TOTAL	50,028.00 m²	53,844.00 m²	45,000.00 m²
MECH. ROOMS	1,674.00 m ²	1,674.00 m ²	1,674.00 m ²
MECH. TOTAL	1,674.00 m²	1,674.00 m²	1,674.00 m²
*GRAND TOTAL	26,627.00 m²	286,639.00 m²	233,627.00 m²

*does not include parking



11. UNIT SUMMARY

FLOOR	UNIT TYPE										TOTAL		
	B	1B	1B+D	2B	3B	TH	TN	TOTAL					
GND	1	4	22	11	1	1	20	49					
1ST	1	10	30	13	4	0	58	99					
2ND	1	11	29	14	4	0	59	102					
3RD	1	12	21	15	5	0	54	107					
4TH	1	13	23	17	6	0	59	113					
5TH	2	17	0	0	1	0	20	119					
6TH	1	17	0	0	1	0	19	120					
7TH	7	29	32	24	6	6	66	126					
TOTAL	21	87	152	72	24	7	297	539					

12. ACCESSIBLE UNITS

UNITS				UNIT TYPE				TOTAL													
B	1B	1B+D	2B	3B	TH	TN	TOTAL														
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL				0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

13. EFFICIENCY (NSA/GFA)

PERMITTED:	6 STOREYS (23m)					
REQUIRED:	1.5 PER UNIT	297	446	1.25 PER UNIT	297	371
VIS.	0.25 PER UNIT	297	74	0.25 PER UNIT	297	74
RET.	1 PARKING PER 30 m ²	0	0	RET.	(0)	0
TOTAL	(INCL. 32 ACCESSIBLE SPACES)	297	520	(COMPACT PARKING SPACES AT PT/TERACE)	TOTAL	466
PROPOSED:	PROPOSED: RES. 1.27 PER UNIT (376 P) = 376					
	V.S. 0.27 PER UNIT (88 SURFACE) = 88					
	RET. (0) = 0					
TOTAL	(INCL. 32 ACCESSIBLE SPACES)	329	464	(11 P)	11	406

16. ACCESSIBLE PARKING

REQUIRED:		PROPOSED:	
RES.	2% OF (371) = 7.42	RES.	11
V.S.	4% OF (74) = 2.96	V.S.	2
RET.	4% OF (0) = 0	RET.	0
TOTAL	10.38	TOTAL	13

17. LOCKERS

REQUIRED:	0.2 PER UNIT	297	59
PROPOSED:	0.2 PER UNIT	297	59

18. INDOOR AMENITY

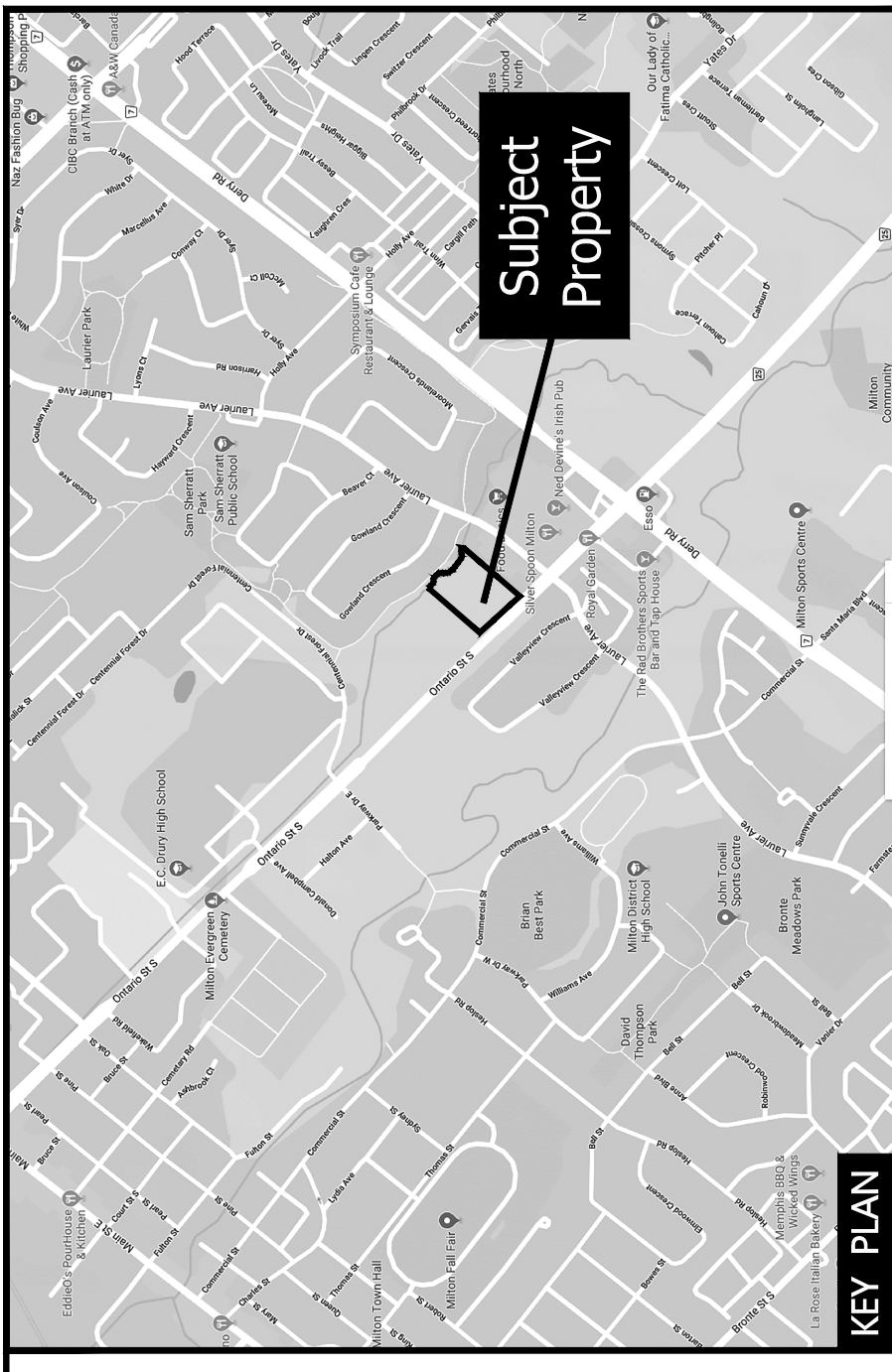
REQUIRED:	0 m ²	0	0
PROPOSED:	0 m ²	0	0

19. OUTDOOR AMENITY

REQUIRED:	1,188.0 m ²	13,298	11,110
PROPOSED:	9 m ²	2,657.4	2,648.4

20. LOADING SPACES

REQUIRED:	3.5 m W x 1.2 m D x 6.2 m H	0.0%
PROPOSED:	3.5 m W x 1.2 m D x 6.2 m H	0.0%



AREA TABLE 1814-8dp dated February 26, 2020

Apartment Block	Block 1	1.468
Natural Heritage	Block 2	0.083
TOTAL		1.551 ha

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geoidic Datum.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- C. This represents the applicant's entire holding of undeveloped land in the vicinity.
- D. Apartments, Natural Heritage.
- H. Piped water to be provided.
- I. Clay/loam soil.
- K. Sanitary & storm sewers to be provided.

LEGEND

■ ■ ■ ■ ■ Subject Property

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

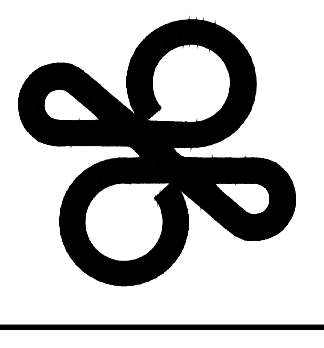
Signature _____ Day _____ Month _____ Year _____

OWNER'S AUTHORIZATION

I, Mrs. CORP. NAME
BOUSFIELDS INC., being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDS INC.** to prepare and submit a draft plan of subdivision for approval.

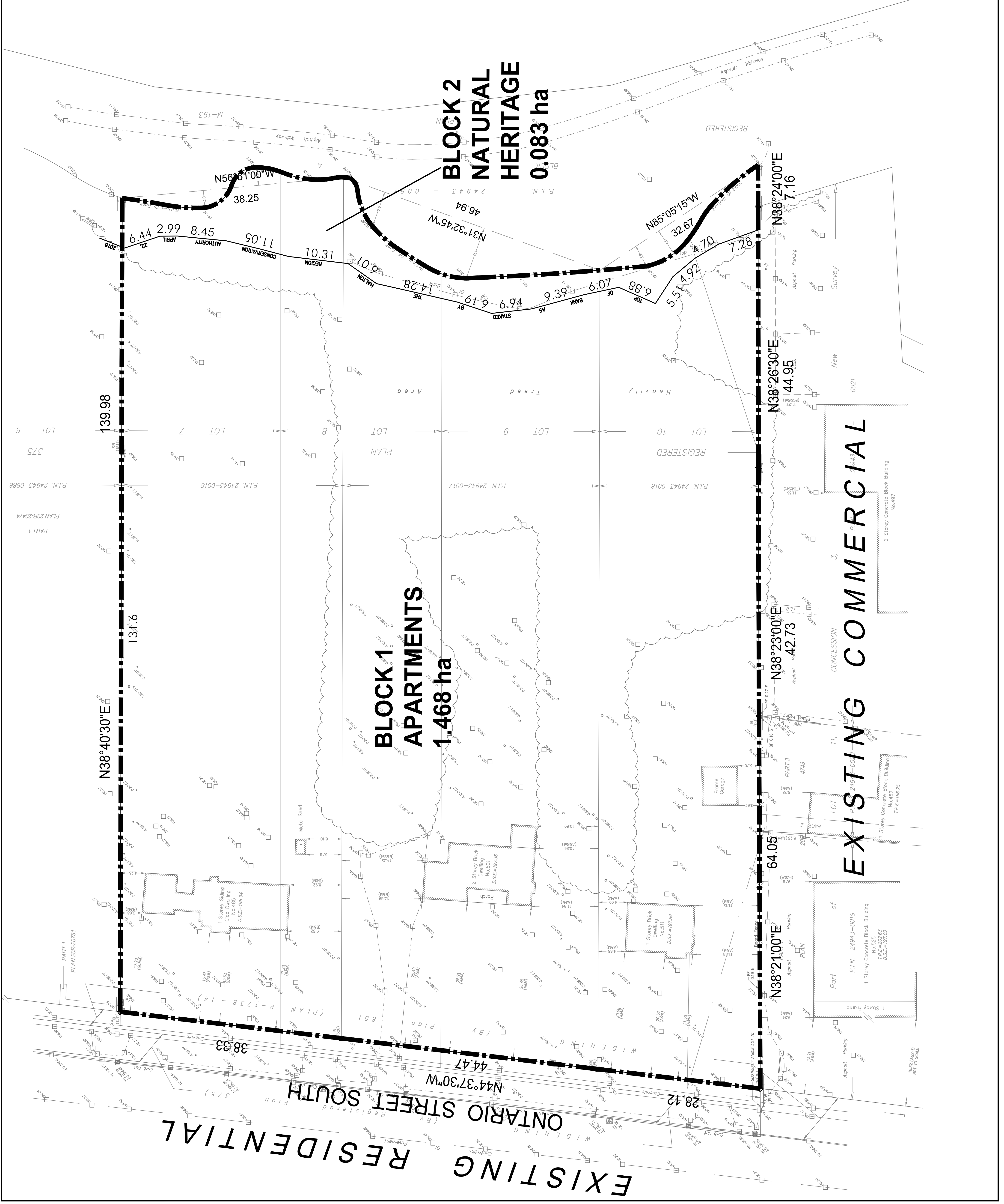
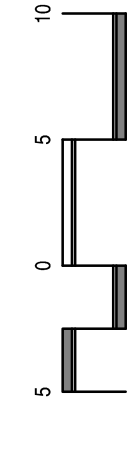
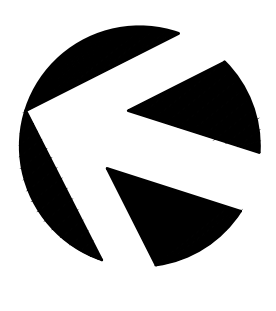
Signature _____ Day _____ Month _____ Year _____

DRAFT PLAN OF PROPOSED SUBDIVISION
Part of Lots 7, 8, 9 and 10
REGISTERED PLAN 375
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON



BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781
E drafting@bousfields.ca

1 : 300 Scale
February 26, 2020 Date
1814-8dp Drawing Number



THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2021

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS LEGALLY IDENTIFIED AS PART OF LOTS 7, 8, 9 AND 10, R.P. 375, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENTS INC.) TOWN FILE: LOPA-04/20

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. XX to the Official Plan of the Town of Milton to amend Policy 4.11 and Schedule I1 of the Town of Milton Official Plan to provide permission for the development with a maximum density of 230 units per hectare at lands located at 485, 501 and 511 Ontario Street South. The subject lands are legally described as Part of Lots 7, 8,9 and 10, Registered Plan 375, 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 IN OPEN COUNCIL _____.

Mayor
Gordon A. Krantz

Town Clerk
Meaghen Reid

AMENDMENT NO. TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART I - THE PREAMBLE, does not constitute part of this Amendment

PART II - THE AMENDMENT consisting of the following text, including changes to Official Plan Schedules and the addition of a new Official Plan constitutes Amendment No.XX to the Official Plan of the Town of Milton

DRAFT

PART I – THE PREMABLE

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. East side of Ontario Street South, north of Laurier Avenue.

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to amend the density permissions for the subject lands. The lands are approximately 1.289 hectares (12,893.5 square metre) in size and located on the east side of Ontario Street South, north of Laurier Avenue. The lands will remain within the current “Residential Area” and use designation, however a maximum residential density of 230 units per net hectare, based on the proposed 297 apartment units, may be permitted. The current allowable density under the Official Plan is 150 units per net hectare respectively.

Unit intensification occurs within the mass of the building. An increase in density is appropriate for the existing and planned context along Ontario Street South, an intensification corridor.

LOCATION OF THE AMENDMENT

This Amendment applies to the subject lands located at 485, 501 and 511 Ontario Street South. The subject lands are legally described as Part of Lots 7, 8,9 and 10, Registered Plan 375, Town of Milton.

BASIS OF THE AMENDMENT

The subject lands are designated “Residential Area” by the Official Plan which allows for a maximum residential density of 150 units per net hectare. The amendment proposed a site-specific policy within the “Residential Area” designation to permit a maximum density of 230 units per net hectare, based on the proposed 297 apartment units.

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 Official Plan of the Town of Milton.

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:





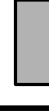
- 1.0 Map Change
 - 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by Area Specific Policy Area No. to the lands at 485, 501 and 511 Ontario Street South (Part of Lots 7, 8, 9 and 10, Registered Plan 375, Town of Milton).
- 2.0 Text Change
 - 2.1 Adding the following text to Section 4.11 “Specific Policy Areas” 4.11.3.XX. The land identified as Specific Policy Area No.____ on Schedule I1 of this Plan, being the lands at 485, 501 and 511 Ontario Street South, shall be developed for a multi-storey format building having a maximum density of 230 units per net hectare.

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA 04/20 & Z 07/20

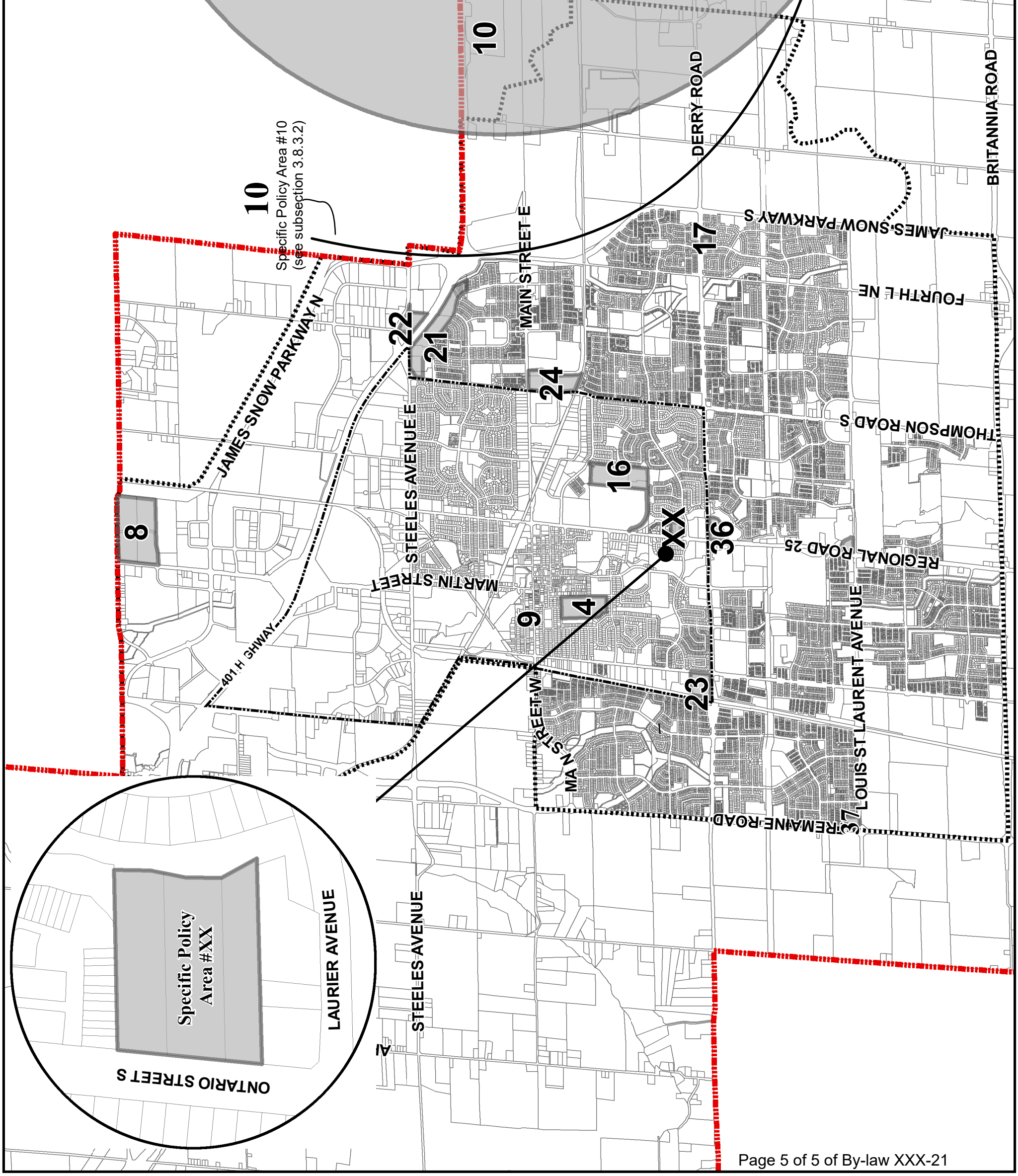
-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

Copyright 2020: Town of Milton, Teranet Inc.

Consolidated August 2008, Edited December, 2020



THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NUMBER XXX-2021

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, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 7, 8, 9 AND 10, REGISTERED PLAN 375, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON AND MUNICIPALLY IDENTIFIED AS 485, 501 AND 511 ONTARIO STREET SOUTH (VILLAGE DEVELOPMENTS INC.) TOWN FILE: Z-07/20

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the existing Low Density Residential (RLD) Zone to Residential High Density (RHD* XXX) Zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.xxx as follows:

Zone Standards:

Notwithstanding the regulations of the RHD Zone (Table 6E) of Zoning By- law 016-2014 to the contrary, the following zone standards shall apply:

- a) Maximum Number of Units – 297 units
- b) Minimum Front Yard Setback – 5.3 metres
- c) Minimum Rear Yard Setback – 4.5 metres
- d) Minimum Interior Side Yard Setback – 7.5 metres
- e) Maximum Building Height – 6 storeys or 24 metres
- f) Maximum Lot Coverage – 31.5%
- g) Minimum Number of Resident Parking Spaces – 1.27 spaces per unit
- h) Minimum Number of Visitor Parking Spaces – 0.25 spaces per unit

All other regulations of the RHD zone of Zoning By-law 016-2014 shall apply.

3.0 **AND THAT** 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 of 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 XX

Mayor
Gordon A. Krantz

Town Clerk
Meaghan Reid

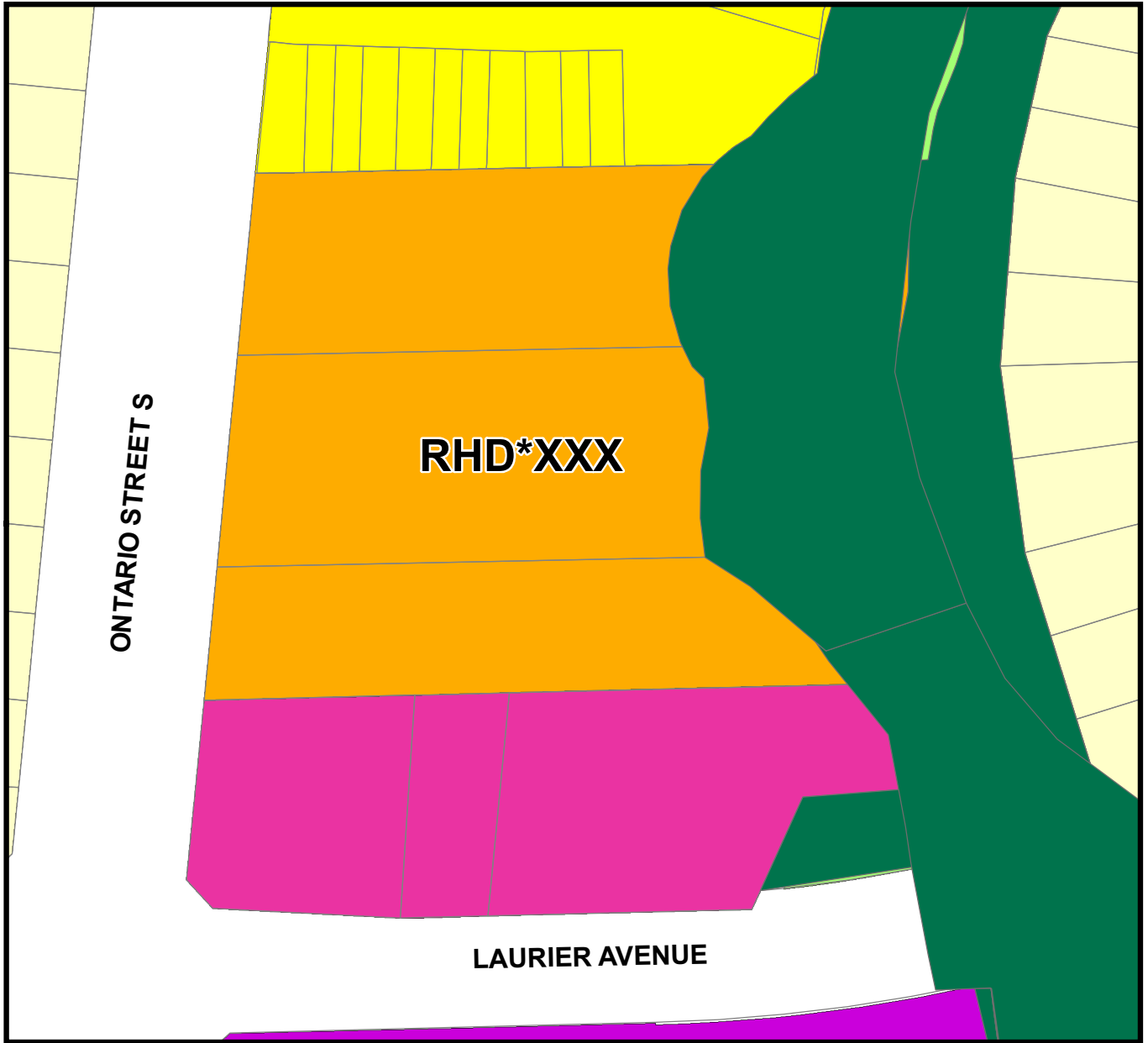
DRAFT

SCHEDULE A
 TO BY-LAW No. -2020

TOWN OF MILTON

PLAN 375 LOT 7, 9 & 10
 TOWN OF MILTON


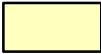


Town of Milton



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

 MAYOR - Gordon A. Krantz

 CLERK - Meaghen Reid

-  RHD*XXX - High Density Residential 1 Zone Special
-  RLD - Low Density Residential Zone
-  C3 - Local Commercial Zone
-  NHS - Natural Heritage System



24T-20004/M,
 LOPA-04/20 & Z-07/20