



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: April 12, 2021

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Report No: DS-023-21

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Subject: Technical Report: Proposed Plan of Subdivision and Zoning By-law Amendment by Mattamy (Brownridge) Limited to permit the development of a residential plan of subdivision (Files: 24T-20001/M and Z-01/20) in the Boyne Survey Secondary Plan Area.

**Recommendation:** **THAT** Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Planning and Development for the proposed plan of subdivision (24T-20001/M - Mattamy (Brownridge) Limited);

**AND THAT** Zoning Application Z-01/20 - for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) and Natural Heritage System (NHS) Zones to Natural Heritage System (NHS), Residential Medium Density 1 - Special Section 283 (RMD1\*283), Residential Medium Density 2 - Special Section 284 (RMD2\*284), Open Space (OS), Open Space - Stormwater Management (OS-2) Zone symbols, along with Holding (H) symbol H45, H46 and H47 applicable to specific lots/blocks, to permit the development of a residential plan of subdivision BE APPROVED;

**AND THAT WHEREAS** the Planning Act limits the ability to apply for a minor variance for a 2-year period following approval of this By-law, BE IT RESOLVED that a privately initiated application for a minor variance may be made;

**AND THAT** the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx receive a copy of this report with a request to review and plan for future Milton District Hospital, school and transportation expansions;

**AND FURTHER THAT** staff be authorized to bring forward an amending Zoning By-law for Council adoption.



## EXECUTIVE SUMMARY

Mattamy (Brownridge) Limited originally submitted draft plan of subdivision and a zoning by-law amendment applications for the subject property on February 7, 2020. Since that time, the applicant has made several changes to their plans and reports in response to various staff and agency comments. The applicants are currently seeking a phased approval of the Plan of Subdivision. Future phases will require additional approval by Council prior to development taking place.

Phase 1 of the proposed subdivision consists of 134 single detached dwellings, 93 street townhouse units and 42 back to back townhouse units. In order to permit the development as currently proposed, Mattamy (Brownridge) Limited is seeking approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to implement the residential plan of subdivision attached as Figure 2.

The statutory public meeting was held on August 24, 2020. No members of the public spoke at the meeting. However, staff have received written correspondence and this is addressed under the Summary of Issues section of this Report.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town planning staff indicating their support for the applications as currently presented. They have also provided the appropriate conditions of draft plan approval necessary for the Town to consider the approval of these applications. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the applications as submitted are prepared in a manner that would allow them to be considered by Town Council for approval.

### Conclusions and Recommendations

Staff is satisfied that the plan of subdivision, subject to the requested conditions of draft plan approval and the site specific zoning provisions attached as Appendix 2, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans.

Therefore, staff recommends approval of the Zoning By-law Amendment and the draft approval of the plan of subdivisions as presented through this Report.

## REPORT

### Background

**Owner:** Mattamy (Brownridge) Limited, 433 Steeles Avenue, Milton, ON

**Applicant:** Korsiak Urban Planning, 206-277 Lakeshore Road East, Oakville, ON

**Location:**

The subject lands are located on the east side of Fourth Line, south of Louis St. Laurent Avenue, north of Britannia Road and west of James Snow Parkway within Phase 2 of the Boyne Survey Secondary Plan. The lands are predominantly vacant with a listed heritage house located at the northwestern portion of the lands, proposed to be relocated within the development, and an existing dwelling and accessory buildings located at the south of the development, which is proposed to be demolished. Surrounding land uses include existing vacant/agricultural lands and existing residential to the west, a secondary school to the northwest, a proposed residential plan of subdivision to the north (Milton III-75 Land Limited), the Derry Green Corporate Business Park to the east, and existing vacant/agricultural lands to the south. The existing lands to the west and south are designated for future residential land uses in the Boyne Survey Secondary Plan.

**Proposal:**

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site specific Residential Medium Density 1 (RMD1\*283) zone, a site specific Residential Medium Density 2 (RMD2\*284) zone, Natural Heritage System (NHS) zone, Open Space (OS) and Open Space - Stormwater Management (OS2) zones. The changes in zoning are requested to regulate the development of the lands to facilitate a residential plan of subdivision. As well, Holding provisions will be applied to a number of lots/blocks within the development.

Figure 2 illustrates the proposed Plan of Subdivision. Phase 1 of the development proposes 134 single detached dwellings, 93 street townhouse units and 42 back to back townhouse units. Additionally, a 1.31 hectare Stormwater Management Pond and associated buffer blocks, 1.04 hectare Channel Block and associated buffer blocks, 2 walkway blocks and a 5.0 metre trail block, along with an associated road and pedestrian network, are proposed through this first phase of development.

The following reports and supporting materials have been submitted in support of the application:

- Draft Plan of Subdivision, dated February 16, 2021, prepared by Korsiak Urban Planning
- Plan of Survey, dated January 30, 2020, prepared by Rady-Pentek & Edward Surveying Ltd.
- Neighbourhood Park Facility Fit Plan, dated October 8, 2020, prepared by NAK
- Planning Justification Report, dated January 2020, and Addendum, dated September 18, 2020 prepared by Korsiak Urban Planning.
- Built Form Guidelines, dated December 2020, prepared by NAK
- Traffic/Transportation Impact Study, dated September 2020, prepared by The Municipal Infrastructure Group.
- Functional Servicing and Stormwater Management Report, dated January 2020, revised September 2020, prepared by DSEL.

- Tree Inventory and Preservation Study, dated September 2020, prepared by LGL Limited.
- Noise Feasibility Study, dated March 2, 2021, prepared by HGC Engineering.
- Geotechnical Report, dated July 18, 2016, and Comment Response Letter, dated September 16, 2020, prepared by Shad and Associates.
- Archaeological Assessment (Stage 3), dated July 2006, prepared by Archaeologix Inc.
- Phase 1 Environmental Report, dated October 28, 2011, and Update, dated February 3, 2020, prepared by Pinchin Environmental.
- Ministry of Culture Concurrence with Archaeological Assessment Letter, dated August 24, 2005.
- Record of Site Condition, dated February 8, 2012
- Heritage Impact Study, dated January 21, 2020, prepared by Golder Associates Ltd.
- Proposed Temporary Sales Office Plan, dated September 17, 2020, prepared by Korsiak Urban Planning.
- Waste Management Plan, dated September 17, 2020, prepared by Korsiak Urban Planning.
- Environmental Constraints Mapping, dated February 5, 2020, prepared by DSEL.
- Phase 1 Letter of Reliance, dated February 3, 2020, prepared by Pinchin.
- Draft Zoning By-law Amendment prepared by Korsiak Urban Planning.

### **Planning Policy:**

The subject property is designated Urban Area and Natural Heritage System in the Halton Region Official Plan. Regional staff have confirmed that the uses being proposed on the attached draft plan of subdivision conform to the Regional Official Plan and all Provincial land use policy.

The subject lands are designated Residential Area and Natural Heritage System Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

The subject lands are located within the Boyne Survey Secondary Plan and are designated Residential Area and Natural Heritage System, as shown on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan. The Residential Area permits a variety of housing types and forms including Medium Density Residential I and II uses, High Density Residential uses and Local Institutional uses and Coach houses. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an

enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development

Section C.10.2.1 e) of the Secondary Plan identifies that overall residential density of at least 40 units per net hectare and an overall density of approximately 70 residents and jobs combined per gross hectare exclusive of lands within the Natural Heritage System is required. Upon completion of the entire Plan of Subdivision, the development will accommodate approximately 44 units per hectare.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement (2017), the Growth Plan (2017), the Halton Region Official Plan and the Town of Milton Official Plan, the Boyne Survey Secondary Plan including the Boyne Survey Tertiary Plan (July 2017), and the Boyne Survey Area 5b Subwatershed Impact Study (SIS). Town staff and our agency partners are satisfied that the draft plan of subdivision and the application for the zoning by-law amendment as presented through this report, conform to the applicable Provincial, Regional and Town land use planning policies and regulations.

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

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which do not permit the lands uses being proposed on the subject property. The current Zoning By-law Amendment application proposes to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site specific Residential Medium Density 1 (RMD1\*283) zone, a site specific Residential Medium Density 2 (RMD2\*284) zone, Natural Heritage System (NHS) zone, Open Space (OS) and Open Space - Stormwater Management (OS2) zones. A number of site-specific provisions are required to facilitate the proposed plan of subdivision.

A draft zoning by-law is attached as Appendix 1.

## **Discussion**

### **Public Consultation and Review Process**

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on July 30, 2020 and the statutory public meeting was held August 24, 2020. While no member of the public spoke at the public meeting, staff received a number of written requests for updates on the progress of the application, general information requests on the proposal and letters of concern regarding the potential traffic impacts, loss of open space/agricultural lands. These matters will be discussed under the Summary of Issues section of this report. Public comments received are attached as Appendix 2.

### **Agency Consultation**

The revised draft plan of subdivision, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Conservation Halton, Town Departments, School Boards and other agencies offered no objection to the applications and requested standard conditions of draft plan

approval be applied. Agencies will continue to work with the applicants through the detailed draft approval process.

## **Summary of Issues**

### Subwatershed Impact Study (SIS) Status

The overall Plan of Subdivision as initially proposed falls within the SIS 5B Centre Tributary area and the 5B Omagh Addendum areas. Phase 1 of the Draft Plan of Subdivision, is located completely within the 5B Centre Tributary area. The remainder of the subdivision, which will require separate approvals at a later date, fall within the 5B Omagh Addendum area.

The SIS for Boyne Survey Secondary Plan 5B - Centre Tributary area has not yet been approved, however, Town staff, along with Regional and Conservation Halton staff, are satisfied that the proposed directions of the SIS document as it relates to the Phase 1 lands has advanced to a point that is acceptable to allow the plan of subdivision and associated zoning by-law to proceed at this time.

### Beaty Heritage Dwelling

The subject lands contain a listed heritage dwelling, known as the Beaty House, a brick dwelling constructed circa 1860. In support of the proposed development, a Heritage Impact Assessment (HIA), prepared by Golder Associates Ltd., was submitted and evaluated the heritage resource. The HIA concluded that the Beaty House has cultural value as a unique example of a 19<sup>th</sup> Century Italianate style residence and for its historical association with the Beaty family. To ensure the long-term sustainability and use of the Beaty House as a valued heritage resource the HIA recommended, and the application proposes, that the dwelling be relocated to a new lot within the proposed development. Town staff concurred with the findings in the report and support the relocation of the heritage resource to Block 179 on the Draft Plan of Subdivision, located at the southeast corner of Fourth Line and the proposed Street "B".

### Refinement of Natural Heritage System Buffers and Trail Location

Town and agency staff have confirmed that the delineation of the Natural Heritage System (NHS), including the buffers, is in accordance with the requirements of the Boyne Survey Secondary Plan, the Functional Stormwater and Environmental Management Strategy (FSEMS) and the Subwatershed Impact Study (SIS) for Area 5b. These matters have also been appropriately considered and addressed in the conditions of draft approval and in the draft zoning by-law

### Roads and Pedestrian Connection

All roads have been provided in accordance with Town and Regional requirements and the required traffic impact study has been approved in principle by both agencies. Staff had concern with pedestrian connections, in addition to the internal sidewalk network, within the development. The applicant has revised the proposal to include two 4.0 metre pedestrian walkways, shown as Block 166 & 167 on the Draft Plan.



## Loss of Open Space/Agricultural Land

Following the initial public notice, staff received a number of emails regarding the loss of open space and agricultural lands as a result of the proposed development. Staff note that the lands are located within the Boyne Survey Secondary Plan, adopted by Town Council in 2015 and have been planned for residential development. The current plan of subdivision is in line with the vision and direction set out in the secondary plan.

## Amending Zoning By-law

In order to facilitate the proposed Plan of Subdivision, a zoning by-law amendment is required. The applicant and the Town have developed a draft by-law (Appendix 1) that will implement the development as illustrated in the draft plan of subdivision. The amending by-law includes site-specific provisions relating to grade-related dwelling units including single detached dwellings, street townhouse, and back-to-back townhouse dwellings within the RMD1 and RMD2 Zones along with other appropriate zones for the open space, stormwater management pond and natural heritage features.

## Holding Provisions

Holding provisions will be placed on a number of lots/blocks within the proposed Plan of Subdivision. Holding provisions H45 and H46 have been applied to accommodate for temporary access and a temporary cul-de-sac until such time as the developments to the north and future phases of this development proceed. Holding Provision H47 applies to lots adjacent to the environmental channel where the Town and Region are still discussing appropriate noise mitigation measures with the applicant.

## **Conclusion**

Staff is satisfied that the plan of subdivision (Figure 2), subject to the required conditions of draft plan approval and the site specific zoning by-law and associated provisions attached as Appendix 1, will conform to Provincial, Regional and Town land use planning policy and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed zoning by-law amendment is consistent with the Provincial Policy and conforms to the Region of Halton and Town of Milton Official Plans. Therefore, staff recommends approval of the draft zoning by-law amendment and the granting of draft plan approval to the plan of subdivisions.

## **Financial Impact**

None arising from this Report

Respectfully submitted,

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





# The Corporation of the Town of Milton

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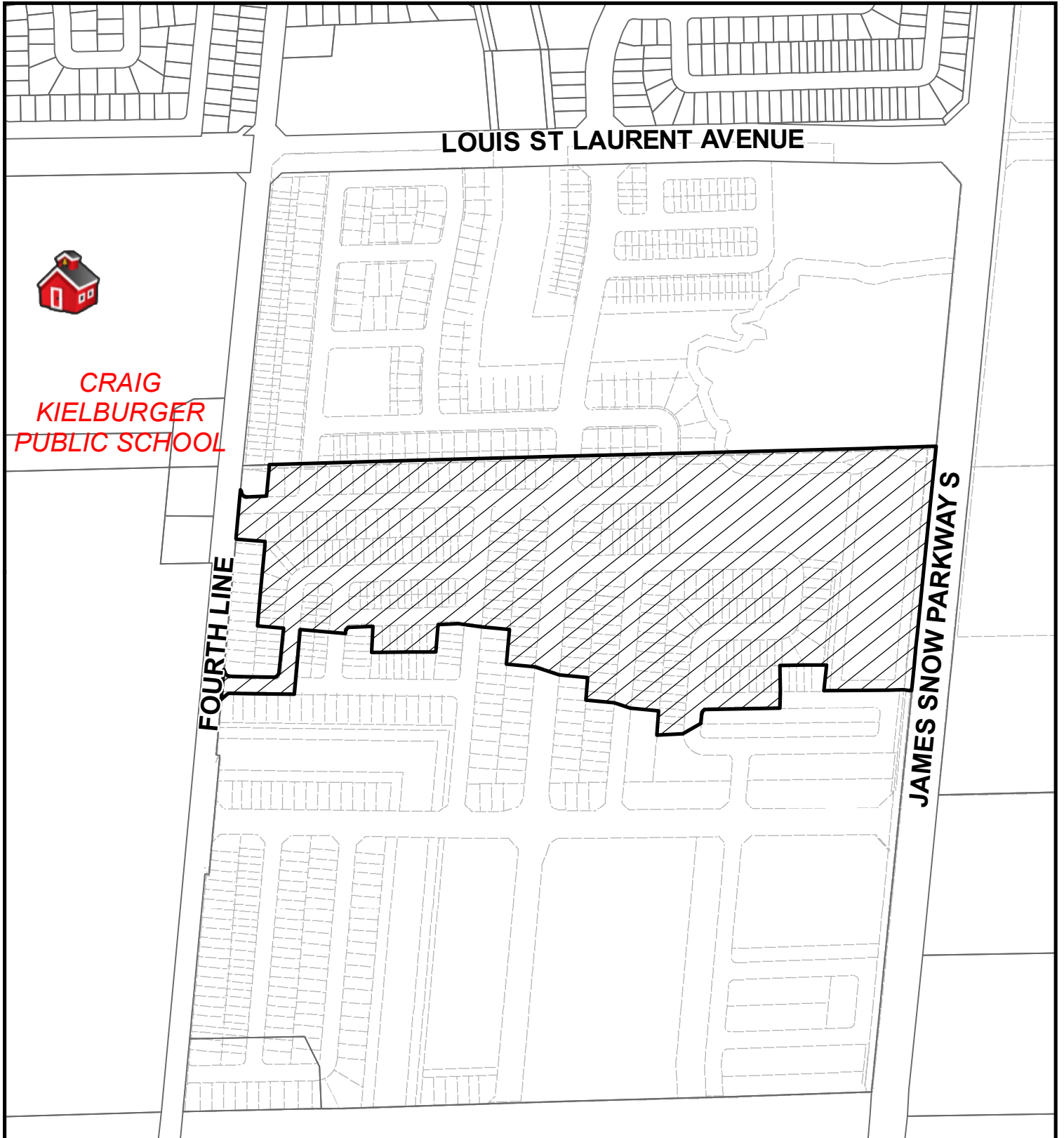
For questions, please contact: Aaron Raymond, MCIP, RPP, Phone: Ext. 2313  
Senior Planner

<b>Attachments</b>
Figure 1 – Location Map Figure 2 – Draft Plan of Subdivision Appendix 1 – Zoning By-law Appendix 2 – Public Comments

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer



# FIGURE 1 LOCATION MAP



Council Meeting Date:  
March 29, 2021

Scale: 1: 5,000

Files: Z-01/20

Development Services Department



Subject Property



**DRAFT PLAN OF SUBDIVISION  
FILE 24T - 20001/M**

**PART OF LOT 7,  
CONCESSION 5, NEW SURVEY**

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
**TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON**

**MATTAMY - BAYVIEW LEXIS**

**OWNER'S AUTHORIZATION**

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED *[Signature]* DATE January 7, 2020  
 Gary Giesels, A.S.O.  
 Mattamy (Flowtrac) Limited  
 433 Steeles Avenue East, Suite 110  
 Milton, Ontario L9T 8Z4  
 Tel: (905) 203-3959 Fax: (905) 203-3901

**SURVEYOR'S 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.

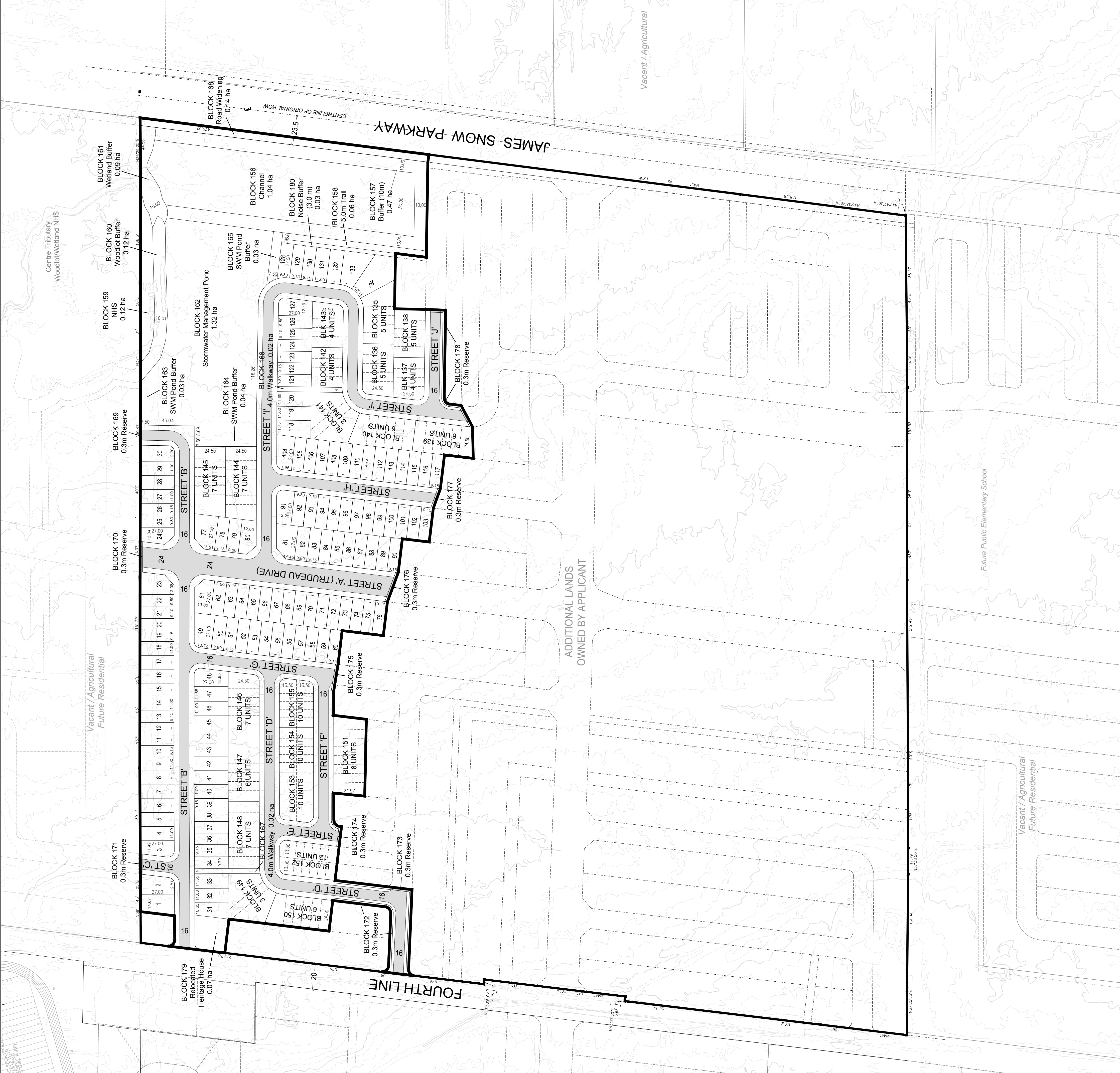
SIGNED *[Signature]* DATE January 7, 2020  
 Rose Denbroeder, Ontario Land Surveyor  
**RPE**  
 R.P.E. SURVEYING LTD.  
 243 CHURCH ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 6A3  
 Tel: (905) 509-5090 Fax: (905) 501-5001

**ADDITIONAL INFORMATION (UNDER SECTION 51 (1.7) OF THE PLANNING ACT)**

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) CLAY LOAM
- J) CLAY ON PLAN
- K) CLAY ON PLAN
- L) SHOWN ON PLAN

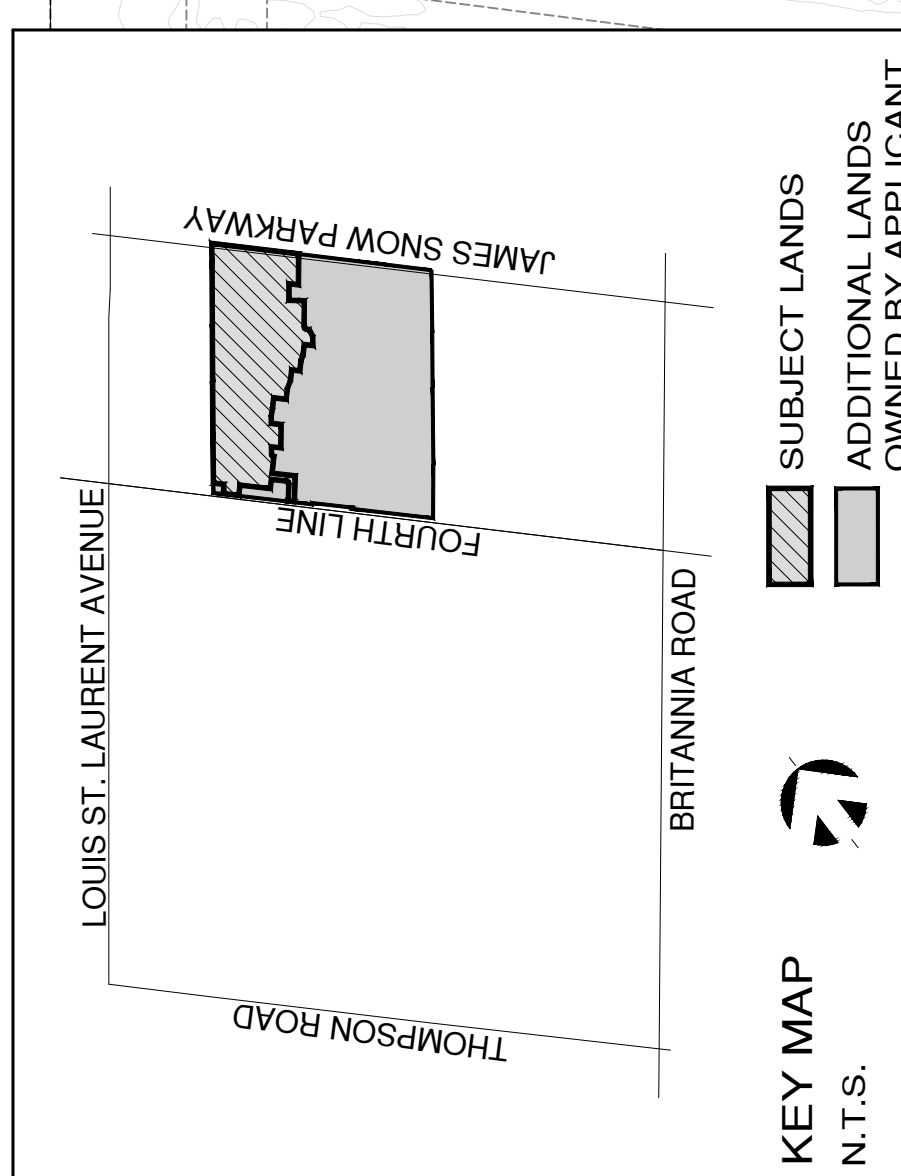
**LAND USE SCHEDULE**

Land Use	Blocks	Block Total	Area (ha)	Units
Detached Residential	1-134	134	3.74	134
Townhouse	135-151	17	1.95	93
Back-to-Back Townhouse	152-155	4	0.42	42
Channel	156	1	1.04	
Buffer (10m)	157	1	0.47	
5.0m Trail	158	1	0.06	
NHS	159	1	0.12	
Woodlot Buffer	160	1	0.12	
Welland Buffer	161	1	0.09	
SWM Pond	162	1	1.32	
SWM Pond Buffer	163-165	3	0.10	
4.0m Walkway	166, 167	2	0.04	
Road Widening	168	1	0.14	
0.3m Reserve	169-178	10	0.00	
Relocated Heritage House	179	1	0.07	1
Noise Buffer (3.0 m)	180	1	0.03	
16m ROW (1,685 m)			2.73	
24.0m ROW (202 m)			0.48	
<b>Totals</b>	<b>180</b>	<b>180</b>	<b>12.92</b>	<b>270</b>



Unit Type	Blocks	Units	SDE*
Detached	1-134	134	134
Heritage House	179	1	1
Townhouse	135-151	93	67.9
Back-to-Back Townhouses	152-155	42	21.0
<b>Totals</b>		<b>270</b>	<b>223.9</b>

\* SDE Factors:  
 Detached - 1.00  
 Townhouse - 0.73  
 Back-to-Back townhouse - 0.50



**FIGURE 2  
DS-023-21**

SCALE 1:1500 February 16, 2021  
 DRAWN BY: KC CHECKED BY: CR

**KORSIAK Urban Planning**  
 296-277 Lakeshore Road East  
 Oakville, Ontario L6J 1H9  
 T: 905.237.4927  
 info@korsiak.com

**mattamyHOMES**

NOTES:  
 \* Local/Local corner radii = 5m \* Collector/Arenal corner triangle = 15m  
 \* Local/Collector corner triangle = 7.5m \* Pavement illustration is diagrammatic  
 \* Collector/Collector corner triangle = 10m

DATE [D.M.Y.] REVISION  
 ORIGINAL SUBMISSION  
 A KC  
 DWG BY



THE CORPORATION OF THE TOWN OF MILTON  
BY-LAW NO. 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* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 7, CONCESSION 5, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED) - FILE: Z-01/20

**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 is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone symbols to the Residential Medium Density 1 - Special Section (RMD1\*283) Zone, Residential Medium Density 2 - Special Section (RMD2\*284) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) and Open Space 2 (OS-2) Zone and adding the Holding (H) symbols H45, H46, H47, to each of the zone symbols on this property as shown on Schedule A.

**2.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.87 to read as follows:

For lands with Holding Provision H45, the H45 Holding Provision shall apply and shall not be removed until the development to the north proceeds and/or the temporary cul-de-sac is no longer required to the satisfaction of the Town of Milton.

**3.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.88 to read as follows:

For lands with Holding Provision H46, the H46 Holding Provision shall apply and shall not be removed until such time as the development to the south proceeds and/or the temporary access road is no longer required to the satisfaction of the Town of Milton.

**4.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.89 to read as follows:

For lands with Holding Provision H47, the H47 Holding Provision shall apply and shall not be removed until such time as the required noise mitigation

measures have been finalized to the satisfaction of the Town of Milton and the Region of Halton.

**5.0 THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.283 as follows:

**Residential Medium Density 1 - Special Section 283 (RMD1\*283) Zone**

- i) Special Site Provisions Applicable to All Dwelling Types
- ii) Notwithstanding any provisions to the contrary, for Detached Dwelling – Street Access (All Types) the following shall apply:
  - a. In the case of a staggered double car garage:
    - i. One garage is permitted to have a minimum setback of 2.0 metres to the front lot line providing that the second garage has a minimum setback of 5.5 metres to the front lot line.
    - ii. On lots having frontage less than or equal to 11.5 metres the driveway width shall not exceed 6.6 metres.
  - b. Notwithstanding Section 4.19.5, Table 4H, porches/verandas encroaching into the required interior side yard are permitted to be located 0.9 metres to the interior side lot line.
  - c. Where located on top of a porch/veranda, balconies are permitted to encroach into the required interior side yard and shall be provided in accordance with b) above.
  - d. Notwithstanding any regulation of this By-law to the contrary, on any lot where a residential driveway enters a street, no obstruction to sight lines, including fencing, shall be permitted within the triangular area formed by the street line, the residential driveway edge and the line connecting them at points 1.0 metres from their intersection.
  - e. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- iii) Notwithstanding any provisions to the contrary, for Detached Dwelling – Street Access, Interior Lot:
  - a. Lot frontage (minimum), interior lot – 9.15 metres
  - b. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 60% of the building face is used for the garage portion of the elevation.
  - c. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, provided the garage face does not project further than 1.83m beyond the porch.

- iv) Notwithstanding any provisions to the contrary, for Detached Dwelling – Street Access, Corner Lot, the following shall apply:
- a. For the lot at the southeast corner of Street B and Fourth Line (Beaty Heritage House), the following provisions shall apply:
    - i. The lot line abutting Street B shall be the front lot line.
  - b. Where a garage is accessed by a residential driveway crossing the exterior side lot line:
    - i. An attached garage may be located no closer than 0.6 metres from the rear lot line.
    - ii. 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.
    - iii. Fences and walls having a maximum height of 2.0 metres are permitted to enclose that portion of the yard bounded by the dwelling unit, the exterior side lot line, and the residential driveway.
  - c. At the intersection of two local streets:
    - i. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
    - ii. No part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
  - d. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 62% of the building face is used for the garage portion of the elevation.
  - e. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, and the garage portion of the elevation may project no further than 1.83 metres beyond the dwelling face or porch/veranda portion of the elevation.
  - f. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius or a visibility triangle, for the purposes of determining lot frontage, depth, and setbacks, the radius or triangle shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.

- v) Notwithstanding any provisions to the contrary, for Townhouse Dwelling – Street Access, the following shall apply:
- a. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
  - b. At the intersection of two local streets, no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
  - c. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

**6.0 THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.284 as follows:

**Residential Medium Density 2 - Special Section 284 (RMD2\*284) Zone**

- i) Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:
- a. Minimum Lot frontage (corner unit): 8.0 metres
  - b. Minimum Front yard setback (all unit types): 2.0 metres to building
  - c. Minimum Exterior yard setback (corner lot): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide.
  - d. The minimum required outdoor amenity area per unit is 6 m<sup>2</sup>, to be provided on a balcony.
  - e. Porches/verandas and balconies are permitted to be located no closer than 1.0 metre to a street line.
  - f. For a corner unit at the intersection of two local streets:
    - i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
    - ii. no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
  - g. Notwithstanding Section 5.6.2 iv) d) A), a maximum driveway width of 3.5 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.
  - h. For units that do not have an interior side yard, air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.
  - i. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

- j. For the purposes of this By-law, where the front or exterior side lot line of a corner lot has a curved radius or a visibility triangle, for the purposes of determining lot frontage, depth, and setbacks, the radius or triangle shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.

**7.0 THAT** pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the *Planning Act*, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law 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.

**PASSED IN OPEN COUNCIL ON APRIL 12, 2021.**

\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Town Clerk

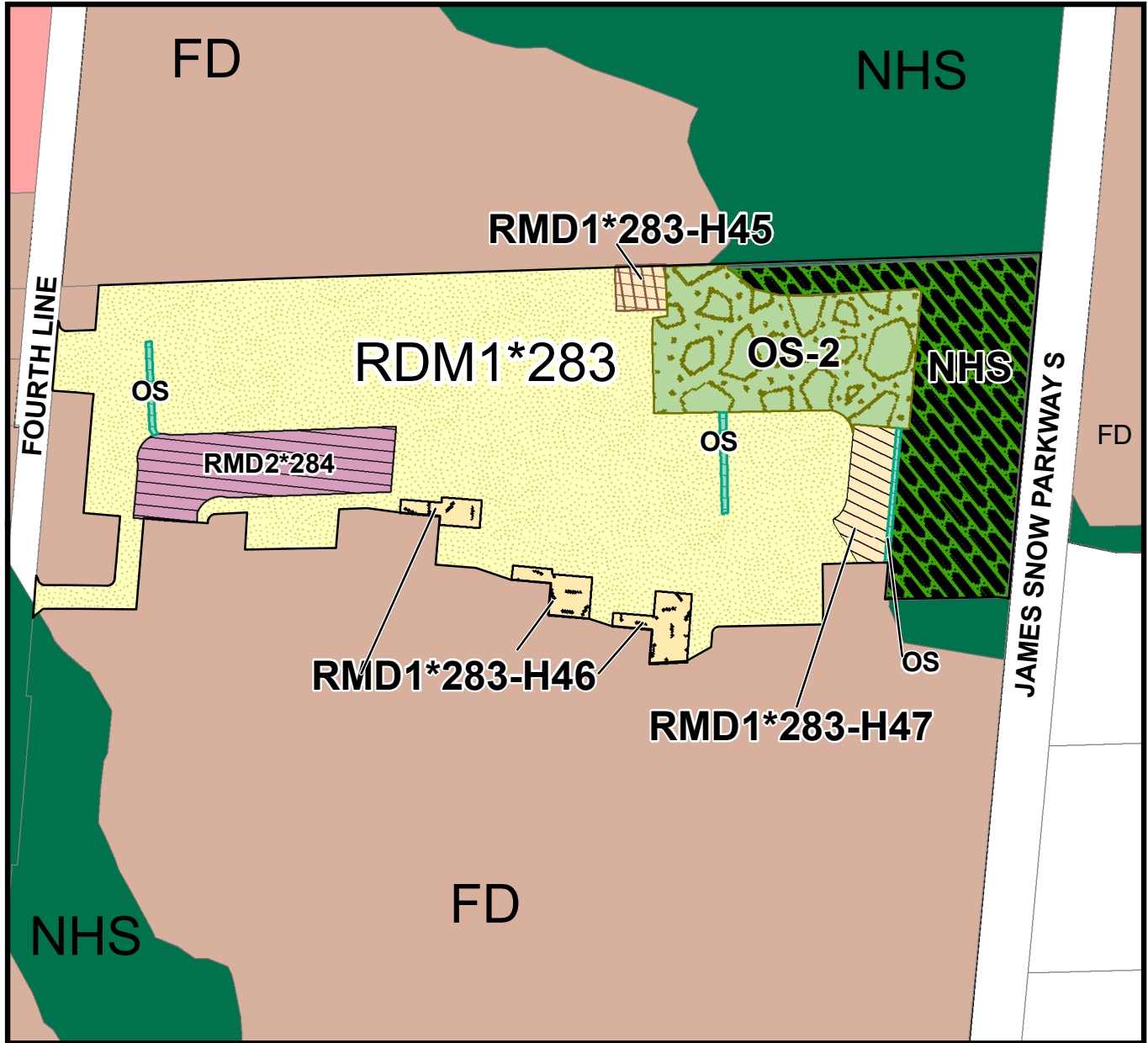


SCHEDULE A  
 TO BY-LAW No. -2021

TOWN OF MILTON

PART LOT 7 CONCESSION 5 TRAFALGAR NEW SURVEY &  
 PART OF PART 1 RP 20R8701 & PART 2 RP 20R17505

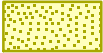







Town of Milton



THIS IS SCHEDULE A  
 TO BY-LAW NO. \_\_\_\_\_ PASSED  
 THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

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

\_\_\_\_\_  
 CLERK- Meaghen Reid

-  RMD1\*283 - Medium Density Residential 1 Zone Site Specific
-  RMD1\*283-H45 - Medium Density Residential 1 Zone Site Specific with Holding Provision 45
-  RMD1\*283-H46 - Medium Density Residential 1 Zone Site Specific with Holding Provision 46
-  RMD1\*283-H47 - Medium Density Residential 1 Zone Site Specific with Holding Provision 47
-  RMD2\*284 - Medium Density Residential 2 Zone Site Specific
-  NHS - Natural Heritage System
-  OS - Open Space Zone
-  OS-2 - Open Space 2 Zone



**Debbie Johnson**

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**Subject:** FW: Homes

-----Original Message-----

From: Clive Thomas < >

Sent: Friday, February 28, 2020 10:02 AM

To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>

Subject: Homes

Good morning

Wonderful planning with the help  
of the industrious Mattamy.

Considering how Milton has morphed into the laughing stock of Southern Ontario, should we have expected anything less??

High rise, increased density???...never under Mattamys watch!!

So funny and pathetic and yet so sad

RCT

Sent from my iPhone

**Debbie Johnson**

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**Subject:** FW: 1211 Fourth Line (SW of Louis St Laurent and James Snow Pkwy)

**From:** jcalava <>

**Sent:** Friday, March 6, 2020 1:10 PM

**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>

**Subject:** 1211 Fourth Line (SW of Louis St Laurent and James Snow Pkwy)

Good afternoon,

I would like to be informed of any upcoming meetings for the 700 unit subdivision proposal by Mattamy (Brownridge) Ltd. at 1211 Fourth Line.

At this time I have some initial comments:

Can you confirm if Fourth Line will be expanded to four lanes with sidewalks on both sides?

My understanding is that new roads are to be more pedestrian and transit friendly i.e. have sidewalks on both sides on all public roads (pedestrian friendly) and that the network is to be more of a grid pattern with no cul-de-sacs (transit friendly).

Also, please avoid fencing along roads to allow access into the subdivision and not be an eye sore and future maintenance issues. See attached examples.

Thank you.

-Joe

Milton, ON

**Debbie Johnson**

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**Subject:** FW: Build roads not more housing.

**From:** suzanne page < >

**Sent:** Friday, February 28, 2020 6:41 PM

**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>

**Subject:** Build roads not more housing.

I certainly hope that the streets and roadways are finished and expanded before new housing is added. Traffic is already horrendous in milton and the city keeps letting more and more development to happen without expanding the roads. What are the city planners thinking?

Get [Outlook for Android](#)

**Debbie Johnson**

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**Subject:** FW: Proposed Milton subdivision

**From:** Ahad Raza < >

**Sent:** Saturday, February 29, 2020 7:01 PM

**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>

**Subject:** Proposed Milton subdivision

I'd like to voice my concerns about the proposal for the new housing subdivision between James snow and forth line.

I am strongly opposed to eliminating (or even reducing) the Greenbelt habitat. Not only is our lovely town losing its greenery and charm, but we're also eliminating natural habitat for the domestic wild life.

Please let me know where I can share these opinions to oppose this proposal.

Thank you,  
Ahad

**Debbie Johnson**

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**Subject:** FW: New subdivision

**From:** shelby.henderson <>  
**Sent:** Saturday, February 29, 2020 9:13 AM  
**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>  
**Subject:** New subdivision

I would like to be notified about public meetings regarding the new proposed subdivision between four line and James snow.

We need to maintain our open spaces and stop paving over farm land so I would like to attend to voice my concerns in person.

Thank you,  
Shelby Henderson

Sent from my Samsung Galaxy smartphone.