



# The Corporation of the Town of Milton

Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: November 15, 2021

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Report No: DS-092-21

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Subject: Technical Report: Town-Initiated Housekeeping Amendments to Comprehensive Zoning By-law 016-2014, as amended, and Comprehensive Zoning By-law 144-2003, as amended.

**Recommendation:** **THAT** Development Services Report DS-092-21 outlining Town-initiated housekeeping amendments to Comprehensive Zoning By-law 016-2014, as amended and Comprehensive Zoning By-law 144-2003, as amended, **BE APPROVED**;

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

**AND FURTHER THAT** staff be authorized to bring forward amending Zoning By-laws, in accordance with Appendices 3, 4, 5, 6 and 7 to Report DS-092-21 for Council Adoption.

## EXECUTIVE SUMMARY

Staff continues to monitor the effectiveness of its current Comprehensive Zoning By-laws, recommending changes through housekeeping amendments to keep the by-laws as up-to-date as possible. Staff has been aiming to bring forward proposed amendments of a housekeeping nature, to Council for consideration every 6 months to a year.

The purpose of this report is to provide Council with an update on the consultation process relating to the proposed Town-initiated housekeeping amendments prepared for public and agency review in September and October 2021, and the final housekeeping amendment by-laws, attached as Appendices 3, 4, 5, 6 and 7 to Development Services Report DS-092-21 as a result of the full evaluation of the application.

## REPORT

## Background

Staff Report DS-078-21 provided details with respect to a series of Town-initiated housekeeping amendments (the majority of which related to the Town's Comprehensive Urban Area Zoning By-law 016-2014, as amended; and one relating to Comprehensive Rural Area Zoning By-law 144-2003, as amended) to be discussed at a public meeting on October 4, 2021. The proposed modifications to the Urban By-law were general in nature and applied Town-wide, with the exception of three site-specific properties (i.e. 96 Bronte Street North, 7211 Fifth Line and 520 Bronte Street South) where mapping changes were proposed, and three site-specific sections where minor revisions were necessary to correct typographic errors approved in previous site-specific by-laws. The proposed modification to the Rural By-law was also site-specific as it related to an existing draft plan of subdivision located within Milton Heights.

The proposed modifications related to the following definitions, regulations and mapping associated with each of the Town's Comprehensive Zoning By-laws:

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

#### **To revise the following:**

- the definition of "Setback" to include defined terms
- the provisions relating to required internal dimensions for both attached and detached garages and carports
- the provisions relating to temporary sales and customer service offices associated with new dwelling units
- the provisions relating to cash-in-lieu of required parking in the Central Business District
- the minimum off-street parking requirement for secondary schools
- the provisions relating to queuing requirements and queuing lanes associated with the drive-through service use
- the minimum exterior side yard setback for semi-detached dwelling units located on a corner lot with lane access in the RMD1 Zone to be consistent with other grade-related dwelling units
- the lot frontage requirement for interior back-to-back townhouse dwelling units
- the landscaped open space requirements for apartment buildings in the RHD (Residential High Density) Zone
- the minimum lot coverage requirement that applies to the Transportation Terminal Use in the M2 (Industrial) Zone
- incorrect section references
- minor errors in text and tables

## Background

### To delete the following:

- the OS-2 (Stormwater Management) Zone on Schedule A, applicable to the lands municipally known as 7211 Fifth Line and revise the zoning to reflect the registered plan of subdivision
- the EMP-2 (Employment) Zone on Schedule A, applicable to part of the lands municipally known as 520 Bronte Street South and replace it with the C5 (Auto Commercial) Zone which is currently applicable to the remainder of the lands

### To add the following:

- the M1 (Business Park) Zone to Schedule A, for the lands municipally known as 96 Bronte Street North
- footnote (\*2) to the minimum exterior side yard setback requirements applicable to corner units for townhouse dwelling units and back-to-back dwelling units permitted in the RMD1 and RMD2 Zones that allows a reduction in the setback where the yard abuts a public right-of-way of less than 18 metres wide

### Zoning By-law 144-2003, as amended

- to revise the opening statement relating to the special site provisions set out in site-specific subsection 13.1.1.180 C. 7) to reflect the revised road layout associated with the draft approved plan of subdivision.

The specific details on the draft housekeeping amendments, which included tracked changes of the proposed text revisions, illustrations of the proposed mapping changes, along with the accompanying staff rationale, was described in table format and attached to the public meeting report. For ease of reference, the same information is attached as Appendix 1 to this report. All of the identified modifications are relatively minor and would be considered to be housekeeping in nature.

## Discussion

Staff regularly consolidates the Town's Urban and Rural Zoning By-laws and often brings forward proposed zoning by-law revisions outside of a Comprehensive Zoning Review for the purposes of updating, clarifying and correcting various provisions, as well as addressing issues resulting from multiple supported variances, matters of interpretation, and suggestions from other departments within the Corporation. It is the intention of staff to monitor the by-laws on a regular basis and bring forward revisions at appropriate times (i.e. every six months to a year) to aid in improving their effectiveness and ensure the continued relevance of the by-laws.

The issues brought forward by members of the public and circulated agencies, along with staff's recommended actions, are outlined below.

## Discussion

### Public Consultation and Review Process

The statutory public meeting was held on October 4, 2021. One member of the public (i.e. the planning consultant on behalf of the owners of an active development application) spoke to the proposed housekeeping amendments at the public meeting. In addition, staff received four formal written submissions, including one letter that was in support of the proposed modifications to both by-laws. Written submissions have been attached as Appendix 2 to this report.

The majority of the comments received as a result of public consultation related to staff's proposed modification to Section 6.2, Table 6D - Residential Medium Density 2 (RMD2) Zone Standards within the Urban Zoning By-law 016-2014, as amended, to increase the minimum lot frontage requirement for interior lot back-to-back townhouse dwelling units from 6.0 metres to 6.4 metres. Staff heard through developer representatives that the proposed change as described above has the ability to significantly affect active development applications already filed with the Town, specifically a zoning by-law amendment and a plan of subdivision within the Boyne Survey area. The planning consultants provided the following specific comments for staff consideration as it relates to the development applications already submitted and undergoing public and agency review:

- The applicants have worked with Town staff, external agencies and their consulting team to prepare the requested complete submission materials based on the existing provisions of the Zoning By-law;
- a change in the lot frontage requirement for the back-to-back dwelling units at this point in the application review process will create significant design complications for their proposed developments;
- clear transition provisions should be included in the amendment to specify that active development applications submitted prior to the adoption of the housekeeping amendments be exempt from the proposed housekeeping provisions, and the proposed developments be permitted to advance and proceed on the basis of achieving the current, in effect Zoning By-law requirement for the minimum interior lot width of 6.0 metres; and,
- alternatively, staff could consider different provisions for varying parking scenarios (i.e. apply the proposed 6.4 metre minimum interior lot width for back-to-back dwelling unit proposals that include surface parking and individual driveways, and continue to permit a minimum of 6.0 metres for interior lot back-to-back dwelling unit proposals that include underground parking).

Planning staff has provided formal notice that the technical report will be brought forward for consideration by Council to those who provided a written submission, spoke at the public meeting, and/or requested to be notified of the matter being brought forward.

## Discussion

### Agency Consultation

The proposed housekeeping amendments, along with a description and rationale for the proposed changes to the Urban and Rural Zoning By-laws, was circulated to internal departments and external agencies on September 16, 2021. The majority of the Town departments and agencies circulated had no comments or concerns with the proposed amendments. It should be noted however, that the Halton Catholic District School Board did affirm their support for the proposed parking reduction for secondary schools.

Zoning staff recommended a number of minor revisions to the proposed general housekeeping amendment to Urban Area By-law 016-2014, as amended, that would provide greater clarity in interpretation. In addition, the following more notable revisions were also recommended and implemented in the revised zoning amendment attached as Appendix 3 to this report:

- The descriptive text preceding the internal garage dimensions (i.e. reference to the size of a parking space) in Section 4.2.2.1 v) was deleted for all three garage types to reduce misinterpretation. The intent of this provision is to clearly identify the minimum required internal dimensions for each garage type which accounts for the number of parking spaces.
- the words “and all other applicable provisions of the by-law” was added to 4.20.2.1 iii) to clarify that temporary sales / customer service offices to be located in buildings not intended to be temporary must meet parking requirements and other general provisions in order to be permitted. This will ensure that the temporary offices are only located in zones that can appropriately accommodate them.
- Section 13.1.1.27 will be deleted from the Urban By-law as it affects lands outside of the Urban Area. At the time the site-specific by-law was passed, there was only By-law 144-2003, as amended, which was applicable to all lands within the Town. In 2014, staff separated the by-laws into two due to on-going appeals relating to agricultural and rural policies in the Town’s conformity amendment (OPA 31). Section 13.1.1.27 was inadvertently left in both by-laws.

### Summary of Issues

#### Proposed Increase to Lot Frontage Requirements for Back-to-Back Dwelling Units

Staff has proposed an increase to the minimum lot frontage requirement for interior lot back-to-back dwelling units in the RMD2 Zone, to primarily address concerns relating to the lack of on-street parking opportunities created by small frontages and multiple individual driveway accesses. In addition, concerns have also been noted to staff in regard to current garage widths and their usability. While the proposed increase is only 0.4 metres per unit, staff is of the opinion that the additional width per interior unit has the ability to aggregately increase the total number of instances where on-street parking spaces can be provided. This additional width may also provide opportunities to create

## Discussion

slightly wider interior garage space, more room for manoeuvrability on driveways and options to add architectural features that will not limit the space currently used for parking.

Prior to proposing the increase, staff reviewed all plans of subdivision containing back-to-back dwelling units approved throughout the years, and concluded that the majority of the interior lot back-to-back townhouse dwelling units contain a minimum lot frontage of 6.4 metres. Given that many lots with individual driveway access throughout the new growth areas are being proposed at the minimum size, staff would like to formally change the frontage requirement for interior back-to-back dwelling units to be consistent with the requirements applicable to standard townhouse dwelling units, and work towards alleviating the concerns noted above.

With respect to current development applications, staff agrees that significant consideration should be given to the status of review and the impact that a change in zone standard such as lot frontage can have on the design of a proposed development. While staff understands the request to exempt active applications from the housekeeping amendment, it would be staff's preference to recognize any deficiencies through the approval of site-specific zoning by-laws associated with the specific developments. As with all applications, zoning exceptions will be reviewed on an individual application basis, however, staff is supportive of recognizing the 6.0 metre lot frontage requirements for back-to-back dwelling units for those development applications that are already under review. Going forward however, applicants will be required to design development proposals in accordance with the new provisions, if approved, and consideration would only be given for a site-specific exception where necessary and appropriate.

In regard to this specific housekeeping amendment item, staff is also supportive of permitting the existing zoning provision of 6.0 metres for those interior lot back-to-back dwelling units where underground parking is provided. In this scenario, ample on-street parking opportunities can be provided as there are no individual driveways impacting the street edge. The proposed changes required to reflect this direction are outlined in items 9 and 10 of the general housekeeping amendment to Zoning By-law 016-2014, as amended, attached as Appendix 3 to this report.

## Zoning By-law Amendments

Given that there are two separate Comprehensive Zoning By-laws, and three site-specific matters being considered as part of the proposed housekeeping amendments, a series of amending by-laws have been prepared to distinguish between amendments that fall under the Urban By-law and Rural By-law, and apply on a Town-wide basis or site-specifically. The proposed draft amending by-laws are attached as Appendices 3, 4, 5, 6 and 7 to this report.

## Conclusion

Based on the foregoing, it is staff's opinion that the proposed housekeeping amendments, are appropriate, and are intended to update, clarify and strengthen existing regulations

**Discussion**

within the Town Urban and Rural Zoning By-laws. As a result, staff recommends that the housekeeping amendments as described herein, be approved and that staff be authorized to bring forward amending Zoning By-laws in accordance with the draft zoning by-law amendments attached as Appendices 3, 4, 5, 6 and 7 to this report for Council adoption.

**Financial Impact**

None arising from this report.

Respectfully submitted,

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

For questions, please contact:     Angela Janzen, MCIP, RPP     Phone: Ext. 2310  
  Senior Planner, Development

**Attachments**

- Appendix 1: Description and Rationale of Proposed Housekeeping Amendments (By-law 016-2014 and By-law 144-2003)
- Appendix 2: Public Comments
- Appendix 3: Draft Zoning Amendment to By-law 016-2014 - General Housekeeping Amendments
- Appendix 4: Draft Zoning Amendments to By-law 144-2003
- Appendix 5: Draft Zoning Amendment to By-law 016-2014 - 96 Bronte Street North
- Appendix 6: Draft Zoning Amendment to By-law 016-2014 - 7211 Fifth Line
- Appendix 7: Draft Zoning Amendment to By-law 016-2014 - 520 Bronte Street South

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.

## PROPOSED HOUSEKEEPING AMENDMENTS

The following table outlines the changes that are proposed in the housekeeping amendments. Text that is underlined indicates new text to be inserted in the By-law. Text that is crossed out ("~~strikethrough~~") is to be deleted from the By-law.

### BY-LAW 016-2014, as amended

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Schedule A Zoning Map (96 Bronte St. N.)	Add the M1 (Business Park) Zone to Schedule A for the lands municipally known as 96 Bronte Street North (see map attached).	- Zoning was omitted from this parcel in the 2003 Zoning By-law. A portion of the lands is now part of the road allowance. The remaining portion will be zoned accordingly.
2	Schedule A Zoning Map (7211 Fifth Line)	Delete the existing OS-2 (Stormwater Management) Zone on Schedule A, applicable to the lands municipally known as 7211 Fifth Line and revise the zoning boundaries to coincide with the blocks on the registered plan of subdivision (see map attached).	- SWM pond is no longer required on this site and as a result the OS-2 Zone is no longer applicable.
3	Schedule A Zoning Map (520 Bronte Street S.)	Delete the existing EMP-2 (Employment) Zone on Schedule A, applicable to the lands municipally known as 520 Bronte Street South, and replace it with the C5 (Auto Commercial) Zone applicable to the remainder of the lands (see map attached)	- The heritage house (zoned EMP-2) on the property was demolished. The portion of the lands zoned EMP-2 has been and will continue to be part of the motor vehicle dealership use.



4	Section 3 (Definitions)	<p>Revise the definition of “Setback” as follows:</p> <p><b>SETBACK</b> Means the horizontal distance of a structure or feature from the <del>property</del> <u>lot</u> line or other feature.</p>	- Correct terminology to match defined terms.								
5	Section 4.2.2.1 (Regulations Common to Both Attached and Detached Garages and Carports)	<p>Revise Section 4.2.2.1, subsection v) as follows:</p> <p>v) <i>The minimum internal dimensions for an attached or detached garage or carport shall be in accordance with the following:</i></p> <table border="1" data-bbox="332 520 1276 1010"> <thead> <tr> <th data-bbox="332 520 630 590"><b>Garage Type</b></th> <th data-bbox="630 520 1276 590"><b>Minimum Required Internal Dimensions for Both Attached and Detached Garages and Carports</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="332 590 630 730"><i>Single Car Garage</i></td> <td data-bbox="630 590 1276 730"><i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1m high shall be unobstructed area with the exception of one stair;</i></td> </tr> <tr> <td data-bbox="332 730 630 871"><i>Double Car Garage or Larger with a Single Car Door</i></td> <td data-bbox="630 730 1276 871"><i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1 m high shall be unobstructed area with the exception of one stair;</i></td> </tr> <tr> <td data-bbox="332 871 630 1010"><i>Double Car Garage or Larger with Double Car Door</i></td> <td data-bbox="630 871 1276 1010"><i>The minimum size of a parking space shall be 5.5m wide by 6.0 m long by 2.1m high of which <del>2.9m</del> <u>5.5 m</u> wide by 5.3 m long by 2.1m high shall be unobstructed area with the exception of one stair.</i></td> </tr> </tbody> </table>	<b>Garage Type</b>	<b>Minimum Required Internal Dimensions for Both Attached and Detached Garages and Carports</b>	<i>Single Car Garage</i>	<i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1m high shall be unobstructed area with the exception of one stair;</i>	<i>Double Car Garage or Larger with a Single Car Door</i>	<i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1 m high shall be unobstructed area with the exception of one stair;</i>	<i>Double Car Garage or Larger with Double Car Door</i>	<i>The minimum size of a parking space shall be 5.5m wide by 6.0 m long by 2.1m high of which <del>2.9m</del> <u>5.5 m</u> wide by 5.3 m long by 2.1m high shall be unobstructed area with the exception of one stair.</i>	- Simplify interpretation and minimize confusion. Internal dimensions for a two car garage should be the same whether single or double garage doors are used.
<b>Garage Type</b>	<b>Minimum Required Internal Dimensions for Both Attached and Detached Garages and Carports</b>										
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6	Section 4.20 (Special Use Provisions)	<p>Revise Section 4.20.2.1 (Temporary Sales / Customer Service Offices), by adding a new subsection iii) and revising additional text as follows:</p> <p><b>4.20.2.1 Temporary Sales / Customer Service Offices</b></p> <p>i) A temporary <i>building</i> or <i>trailer</i> for conducting sales of new <i>dwelling units</i> is permitted in any <i>Zone</i> provided the sales <i>building</i> or <i>trailer</i> is located within a development site. The sales <i>building</i> or <i>trailer</i> shall be <i>setback</i> 30m from the <i>lot line</i> of any existing residential use and <i>parking areas</i> associated with the sales <i>building</i> or <i>trailer</i> shall be <i>setback</i> 6m from any existing residential use abutting the development site, <del>and</del>;</p> <p>ii) Notwithstanding the provisions of Section 5.1, <i>parking areas</i> for temporary sales and customer service offices may have a granular surface, <del>and</del>.</p> <p>iii) <u>Notwithstanding any other provision to the contrary, temporary sales/customer service offices for conducting sales of new dwelling units may also be permitted in any Zone within a building that is not intended to be temporary, subject to the applicable zone standards for which it is located.</u></p>	- Provide opportunities for temporary sales and customer service offices where a temporary building or trailer cannot be accommodated on a site (e.g. infill developments).								

<p>7</p>	<p>Section 5.5 (Parking In the Central Business District)</p>	<p><i>Revise Section 5.5, subsections iii) and iv) by adding the words “subject to approval by Council” at the end of each sentence, as follows:</i></p> <p><b>5.5      PARKING IN THE CENTRAL BUSINESS DISTRICT (095-2017)</b></p> <p>i) Every <i>building</i> or <i>structure</i> erected or enlarged in the Central Business District area shall comply with the <i>parking</i> provisions of this By-law;</p> <p>ii) In no case shall existing required parking be removed or otherwise occupied within the Cash-in-lieu Parking Policy Area as shown on Schedule B of this By-law;</p> <p>iii) Notwithstanding i) and ii) above, any <i>building</i> containing a permitted principal non-residential <i>use(s)</i> within the ‘Cash-in-lieu Parking Policy Area’ as shown on Schedule B to this By-law may provide payment to the satisfaction of the Town for cash-in-lieu of required <i>parking</i> for the non-residential use(s) only, <u>subject to approval by Council</u>;</p> <p>iv) Permitted non-residential uses, with the exception of a <i>hotel</i> or a <i>theatre</i>, within the existing gross floor area as it existed on September 25, 2017 that are within the “Parking Policy Area” as shown on Schedule C to this By-law shall be exempt from providing any additional parking.</p> <p>v) Notwithstanding iv) above, any required <i>parking spaces</i> removed as a result of an enlargement or addition(s) to an existing <i>building</i> will require payment in cash-in-lieu of parking for the removed <i>parking spaces</i>, <u>subject to approval by Council</u>.</p>	<p>- Involves Council more formally in proposed parking exemptions affecting the CBD.</p> <p>- Staff will provide a recommendation report to Council following consideration and assessment of the existing parking situation in the area of the application, and the impacts of the proposed exemption on the surrounding neighbourhood, for consideration and approval.</p>						
<p>8</p>	<p>Section 5.8.2, Table 5G (Non-Residential Parking Requirements)</p>	<p><i>Revise Section 5.8.2, Table 5G, by deleting the minimum off-street parking requirement of 4 parking spaces per classroom for secondary schools and replacing it with 3 parking spaces per classroom as follows:</i></p> <p><b>TABLE 5G (38-2019)</b></p> <table border="1" data-bbox="332 1430 1333 1797"> <thead> <tr> <th data-bbox="332 1430 724 1482"><b>Type or Nature of Use</b></th> <th data-bbox="724 1430 1333 1482"><b>Minimum Off-Street Parking Requirements</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="332 1482 724 1692"> <p><i>School</i> <i>Elementary School</i> <i>Secondary School</i> <i>All Other Schools</i></p> </td> <td data-bbox="724 1482 1333 1692"> <ul style="list-style-type: none"> <li>• <i>2 parking spaces per class room;</i></li> <li>• <i>3-4 parking spaces per class room;</i></li> <li>• <i>5 parking spaces per class room</i></li> </ul> </td> </tr> <tr> <td data-bbox="332 1692 724 1797"> <p><i>Before and After School Programs</i></p> </td> <td data-bbox="724 1692 1333 1797"> <p><i>For Before and After School Daycare programs, refer to the parking requirements under “Day Care Centre”.</i></p> </td> </tr> </tbody> </table>	<b>Type or Nature of Use</b>	<b>Minimum Off-Street Parking Requirements</b>	<p><i>School</i> <i>Elementary School</i> <i>Secondary School</i> <i>All Other Schools</i></p>	<ul style="list-style-type: none"> <li>• <i>2 parking spaces per class room;</i></li> <li>• <i>3-4 parking spaces per class room;</i></li> <li>• <i>5 parking spaces per class room</i></li> </ul>	<p><i>Before and After School Programs</i></p>	<p><i>For Before and After School Daycare programs, refer to the parking requirements under “Day Care Centre”.</i></p>	<p>- Consistent with requirements of other area municipalities.</p> <p>- Common minor variance request, that has been supported by site-specific parking studies.</p>
<b>Type or Nature of Use</b>	<b>Minimum Off-Street Parking Requirements</b>								
<p><i>School</i> <i>Elementary School</i> <i>Secondary School</i> <i>All Other Schools</i></p>	<ul style="list-style-type: none"> <li>• <i>2 parking spaces per class room;</i></li> <li>• <i>3-4 parking spaces per class room;</i></li> <li>• <i>5 parking spaces per class room</i></li> </ul>								
<p><i>Before and After School Programs</i></p>	<p><i>For Before and After School Daycare programs, refer to the parking requirements under “Day Care Centre”.</i></p>								

<p>9</p>	<p>Section 5.18.1 (Queuing Space Requirements)</p>	<p>Revise subsection 5.18.1 iv) as follows:</p> <p><b>5.18.1 Queuing Space Requirements</b></p> <p>i) The minimum <i>queuing space</i> requirements within a designated queuing <i>lane</i> shall be as follows:</p> <p><b>TABLE 5N</b></p> <table border="1" data-bbox="332 445 1291 850"> <thead> <tr> <th><i>Drive-Through Facility</i></th> <th>Minimum Required Ingress Spaces</th> <th>Minimum Required Egress Spaces</th> </tr> </thead> <tbody> <tr> <td><i>Drive-Through, Restaurant or Motor Vehicle Washing Establishment</i></td> <td>10</td> <td>2</td> </tr> <tr> <td><i>Drive-Through, Bank</i></td> <td>3</td> <td>1</td> </tr> <tr> <td>All Other <i>Drive-Through</i> Facilities</td> <td>3</td> <td>1</td> </tr> </tbody> </table> <p>ii) Ingress <i>spaces</i> shall be measured from the first point of contact;</p> <p>iii) Egress <i>spaces</i> shall be located between ingress <i>space</i> and the final point of contact; and,</p> <p>iv) The queuing <i>lane</i> associated with the <i>drive-through service use</i> shall be the total number of required ingress <i>spaces</i> and egress <i>spaces</i> <u>in accordance with the requirements of Table 5N above, or the recommendations of a site-specific Traffic Impact Study (TIS), whichever is greater.</u></p>	<i>Drive-Through Facility</i>	Minimum Required Ingress Spaces	Minimum Required Egress Spaces	<i>Drive-Through, Restaurant or Motor Vehicle Washing Establishment</i>	10	2	<i>Drive-Through, Bank</i>	3	1	All Other <i>Drive-Through</i> Facilities	3	1	<p>- Clarifies that the greatest number of queuing spaces shall be provided.</p>
<i>Drive-Through Facility</i>	Minimum Required Ingress Spaces	Minimum Required Egress Spaces													
<i>Drive-Through, Restaurant or Motor Vehicle Washing Establishment</i>	10	2													
<i>Drive-Through, Bank</i>	3	1													
All Other <i>Drive-Through</i> Facilities	3	1													
<p>10</p>	<p>Section 6.2 Tables 6C (RMD1 Zone Standards)</p>	<p>Revise Table 6C (Zone Standards for the RMD1 Zone) by replacing the “no minimum” requirement for the minimum exterior side yard setback for a semi-detached dwelling with lane access, with “2.4 metres (*2)”.</p>	<p>- Consistent with single detached, and townhouse dwelling units in the RMD1 Zone that are similarly located on corner lots with lane access.</p>												
<p>11</p>	<p>Section 6.2 – Tables 6C &amp; 6D (RMD1 and RMD2 Zone Standards)</p>	<p>Add the footnote symbol “(*2)” to the exterior side yard setback requirements for the following dwelling types in Section 6.2, Tables 6C (RMD1 Zone Standards) and 6D (RMD2 Zone Standards) as follows:</p> <p>Table 6C</p> <p>a) Townhouse Dwelling, Corner Unit, with Street Access</p> <p>b) Townhouse Dwelling, Corner Unit, with Lane Access</p>	<p>- Consistent with requirements for grade related dwelling units located on corner lots.</p> <p>- The proposed footnote</p>												

		<p><i>Table 6D</i>  a) <i>Back-to-Back Townhouse Dwelling, Corner Unit</i></p>	<p>containing a reduction in the side yard setback has been requested and approved through multiple site-specific zoning by-laws.</p>
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12	Section 6 Table 6D (RMD2 Zone Standards)	<p>Revise Table 6D, by replacing the minimum lot frontage requirement from 6.0 metres to 6.4 metres for Back-to-Back Townhouse Dwellings, interior unit, with street access (both local streets and all other streets) as shown below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="5">Regulations</th> <th colspan="3">ZONE</th> </tr> <tr> <th colspan="3">RMD II</th> </tr> <tr> <th colspan="3">Residential Medium Density II</th> </tr> <tr> <th colspan="3">Dwelling Type</th> </tr> <tr> <th colspan="3"><i>Back-To-Back Townhouse Dwelling (*1)</i></th> </tr> <tr> <td></td> <td>Corner Unit</td> <td>Interior Unit</td> <td>End Unit</td> </tr> </thead> <tbody> <tr> <td><b>Lot Frontage</b> (Minimum)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Street Access</td> <td></td> <td></td> <td></td> </tr> <tr> <td>    Local street</td> <td>8.4m / unit</td> <td><del>6.0m</del> / unit</td> <td>7.6m / unit</td> </tr> <tr> <td>    All other streets</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lane Access</td> <td></td> <td></td> <td></td> </tr> <tr> <td>    Local street</td> <td>8.4m / unit</td> <td><del>6.0m</del> / unit</td> <td>7.6m / unit</td> </tr> <tr> <td>    All other streets</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	Regulations	ZONE			RMD II			Residential Medium Density II			Dwelling Type			<i>Back-To-Back Townhouse Dwelling (*1)</i>				Corner Unit	Interior Unit	End Unit	<b>Lot Frontage</b> (Minimum)				Street Access				Local street	8.4m / unit	<del>6.0m</del> / unit	7.6m / unit	All other streets				Lane Access				Local street	8.4m / unit	<del>6.0m</del> / unit	7.6m / unit	All other streets	N/A	N/A	N/A		N/A	N/A	N/A	<ul style="list-style-type: none"> <li>- Assists in achieving more viable on-street parking opportunities.</li> <li>- The majority of back-to-back townhouse dwelling units developed to date have contain a 6.4 metre frontage.</li> <li>- Consistent with lot frontage requirements applicable to standard townhouse dwellings.</li> <li>- Most existing Back-to-Back units are 6.4 metres.</li> </ul>
Regulations	ZONE																																																						
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13	Section 6 Table 6E (Residential High Density and Residential / Office Zones)	<p>Revise the landscaping requirements in Section 6, Table 6E by replacing the word “maximum” with “minimum” and replacing the “N/A” with “35%” for the landscaping requirement for apartment buildings in the Residential High Density Zone as shown below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="4">Regulations</th> <th colspan="3">ZONES</th> </tr> <tr> <th>RHD</th> <th colspan="2">RO</th> </tr> <tr> <th><i>Residential High Density</i></th> <th colspan="2"><i>Residential Office</i></th> </tr> <tr> <th colspan="3">Dwelling Type</th> </tr> <tr> <td></td> <td>Apartment Building</td> <td>Apartment Building</td> <td>Office Buildings</td> </tr> </thead> <tbody> <tr> <td><b>Landscaped Open Space</b> (Maximum)</td> <td>N/A</td> <td>35%</td> <td>35%</td> </tr> <tr> <td><b>Minimum)</b></td> <td>35%</td> <td></td> <td></td> </tr> </tbody> </table>	Regulations	ZONES			RHD	RO		<i>Residential High Density</i>	<i>Residential Office</i>		Dwelling Type				Apartment Building	Apartment Building	Office Buildings	<b>Landscaped Open Space</b> (Maximum)	N/A	35%	35%	<b>Minimum)</b>	35%			<ul style="list-style-type: none"> <li>- Correction of typographical error and adding landscaping requirement consistent with similar built form.</li> </ul>
Regulations	ZONES																											
	RHD	RO																										
	<i>Residential High Density</i>	<i>Residential Office</i>																										
	Dwelling Type																											
	Apartment Building	Apartment Building	Office Buildings																									
<b>Landscaped Open Space</b> (Maximum)	N/A	35%	35%																									
<b>Minimum)</b>	35%																											

<p><b>14</b></p>	<p>Section 8.2, Table 8B (Employment Zones - Zone Standards)</p>	<p><i>Revise the minimum lot coverage requirement applicable to the Transportation Terminal Use in the M2 (Industrial) Zone in Section 8.2, Table 8B, by deleting “40%” and replacing it with “25%” as shown below:</i></p> <table border="1" data-bbox="332 310 1352 527"> <thead> <tr> <th rowspan="2">Regulations</th> <th colspan="5">ZONES</th> </tr> <tr> <th>EMP-1</th> <th>EMP-2</th> <th>M1</th> <th>M2</th> <th>MX</th> </tr> </thead> <tbody> <tr> <td></td> <td>Prestige Office</td> <td>Employment</td> <td>Business Park</td> <td>Industrial</td> <td>Extractive Industrial</td> </tr> <tr> <td><b>Lot Coverage (Minimum)</b></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td><del>40-25%</del> (*3)</td> <td></td> </tr> </tbody> </table> <p>(*3) <i>Notwithstanding any other provision of this by-law, any property containing a transportation terminal use shall be subject to this requirement, excluding outdoor storage that may be permitted by this by-law.”</i></p>	Regulations	ZONES					EMP-1	EMP-2	M1	M2	MX		Prestige Office	Employment	Business Park	Industrial	Extractive Industrial	<b>Lot Coverage (Minimum)</b>	N/A	N/A	N/A	<del>40-25%</del> (*3)		<p>- Current provision is difficult to achieve. Proposed provision still meets the intent of the by-law by providing significant built form on a property.</p>
Regulations	ZONES																									
	EMP-1	EMP-2	M1	M2	MX																					
	Prestige Office	Employment	Business Park	Industrial	Extractive Industrial																					
<b>Lot Coverage (Minimum)</b>	N/A	N/A	N/A	<del>40-25%</del> (*3)																						
<p><b>15</b></p>	<p>Section 13.1 (Special Provisions)  Subsection 13.1.1.240 (C3*240)</p>	<p><i>Delete the following provisions from Section 13.1.1.237 and relocate them to Section 13.1.1.240:</i></p> <p>1. <u>Special Zone Provisions:</u></p> <p>a) <u>Notwithstanding Table 7D, the maximum lot area shall be 1.66 ha.</u></p> <p>b) <u>Notwithstanding Table 7D, the maximum gross floor area for all buildings combined for uses permitted in a C2 Zone shall be 2,452.1m<sup>2</sup>:</u></p> <p>c) <u>Notwithstanding Table 7D, the maximum gross floor area for any individual building for uses permitted in a C3 zone shall be 1,200m<sup>2</sup>:</u></p> <p>d) <u>Notwithstanding Table 7D, the maximum exterior side yard setback shall be 8.4 metres;</u></p> <p>e) <u>Notwithstanding Section 4.18, a restaurant patio shall be permitted in the interior side yard abutting a residential zone;</u></p> <p>f) <u>Notwithstanding Section 4.18, a restaurant patio shall be setback a min 1.0 metres from a parking area;</u></p> <p>g) <u>Notwithstanding Section 5.18.4 (Setbacks for Queuing Lanes), the minimum setback for a queuing lane to a street line shall be 6.5 metres.</u></p> <p>h) <u>Notwithstanding Section 5.18.1 (i) Table 5G to the contrary, the minimum required ingress spaces for a drive through service facility associated with a take-out restaurant, shown as Restaurant “A” on Schedule “B”, shall be twenty (20) and the minimum required egress spaces shall be two (2).</u></p> <p>i) <u>Notwithstanding Section 5.18.1 (i) Table 5G to the contrary, the minimum required ingress spaces for a drive through service facility associated with a take-out restaurant, shown as Restaurant “E” on Schedule “B”, shall be eleven (11) and the minimum required egress spaces shall be two (2).</u></p>	<p>- Typographical error in site-specific Zoning By-law 072-2017 that directed text to the incorrect section of the Comprehensive Zoning By-law</p> <p>- Technical change for record keeping purposes.</p> <p>Note: this text has already been relocated to the correct section of the Zoning By-law to avoid confusion.</p>																							

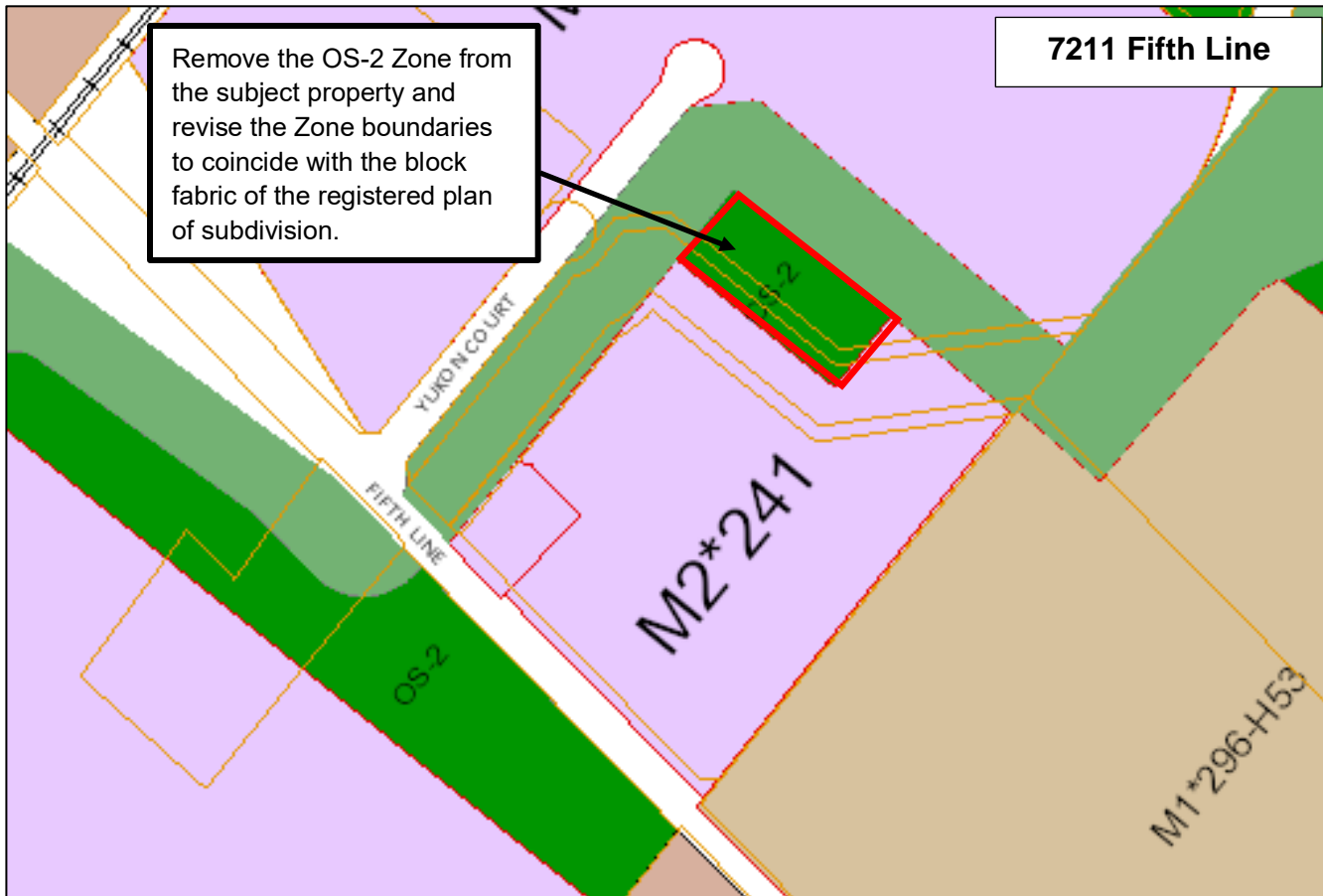
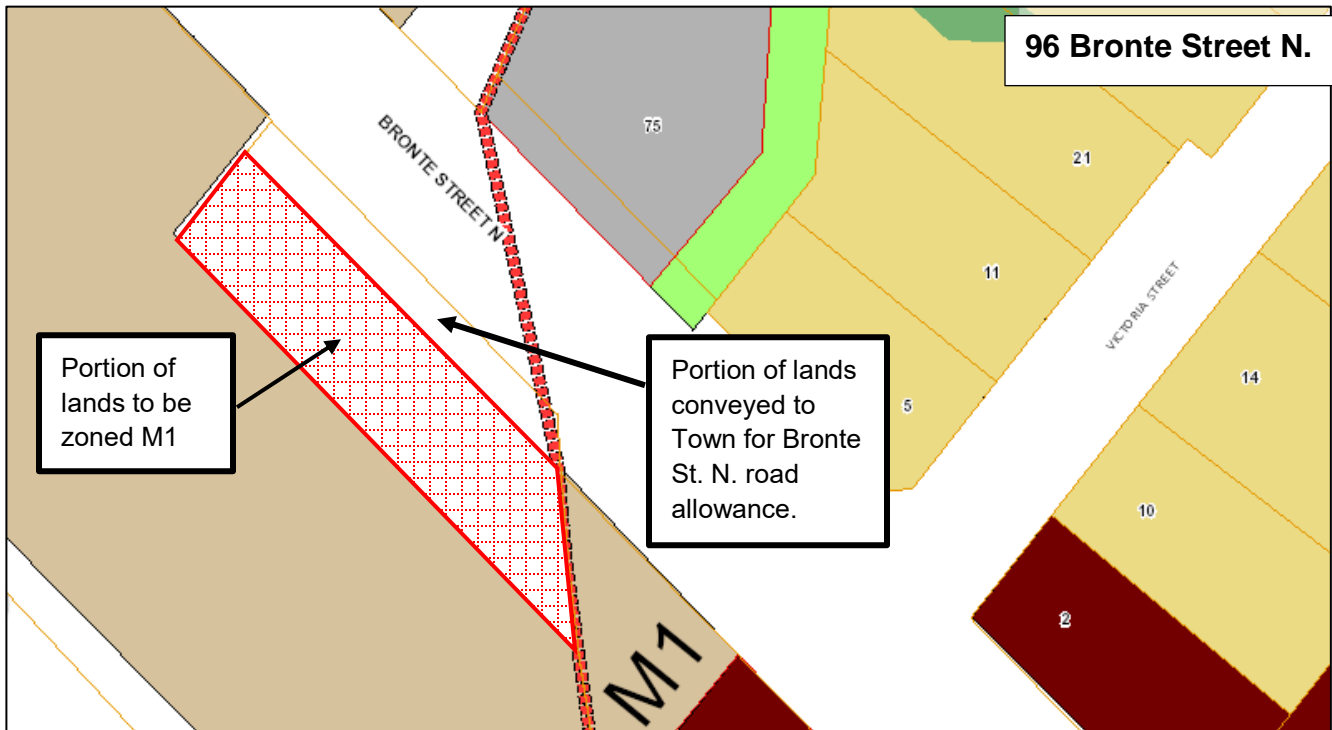
16	Section 13.1 (Special Provisions)	<p>Reintroduce the following subsection 13.1.1.27 to Section 13.1:</p> <table border="1" data-bbox="331 239 1247 310"> <tr> <td data-bbox="331 239 526 310">13.1.1.27</td> <td data-bbox="526 239 764 310">61-85 47-2005</td> <td data-bbox="764 239 971 310">M2</td> <td data-bbox="971 239 1247 310">*27</td> </tr> </table> <p>Part Lot 6, Concession II (Nassagaweya) and Part Lot 13, concession VIII (Trafalgar)</p> <p><b>i) Only Uses permitted</b></p> <ul style="list-style-type: none"> <li>a) <i>Equipment Sales and Rental;</i></li> <li>b) <i>Industrial Use;</i></li> <li>c) <i>Outdoor Storage;</i></li> <li>d) <i>Motor Vehicle and Equipment Storage;</i></li> <li>e) <i>Seasonal Vehicle Storage;</i></li> <li>f) <i>Service and Repair Shop;</i></li> <li>g) <i>Transportation Terminal;</i></li> <li>h) <i>Veterinary Clinic – Small Animal;</i></li> <li>i) <i>Veterinary Clinic – Large Animal;</i></li> <li>j) <i>Veterinary Hospital- Small Animal;</i></li> <li>k) <i>Warehouse Distribution Centre;</i></li> <li>l) a <i>dwelling</i> for a watchman or caretaker or other similar person employed on the <i>premises</i> concerned.</li> </ul>	13.1.1.27	61-85 47-2005	M2	*27	<p>Part 1 of 2</p> <ul style="list-style-type: none"> <li>- Typographical error in site-specific zoning by-law 107-2017 directed staff to delete the wrong section within the Comprehensive Zoning By-law.</li> <li>- Technical change for record keeping purposes.</li> </ul> <p>Note: this text has already been reintroduced to the correct section of the Zoning By-law to ensure that site-specific provisions for the property zoned M2*27 remained in place.</p>
13.1.1.27	61-85 47-2005	M2	*27				
17	Section 13.2 (Holding Provisions)	<p>Delete Section 13.2.1.27 in its entirety.</p>	<p>Part 2 of 2</p> <ul style="list-style-type: none"> <li>- Typographical error in site-specific zoning by-law 107-2017 directed staff to delete the incorrect section.</li> <li>- Technical change for record keeping purposes.</li> </ul> <p>Note: the noted section has already been removed from the zoning by-law.</p>				

18	Section 13.2 (Holding Provisions)	Revise subsections 13.2.1.168 – 13.2.1.172 by changing the section references to 13.2.1.68 – 13.2.1.72 and relocating the subsections in the appropriate numerical order.	<ul style="list-style-type: none"> <li>- Incorrect section numbers were referred to in site-specific zoning by-law 061-2019.</li> <li>- Technical change for record keeping purposes</li> </ul>
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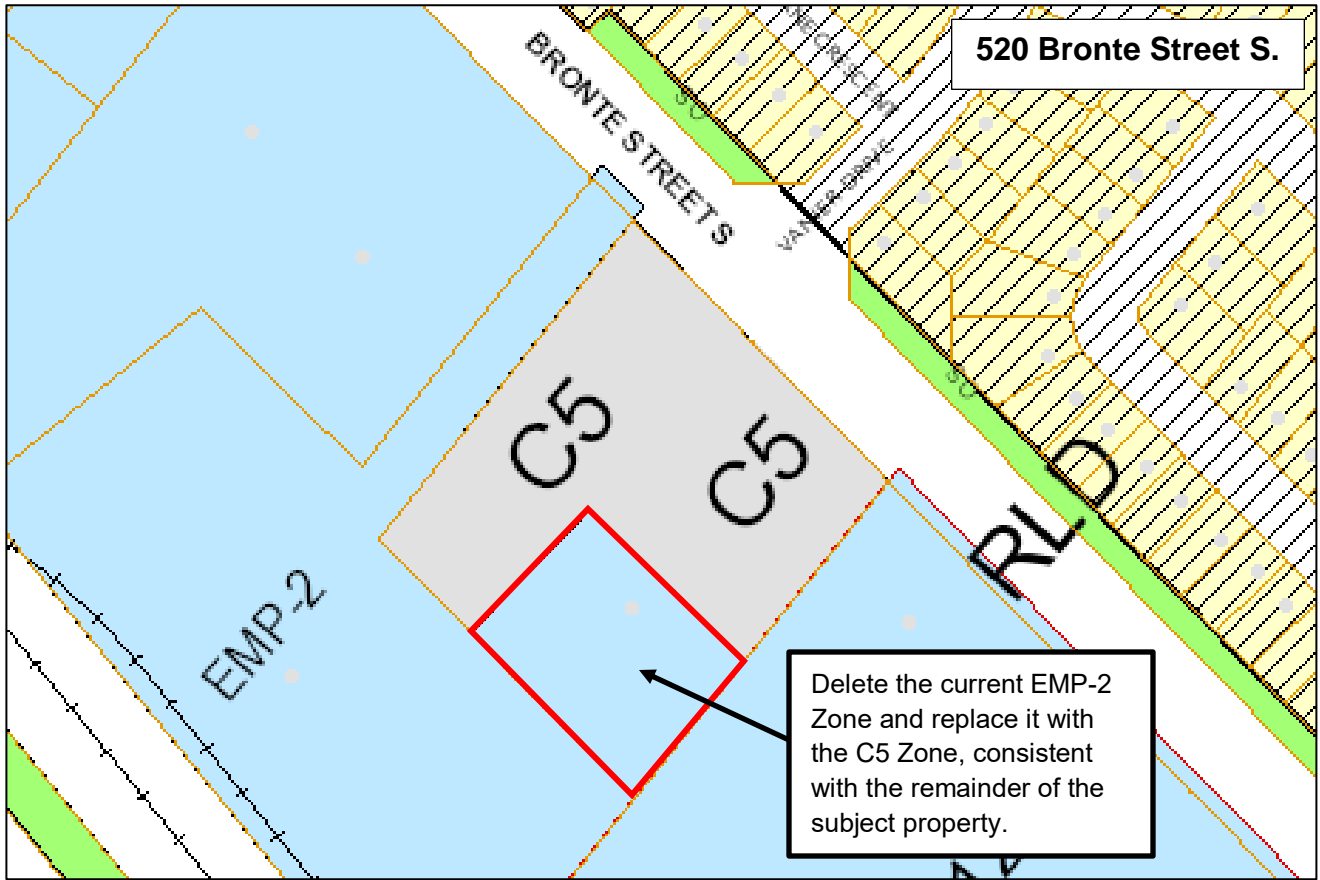
### BY-LAW 144-2003

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Section 13.1 (Special Provisions)  Subsection 13.1.1.180 7) (RLD*180)	<i>Revise existing site-specific subsection 13.1.1.180 7) as follows:</i>  7) For all lots fronting onto <del>the lay-by street parallel to Peru Road</del> <u>Peru Road, South of Street 'A'</u> , the following provisions apply:	<ul style="list-style-type: none"> <li>- Revise to reflect updated draft plan of subdivision.</li> </ul>

MAPS – Not to scale. For demonstration purposes only.







## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 30, 2021  
HPGI File: 19608

**Town of Milton**  
150 Mary Street, Milton ON  
L9T 6Z5

**Attn: Town Clerk**

**Re: Comment Letter - Statutory Public Meeting (October 4, 2021)  
Town of Milton Housekeeping Amendments to the Town's Comprehensive  
Zoning By-laws (By-law 016-2014, and By-law 144-2003)**

---

Humphries Planning Group Inc. (HPGI) represents Andrin (Milton) Properties Limited the 'Owner' of the lands legally known as Part of Lot 1, Concession 1, In the Town of Milton and herein provides comments with regard to the Statutory Public Meeting taking place on October 4<sup>th</sup>, 2021.

Humphries Planning Group has reviewed the Zoning By-law Housekeeping Amendments to By-law 016-2014 (Urban) and By-law 144-2003 (Rural) and is supportive of staff recommendations.

Yours truly,  
HUMPHRIES PLANNING GROUP INC.



Mark J. McConville, MCIP, RPP, M.Sc. PI  
ASSOCIATE

Cc: Mollie Kuchman, Senior Planner, Development Review  
Andrin (Milton) Properties Limited



October 1, 2021

Refer To File: 265-014C

Town of Milton  
Planning and Development Department  
150 Mary Street  
Milton, Ontario  
L9T 6Z5

Attention: Ms. Angela Janzen  
Planner, Development Review

**Re: Public Meeting and Initial Report: General Housekeeping Amendments to Comprehensive Zoning By-Laws for Town of Milton Development Services Report DS-078-21 Comments on Behalf of Shearling Heights Estates Ltd. Site Specific Proposal File: Z-15/21 (Zoning By-Law Amendment)**

We are the planning consultants representing Shearling Heights Estates Ltd. in connection with a site-specific Zoning By-Law Amendment Application that is being processed by the Town of Milton (Town File: Z-15/21) related to rezoning the Major Node Block of land located at the northeast corner of Britannia Road and Bronte Street South in Boyne Survey to “MU-Special Section” (Mixed Use – Special Section). This is to facilitate the development of the Block for two mid-rise residential apartment buildings, a mixed use / residential apartment building and 60 townhouse units (including 28 back-to-back units) in accordance with the Boyne Survey Secondary Plan.

We have read with interest the Town’s Public Meeting and Initial Report (DS-078-21) related to the Town advancing general housekeeping amendments to the Town’s Rural and Urban Zoning By-Laws. Upon our review, we noticed that one of the amendments being proposed by Town staff is an increase in the minimum interior lot width for a back-to-back townhouse (from a current minimum width of **6.0 m** to a newly proposed minimum width of **6.4 m**). We understand through staff that this proposed increase in minimum width is in response to concerns that back-to-back townhouses may provide for narrower driveways and limited on-street parking opportunities.

Further, it is our understanding staff has reviewed a number of plans that include back-to-back townhouses and have concluded that, for the most part, back-to-back townhouses are typically proposed at minimum 6.4 m interior lot width. Accordingly, the Town is proposing to increase the minimum lot width for back-to-back townhouses formally, to be **6.4 m**.



We wish to note our concern with this particular proposed provision because the Shearling Heights Estates Ltd.'s Major Node development proposal for the northeast corner of Britannia Road and Bronte Street South has been designed to include 28 back-to-back townhouses with a minimum of **6.0 m minimum interior lot width**. We wish to note that the Shearling Heights Estates Ltd. proposal includes the provision for all underground parking for the back-to-back townhouses within this proposed development. Accordingly, it is our opinion that staff's concern regarding narrow driveways or reduced opportunity for on-street parking is not applicable as it relates to this development.

We respectfully request an exemption be applied to this proposed housekeeping amendment provision as it relates to the Shearling Heights Estates Ltd. property, to allow for the development proposal for this block to continue to advance and proceed on the basis of achieving the current, in-effect Zoning By-Law requirement of minimum interior lot width of 6.0 m. Alternatively, perhaps staff could consider rewording the provision to apply a 6.4 m min interior lot width for those back-to-back proposals that include surface / individual driveways, and continue to permit a min 6.0 m interior lot width for those back-to-back proposals that include underground parking.

Please do not hesitate to contact us if you have any questions or wish to discuss this further. We wish to be kept apprised of that status of this amendment as it advances.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Senior Associate

Cc: Shearling Heights Estates Ltd.



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

KLM File: P-2181(a)

October 4, 2021

Town of Milton  
Development Services  
150 Mary Street  
Milton, ON L9T 6Z5

**Attention: Mayor Krantz and Members of Council**

**Re: Council Meeting – October 4, 2021  
Agenda Item – VI. Public Meeting No. 3 – Staff Report DS-078-21 – General Housekeeping Amendments to Comprehensive Zoning By-law 016-2014, as amended and Comprehensive Zoning By-law 144-2003, as amended  
Sundial Homes (4<sup>th</sup> Line) Limited  
Part of Lot 1, Concession 5, New Survey, Geographic Township of Trafalgar  
Northwest Corner of Britannia Road & James Snow Parkway  
Related File(s): 24T-210006 & Z-20-21**

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Dear Mayor Krantz and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of, Sundial Homes (4<sup>th</sup> Line) Limited (the “Owner”), of the lands legally described as Part of Lot 1, Concession 5, New Survey, Geographic Township of Trafalgar (the “Subject Lands”). The Subject Lands have an area of approximately 36.67 hectares (90.6 acres) and are generally located at the north-west corner of James Snow Parkway and Britannia Road and between Fourth Line and James Snow Parkway.

We understand the Town of Milton (the “Town”) Staff are proposing a housekeeping update to the Town’s two (2) Comprehensive Zoning By-laws that regulate land use and development within the Town: Urban Area By-law 016-2014, as amended, and Rural Area By-law 144-2003, as amended. Additionally, we recognize from time-to-time Town staff monitor these by-laws and propose amendments for Council’s consideration to improve, clarify and update existing regulations within the by-laws. This letter serves as a response to Staff Report DS-078-21.

Our client has been working with Town staff, the Region and stakeholders within the area to create a residential subdivision on the Subject Lands. A Pre-Consultation Application meeting was held with the Town of Milton staff and external agencies on December 1st, 2020. The Town issued the record of preconsultation document on January 21<sup>st</sup>, 2021 which details the required submission materials for a complete application. On September 15<sup>th</sup>, 2021 applications for a Zoning By-law Amendment and Draft Plan of Subdivision were submitted, and on September 23, 2021 the Town confirmed our Complete Application. Our application facilitates the development of a mix of single detached dwellings, townhouses (e.g., street, back-to-back and rear access) and a block of high-density apartments (1.278 hectares) on the Subject Lands. There are a total of 271 detached dwellings units, 146 street townhouses

units, 50 rear access townhouses units and 336 back-to-back units, along with approximately 256 residential units (subject to final calculation) proposed in the high-density apartment residential block. The subdivision also consists of a greenland channel with a trailway system (3.579 hectares), a stormwater management pond (3.175 hectares), a village square (0.32 hectares) and a public elementary school (2.828 hectares). The Plan of Subdivision will be bisected by two collector roads, with a series of local roads throughout to service the development. Block 334 on the Draft Plan of Subdivision, coincides with the Major Node land use designation as per the Boyne Survey Secondary Plan and will facilitate the future high density residential apartment development of the 1.278 hectares of land (e.g., high density residential permitted through OPA 48). The Major Node block will be designed in further detail as part of a subsequent planning process. Overall, it is anticipated that the Plan of Subdivision will provide a total of 1,059 residential units. We have attached a copy of the Draft Plan of Subdivision for your reference.

The proposed amendments to By-law 016-2014 have caused grave concern for my client as we have been working diligently with Town staff, external agencies and our consulting team to prepare the requested complete submission materials based on the existing provisions of the By-law. In particular, the amendments to Section 6, Table 6D (RMD2 Zone Standards) in respect to minimum lot frontage for back-to-back townhouse dwelling, interior unit, with street access will cause severe design complications for our development. It would be our preference that the Subject Lands be left out of this particular housekeeping amendment. Alternatively, additional clear transition provisions are required that specify that the existing active applications submitted prior to the adoption of the housekeeping amendments are exempt from the proposed housekeeping provisions and the existing 016-2014 provisions continue to apply.

We respectfully request that Council direct our requested changes to be implemented in the proposed By-law prior to adoption. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please do not hesitate to contact the undersigned.

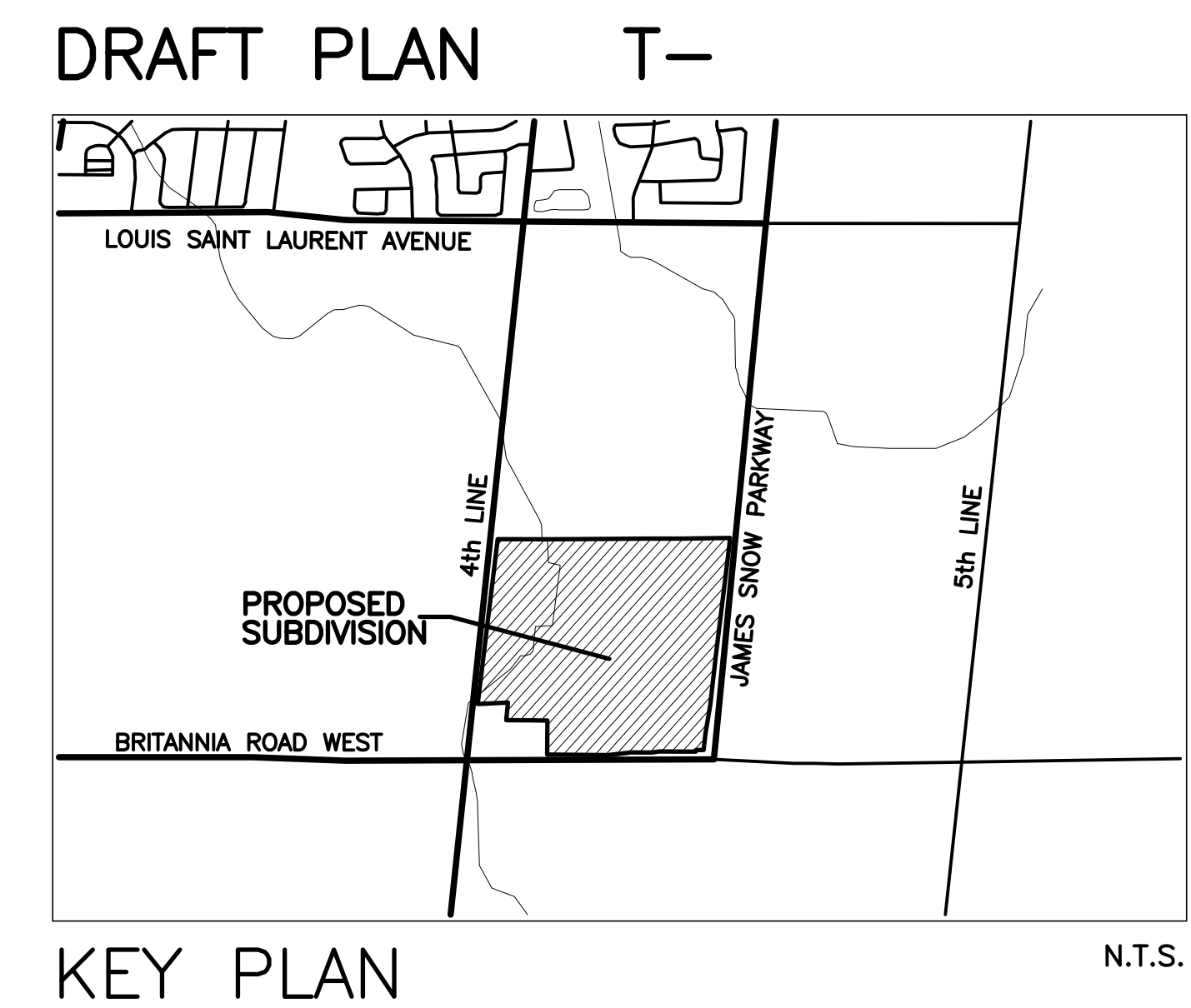
Yours truly,  
**KLM PLANNING PARTNERS INC.**



Aidan Pereira  
Senior Planner

cc. Sundial Homes (4<sup>th</sup> Line) Limited  
Chris Matson, Matson Planning and Development Inc.

DRAFT PLAN OF SUBDIVISION  
 PART OF LOT 6, CONCESSION 5, NEW SURVEY  
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
 TOWN OF MILTON  
 REGIONAL MUNICIPALITY OF HALTON  
 SCALE 1:1250



SECTION 51, PLANNING ACT,  
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

DATE -----, 2021  
 THOMAS J. SALB  
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

OWNER  
**SUNDIAL HOMES (4th LINE) LIMITED**

4576 YONGE STREET  
 SUITE 500  
 TORONTO, ONTARIO  
 M2N 6N4  
 ROBERT YANOWSKI  
 PRESIDENT

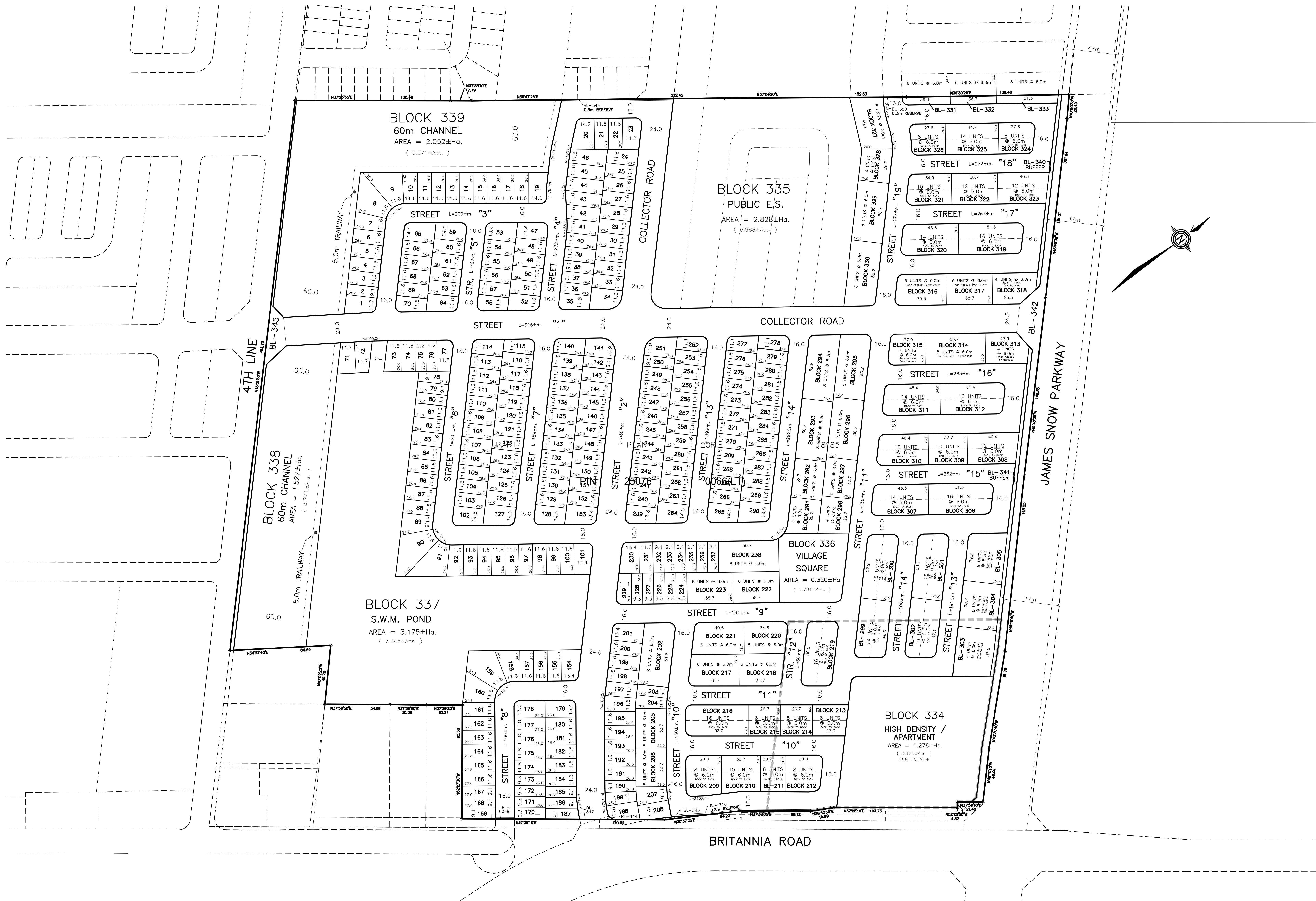
SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 36.670±Ha. (90.614±Ac.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 3-33, 39-51, 53-57, 59-63, 65-69, 71-74, 81-113, 116-139, 143-166, 174-184, 191-201, 207-208, 230-231, 239-249, 253-276 and 279-290		217	217	7.101	17.547
MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=301.60sq.m.					
LOTS 1-2, 34-38, 52, 58, 64, 70, 75-80, 114-115, 140-142, 167-173, 185-190, 203-204, 224-229, 232-237, 250-252, and 277-278		54	54	1.492	3.687
MIN. LOT FRONTAGE=9.15m. MIN. LOT AREA=237.90sq.m.					
STREET TOWNHOUSES	BLOCKS 202, 205-206, 217-218, 220-223, 238, 291-298 and 327-333	25	146	2.480	6.128
MIN. UNIT FRONTAGE=6.0m.					
REAR ACCESS TOWNHOUSESE	BLOCKS 303-305 and 313-318	9	50	0.983	2.429
MIN. UNIT FRONTAGE=6.0m.					
BACK TO BACK TOWNHOUSESE	BLOCKS 209-216, 219, 299-302, 306-312 and 319-326	28	336	3.035	7.500
MIN. UNIT FRONTAGE=6.0m.					
HIGH DENSITY / APARTMENT RESIDENTIAL	BLOCK 334 - ESTIMATED DENSITY 200 UNITS/HECTARE	1	256 *	1.278	3.158
SUBTOTAL		63	271	1,059 *	16.369
BLOCK 335 - PUBLIC ELEMENTARY SCHOOL		1		2.828	6.988
BLOCK 336 - VILLAGE SQUARE		1		0.320	0.791
BLOCK 337 - STORMWATER MANAGEMENT POND		1		3.175	7.845
BLOCKS 338-339 - 60m CHANNEL		2		3.579	8.844
BLOCKS 340-341 - BUFFER		2		0.133	0.329
BLOCKS 342-345 - ROAD WIDENING		4		0.567	1.401
BLOCKS 346-350 - 0.3m RESERVE		5		0.008	0.020
STREETS				9.991	23.947
24.0m WIDE TOTAL LENGTH=1,204±m. AREA= 2,889±Ha.					
16.0m WIDE TOTAL LENGTH=4,251±m. AREA= 6,802±Ha.					
TOTAL				LENGTH=5,455±m. AREA= 9,691±Ha.	
<b>TOTAL</b>		<b>79</b>	<b>271</b>	<b>1,059 *</b>	<b>36.670</b>

NOTE - CANADIAN GEODETIC DATUM ELEVATIONS RELATED TO  
 NOTE - \* SUBJECT TO FINAL CALCULATION

PROJECT No. P-2181  
 SCALE 1:1250 MAR 18, 2021  
 ( 2181DES23 - 4TH LINE ) - ( 2181MAS2 & 2181TOPO )  
**DWG. No. - 21:3**  
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com  
 Planning • Design • Development



October 4<sup>th</sup>, 2021  
*Sent Via Email*

Town Clerk  
Town of Milton  
150 Mary Street  
Milton, ON, L9T 6Z5

**RE: Development Services Report DS-078-21 outlining Town initiated Housekeeping Amendments to Comprehensive Zoning By-Law 016-2014, as amended, and Comprehensive Zoning By-Law 144-2004, as amended.**

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We are writing to you in our capacity as the Group Manager on behalf of the Milton Phase 3 Cost Sharing Trustee Inc. Landowners Group (MP3) which consists of 11 participating landowners in the Boyne Secondary Plan area of which approximately 674 acres are participating.

This letter is in response to the Development services report that will be brought forward to council on October 4<sup>th</sup>, 2021 to be received as information. It was noted within the report that the proposed Housekeeping Amendments were circulated on September 16, 2021. Please note that our office only became aware of the Housekeeping Amendments through the agenda posting of said report.

As such, the MP3 Group reserves the right to provide further comments and request that the MP3 Group, care of myself (see contact details below) be included on the circulation list regarding any information on the Housekeeping Amendments and technical report prior to going to Council.

Should you have any further questions, please do not hesitate to contact the undersigned.

Yours Truly,



Mr. Michael May, P. Eng., General Manager  
Delta Urban Inc.  
Email: mikem@deltaurban.com

cc: Milton Phase 3 Cost Sharing Trustee Inc. - Landowners Group



THE CORPORATION OF TOWN OF MILTON  
BY-LAW NO. -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, TO INCORPORATE A SERIES OF HOUSEKEEPING AMENDMENTS THAT AFFECTS ALL LANDS WITHIN THE URBAN AREA OF THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - (TOWN FILE: HKA-01/21).

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

**1.0 THAT** the text of the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended as follows:

*The following table outlines the changes that are included in this zoning by-law amendment. Text that is underlined indicates new text to be inserted in the By-law. Text that is crossed out ("~~strikethrough~~") is to be deleted from the By-law.*

Item No.	Description of Change in By-law
1	<p><i>Revise the definition of "Setback" in Section 3 as follows:</i></p> <p><b>SETBACK</b> Means the horizontal distance of a structure or feature from the <del>property</del> <u>lot</u> line or other feature.</p>
2	<p><i>Revise Section 4.2.2.1, subsection v) as follows:</i></p> <p>v) The minimum internal dimensions for an attached or detached garage or carport shall be in accordance with the following:</p>

Garage Type	Minimum Required Internal Dimensions for Both Attached and Detached Garages and Carports
Single Car Garage	The minimum size of a <i>parking space</i> shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1m high shall be unobstructed area with the exception of one <i>stair</i> ;
Double Car Garage or Larger with a <u>One Single Car Door</u>	The minimum size of a <i>parking space</i> shall be <del>2.9m</del> <u>5.5 m</u> wide by 6.0m long by 2.1m high of which <del>2.9m</del> <u>5.5 m</u> wide by 5.3 m long by 2.1 m high shall be unobstructed area with the exception of one <i>stair</i> ;
Double Car Garage or Larger with <del>Double Car Door</del> <u>Two or More Separate Doors</u>	The minimum size of a <i>parking space</i> shall be 5.5m wide by 6.0 m long by 2.1m high of which <del>2.9m</del> <u>5.5 m</u> wide by 5.3m long by 2.1m high shall be unobstructed <i>area</i> with the exception of one <i>stair</i> .

3	<p>Revise Section 4.20.2.1 (Temporary Sales / Customer Service Offices), by adding a new subsection iii) and revising additional text as follows:</p> <p><b>4.20.2.1 Temporary Sales / Customer Service Offices</b></p> <ul style="list-style-type: none"> <li>i) A temporary <i>building</i> or <i>trailer</i> for conducting sales of new <i>dwelling units</i> is permitted in any <i>Zone</i> provided the sales <i>building</i> or <i>trailer</i> is located within a development site. The sales <i>building</i> or <i>trailer</i> shall be <i>setback</i> 30m from the <i>lot line</i> of any existing residential use and <i>parking areas</i> associated with the sales <i>building</i> or <i>trailer</i> shall be <i>setback</i> 6m from any existing residential use abutting the development site, <del>and</del>;</li> <li>ii) Notwithstanding the provisions of Section 5.1, <i>parking areas</i> for temporary sales and customer service <i>offices</i>, <u>where located within a temporary building or trailer</u>, may have a granular surface <del>and</del>.</li> <li>iii) <u>Notwithstanding any other provision to the contrary, temporary sales/ customer service offices for conducting sales of new dwelling units may also be permitted in any Zone within a building that is not intended to be temporary, subject to the applicable zone standards for which it is located, and all other applicable provisions of the by-law.</u></li> </ul>
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4	<p>Revise Section 5.5, subsections iii) and v) by adding the words “subject to approval by Council” at the end of each sentence and revising additional text as follows:</p> <p><b>5.5 PARKING IN THE CENTRAL BUSINESS DISTRICT (095-2017)</b></p> <ul style="list-style-type: none"> <li>i) Every <i>building</i> or <i>structure</i> erected or enlarged in the Central Business District area shall comply with the <i>parking</i> provisions of this By-law;</li> <li>ii) In no case shall existing required parking be removed or otherwise occupied within the Cash-in-lieu Parking Policy Area as shown on Schedule B <del>of</del> <u>to</u> this By-law;</li> </ul>
---	--

	<p>iii) Notwithstanding i) and ii) above, any <i>building</i> containing a permitted principal non-residential <i>use(s)</i> within the 'Cash-in-lieu Parking Policy Area' as shown on Schedule B to this By-law may provide payment to the satisfaction of the Town for cash-in-lieu of required <i>parking</i> for the non-residential use(s) only, <u>subject to approval by Council</u>;</p> <p>iv) Permitted non-residential uses, with the exception of a <i>hotel</i> or a <i>theatre</i>, within the existing gross floor area as it existed on September 25, 2017 that are within the "Parking Policy Area" as shown on Schedule C to this By-law shall be exempt from providing any additional parking.</p> <p>v) Notwithstanding iv) above, any required <i>parking spaces</i> removed as a result of an enlargement or addition(s) to an existing <i>building</i> will require payment <del>in</del> <u>of cash-in-lieu of parking</u> for the removed <i>parking spaces</i>, <u>subject to approval by Council</u>.</p>
5	Revise Section 5.8.2, Table 5G, by deleting the minimum off-street parking requirement of "4 parking spaces per classroom" for secondary schools and replacing it with "3 parking spaces per classroom";
6	Revise subsection 5.18.1 iv) as follows: <p>iv) The queuing <i>lane</i> associated with the <i>drive-through service use</i> shall be the total number of required ingress <i>spaces</i> and egress <i>spaces</i> <u>in accordance with the requirements of Table 5N above, or the recommendations of a site-specific Traffic Impact Study (TIS), whichever is greater.</u></p>
7	Revise Section 6.2, Table 6C by replacing the "no minimum" requirement for the minimum exterior side yard setback for a semi-detached dwelling with lane access, with "2.4 metres (*2)".
8	Add the footnote symbol "(*)" to the exterior side yard setback requirements for the following dwelling types in Section 6.2, Tables 6C (RMD1 Zone Standards) and 6D (RMD2 Zone Standards) as follows: <p>Table 6C</p> <p>a) Townhouse Dwelling, Corner Unit, with Street Access</p> <p>b) Townhouse Dwelling, Corner Unit, with Lane Access</p> <p>Table 6D</p> <p>a) Back-to-Back Townhouse Dwelling, Corner Unit</p>
9	Add the following new footnote to Section 6.2, Table 6D: <p>("*) The minimum required frontage is 6.0 metres where the required parking for the dwelling is provided in a common underground parking structure."</p>

**10** *Revise Section 6.2, Table 6D, by replacing the minimum lot frontage requirement for Back-to-Back Townhouse Dwellings, interior unit, with street access (both local streets and all other streets) from "6.0 metres" to "6.4 metres (\*4)" as shown below:*

Regulations	ZONE		
	RMD II		
	Residential Medium Density II		
	Dwelling Type		
	<i>Back-To-Back Townhouse Dwelling (*1)</i>		
	Corner Unit	Interior Unit	End Unit
<b>Lot Frontage</b> (Minimum)			
<i>Street Access</i>			
Local street	8.4m / unit	<u>6.4 (*4)</u> <del>6.0m</del> / unit	7.6m / unit
All other streets			
<i>Lane Access</i>			
Local street	8.4m / unit	<u>6.4 (*4)</u> <del>6.0m</del> / unit	7.6m / unit
All other streets	N/A	N/A	N/A
	N/A	N/A	N/A

**11** *Revise the landscaping requirements in Section 6.2, Table 6E by replacing the word "maximum" with "minimum" and replacing the "N/A" with "35%" for the landscaping requirement for apartment buildings in the Residential High Density Zone as shown below:*

Regulations	ZONES		
	RHD	RO	
	<i>Residential High Density</i>	<i>Residential Office</i>	
	Dwelling Type		
	<i>Apartment Building</i>	<i>Apartment Building</i>	<i>Office Buildings</i>
<b>Landscaped Open Space</b> (Maximum Minimum)	N/A <u>35%</u>	35%	35%

**12** *Revise the minimum lot coverage requirement applicable to the Transportation Terminal Use in the M2 (General Industrial) Zone in Section 8.2, Table 8B, by deleting "40%" and replacing it with "25%" as shown below:*

Regulations	ZONES				
	EMP-1	EMP-2	M1	M2	MX
	Prestige Office	Employment	Business Park	Industrial	Extractive Industrial
<b>Lot Coverage</b> (Minimum)	N/A	N/A	N/A	40-25% (*3)	
<p>(*3) Notwithstanding any other provision of this by-law, any property containing a transportation terminal use shall be subject to this requirement, excluding outdoor storage that may be permitted by this by-law.”</p>					
13	<p>Delete the following provisions from Section 13.1.1.237 and relocate them to Section 13.1.1.240:</p> <p>1. <u>Special Zone Provisions:</u></p> <p>a) <u>Notwithstanding Table 7D, the maximum lot area shall be 1.66 ha.</u></p> <p>b) <u>Notwithstanding Table 7D, the maximum gross floor area for all buildings combined for uses permitted in a C2 Zone shall be 2,452.1m<sup>2</sup>;</u></p> <p>c) <u>Notwithstanding Table 7D, the maximum gross floor area for any individual building for uses permitted in a C3 zone shall be 1,200m<sup>2</sup>;</u></p> <p>d) <u>Notwithstanding Table 7D, the maximum exterior side yard setback shall be 8.4 metres;</u></p> <p>e) <u>Notwithstanding Section 4.18, a restaurant patio shall be permitted in the interior side yard abutting a residential zone;</u></p> <p>f) <u>Notwithstanding Section 4.18, a restaurant patio shall be setback a min 1.0 metres from a parking area;</u></p> <p>g) <u>Notwithstanding Section 5.18.4 (Setbacks for Queuing Lanes), the minimum setback for a queuing lane to a street line shall be 6.5 metres.</u></p> <p>h) <u>Notwithstanding Section 5.18.1 (i) Table 5G to the contrary, the minimum required ingress spaces for a drive through service facility associated with a take-out restaurant, shown as Restaurant “A” on Schedule “B”, shall be twenty (20) and the minimum required egress spaces shall be two (2).</u></p> <p>i) <u>Notwithstanding Section 5.18.1 (i) Table 5G to the contrary, the minimum required ingress spaces for a drive through service facility associated with a take-out restaurant, shown as Restaurant “E” on Schedule “B”, shall be eleven (11) and the minimum required egress spaces shall be two (2).</u></p>				
14	Delete subsection 13.1.1.27 in its entirety.				

15	<i>Delete Section 13.2.1.27 in its entirety.</i>
16	<i>Revise subsections 13.2.1.168 – 13.2.1.172 by changing the section references to 13.2.1.68 – 13.2.1.72 and relocating the subsections in the appropriate numerical order.</i>

**2.0 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.

**PASSED IN OPEN COUNCIL ON NOVEMBER 15, 2021.**

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

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

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

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, TO INCORPORATE A HOUSEKEEPING AMENDMENT THAT AFFECTS THE LANDS ZONED SITE-SPECIFIC RESIDENTIAL LOW DENSITY 180 (RLD\*180), AND LEGALLY DESCRIBED AS PART OF LOT 1, CONCESSION 1, PART 4 ON PLAN 20R-2406, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - (TOWN FILE: HKA-01/21).

**WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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 Municipal Council of the Corporation of the Town of Milton hereby enacts as follows:

- 1.0 THAT** Section 13.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the words “the lay-by street parallel to Peru Road” after the word “onto” and replacing them with the words “Peru Road, South of Street ‘A’ ” in the opening sentence of subsection 7) of site-specific subsection 13.1.1.180, being the site-specific Residential Low Density 180 (RLD\*180) Zone.
- 2.0 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.

**PASSED IN OPEN COUNCIL ON NOVEMBER 15, 2021**

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

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

**THE CORPORATION OF 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, AS AMENDED, TO INCORPORATE A HOUSEKEEPING AMENDMENT THAT AFFECTS THE LANDS LEGALLY DESCRIBED AS PART LOT 14 COESSION 1, MUNICIPALLY IDENTIFIED AS 96 BRONTE STREET NORTH, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON HYDRO DISTRIBUTION INC.) - TOWN FILE: HKA-01/21.

**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 Municipal 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 adding the Business Park (M1) Zone symbol on the lands shown on Schedule A attached hereto.
- 2.0 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.

**PASSED IN OPEN COUNCIL ON NOVEMBER 15, 2021**

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

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

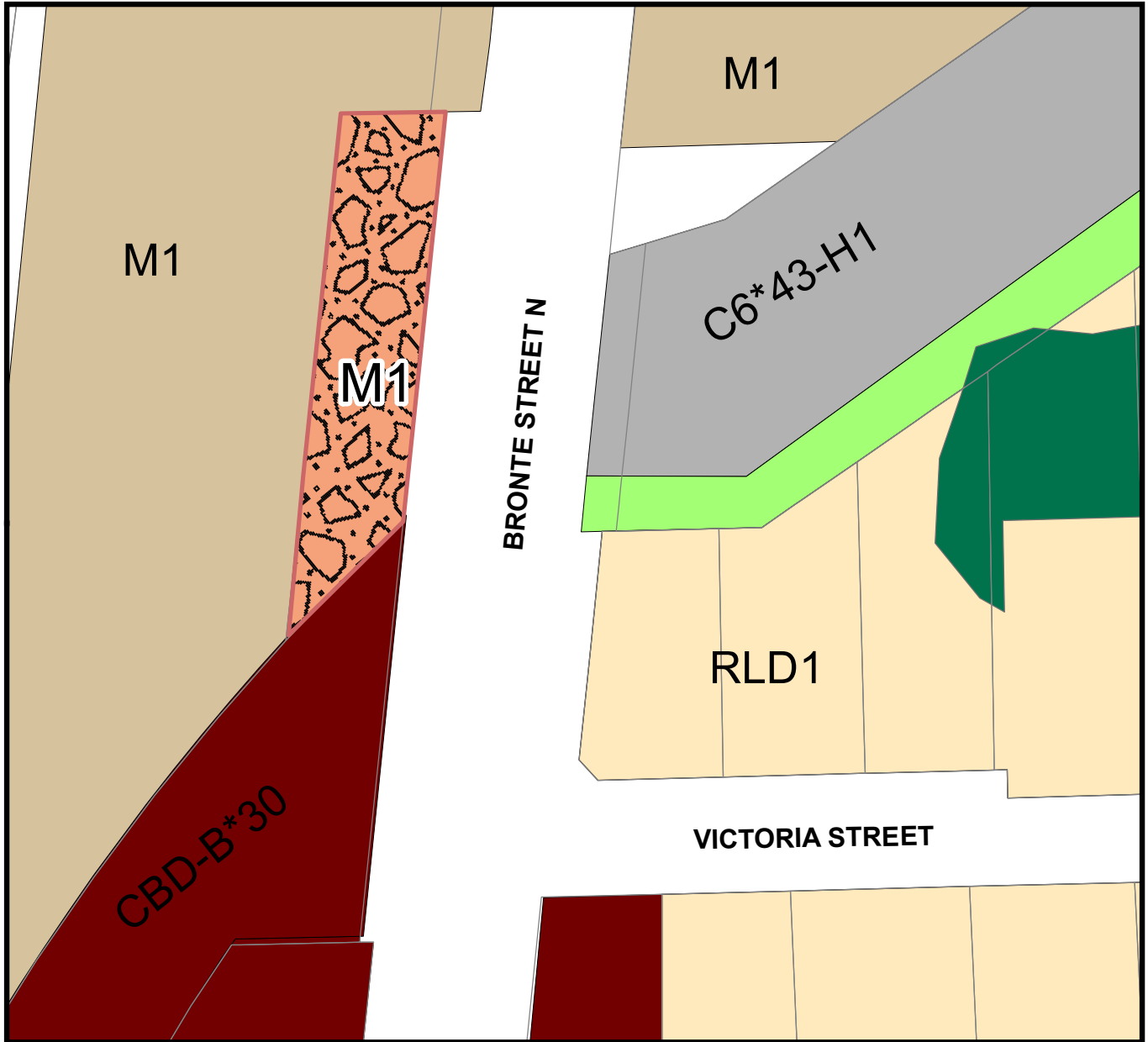


SCHEDULE A  
TO BY-LAW No. -2021

TOWN OF MILTON

PART LOT 14 CONCESSION 1 TRAFALGAR NEW SURVEY AS IN TW19164,  
EXCEPT PART 5 20R21488 SUBJECT TO AN EASEMENT AS IN TW9131

Town of Milton



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



M1 - Business Park Zone

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

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



**THE CORPORATION OF 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, AS AMENDED, TO INCORPORATE A HOUSEKEEPING AMENDMENT THAT AFFECTS THE LANDS LEGALLY DESCRIBED AS PART LOT 12, CONCESSION 6 FORMER GEORGRAPHIC SURVEY OF TRAFALGAR AND MUNICIPALLY IDENTIFIED AS 7211 FIFTH LINE, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MENKES MILTON INDUSTRIAL INC.) - TOWN FILE: HKA-01/21.

**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 Municipal 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 deleting the Open Space - Stormwater Management (OS-2) Zone symbol and replacing it with the site-specific General Industrial 241 (M2\*241) Zone symbol on the lands shown on Schedule A attached hereto.
- 2.0 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.

**PASSED IN OPEN COUNCIL ON NOVEMBER 15, 2021**

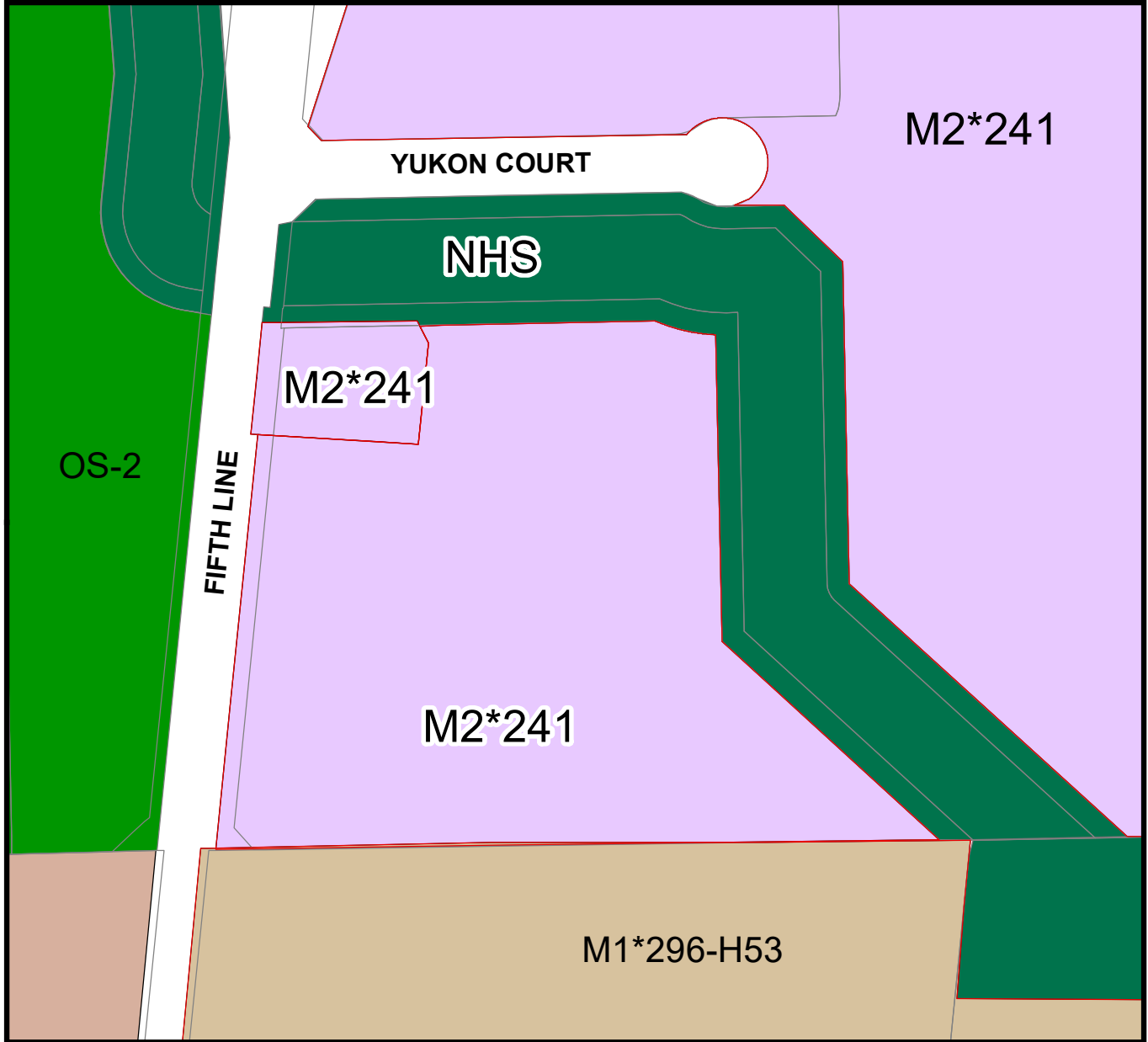
\_\_\_\_\_  
Mayor  
Gordon A. Krantz

\_\_\_\_\_  
Town Clerk  
Meaghan Reid



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

BLOCKS 1, 2, 3 & 4 OF PLAN 20M1226 & PART OF BLOCK 2 20M1201

*Town of Milton*



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

-  NHS - Natural Heritage System Zone
-  M2\*241 - General Industrial Zone Special

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

\_\_\_\_\_  
CLERK- Meaghan Reid



**THE CORPORATION OF 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, AS AMENDED, TO INCORPORATE A HOUSEKEEPING AMENDMENT THAT AFFECTS THE LANDS LEGALLY DESCRIBED AS PART LOT 11, CONCESSION 1 AND MUNICIPALLY IDENTIFIED AS 520 BRONTE STREET SOUTH, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (967711 ONTARIO INC.) - TOWN FILE: HKA-01/21.

**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 Municipal 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 Employment (EMP-2) Zone Symbol to an Auto Commercial (C5) Zone symbol on the lands shown on Schedule A attached hereto.
- 2.0 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.

**PASSED IN OPEN COUNCIL ON NOVEMBER 15, 2021**

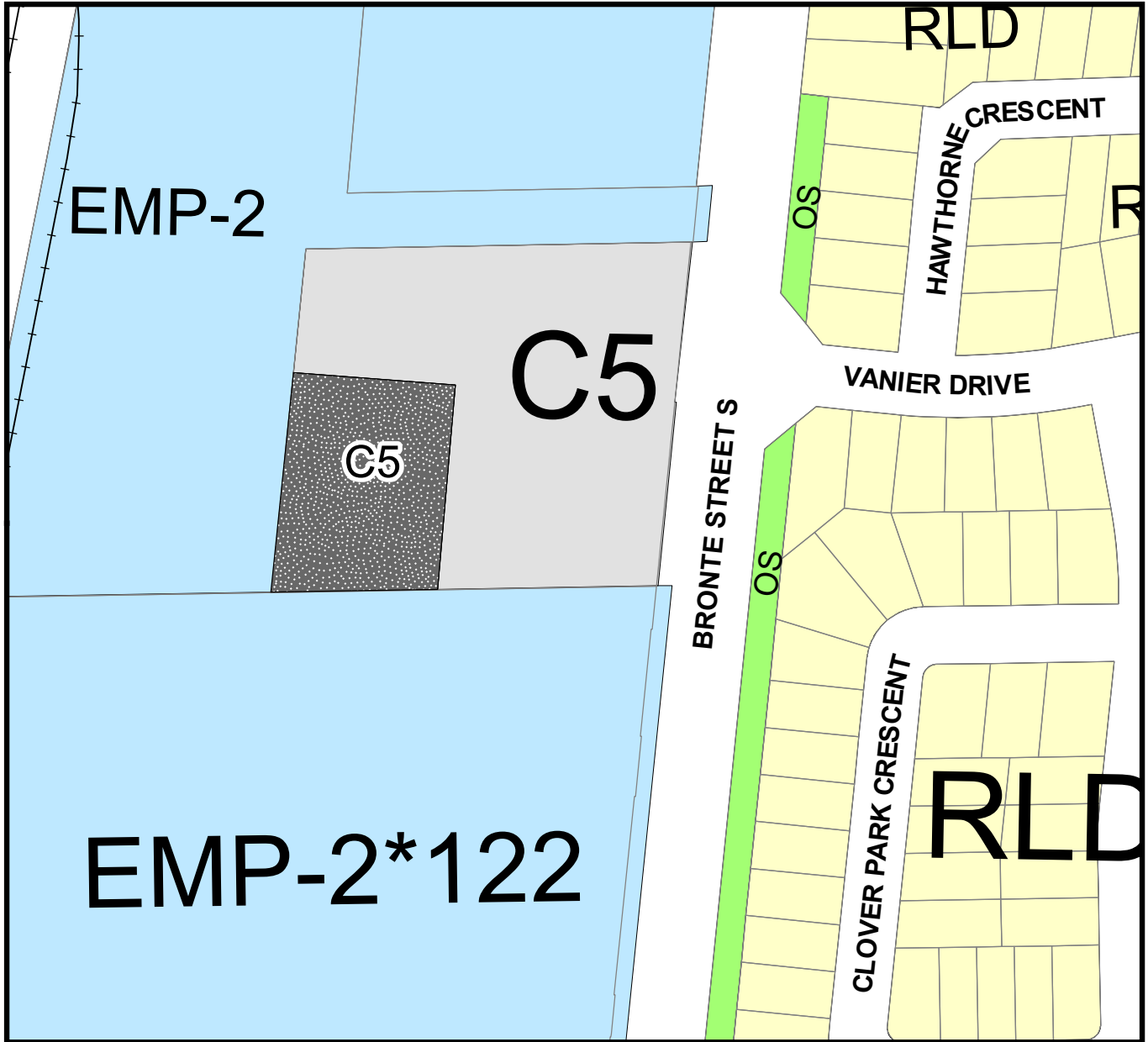
\_\_\_\_\_ Mayor  
Gordon A. Krantz

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

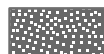
SCHEDULE A  
TO BY-LAW No. -2021  
TOWN OF MILTON

PART OF LOT 11 CONCESSION 1 TRAFALGAR NEW SURVEY

Town of Milton



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



C5 - Auto Commercial Zone

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

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

