



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: November 15, 2021

Report No: DS-087-21

Subject: Public Meeting and Initial Report: Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment by Fieldgate Developments for lands known as Part Lots 7 and 8, Concession 1 NS (Trafalgar) at the southwest corner of Bronte Street and Louis St. Laurent Avenue (Town Files: 24T-21005/M, LOPA-06/21 and Z-17/21)

Recommendation: THAT Report DS-087-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of the proposed applications is to facilitate the development of the Secondary Mixed Use Node with commercial and residential development at the southwest corner of Bronte Street and Louis St. Laurent Avenue. The proposed development consists of approximately 16,550 square metres of retail/commercial service space, as well as 1,047 residential dwelling units including 188 townhouse units, 399 retirement residential units in two 15-storey apartment buildings, and an additional 460 apartment units in two 11-storey apartment buildings and a 15-storey apartment building. The proposed plan of subdivision, if approved, will create blocks for the proposed commercial development, the proposed residential development, a 16.19 hectare district park, as well as blocks for a trail, an active transportation link, natural heritage system and associated buffers, a stormwater management facility and road widenings. The Official Plan Amendment seeks to permit an increase in the allowable maximum gross floor area for commercial uses within the Secondary Mixed Use Node. A maximum of 36,696 square metres of retail/commercial space is permitted within the entire Secondary Mixed Use Node. The application proposes 16,550 square metres of retail/commercial space for this specific site, which is 5,560 square metres greater than the maximum permitted in the Secondary Mixed Use Node. The Zoning By-law Amendment seeks to rezone the lands to permit the proposed uses, and further establish zone standards specific to the proposed development.

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

EXECUTIVE SUMMARY

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: Fieldgate Developments, 5400 Yonge Street, Toronto ON M2N 5R5

Applicant: Glenn Schnarr & Associates Inc. c/o Karen Bennett, 10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6

Location:

The subject lands are located on the south west corner of Bronte Street and Louis St. Laurent Avenue, east of the Canadian National Railway tracks (see Figure 1 - Location Map).

Site Description:

The subject lands are approximately 36.5 hectares (90.19 acres) in size with approximately 200 metres of frontage on Bronte Street and 500 metres of frontage on Louis St. Laurent Avenue. The lands are currently vacant.

The subject lands are comprised of three parcels of undeveloped, former agricultural lands, and are predominately surrounded by lands either recently developed or planned for future development.

Proposal:

The application seeks to facilitate the development of a plan of subdivision to create blocks for the proposed commercial development, the proposed residential development, a 16.19 ha district park, as well as blocks for a trail, an active transportation link, natural heritage system and associated buffers, a stormwater management facility and road widenings. Figure 2 shows the concept plan for the proposed plan of subdivision.

Through the proposed plan of subdivision, a 16.19 ha block, for the purpose of the creation of a Town-owned district park, is proposed. These lands will be conveyed to the Town and zoned Open Space (OS) through the proposed application, to facilitate the development of the district park in the future. Details related to the development of this site as a Town-owned park will be subject to a separate public engagement process, undertaken by the Town, in the future.

The application seeks to amend the Boyne Survey Secondary Plan of the Town's Official Plan to allow an increase in the maximum gross floor area for commercial uses. A maximum of 36,696 square metres of commercial spaces is permitted within this Secondary Mixed Use Node in the Boyne Survey Secondary Plan. Currently, the

Background

northwest corner has site specific permissions (C2*119) to allow for the development of 14,864 square metres of commercial gross floor area and the northeast corner which contains a retail/commercial plaza (Milton Marketplace) of 10,842 square metres. This accounts for 25,706 square metres of the total gross floor area permissions. The proposed Official Plan Amendment seeks to allow 16,550 square metres of commercial space for this development, which exceeds the maximum commercial gross floor area permitted by 5,560 square metres. This would increase the total allowable commercial gross floor area to 42,256 square metres for the entire Secondary Mixed Use Node at Louis St. Laurent Avenue and Bronte Street. It should also be noted that it is very unlikely that the full 14,864 sq. metres will be built on the southwest Node as the developer originally intended to build a stand-alone commercial/retail plaza anchored by a food store but has since rezoned a portion of the lands in 2016 (Report PD-047-16) for residential development and further in 2019 (Report PD-032-19) for a mixed use development.

The application seeks to rezone the subject lands from the current Future Development (FD) zone and Natural Heritage (NHS) zone to site specific Secondary Mixed Use Commercial (C2*XXX) to facilitate the development of the commercial block, site specific Residential Medium Density II (RMD2*XXX) to facilitate the development of the proposed townhouses, site specific Residential High Density (RHD*XXX) to facilitate the development of retirement residential units, and site specific Residential High Density (RHD*XXX) to facilitate the development of apartment units. Additionally, the application seeks to rezone the remainder of the lands Open Space (OS) zone to facilitate the development of a District Park, Open Space - Stormwater Management (OS-2) zone to facilitate the stormwater management facility and Natural Heritage System (NHS) zone to accommodate the existing natural heritage features on the site. The Zoning By-law Amendment also seeks to establish zone standards specific to the proposed development, which includes site specific provisions relating to siting of buildings on the property, maximum building heights, permitted uses, and parking rates.

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

- Draft Plan of Subdivision prepared by GSAI, dated April 29, 2021;
- SMUN Concept Plan prepared by GSAI, dated June 10, 2021;
- Planning Justification Report prepared by GSAI, dated July 2021;
- Stage 1-2 Archaeological Assessment prepared by UWO Institute for Research, dated July 2004;
- Addendum to Stage 1-2 Archaeological Assessment prepared by UWO Institute for Research, dated July 2007;
- Stage 3 Archaeological Assessment prepared This Land Archaeology Inc., dated February 13, 2015;



Background

- Transportation Impact Study prepared by TMIG, dated July 2021;
- Phase One Environmental Site Assessment prepared by WSP, dated July 15, 2021;
- Reliance Letter prepared by WSP, dated July 16, 2021;
- Preliminary Environmental Noise and Vibration Report prepared by Jade Acoustics Inc., dated July 15, 2021;
- Water & Wastewater Functional Servicing Report prepared by TMIG dated July 2021;
- Stormwater Management Study prepared by TMIG, dated June 2021;
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., dated June 9, 2021;
- Hydrogeological Assessment prepared by R.J. Burnside, dated July 2021;
- Urban Design Brief prepared by MBTW Group, dated July 2021;
- District Park Facility Fit Concept Plan prepared by MBTW Group, dated May 2021;
- Market Demand & Impact Analysis prepared by Urban Metrics Inc., dated June 29, 2021; and,
- Shadow Impact Study prepared by KNYMH Inc., dated June 16, 2021.

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.

On Schedule B, Urban Area Land Use Plan, of OPA #31, the lands are designated Residential Office Area and Natural Heritage System Area. The main permitted uses within the Residential Office Area designation are primarily high rise residential uses, as well as office and local commercial uses. The Natural Heritage System Area is intended to protect, maintain and enhance the natural heritage, hydrologic, and landform features and functions, as well as to improve or restore the quality and quantity of ground and surface water and the hydrologic functions of watersheds.

The subject lands are located within Boyne Survey Secondary Plan Area. On Schedule C-10-C Land Use Plan, the lands are designated Secondary Mixed Use Node, District Park and Natural Heritage System. The main purpose of the Secondary Mixed Use Node designation is to provide areas that offer commercial uses which will service both the

Background

surrounding neighbourhood and the broader Milton community, as well as provide a range of higher density and mixed use developments at key intersections.

It is staff's opinion that the proposed development generally conforms to the policies of the Town's Official Plan and the Boyne Survey Secondary Plan Area. However, an Official Plan Amendment is required to address the proposed increase in commercial gross floor area proposed for this Secondary Mixed Use Node.

The Secondary Mixed Use Node policies of the Boyne Survey Secondary Plan outline a maximum amount of gross floor area that is permitted for commercial uses, which includes a maximum of 36,696 square metres for this Node. Based on the existing and proposed development approved in this node, only approximately 10,990 square metres of commercial development would be permitted on these lands. As a result, an Official Plan Amendment is required to permit the additional 5,560 square metres, in order to achieve the 16,550 square metres of commercial gross floor area proposed by this development. This would increase the total allowable commercial gross floor area of 42,256 square metres for the entire Secondary Mixed Use Node at Louis St. Laurent Avenue and Bronte Street. To support this request, the applicant has submitted a Market Demand & Impact Analysis which is currently in the process of being peer-reviewed.

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 Natural Heritage System (NHS) and Future Development (FD). Approval of the Zoning By-law Amendment to site specific Secondary Mixed Use Commercial (C2*XXX), site specific Residential Medium Density II (RMD2*XXX), site specific Residential High Density (RHD*XXX), Open Space (OS), Open Space - Stormwater Management (OS-2) and Natural Heritage System (NHS) zones is required to permit the plan of subdivision and to facilitate the development of the proposed commercial and residential uses, the associated stormwater facilities, as well as the district park. The NHS zone will be refined in accordance with the findings of the environmental studies submitted with the application. The amendment will further establish site-specific zoning standards for the proposed development as it relates to the siting of structures on the lands, building height, and parking rates. Through further review, should any additional provisions not be met, they will be included as part of the zoning by-law amendment.

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 August 26, 2021. Notice for the public meeting has been provided pursuant to the requirements of the Planning Act on October 21, 2021, 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 August 27, 2021. Town staff are currently in the process of completing a review of the first submission. The Town will provide 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:

- Proposed uses, including additional permitted uses;
- Request to increase allowable commercial gross floor area in the Secondary Mixed Use Node;
- Traffic impacts;
- Access to future Town-owned District Park;
- Stormwater management and site servicing.

The developer and their consultants held a Public Information Centre (PIC), virtually, on October 27, 2021. This PIC consisted of a presentation on the proposed development and a question and answer period. Town staff were in attendance to take note of questions and comments provided.

A technical report will be brought forward to Council at a later date, responding to issues raised both at the Public Information Centre, 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

Report #:
DS-087-21
Page 7 of 7

Attachments

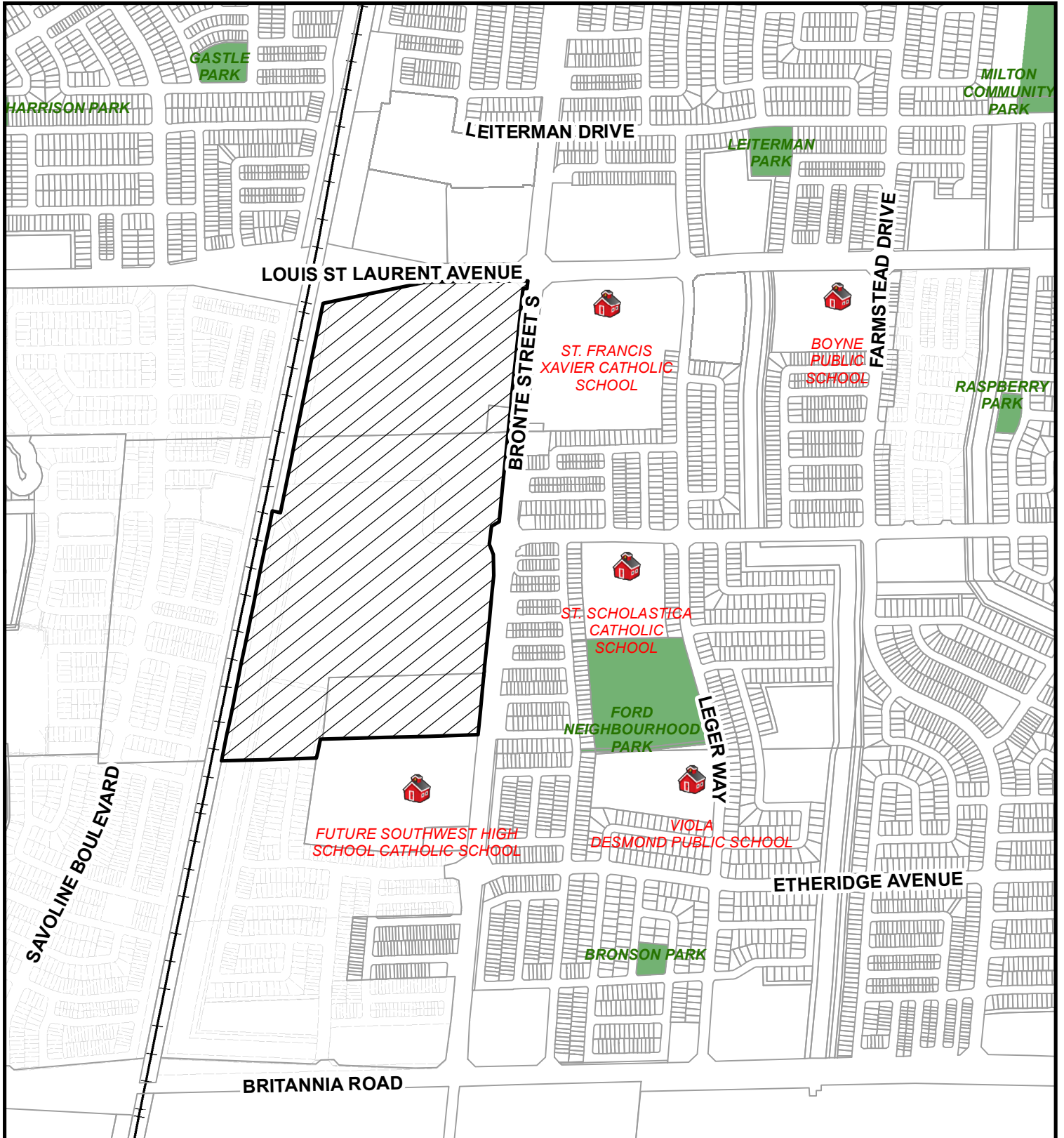
Figure 1 - Location Map
Figure 2 - Concept Plan
Figure 3 - Draft Plan of Subdivision
Appendix 1 - Draft Official Plan Amendment & Schedule
Appendix 2 - Draft Zoning By-law & Schedule A

CAO Approval
Andrew M. Siltala
Chief Administrative Officer


Recognition of Traditional Lands

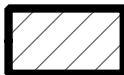
The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



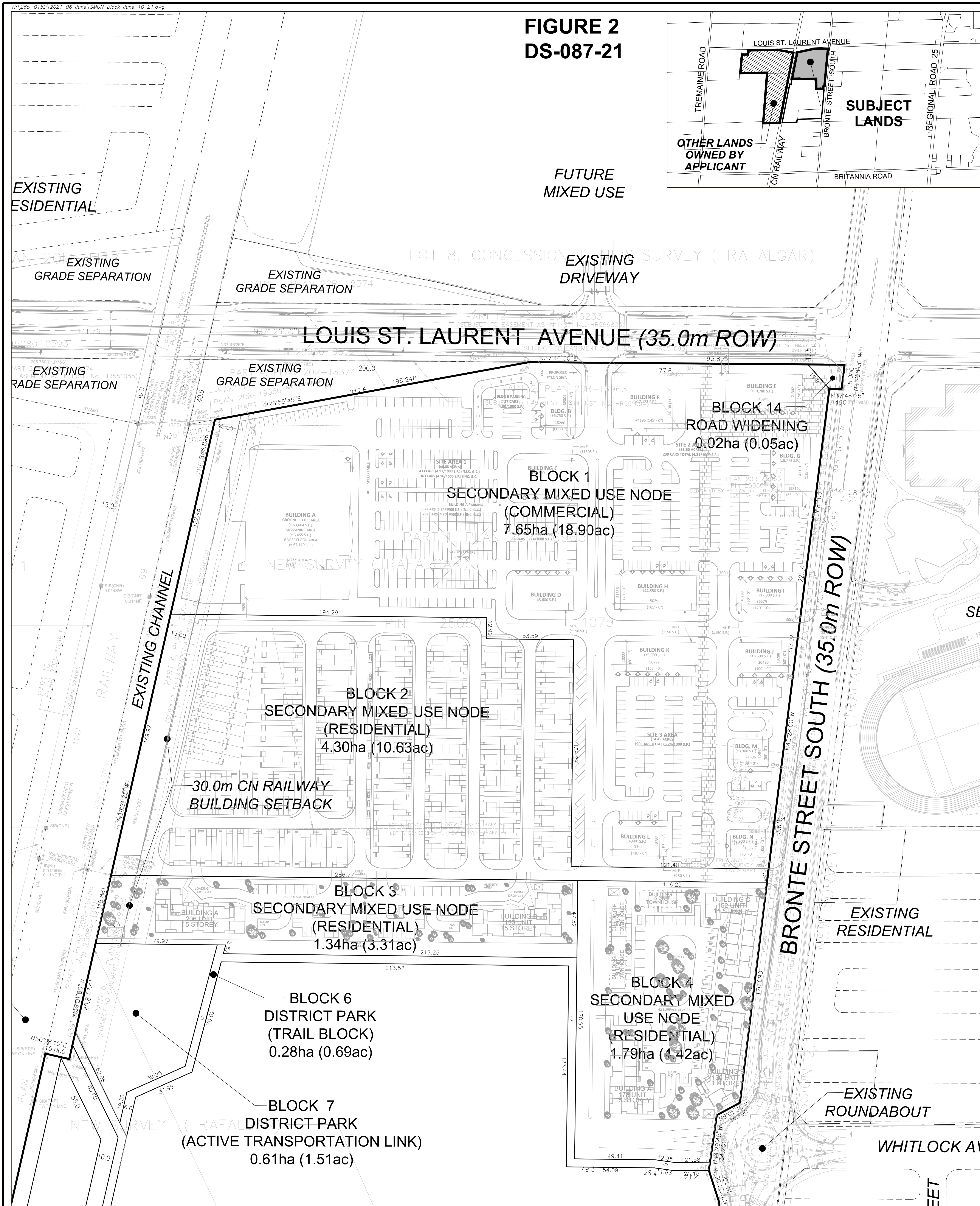
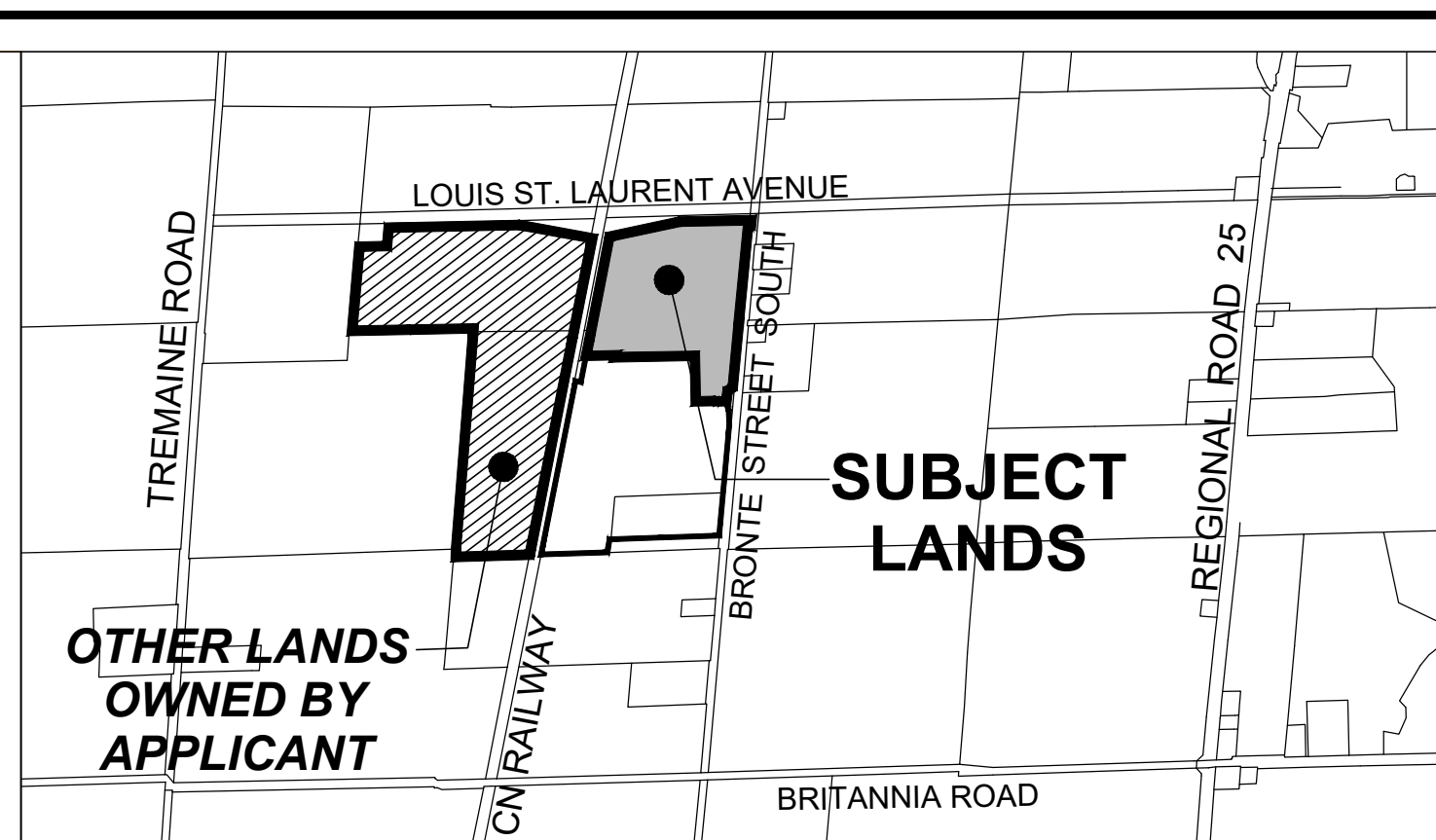
Council Meeting Date: November 15, 2021	Scale: 1: 10,000	Files: Z-17/21 LOPA-06/21	Development Services Department
--	------------------	------------------------------	---------------------------------




Subject Property

Copyright 2021: Town of Milton, Teranet Inc.

**FIGURE 2
DS-087-21**



**SECONDARY MIXED USE NODE
1045502 ONTARIO LIMITED &
1048605 ONTARIO LIMITED
FIELDGATE DEVELOPMENTS
(WEST LANDS)**

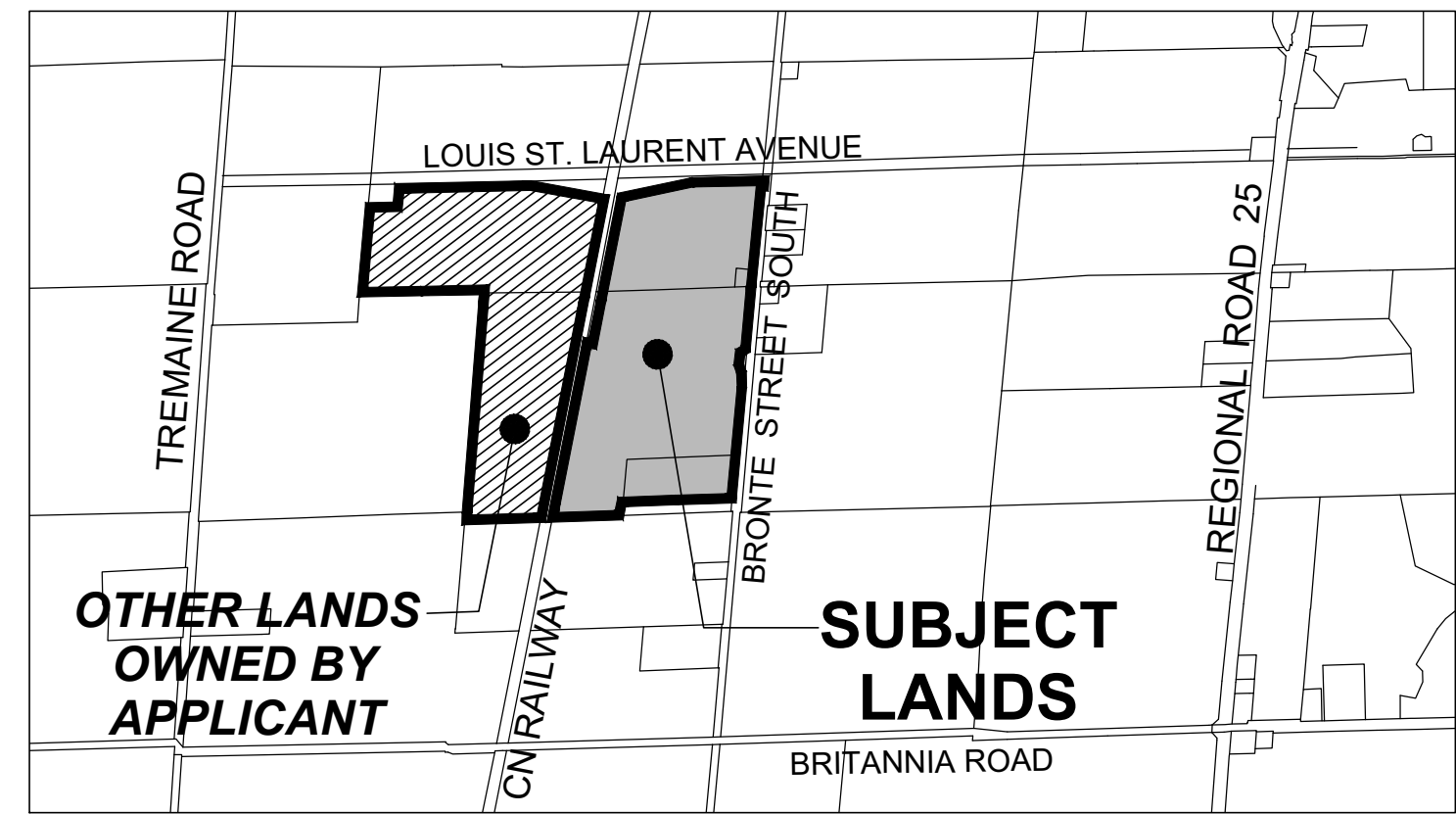
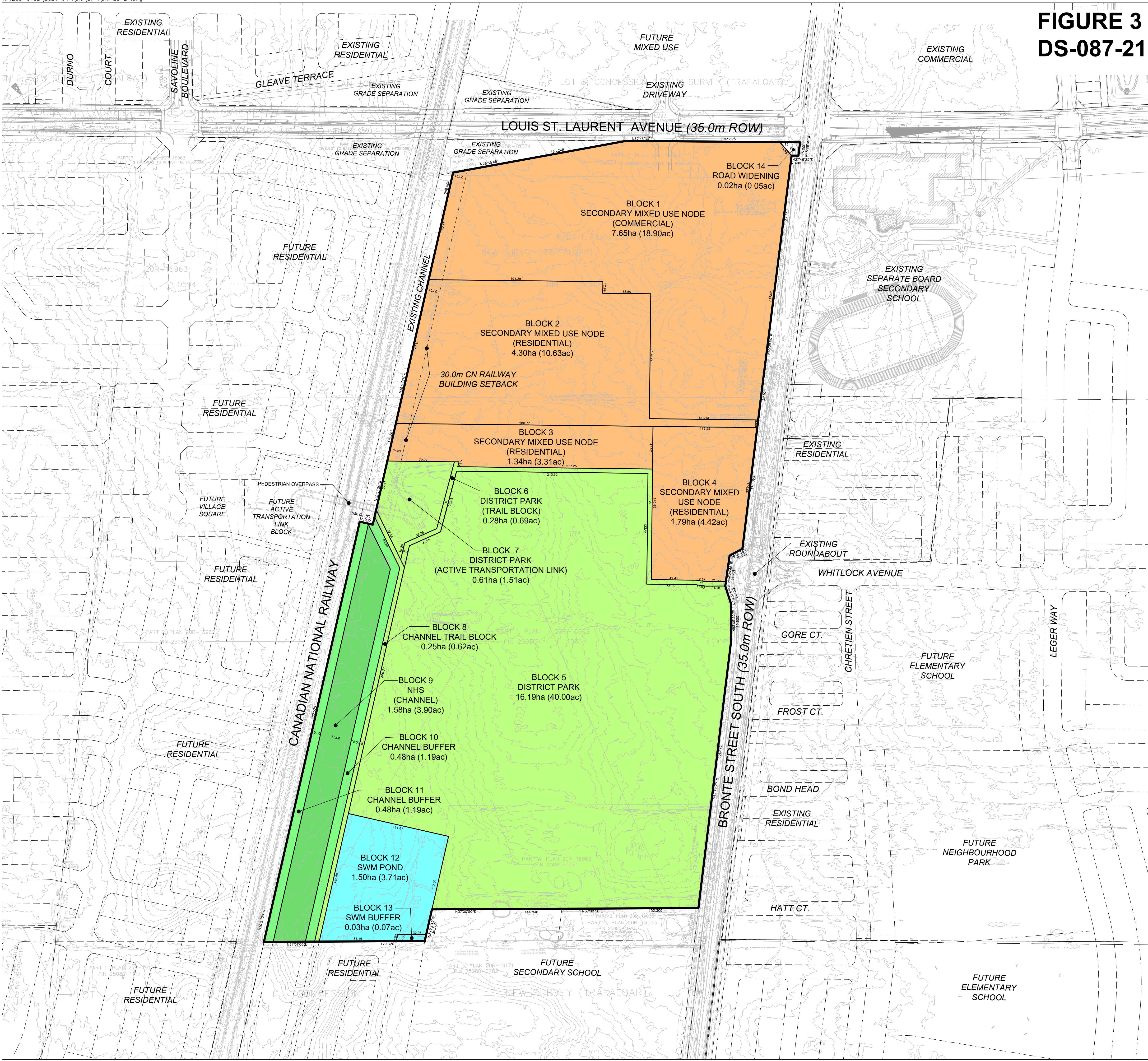
Block 1 Commercial	Area (ha)	Area (ac)	GFA (m ²)	GFA (ft ²)
Building A			6,235.56	67,119
Building B			627.10	6,750
Building C			562.06	6,000
Building D			668.90	7,173
Building E			1,001.49	10,780
Building F			1,595.42	17,173
Building G			815.22	8,775
Building H			1,073.03	11,550
Building I			724.64	7,800
Building J			613.16	6,600
Building K			919.74	9,900
Building L			613.16	6,600
Building M			362.32	3,900
Building N			362.32	3,900
TOTAL (BLOCK 1)	7.65	18.90	16,541.11	178,047

Block 2 SMUN (Grade-related Residential)			
Unit Type	Area (ha)	Area (ac)	Units
6.4m (21') - Street Townhouses			32
6.4m (21') - Back-to-Back Townhouses			72
6.4m (21') - Dual Frontage Townhouses			51
6.4m (21') - Dual Frontage L/W Townhouses			19
TOTAL (BLOCK 2)	4.30	10.63	174

Block 3 SMUN (Retirement Residential)			
Unit Type	Area (ha)	Area (ac)	Units
Building A (15 Storeys)			206
Building B (15 Storeys)			193
TOTAL (BLOCK 3)	1.34	3.31	399

Block 4 SMUN (High Density Residential)			
Unit Type	Area (ha)	Area (ac)	Units
Building A (15 Storeys)			178
Building B (11 Storeys)			130
Building C (11 Storeys)			152
Building D (Townhouses)			5
Building E (Townhouses)			5
Building F (Townhouses)			4
TOTAL (BLOCK 4)	1.79	4.42	474

**FIGURE 3
DS-087-21**




**DRAFT PLAN OF SUBDIVISION
1045502 ONTARIO LIMITED &
1048605 ONTARIO LIMITED
FIELDGATE DEVELOPMENTS
(WEST LANDS)**

FILE #: _____

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

DATE: June 26, 2018

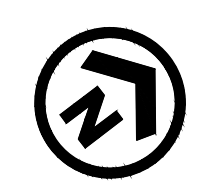
ADDITIONAL INFORMATION

- (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)	UNITS	Density UPHA	SDE
SECONDARY MIXED USE NODE	1-4	15.08	37.26			
DISTRICT PARK	5-7	17.08	42.21			
CHANNEL TRAIL BLOCK	8	0.25	0.62			
NHS (CHANNEL)	9	1.58	3.90			
CHANNEL BUFFER	10,11	0.96	2.37			
SWM POND	12	1.50	3.71			
SWM BUFFER	13	0.03	0.07			
ROAD WIDENING	14	0.02	0.05			
TOTAL	14	36.50	90.19			

NOTES



SCALE 1:2000
(24 x 36)
APRIL 29, 2021

AMENDMENT NUMBER XX

**APPENDIX 1
DS-087-21**

**TO THE OFFICIAL PLAN OF THE
TOWN OF MILTON**

Subject: Boyne Survey SMUN

The following text and schedule constitute

Amendment No. XX to the Official Plan

Of the Town of Milton

July 2021

AMENDMENT NUMBER XX 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 constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

PART I: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan to the Town of Milton shall be known as:

Amendment No. XX to the Official Plan of the Town of Milton

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to assign a Specific Policy Area to the lands located at southwest quadrant of Louis St. Laurent Avenue and Bronte Street south and for the Specific Policy Area to increase the allowable maximum GFA for commercial uses within the southwest quadrant of the Secondary Mixed Use Node located at this intersection in Boyne Survey Secondary Plan, Town of Milton.

LOCATION OF THE AMENDMENT

The lands subject to this Official Plan Amendment, known as the Fieldgate SMUN Lands, are located at the southwest quadrant of Louis St. Laurent Boulevard and Bronte Street South in the Boyne Survey Secondary Plan Area. The future commercial component of these lands comprise approximately 20 acres and are bound by the CNR Tracks to the west, Louis St. Laurent Avenue to the north, and Bronte Street South to the east.

BASIS OF THE AMENDMENT

This site is located within the Boyne Survey Secondary Plan Area and is designated as part of a Secondary Mixed-Use Node. A maximum of 36,696 sq.m. (395,000 square feet) of retail/service space is permitted within each Secondary Mixed-Use Node as set out in Section C.10.5.5.1 (h) of the Boyne Survey Secondary Plan.

It is proposed to develop the southwest quadrant of this Secondary Mixed Use Node for approximately 16,550 sq.m. (178,100 square feet) of retail/service space, anchored by a supermarket and a pharmacy. However, if the existing commercial development on the northeast corner of the intersection within the SMUN, the potential future development at the northwest corner of the SMUN, and the existing Catholic secondary school on the southeast corner of the SMUN are considered, only approximately 10,990 sq.m. (118,295 sq.ft.) of commercial development would be permitted on the subject quadrant of the SMUN.

The proposed development on the subject site is approximately 16,550 sq.m. (178,100 sq.ft.) and accordingly, the total retail/service space in the Bronte/Louis St. Laurent Secondary Mixed-Use Node must be amended to allow for an additional 5,560 sq.m. (59,850 sq.ft) for a **total allowable commercial GFA within the entire SMUN of 42,256 sq.m. (454,839 sq.ft.).**

The effect of the amendment will be to increase the allowable commercial GFA for the southwest quadrant of the SMUN by an additional 5,560 sq.m. (59,850 sq.ft) for a total allowable commercial GFA for the entire Secondary Mixed Use Node to be 42,256 sq.m. (454,839 sq.ft.).

Part II: THE AMENDMENT

Map Changes:

- 1) Schedule "I1 – Urban Area Specific Policy Area" is hereby amended by adding Special Policy Area No. XX to the lands at the southwest quadrant of Louis St. Laurent Avenue and Bronte Street South as shown on Schedule 'A', attached hereto.

Text Changes:

Section 4.11 of the Town of Milton Official Plan, as referenced below, is amended as follows:

- 4) Adding the following text to Section 4.11 "Specific Policy Area":

"The area identified as Specific Policy Area No. XX on Schedule I1 of this Plan applies to the lands located in the southwest quadrant of Louis St. Laurent Avenue and Bronte Street South and are bounded by the CNR to the west, Louis St. Laurent Avenue to the north and Bronte Street South to the east, and are within the Boyne Survey Secondary Plan Area in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) The allowable commercial GFA for this quadrant of the Secondary Mixed Use Node shall be increased by 5,560 sq.m. (59,850 sq.ft) for a total allowable commercial GFA for the entire Secondary Mixed Use Node to be 42,256 sq.m. (454,839 sq.ft.).

End of Text.

CAMPBELLVILLE ROAD

NO 5 SIDE ROAD

MAIN STREET W

MAIN STREET E


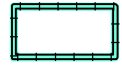



MARTIN STREET

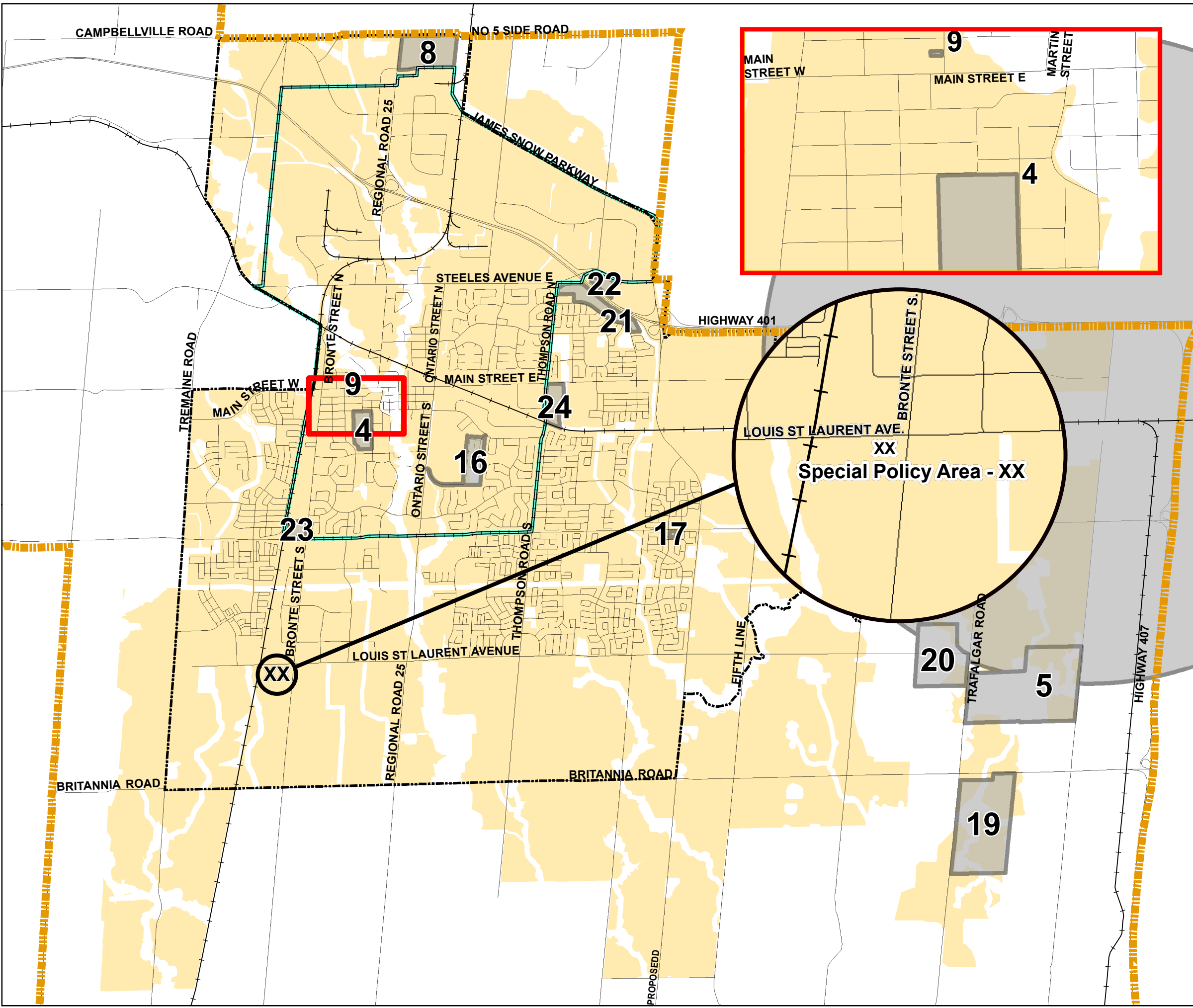
THIS IS SCHEDULE '12' TO OFFICIAL PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

Urban Area Specific Policy Areas (Refer to section 4.11)

-  MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  SPECIFIC POLICY AREA & NUMBER



Special Policy Area - XX



0 375 750 1,500 2,250 3,000 Meters

This schedule forms part of the Official Plan and should be read in conjunction with the text.

Copyright 2010: Town of Milton, Teranet Inc.

June 2010





TOWN OF MILTON OFFICIAL PLAN


Schedule I1

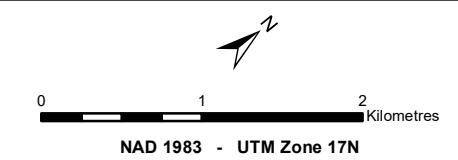
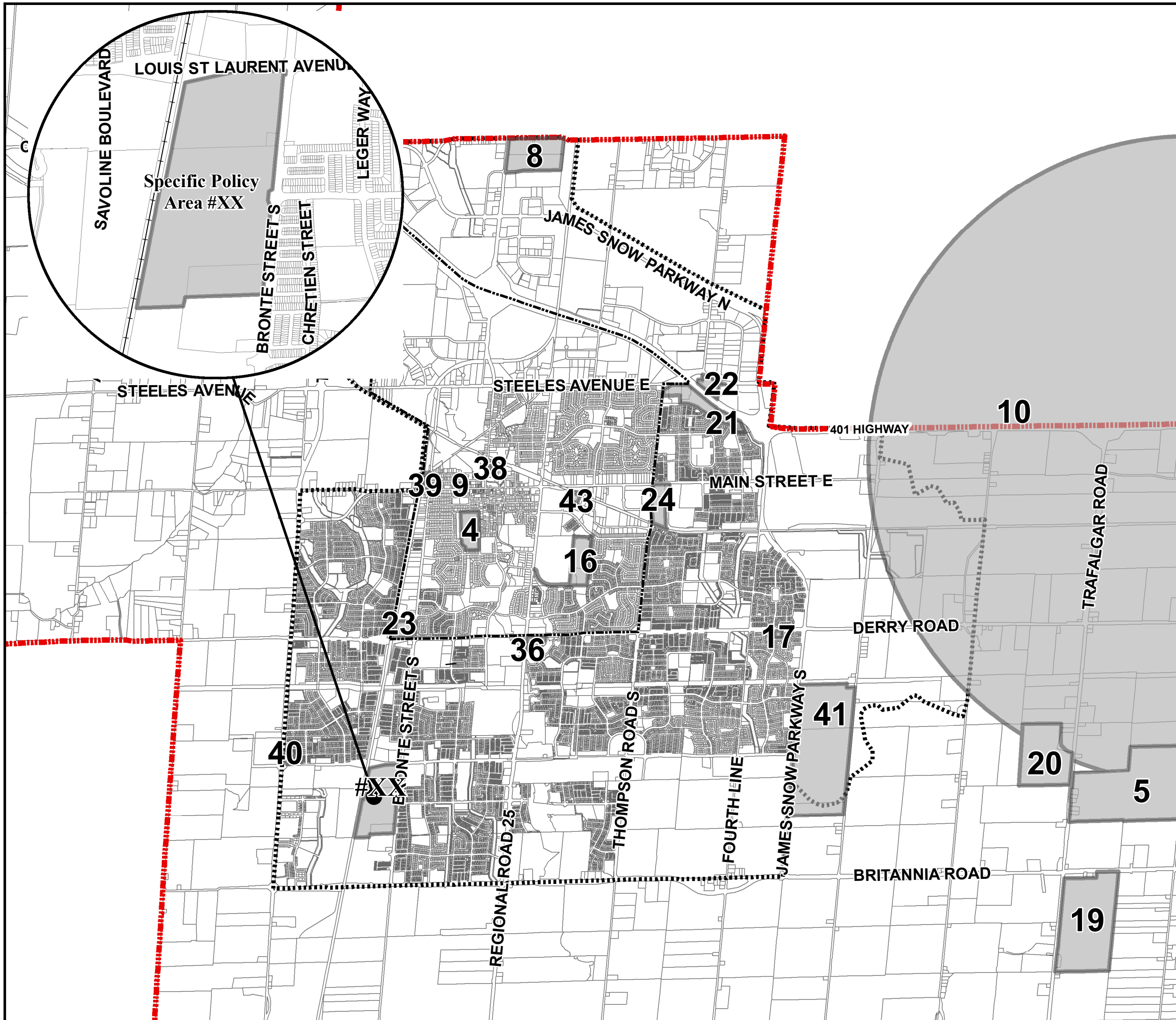
URBAN AREA
SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA 06/21 & Z 17/21

-  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 2021: Town of Milton, Teranet Inc.

Consolidated August 2008, Edited October, 2021

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-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 LOTS 7 and 8, CONCESSION 1 (TRAFALGAR), IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (1045502 ONTARIO LIMITED AND 1048605 ONTARIO LIMITED) - FILE Z-XX/21 AND 24T-21XXXX/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 Secondary Mixed Use Commercial – Site Specific (**C2-AA**), Residential Medium Density II – Site Specific (**RMDII*BB**), Residential High Density – Site Specific (**RHD*CC**), Residential High Density – Site Specific (**RHD*DD**), Open Space (**OS**), Open Space – Stormwater Management (**OS-2**), and Natural Heritage System (**NHS**) zone symbols on the land shown on Schedule A attached hereto.

2.0 THAT Section 13.1 of Comprehensive By-Law No. 016-2014 is hereby further amended by adding subsection 13.1.1.___ to read as follows:

Secondary Mixed Use Commercial – Special Section (C2-AA) Zone:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Secondary Mixed Use Commercial * AA (C2-AA) the following standards and provisions also apply:

- i) Special Zone Standards:
 - a) Maximum lot area shall be 7.65 ha.
 - b) Maximum front yard setback shall be 12.6 m (on Louis St. Laurent).
 - c) Minimum exterior side yard setback shall be 3.0 m (on Bronte St).

- d) Maximum exterior side yard setback shall be 16.6 m (to Bronte)
- e) Maximum GFA for all Buildings combined shall be 16,600.0 sq.m.
- f) Maximum GFA for an individual Building shall be 6,240.0 sq.m.
- g) Minimum landscape buffer abutting a street shall be 3.0 m.
- h) Notwithstanding Table 5N, the minimum number of ingress queuing spaces for a restaurant shall be 8 spaces and the minimum number of egress queuing spaces shall be 0.
- i) Notwithstanding Section 5.18.4 (Setbacks for Queuing Lanes), the minimum setback for a queuing lane to a street line shall be 2.9 m.

3.0 THAT Section 13.1 of Comprehensive By-Law No. 016-2014 is hereby further amended by adding subsection 13.1.1.___ to read as follows:

Residential Medium Density II – Special Section (RMDII*BB) Zone:

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

- i) Special Zone Standards for **all lands** zoned RMDII*BB:
 - a) Air Conditioners and Heat Pumps:

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.
- ii) Special Zone Standards for **Townhouse Dwellings** in the RMDII*BB Zone:
 - a) The minimum rear yard setback shall be 6.0 m.
 - b) The minimum lot depth shall be 27.0 m.
- iii) Special Zone Standards for **'Back to Back' Townhouse Dwellings** in the RMDII*BB Zone:
 - a) The minimum lot depth shall be 12.5 m;

- b) The minimum front yard setback to building shall be 2.0 m;
 - c) 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.
 - d) Maximum height shall be 13.0 m.
- iv) Special Zone Standards for **Dual Frontage Townhouse Dwellings** in the RMDII*BB Zone:
- a) The minimum front yard shall be 1.0 m.
 - b) The minimum lot depth shall be 23.0 m.
 - c) The minimum rear yard setback shall be 2.0 m to the dwelling face and 5.5 m to the garage wall.
 - d) Stairs and landings accessing the dwelling may encroach to within 0.6 m of a lot line.
 - e) The maximum height shall be 13.0 metres;
 - f) A residential driveway may extend into the rear yard.
 - g) 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.
- v) Special Zone Standards for **Dual Frontage / Live/Work Townhouse Dwellings** in the RMDII*BB Zone:
- a) The minimum front yard shall be 1.0 m.
 - b) The minimum lot depth shall be 23.0 m
 - c) The minimum rear yard setback shall be 2.0 m to the dwelling face and 5.5 m to the garage wall.
 - d) Stairs and landings accessing the dwelling may encroach to within 0.6 m of a lot line.
 - e) The maximum height shall be 14.0 metres;
 - f) A residential driveway may extend into the rear yard.

- g) 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.
- h) Additional permitted uses in conjunction with a residential unit:
 - i) artist's studio
 - ii) commercial school
 - iii) convenience store
 - iv) fitness centre
 - v) medical clinic
 - vi) office use
 - vii) personal service shop
 - viii) restaurant
 - ix) restaurant, take-out
 - x) retail store
 - xi) service retail outlet

4.0 THAT Section 13.1 of Comprehensive By-Law No. 016-2014 is hereby further amended by adding subsection 13.1.1.____ to read as follows:

Residential High Density – Special Section (RHD*CC) Zone:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Residential High Density * CC (RHD*CC) the following standards and provisions also apply:

- i) Special Zone Standards:
 - a) The lot frontage shall be measured along northern property limit, along a condominium road.
 - b) Minimum front Yard setback shall be 6.1 m.
 - c) Minimum rear yard setback shall be 4.1 m .
 - d) Minimum exterior side yard setback shall be 6.3 m.
 - e) Maximum height shall be 15 storeys (49.0 m).
 - f) The maximum height of the mechanical room shall be 7.5 m.
 - g) Minimum residential parking shall be provided at a rate of 1.18 spaces per unit.
 - h) The minimum parking setback from a street line shall be 2.9 m.

- i) The minimum parking setback to all other lot lines shall be 2.2 m.

5.0 THAT Section 13.1 of Comprehensive By-Law No. 016-2014 is hereby further amended by adding subsection 13.1.1.____ to read as follows:

Residential High Density – Special Section (RHD*DD) Zone:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Residential High Density * DD (RHD*DD) the following standards and provisions also apply:

- i) Special Zone Standards for **Apartments**:
 - a) The lot frontage shall be measured on a condominium road.
 - b) The minimum front yard setback shall be 3.0 m.
 - c) The minimum rear yard setback shall be 3.0 m.
 - d) The minimum exterior side yard setback shall be 3.0 m.
 - e) A maximum lot coverage of 28.4%.
 - f) Maximum height shall be 15 storeys (49m).
 - g) The maximum height of the mechanical room shall be 7.5 m.
 - h) Minimum residential parking shall be provided at a rate of 1.18 spaces per unit.
 - i) The minimum parking setback from a street line shall be 5.1 m.
 - j) The minimum parking ramp setback from a street line shall be 7.1 m.
- ii) Additional permitted uses:
 - a) **Dual Frontage Townhouses** shall be a permitted use in accordance with the RMDII zone, including the following Special Zone Standards:
 - i) The minimum lot frontage (interior) shall be 3.0 m.

- ii) The minimum lot frontage (corner) shall be 3.0 m.
- iii) The minimum lot frontage (end) shall be 3.0 m.
- iv) The minimum lot depth is 15.4 m
- v) There shall be no minimum rear yard setback.

6.0 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 Ontario Land Tribunal.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this
day of _____, 2021.

G.A. Krantz

Mayor

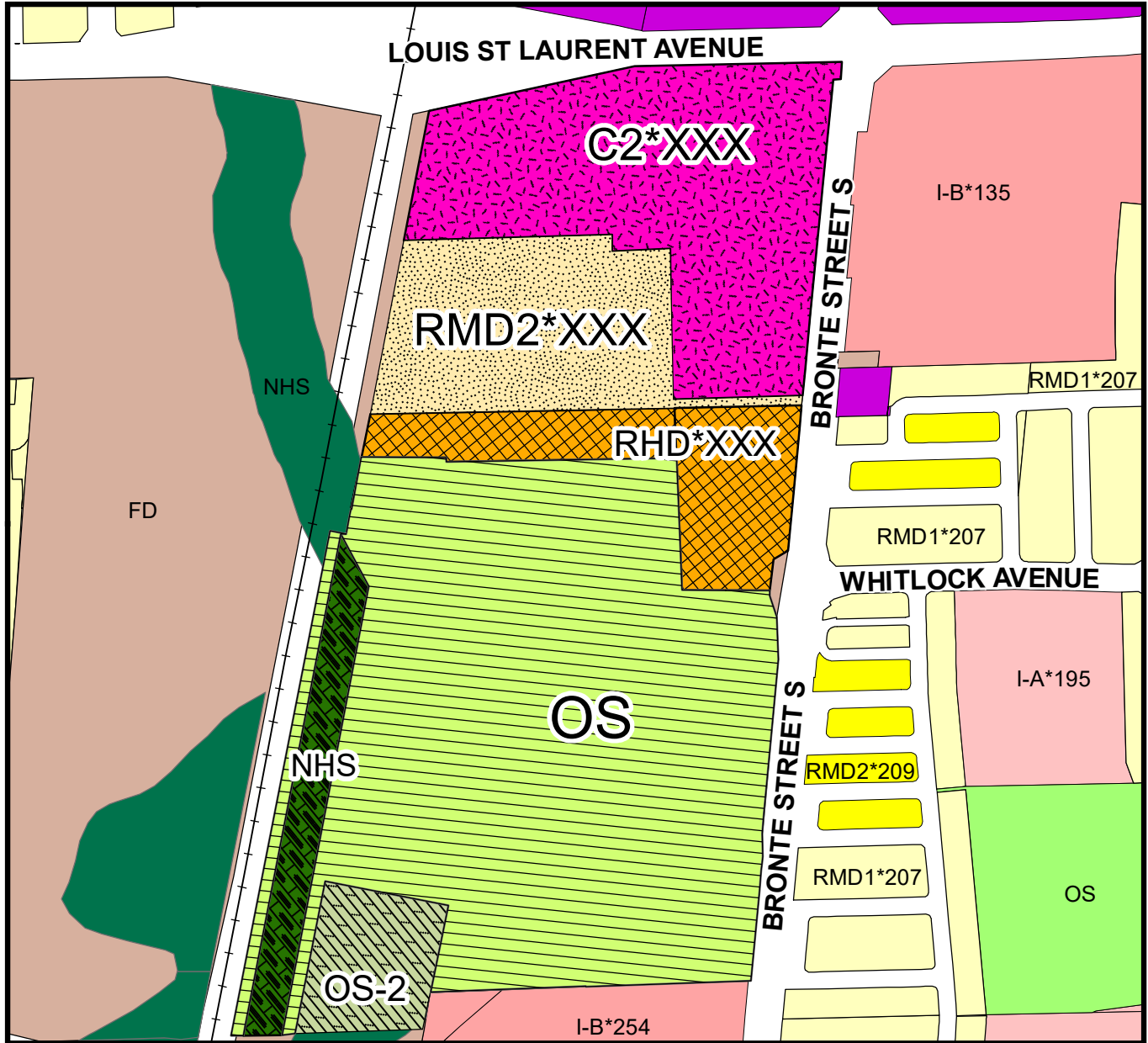
Meaghen Reid

Town Clerk

SCHEDULE A
TO BY-LAW No. -2021
TOWN OF MILTON

PART OF LOTS 7 & 8, CONCESSION 1, New Survey







Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2021.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

-  C2*XXX - Secondary Mixed Use Commercial Zone Special
-  NHS - Natural Heritage System
-  OS - Open Space Zone
-  OS-2 - Open Space 2 Zone
-  RHD*XXX - Residential High Density Zone Special
-  RMD2*XXX - Residential Medium Density 2 Zone Special

