



# The Corporation of the Town of Milton

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Report To: Council

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From: Jill Hogan, Acting Commissioner, Development Services

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Date: December 13, 2021

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Report No: DS-098-21

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Subject: Public Meeting and Initial Report: Town-initiated Zoning By-law Amendment (Z-07/21) - Timberlea and Dorset Park Neighbourhoods

**Recommendation:** THAT Report DS-098-21 be received for information.

## EXECUTIVE SUMMARY

In accordance with the requirements of the Planning Act, the purpose of this report is to present for information the draft Zoning By-law amendment to implement the recommendations of the Mature Neighbourhoods Character Study for the Timberlea and Dorset Park neighbourhoods at a Statutory Public Meeting.

The proposed amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, introduces new standards that apply to the low-density residential development in these neighbourhoods.

## REPORT

### Background

Development Services staff initiated the Mature Neighbourhoods Character Study in April 2018 to review the Town's Official Plan policies and regulatory framework relating to the construction of new dwellings and additions to existing dwellings in Milton's mature residential neighbourhoods within the Established Urban Area and recommend appropriate changes to protect the character of these areas.

The study analyzes, with community input, the elements and qualities that contribute to residential character of these stable low-density residential neighbourhoods and assesses whether the policies of the Local Official Plan and the regulatory framework of the Town's Zoning By-law are effective in managing development and maintaining the character of mature neighbourhoods.

The study has been carried out in various phases to cover the extent of Milton's mature neighbourhoods within the established urban area and the findings of each phase have informed potential improvements to the Town's regulatory tools.

## Background

### Phase 1

Phase one completed the review of the Local Official Plan policies for Character Areas and Mature Neighbourhood Areas and the Zoning By-law standards that apply to low-density residential development in the Downtown Character Area. On October 19, 2020, Council adopted the Town of Milton's Official Plan Amendment No. 60 (OPA 60) and Zoning By-law No. 081-2020 ([DS-043-20](#)), which implement the recommendations from this phase.

### Phase 2

In Phase two, the study assessed the Mountainview neighbourhood and the residential section of Old Milton located outside of the Downtown Character Area and west of Ontario Street North and South. On August 23, 2021, Council approved Zoning By-law Amendment No. 077-2021 ([DS-063-21](#)), which introduces new standards that apply to these neighbourhood areas.

### Phase 3

Phase 3 was incorporated to the work plan on July 2020 with the review of the Fallingbrook, Forrest Grove, Bronte Meadows, Valley View neighbourhoods, Dorset Park and Timberlea neighbourhoods, and a small portion of Old Milton directly outside the Downtown Character Area.

The review of the Fallingbrook, Forrest Grove, Bronte Meadows and Valley View neighbourhoods concluded with the approval by Council of Zoning By-law Amendment No. 077-2021 ([DS-063-21](#)), which introduces new standards that apply to these mature neighbourhoods.

### Current Stage - Timberlea and Dorset Park Neighbourhoods

The last stage of the study is currently underway in the Dorset Park and Timberlea neighbourhoods. Staff have conducted a survey and data collection of dwelling's physical attributes that informed the background work and the preparation of recommendations for zoning. The summary of this technical review is discussed in Appendix 1 - Timberlea neighbourhood and Appendix 2 - Dorset Park Neighbourhood to the subject report.

Due to Covid-19 restrictions, walking tours were not organized during this phase. Public consultation on the proposed zoning regulations has been conducted on the Let's Talk Milton platform. From October 15 to November 25, residents of these neighbourhoods were invited to use an interactive map where they had the opportunity to learn which zone they reside in, view the proposed changes and leave feedback and comments.

Since August 2021, the project page had more than 450 visitors, and 384 are considered to be 'aware'. In addition to this participation, the following activities have occurred to keep the community informed about the project:

- Updated the project's web page on the Town's website;

## Background

- Sent a Mailchimp email (newsletter) and a reminder to project subscribers ;
- Notice of the project and the public meeting were included the Town's monthly newsletter;
- Social media posts;
- Placed the statutory public meeting notice ad in the Champion;
- Posted the statutory public meeting notice on the Town's website;
- Shared the statutory public meeting notice on social media;
- Mailchimp email (newsletter) to subscribers re: statutory public meeting notice; and
- A flyer notice to households/businesses in the area was distributed prior to the public meeting.

Staff reviewed feedback from the public as input into the proposed zoning by-law amendment as presented in this report for the purposes of a formal Statutory Public Meeting. The proposed amendment is described in the Discussion section of this report.

## Discussion

### Proposed Amendment to the Comprehensive Zoning By-law 016-2014

The Zoning By-law amendment (attached as Appendix 3) proposes to:

#### Mapping Changes:

- Change the existing Residential Low-Density (RLD) symbol in the Timberlea and Dorset Park neighbourhoods (subject areas are depicted in Figures 1 and 2) with the following symbols:
  - Special RLD4\*X;
  - RLD5, Special RLD5\*X, and Special RLD5\*XX;
  - RLD6;
  - RLD7, and RLD7\*X.

#### For the new Special Residential Low-Density 4 (RLD4\*X) Zone:

- Establish a minimum Front Yard Setback of 7.5m. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 5.0 metres.

## Discussion

- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
  - 1.2 metres on one side and 1.8 metres on the other side for detached and duplex dwellings; and
  - 0.0 metres on one side and 1.2 metres on the other side for semi-detached dwellings.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
  - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5 metres and the other side shall be a minimum of 0.6 metres.
  - For semi-detached dwellings, the interior side yard setback shall be 0.0 metres on one side and a minimum of 3.5 metres on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology and modify how height is measured based on roof typology, to be:
  - 8.0 metres in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
  - 9.5 metres in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Exclude covered porches from the calculation of lot coverage, subject to criteria, to a maximum of 1.5% for lots with area less than 660 sq. m., 1.25% for lots with area greater than 660 square metres and 1.0% for lots greater than 800 square metres.
- Other provisions of the existing RLD zone remain unchanged.

### **For the new Residential Low-Density V (RLD5) and two Special RLD5 (RLD5\*X and RLD5\*XX) Zones:**

- Establish a minimum Lot Frontage for Detached and Duplex Dwellings of 10.0m.
- Establish a minimum Front Yard Setback of 7.5 metres in the RLD5 and Special RLD5\*XX zones and 6.0 metres in the Special RLD5\*X zone. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 4.5 metres.
- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:

## Discussion

- 0.6 metres on one side and 1.2 metres on the other side for detached and duplex dwellings in the RLD5 and Special RLD5\*X zones, and 1.2m on both sides in the Special RLD5\*XX zone.
- 0.0 metres on one side and 1.2 metres on the other side for semi-detached dwellings in all the zones.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
  - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5 metres and the other side shall be a minimum of 0.6 metres in the RLD5 and Special RLD5\*X zones, and a minimum of 1.2 metres in the Special RLD5\*XX zone.
  - For semi-detached dwellings in all the zones, the interior side yard setback shall be 0.0 metres on one side and a minimum of 3.5 metres on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology in and modify how height is measured based on roof typology, to be:
  - 7.5 metres in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
  - 9.0 metres in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Exclude covered porches from the calculation of lot coverage, subject to criteria, to a maximum of 1.5% for lots with area less than 660 square metres, 1.25% for lots with area greater than 660 square metres and 1.0% for lots greater than 800 square metres.
- Other provisions of the existing RLD zone remain unchanged.

### **For the new Residential Low-Density VI (RLD6) Zone:**

- Establish a minimum Front Yard Setback of 7.5 metres. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 5.0 metres.
- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
  - 1.2 metres on one side and 1.8 metres on the other side for detached and duplex dwellings; and

## Discussion

- 0.0 metres on one side and 1.8 metres on the other side for semi-detached dwellings.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
  - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5 metres and the other side shall be a minimum of 1.2 metres.
  - For semi-detached dwellings, the interior side yard setback shall be 0.0 metres on one side and a minimum of 3.5 metres on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology and modify how height is measured based on roof typology, to be:
  - 7.5 metres in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
  - 9.0 metres in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Subject to criteria, exclude covered porches from the calculation of lot coverage to a maximum of:
  - For lots with area less than 660 square metres: 1.5% lot coverage.
  - For lots with area greater than 660 square metres: 1.25% lot coverage.
  - For lots greater than 800 square metres: 1.0% lot coverage.
- Establish a requirement for garages or carports that is:
  - for an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 metres provided that a front porch/veranda is constructed with a minimum depth of 1.2 metres.
  - for a detached garage or attached or detached carport, the garage face or front of the carport shall be setback a minimum of 1.5 metres from the building front wall.
- Other provisions of the existing RLD zone remain unchanged.

### **For the new Residential Low-Density VII (RLD7) and Special RLD7 (RLD7\*X) Zones:**

- Establish a minimum Front Yard Setback of 7.5 metres. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 5.0 metres.

## Discussion

- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
  - 1.2 metres on one side and 2.4 metres on the other side for detached and duplex dwellings; and
  - 0.0 metres on one side and 1.8 metres on the other side for semi-detached dwellings.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
  - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5 metres and the other side shall be a minimum of 1.2 metres.
  - For semi-detached dwellings, the interior side yard setback shall be 0.0 metres on one side and a minimum of 3.5 metres on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology and modify how height is measured based on roof typology, to be:
  - for the RLD7 zone:
    - 7.5 metres in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
    - 9.0 metres in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
  - and for the Special RLD7\*X zone:
    - 8.0 metres in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
    - 9.5 metres in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Exclude covered porches from the calculation of lot coverage, subject to criteria, to a maximum of 1.5% for lots with area less than 660 square metres, 1.25% for lots with area greater than 660 square metres and 1.0% for lots greater than 800 square metres.
- Establish a requirement for garages or carports only for the RLD7 zone that is:
  - for an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 metres provided that a front porch/veranda is constructed with a minimum depth of 1.2 metres.

## Discussion

- for a detached garage or attached or detached carport, the garage face or front of the carport shall be setback a minimum of 1.5 metres from the building front wall.
- Other provisions of the existing RLD zone remain unchanged.

### **Housekeeping Amendment to the RLD1, RLD2, RLD3, and RLD4 zones:**

- Amend the content of the row corresponding to the Interior Side yard Setback provisions for Detached Dwelling, Duplex Dwelling and semi-detached dwellings in tables 6B and 6B1 and their related notes to better describe how setbacks are established in the RLD1, RLD2, RLD3 and RLD4 zones. These changes are made in consistency with the approach implemented to describe the Interior Side yard Setback in the new RLD5, RLD6 and RLD7 zones.

### **Interim Control By-law No. 082-2020 as amended**

Interim Control By-law (ICBL) No. 082-2020, as amended, is currently in effect to control replacement dwellings and building additions in the Timberlea and Dorset Park neighbourhoods until March 19, 2022 (By-law 113-2021), while planning staff complete the Mature Neighbourhoods Character Study.

The exemption process no longer applies to Interim Control By-law 082-2020. Notwithstanding this provision, one applications for an exemption to Interim Control By-law 082-2020 that was filed prior to the date of the passage of By-law 113-2021 is under review by planning staff and will be considered by Council in early 2022.

Upon Council's approval of the Zoning By-law Amendment implementing the final recommendations of the Mature Neighbourhoods Character Study, and once the amendment is in force and effect, staff will subsequently recommend that Council repeal Interim Control By-law 082-2020. Staff expect that Council may be in a position to repeal Interim Control By-law 082-2020 in March 2022, provided that the proposed Zoning By-law Amendment for Timberlea and Dorset Park is not appealed.

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

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on November 11, 2021 and an email notification was sent to individuals on the study's mailing list.

The intent of this report is to provide the public with sufficient information to understand the scope of the proposed Zoning By-law amendment. Following the public meeting and initial report, staff will review all comments from the agencies and members of the public. A technical report including recommendations for Council's consideration will be brought forward at a later date responding to any issues or concerns raised through the public and agency consultation process.





### Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan  
Acting Commissioner, Development Services

For questions, please contact: Hugo Rincon, Senior Policy Planner Phone: Ext. 2307

### Attachments

Figure 1 - Location Map - Timberlea Neighbourhood  
Figure 2 - Location Map 2 - Dorset Park Neighbourhood  
Appendix 1: Summary Report - Timberlea Neighbourhood  
Appendix 2: Summary Report - Dorset Park Neighbourhood  
Appendix 3: Draft Zoning By-law Amendment

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.

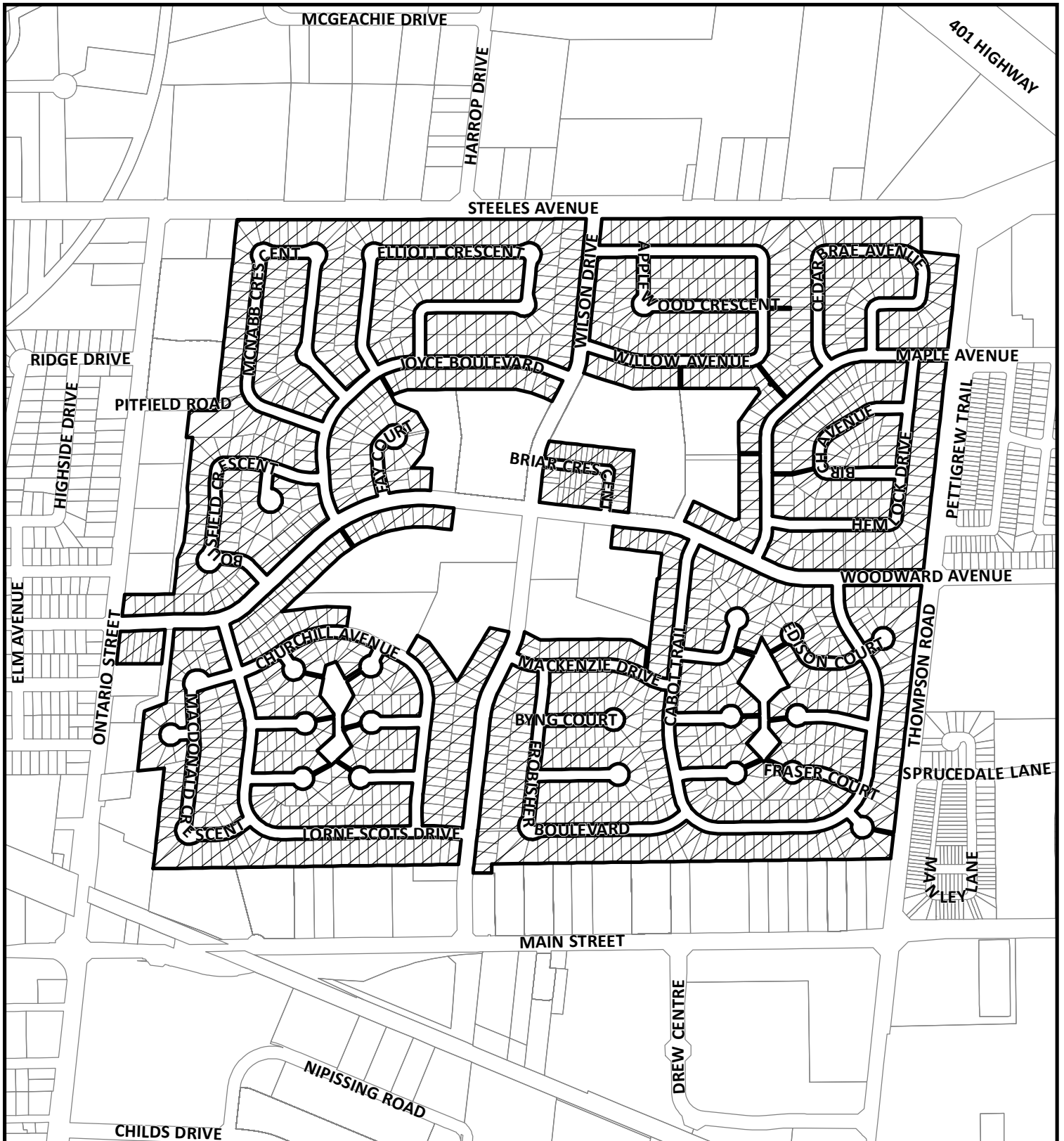
# FIGURE 1 LOCATION MAP 1



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 Subject Area

# FIGURE 2 LOCATION MAP 2



Council Meeting Date: December 13, 2021	Scale: 1: 1,950	File Number: Z-07/21	Development Services Department
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 Subject Area



**TOWN OF MILTON**  
**MATURE NEIGHBOURHOODS CHARACTER STUDY – PHASE 3**  
**TIMBERLEA NEIGHBOURHOOD**  
**SUMMARY REPORT**

December 2021



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# 1. INTRODUCTION

## 1.1 The Mature Neighbourhoods Character Study

The Town of Milton's planning staff initiated a Mature Neighbourhoods Character Study in 2018. The study was in response to a Council direction to staff to review the Town's existing Official Plan policies and regulatory framework relating to the construction of new dwellings in mature residential neighbourhoods and recommend appropriate changes to these tools to protect the character of these residential areas. The notice of motion arose from public concern regarding the construction of large new developments and how they impact the character of the Town's mature neighbourhoods. Residents in the Downtown Character Area initially raised the concerns, but residents in other areas of the Town's urban area are experiencing the same issue and have expressed their concerns as well.

The Mature Neighbourhoods Character Study is carried out in various phases to cover the extent of the Town's mature neighbourhoods. The study aims to:

- gain a better understanding, with community input, of the elements and qualities influencing the character of the Town's mature neighbourhoods;
- assess whether the policies of the Official Plan and the regulatory framework of the Town's Zoning By-law were effective in managing development and maintaining the character of mature neighbourhood areas; and
- inform potential improvements to the management of neighbourhood character issues related to applications for new residential development.

*Phase 1* completed the review of Milton's Official Plan policies for mature neighbourhoods and Character Areas and assessed the low-density residential neighbourhoods within the Downtown Character Area and the residential properties fronting onto Martin Street. Amendment No. 60 to the Local Official Plan updated the Town policies to better manage development in Milton's Mature Neighbourhood Areas and Character Areas (*By-law No. 080-2020*).

A Zoning By-law Amendment (*By-law No. 081-2020*) introduced new standards that apply to residential development in the form of new housing, replacement housing or addition to existing housing in the Downtown Character Area.

*Phase 2*, also complete, assessed the Mountainview neighbourhood and the residential section of Old Milton located outside of the Downtown Character Area and west of Ontario Street North and South. The approved Zoning By-law Amendment (*By-law 077-2021*) introduced new standards that apply to these areas.



*Phase 3* was incorporated to the work plan on July 2020 with the review of the low and medium density residential areas in a small section of Old Milton located outside the Downtown Character Area and in the Fallingbrook, Forrest Grove, Bronte Meadows and Valley View neighbourhoods. The approved Zoning By-law Amendment (*By-law 077-2021*) also introduced new regulations that apply to these areas.

During the final stage of **PHASE 3**, Town Planning staff conducted background work on the Timberlea and Dorset Park neighbourhoods with the Documentation and inventory of existing housing stock through data collection, mapping analysis and neighbourhood characterization, in order to identify the built form elements that define neighbourhood character, such as lot area, coverage, setbacks, garage location, number of storeys, landscaping features, etc.

The subject report presents the findings of the study in the Timberlea Neighbourhood. A separate report documents the findings in the Dorset Park neighbourhood. Both reports have been presented to Council and the public at a Statutory Public meeting on December 13, 2022.

## 1.2 The Role of Milton's Mature Neighbourhood Areas

The Mature Neighbourhoods Character Study has been informed by the Council-endorsed Milton's Future Urban Structure framework (Report [PD-049-17](#)). The Future Urban Structure, introduced in 2017, establishes a set of areas along with a vision, attributes and dependencies for each area supporting the achievement of the vision. One structural element, described as the Stable Neighbourhoods within the Established Urban Area, is a significant precedent to the study.

The Stable Neighbourhoods comprise residential areas characterized as Mature Neighbourhood Areas. The Future Urban Structure framework establishes the vision, attributes, and dependencies for these areas, which provide further characterization and direction for development that ought to be considered:

### *Vision*

- Generally, maintain pre-Halton Urban Structure Plan -HUSP- character (built form, lot fabric)
- Respect cultural heritage built form and landscapes
- Limited infill and redevelopment sympathetic to cultural heritage character
- Provision of a range of housing choices to support a full range of socio-economic circumstances including aging in place

- Potential for adaptive reuse of some historic building stock in appropriate locations

### *Attributes*

- Concentration of cultural heritage built form and landscapes
- High degree of walkability due to grid road network
- High degree of visual interest
- Proximity to historic downtown

### *Dependencies*

- Appropriate transitions between existing and new development
- Appropriate and defensible regulatory framework to protect important elements and to enable contextually sensitive redevelopment
- Adequacy of servicing (municipal water, wastewater, storm water infrastructure, roads, parks, schools etc.)

Amendment No. 60 to the Local Official Plan introduced a definition and a new set of policies, specific to Mature Neighbourhood Areas, consistent with the Council's directions for Milton's Stable Neighbourhoods.

Section 5.10.6 of the Local Official Plan includes a new definition for Mature Neighbourhood Area that builds upon the foundations of the Future Urban Structure for Stable Neighbourhoods, which provides direction for development to recognize the qualities and features that define their character:

“older residential area within the Residential Area designation, as identified in the implementing Zoning-By-law, characterized by predominantly single-detached dwellings generally on large lots, and other built and natural qualities that collectively provide a distinct and recognizable character”.

Policies now require development in the form of new dwellings, replacement dwellings, and additions and alterations to existing dwellings to be compatible and respectful of the character of the surrounding neighbourhood (Sections 3.2.1.8 to 3.2.1).

The amendment also introduced additional evaluation criteria in policy for minor variance and consent applications in Mature Neighbourhood Areas to require development applications to be compatible and respectful of the character and

appearance of the Mature Neighbourhood Area and to minimize the impacts on adjacent properties (Sections 5.7.3.9 and 5.8.3.2).

The new policy framework recognizes the zoning standards that aim to maintain the character of the mature neighbourhood area and directs the zoning by-law to identify the Mature Neighbourhood Areas in zoning mapping and to detail the appropriate standards for new development within these areas, including setbacks, orientation, building separation, garages, lot area, lot frontage, lot coverage, landscaping and fencing.

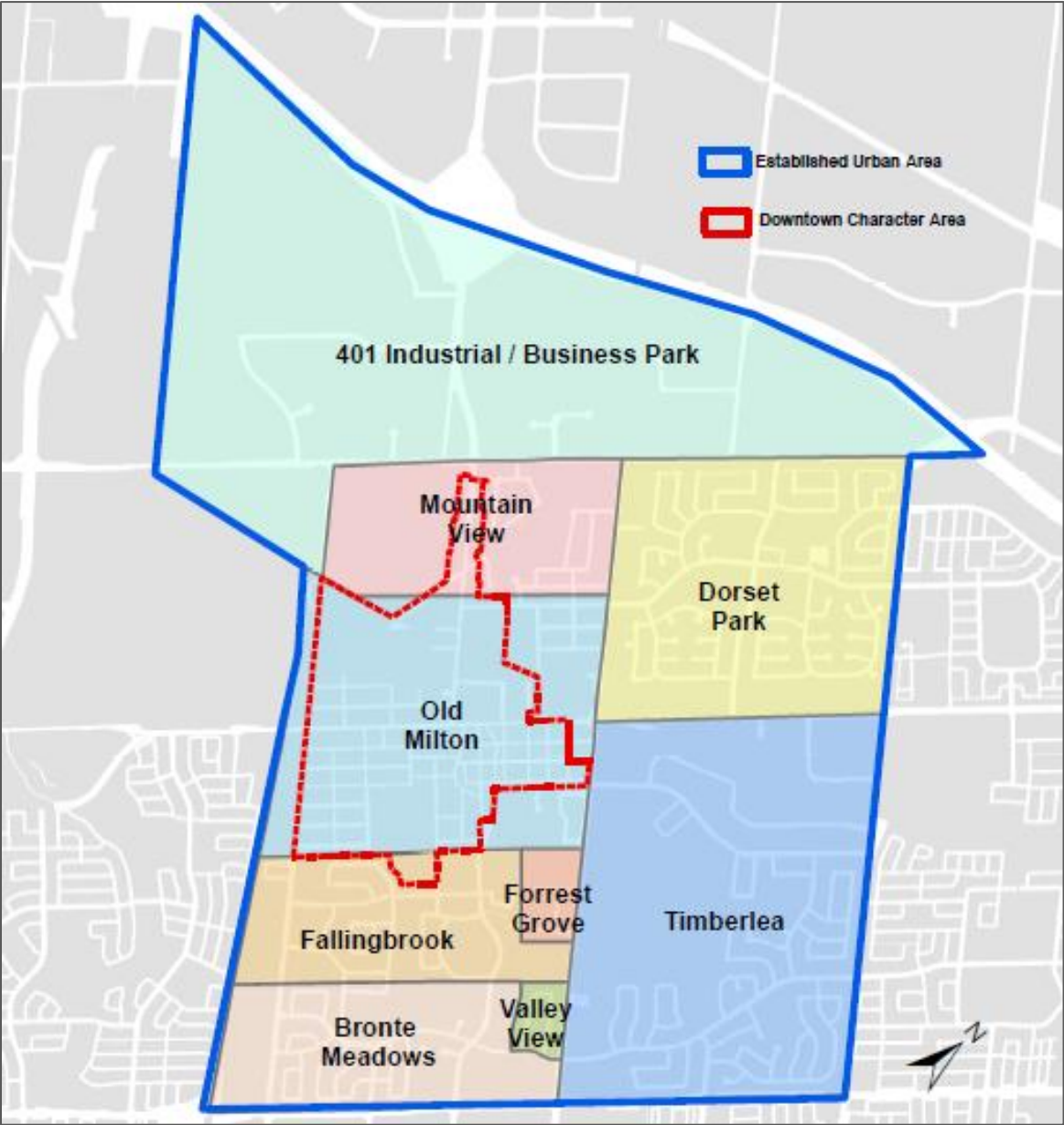


Figure 1. Mature Neighbourhoods within the Established Urban Area.

## 1.3 What is Neighbourhood Character?

Neighbourhood character in Milton’s mature areas is incredibly important to the overall perception of neighbourhood quality. It refers to the look and feel of an area and the activities, which occur there. It is often defined as the collective qualities and characteristics that distinguish a particular area or neighbourhood.

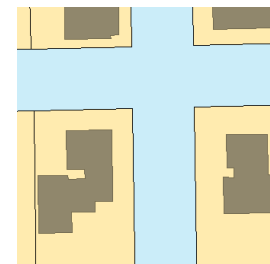
The Local Official Plan states the definition of Character as:

“the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include built and natural attributes of an area such as scale and massing, vegetation, topography, lotting pattern, colour, texture, material and the relation between buildings, spaces, and landforms”.

Every property, public place or piece of infrastructure contributes, whether great or small. It is the cumulative impact of quantitative elements, such as lot frontage, setbacks, and building height; and qualitative elements, such as landscaping, materiality, and door and window placement. These elements of a place can be building-related, property-related or neighbourhood-related, which blend to define a unique place and character.

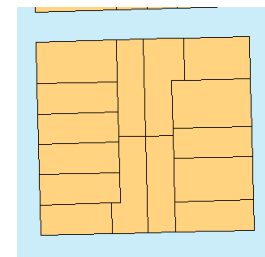
### *Building-related features*

*Building-related* features include those features that define the character of the built form in a neighbourhood. Building features include elements such as the height and massing of buildings, setbacks from the street and from adjacent buildings, or materials.



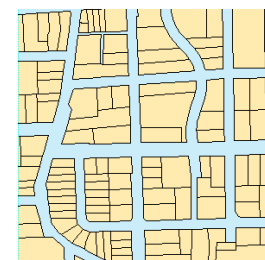
### *Property-related features*

*Property-related* features include those features that define the lots in a neighbourhood. Lot features include elements such as the size of the lots and their frontage along a street, the orientation of the lots and the natural features common on the lots.



### *Neighbourhood-related features*

*Neighbourhood-related* elements or features include those features that define the broader neighbourhood and include public areas such as the streetscape and street design, street network, sidewalks and trails, street lighting, street trees, natural features, and general lotting patterns (grid, curvilinear, cul-de-sacs, etc.).



## 2. THE TIMBERLEA NEIGHBOURHOOD

Development in the Timberlea neighbourhood began in the late 1970s and sprung up in the 1980s. The neighbourhood is bounded by Derry Road to the south, Main Street E. to the north, Ontario Street and a park and trail system to the West and Thompson Rd. to the East. The neighbourhood is known for its deep lots and mature trees.

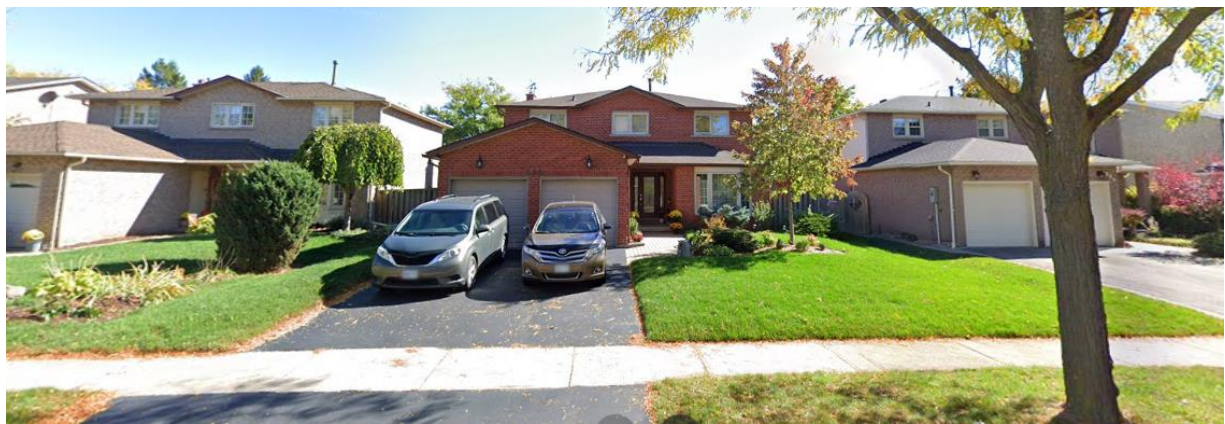
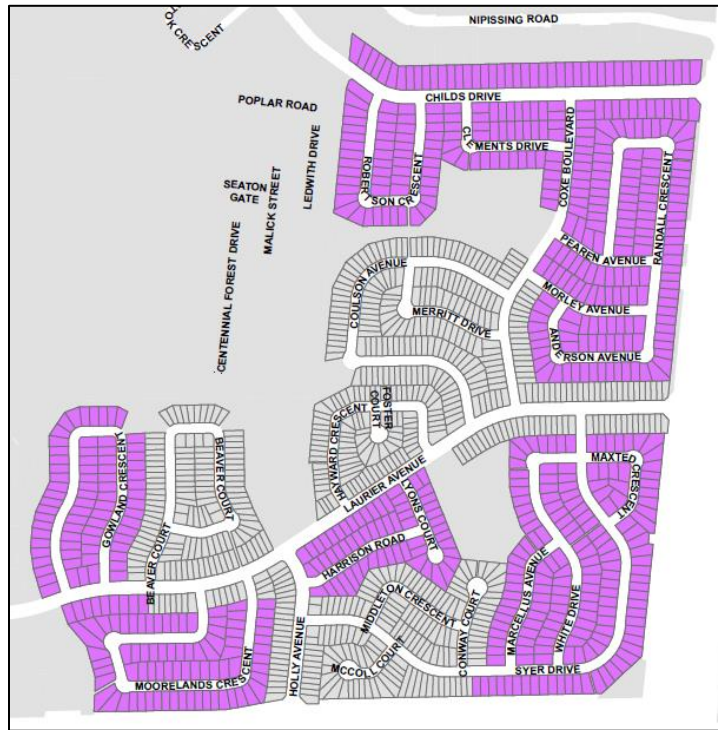
The geographic focus of the study is the low-density residential area in the neighbourhood. Two areas, each containing a noticeable set of attributes that contribute to their overall character, and containing a total of 1337 homes, have been established for the purpose of the study. Areas 1 and 2, depicted in Figure 2, generally group properties and dwellings with similar characteristics. These two areas are described in the next section.

Town planning staff carried out background research to gain a better understanding of Timberlea's early planning and growth, existing built form and streetscape patterns that define its distinctive character. General observations of the lotting pattern, dwelling form, separation, and sitting, landscaping, street trees, and other streetscape elements were made to gain a better understand what elements and qualities stood out and to inform appropriate changes to the Town of Milton Zoning By-law regulations. Appendix A to this report includes a series of tables that present the overall findings for areas 1 and 2 and for the entire neighbourhood.



Figure 2. Areas under review in Timberlea.

## 2.1 Timberlea - Area 1



There are 684 residential properties in this section of Timberlea. All properties are currently zoned Residential Low Density (RLD). Characteristics of this area that define the current neighbourhood character of this area of Timberlea include:

### *Streetscape*

- Area 1 features streets with mature trees and plenty of parks, bike paths, and green space.
- Laurier Avenue and Coxe Boulevard, classified as collector roads, have sidewalks on both sides of the boulevard.
- All other roads are classified as local roads. With the exception of Childs Drive, all local roads contain a sidewalk on one side of the boulevard.

- Irregular block configuration contribute to enhanced perception of the streetscape.
- Lots of frontage and landscaped yards.

### *Lot Fabric*

- Mostly rectangular lots along straight streets with variation in shape on lots located on curved streets and around cul-de-sacs.
- 61% of lots are less than 660 square metres in size. An additional 35% of lots are between 660 and 830 square metres in size. Lot sizes in this section of Timberlea vary in the range of 454 to 1440 square metres.
- The average lot size is 634 square metres.
- 77% of lots have a frontage between 15 and 19.9 metres in length, with the average length for all lot frontages in this neighbourhood being 16.6 metres.
- Predominantly deep lots. 99% of lots have a depth greater than 30 metres, with an average lot depth of 36.5 metres.
- There are no vacant or undeveloped lots on this neighbourhood.

### *Built Form*

- The housing stock dates from the late 1970s to the 1980s. The houses are mostly brick neo-colonial designs with garages out front and symmetrical roof lines.
- Houses in this section of Timberlea are mostly larger homes on wide lots. Most are two-storey in height (91%), with an additional 8% of houses being 1 story in height and 1% being one and a half storey.
- 52% of the houses have a lot coverage less than 25%. An additional 39% have a lot coverage between 25.1 and 30% while 12% exceeds 30% lot coverage.
- The average lot coverage in this area is 24.6%.
- All properties contain an attached garage with 91% of properties containing a protruding garage. An additional 8% of garages are located in line with the dwelling front wall.
- 65% of the houses have a front yard setback between 6.1 and 8.0 metres. An additional 35% have a front yard setback that range from 8.1 to 12.0 metres. The average front yard setback is 7.9 metres.
- Interior side yard setbacks range from as little as 0.9 metres to approximately 9.5 metres. 35% of the interior side yard setbacks are less than 1.5 metres. An additional 57% are measured between 1.6 and 3.0 metres. The average interior side yard setback for all properties in Area 1 is 2.0 metres.
- Likewise, exterior side yard setbacks vary in the range of 1.6m to 9.5m and average 6.5m in length.
- Brick is the predominant material. Some house incorporate siding.
- There are no listed heritage properties in Area 1.

## 2.1 Timberlea - Area 2



There are 653 residential properties in this section of the neighbourhood. All properties are currently zoned Residential Low Density (RLD). Characteristics of the Fallingbrook neighbourhood that contribute to its current character include:

### *Streetscape*

- Area 2 features streets with mature trees and plenty of parks, bike paths, and green space.
- Laurier Avenue, Coxe Boulevard and Holly Avenue are classified as collector roads. There are sidewalks on both sides of the boulevard.



- All other roads are classified as local roads, and have a sidewalk on one side of the boulevard.
- Irregular block configuration contribute to enhanced perception of the streetscape.
- Lots of frontage and landscaped yards.

### *Lot Fabric*

- Mostly rectangular lots along straight streets with variation in shape on lots located on curved streets and around cul-de-sacs.
- 99% of lots have an area between less than 660. Average lot size is 408 square metres.
- 94% of lots have a frontage less than 15 metres in length. An additional 5% of lots do not exceed 20 metres. The average lot frontages in Area 2 is 11.1 metres.
- Lots are primarily deep with 99% of them having depth greater than 30 metres. The average lot depth for all lots is 35.7 metres.
- There are no vacant lots on Area 2.

### *Built Form*

- Fair number of smaller and large detached homes on narrow lots.
- 89% of the houses in this neighbourhood are two-storeys in height, 9% are one-storey and only 2% of dwellings, grouped on Hayward Crescent, are three-storey.
- 54% of the houses have a lot coverage less than 25%. An additional 33% have a lot coverage greater than 30%.
- The average lot coverage for this neighbourhood is 26.3%.
- All existing garages in Area 2 (93% of properties) are attached to the dwelling. 74% represent one-car garages.
- 62% of dwellings contain a protruding garage. Other 21% of garages are aligned with the front wall of the dwelling. Garages that are setback from the dwelling front wall are also present in the neighbourhood in small numbers.
- 7% of the properties generally associated to a semi-detached dwelling contain no garage structure.
- 52% of houses have a front yard setback between 6.1 and 8.0 metres. An additional 39% have a front yard setback that vary in the range of 8.1 to 12.0 metres. The average front yard setback is 7.6 metres.
- Interior side yard setbacks range between 0 metres on semi-detached dwellings and 0.6 metres on detached dwellings and 8.5 metres. The average interior side yard setback is 1.5 metres.
- The average exterior side yard setbacks is 8.1 metres.
- Brick and wood siding are the predominant materials.
- There are no listed heritage properties in Area 2.

### 3. SUMMARY OF FINDINGS

The interpretation of residential character is based on how the elements of the built and natural environment, in both the public and private realms, combine to create the context and feeling of the neighbourhood. All elements of a neighbourhood contribute to an authentic character as all buildings contribute and influence in the same way.

The following considerations are important in defining the character of Timberlea's residential neighbourhood:

#### *Neighbourhood Character*

- The residential area in the Timberlea neighbourhood comprise 1337 residential properties zoned Residential Low Density (RLD) in the Town of Milton's Urban Zoning By-law. Properties demonstrating similar characteristics can be grouped in two areas.
- The majority of the housing stock consists of low-density suburban development built in the late 1970s (49%) and during the 1980s (50%), with just a reduced number of dwellings built in the 1990s (1%).
- Single detached dwellings are the predominant built form (91%) with an additional 9% of dwellings being semi-detached.
- Houses are typical contemporary suburban models.
- 79% of lots in Timberlea have an area less than 660 square metres and 19% have an area between 660 and 830 square metres. Only a small percentage of properties have an area greater than 830 square metres.
- The majority of the houses are two-storey in height (90%), while 9% of the houses are one-storey. Only a small number of dwellings (1%), located on Hayward Crescent, are three-storey in height.
- Only 3% of the properties do not have a garage structure. With only one dwelling containing an attached carport, all other dwellings have an attached garage, generally designed for two cars (60% of cases).
- 83% of garages project from the dwelling front wall, and 15% of garages are in line with the front wall.
- Both Area 1 and Area 2 are characterized by extended front yard setbacks and good separation between dwellings. Large front lawns, and trees help with keeping the aesthetic and character.
- Within the neighbourhood, Laurier Avenue, Coxe Boulevard and Holly Avenue are classified as Collector Roads, with sidewalks provided on both sides. All other

roads are classified as Local Roads. With the exception of Childs Drive, all local roads contain sidewalks on one side of the road.

- There are no listed heritage properties in Timberlea.

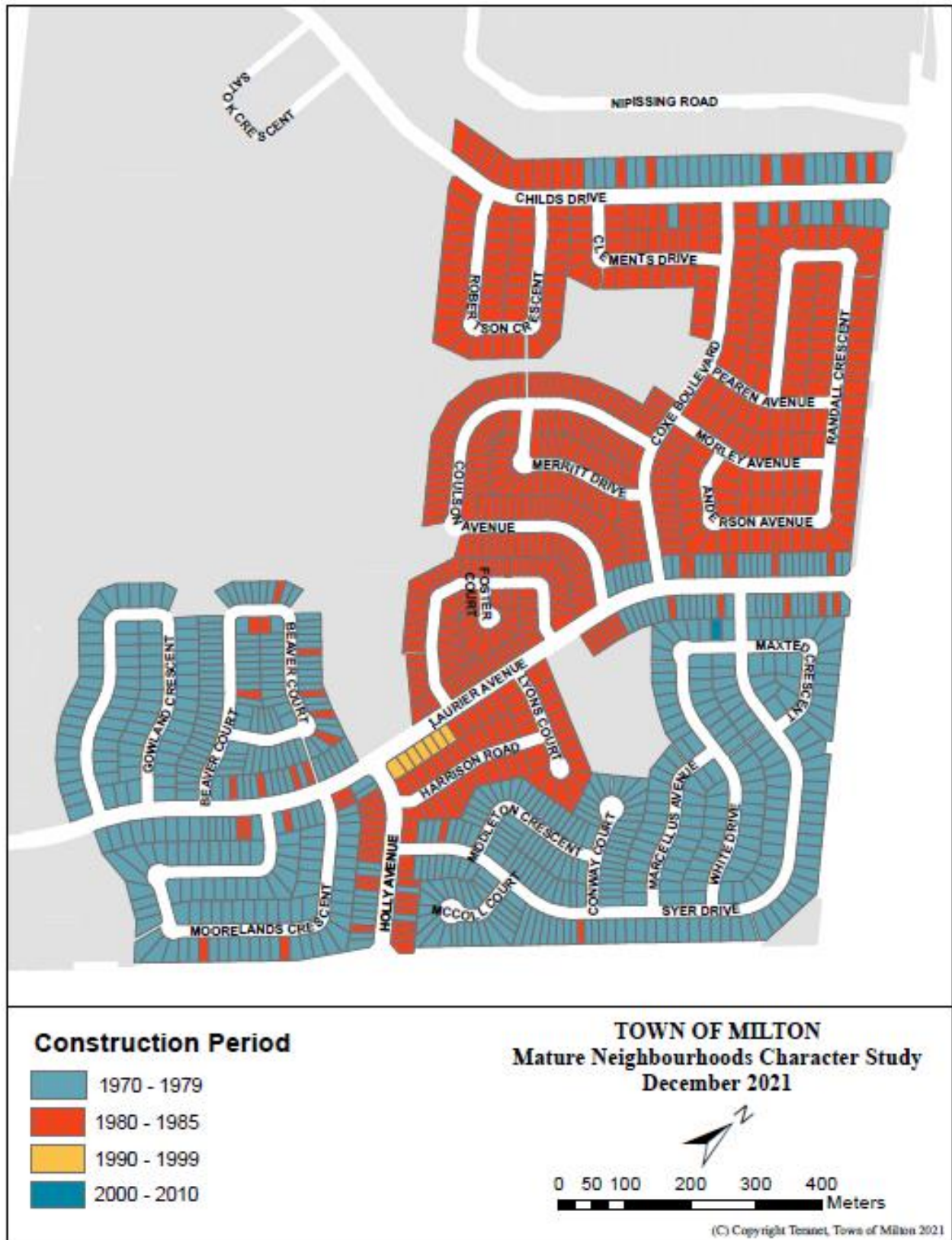
### *Landmark Features*

- Sam Sherratt Public School and EW Foster Public School
- Sam Sherratt Park and Trail, Coxe Boulevard Park, Coulson Park, Laurier Park, Beaver Court Park, Moorelands Park, and Centennial Forest Park.

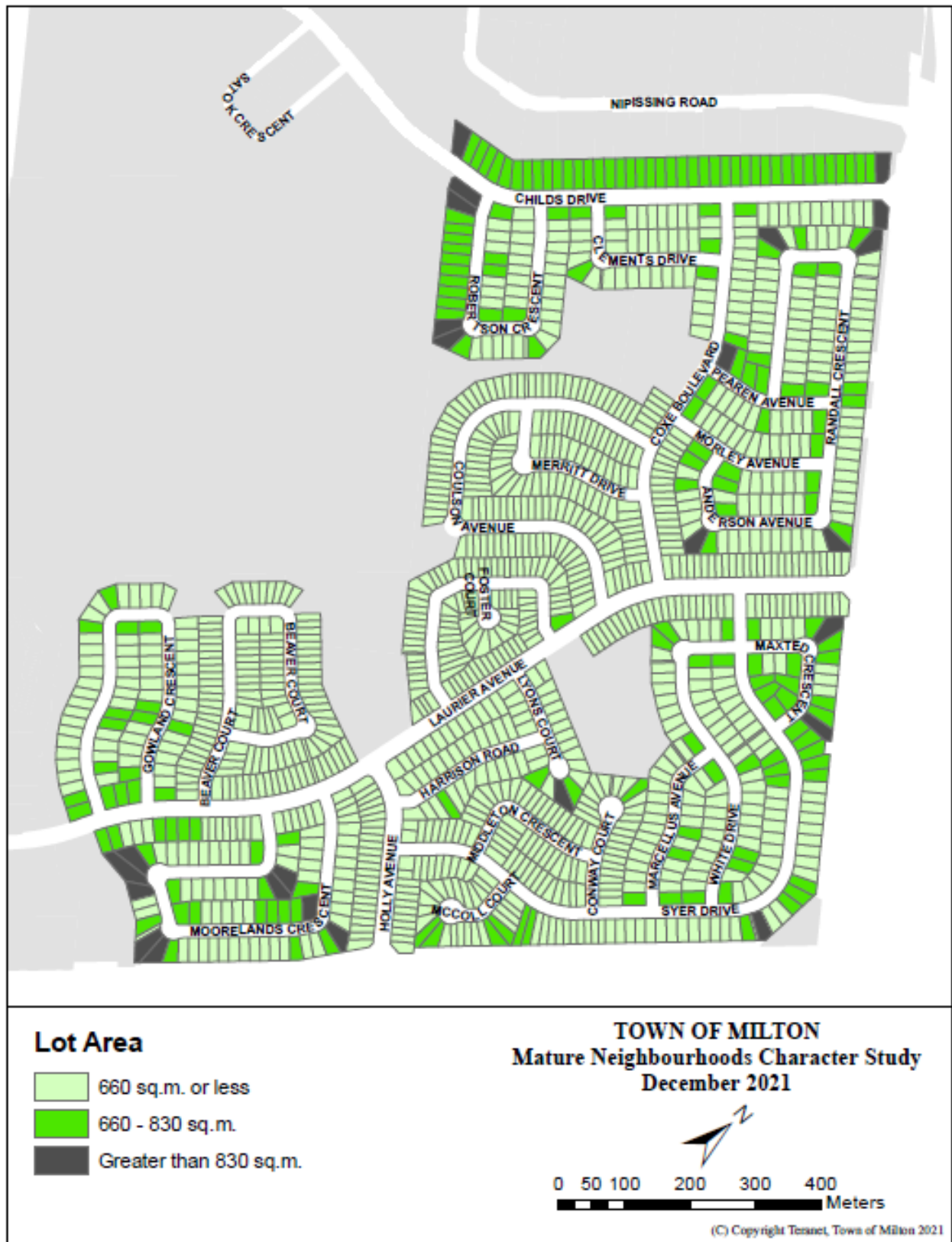
### *Development and Change*

- The character of Timberlea has not experienced change. Most works have included alterations or additions to existing houses.
- Housing development in Timberlea is not subject to site plan control.
- Residents support maintaining the neighbourhood's present low-density character and green space. Replacement homes are perceived as incompatible with the existing streetscape and housing stock.

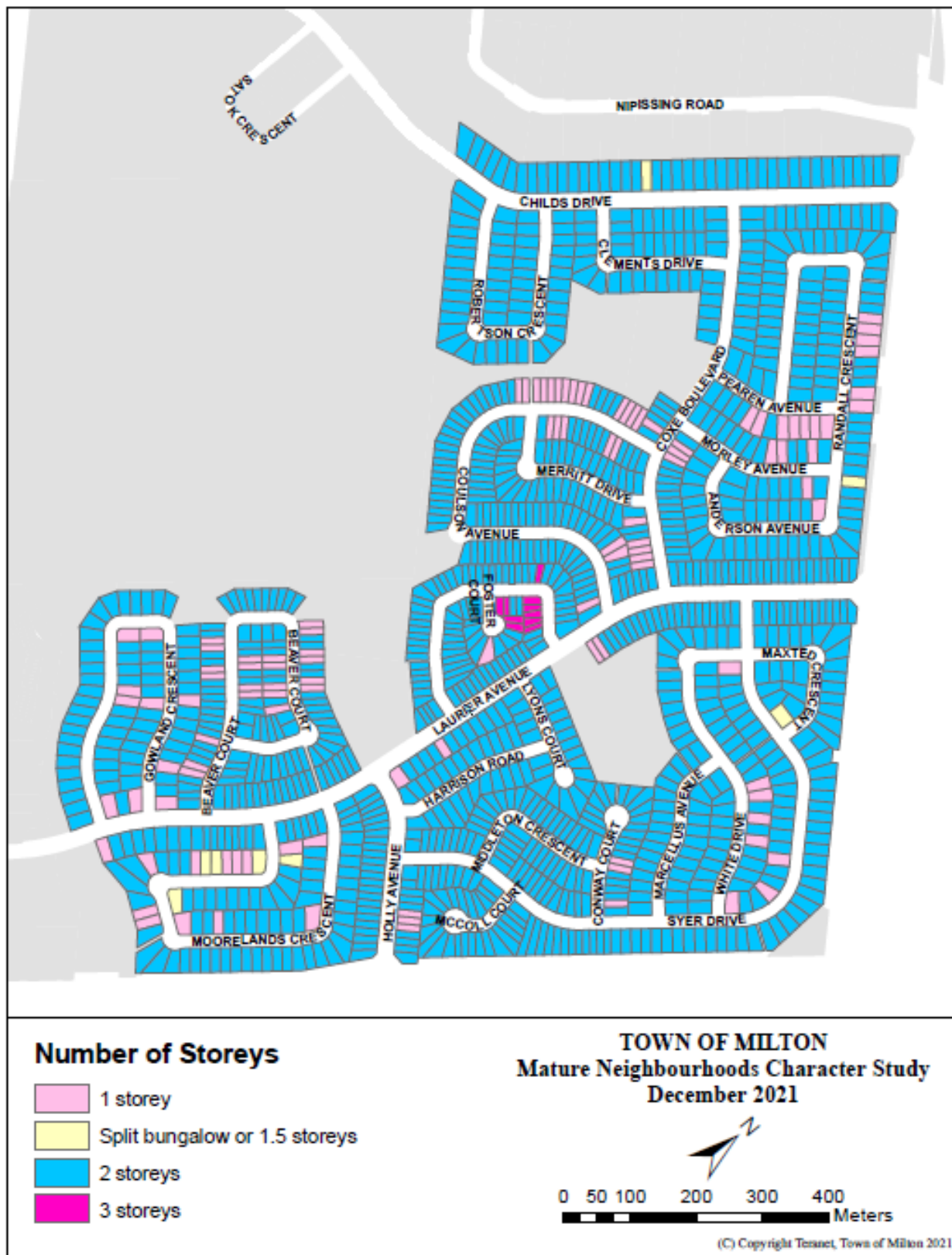
# APPENDIX A. MAPPING



**Map 1. Period of Construction**



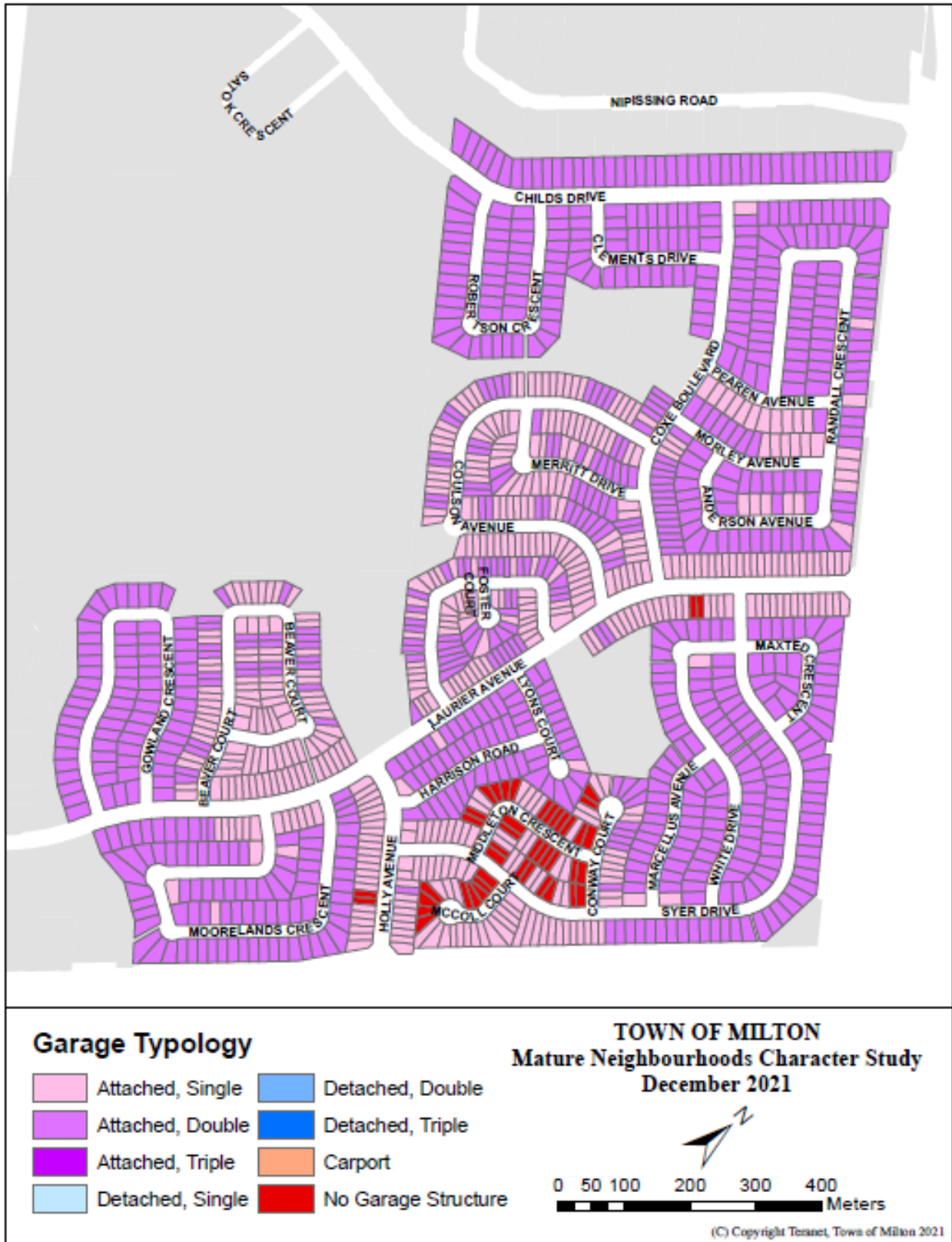
## Map 2. Lot Area



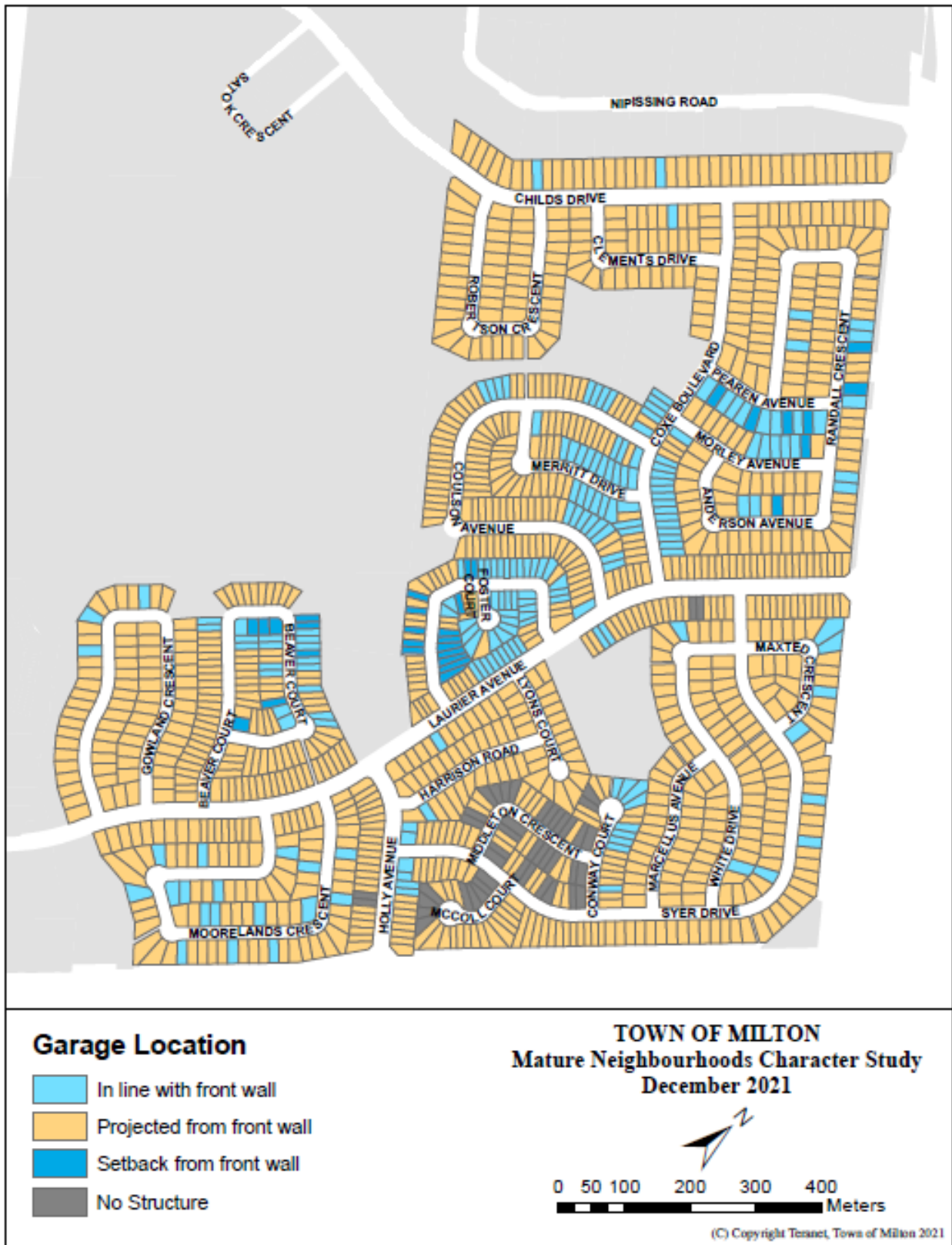
**Map 3. Number of Storeys**







**Map 5. Garage Typology**



**Map 6. Garage Location**

# APPENDIX B. SUMMARY OF LOT AND BUILDING CHARACTERISTICS

**Table A.1 Lot Area (Square Metres)**

	<i>Area 1</i>		<i>Area 2</i>		<b>Total</b>	
	684		653		1337	
<b>660 sq.m. or less</b>	417	61%	644	99%	1061	79%
<b>660 - 830 sq.m.</b>	242	35%	9	1%	251	19%
<b>830 sq.m or greater</b>	25	4%		0%	25	2%
<b>Average</b>	634 sq.m		408 sq.m		524 sq.m	

**Table A.2 Construction Period**

	<i>Area 1</i>		<i>Area 2</i>		<b>Total</b>	
	684		653		1337	
<b>1970-1979</b>	350	51%	309	47%	659	49%
<b>1980-1989</b>	326	48%	344	53%	670	50%
<b>1990-1999</b>	7	1%		0%	7	1%
<b>2000-2009</b>	1	0%		0%	1	0%

**Table A.3 Number of Storeys**

	<i>Area 1</i>		<i>Area 2</i>		<b>Total</b>	
	684		653		1337	
<b>1 storey</b>	52	8%	62	9%	114	9%
<b>1.5 storeys</b>	8	1%		0%	8	1%
<b>2 storeys</b>	624	91%	581	89%	1205	90%
<b>3 storeys</b>			10	2%	10	1%

**Table A.4 Lot Frontage (Metres)**

	<i>Area 1</i>		<i>Area 2</i>		<b>Total</b>	
	684		653		1337	
<b>0 - 14.9 m</b>	108	16%	620	95%	728	54%
<b>15 m - 19.9 m</b>	527	77%	31	5%	558	42%
<b>20 m - 24.9 m</b>	41	6%	1	0%	42	3%
<b>25 m - 29.9 m</b>	8	1%	1	0%	9	1%
<b>Average</b>	16.6m		11.1m		13.9m	

**Table A.5 Lot Coverage**

	<i>Area 1</i>		<i>Area 2</i>		<b>Total</b>	
	684		653		1337	
<b>15% or less</b>	14	2%	29	4%	43	3%
<b>15.1 - 20%</b>	87	13%	108	17%	195	15%
<b>20.1 - 25%</b>	257	38%	213	33%	470	35%
<b>25.1 - 30%</b>	247	36%	86	13%	333	25%
<b>30.1 - 40%</b>	79	12%	173	26%	252	19%
<b>40.1% or Greater</b>			44	7%	44	3%
<b>Average</b>	24.6%		26.3%		22.3%	

**Table A.6 Lot Depth (Metres)**

	<i>Area 1</i>		<i>Area 2</i>		<b>Total</b>	
	684		653		1337	
<b>0 - 30 m</b>	4	1%	67	10%	71	15%
<b>30.1m or Greater</b>	680	99%	586	90%	1266	85%
<b>Average</b>	36.5m		35.7m		36.1m	

**Table A.7 Front Yard Setbacks (Metres)**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	684		653		1337	
<b>4 m or less</b>	1	0%		0%	1	0%
<b>4.1m - 6.0m</b>	25	4%	57	9%	82	6%
<b>6.1m - 8.0m</b>	447	65%	340	52%	787	59%
<b>8.1m - 12.0m</b>	209	31%	254	39%	463	35%
<b>12.1m - 16.0m</b>	2	0%	2	0%	4	0%
<b>16.1 or greater</b>		0%		0%	0	0%
<b>Average</b>	7.9m		7.9m		7.9m	

**Table A.8 Interior Side Yard Setbacks (Metres)**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
<b>0.0m</b>		0%	234	19%	234	9%
<b>0.1m - 1.5m</b>	453	35%	579	46%	1032	40%
<b>1.6m - 3.0m</b>	748	57%	275	22%	1023	40%
<b>3.1m - 4.5m</b>	89	7%	128	10%	217	8%
<b>4.6m - 6.0m</b>	11	1%	36	3%	47	2%
<b>6.1m or greater</b>	9	1%	7	1%	16	1%
<b>Average</b>	2.0m		1.5m		1.8m	

**Table A.9 Garage Typology**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	684		653		1337	
<b>Attached Single</b>	40	6%	449	69%	489	37%
<b>Attached Double</b>	644	94%	159	24%	803	60%
<b>Attached Carport</b>		0%	1	0%	1	0%
<b>Detached Single</b>		0%		0%	0	0%
<b>Detached Double</b>		0%		0%	0	0%
<b>No garage</b>		0%	44	7%	44	3%

**Table A.10 Garage Location**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	684		653		1337	
<b>Projected</b>	620	91%	447	68%	1067	80%
<b>In line with façade</b>	56	8%	139	21%	195	15%
<b>Setback from façade</b>	8	1%	23	4%	31	2%
<b>Rear yard</b>		0%		0%	0	0%
<b>No garage</b>		0%	44	7%	44	3%



**TOWN OF MILTON**  
**MATURE NEIGHBOURHOODS CHARACTER STUDY – PHASE 3**  
**DORSET PARK NEIGHBOURHOOD**  
**SUMMARY REPORT**

December 2021



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# 1. INTRODUCTION

## 1.1 The Mature Neighbourhoods Character Study

The Town of Milton's planning staff initiated a Mature Neighbourhoods Character Study in 2018. The study was in response to a Council direction to staff to review the Town's existing Official Plan policies and regulatory framework relating to the construction of new dwellings in mature residential neighbourhoods and recommend appropriate changes to these tools to protect the character of these residential areas. The notice of motion arose from public concern regarding the construction of large new developments and how they impact the character of the Town's mature neighbourhoods. Residents in the Downtown Character Area initially raised the concerns, but residents in other areas of the Town's urban area are experiencing the same issue and have expressed their concerns as well.

The Mature Neighbourhoods Character Study is carried out in various phases to cover the extent of the Town's mature neighbourhoods. The study aims to:

- gain a better understanding, with community input, of the elements and qualities influencing the character of the Town's mature neighbourhoods;
- assess whether the policies of the Official Plan and the regulatory framework of the Town's Zoning By-law were effective in managing development and maintaining the character of mature neighbourhood areas; and
- inform potential improvements to the management of neighbourhood character issues related to applications for new residential development.

*Phase 1* completed the review of Milton's Official Plan policies for mature neighbourhoods and Character Areas and assessed the low-density residential neighbourhoods within the Downtown Character Area and the residential properties fronting onto Martin Street. Amendment No. 60 to the Local Official Plan updated the Town policies to better manage development in Milton's Mature Neighbourhood Areas and Character Areas (*By-law No. 080-2020*).

A Zoning By-law Amendment (*By-law No. 081-2020*) introduced new standards that apply to residential development in the form of new housing, replacement housing or addition to existing housing in the Downtown Character Area.

*Phase 2*, also complete, assessed the Mountainview neighbourhood and the residential section of Old Milton located outside of the Downtown Character Area and west of Ontario Street North and South. The approved Zoning By-law Amendment (*By-law 077-2021*) introduced new standards that apply to these areas.

*Phase 3* was incorporated to the work plan on July 2020 with the review of the low and medium density residential areas in a small section of Old Milton located outside the Downtown Character Area and in the Fallingbrook, Forrest Grove, Bronte Meadows and Valley View neighbourhoods. The approved Zoning By-law Amendment (*By-law 077-2021*) also introduced new regulations that apply to these areas.

During the final stage of **PHASE 3**, Town Planning staff conducted background work on the Timberlea and Dorset Park neighbourhoods with the Documentation and inventory of existing housing stock through data collection, mapping analysis and neighbourhood characterization, in order to identify the built form elements that define neighbourhood character, such as lot area, coverage, setbacks, garage location, number of storeys, landscaping features, etc.

The subject report presents the findings of the study in the Dorset Park Neighbourhood. A separate report documents the findings in the Dorset Park neighbourhood. Both reports have been presented to Council and the public at a Statutory Public meeting on December 13, 2022.

## 1.2 The Role of Milton’s Mature Neighbourhood Areas

The Mature Neighbourhoods Character Study has been informed by the Council-endorsed Milton’s Future Urban Structure framework (Report [PD-049-17](#)). The Future Urban Structure, introduced in 2017, establishes a set of areas along with a vision, attributes and dependencies for each area supporting the achievement of the vision. One structural element, described as the Stable Neighbourhoods within the Established Urban Area, is a significant precedent to the study.

The Stable Neighbourhoods comprise residential areas characterized as Mature Neighbourhood Areas. The Future Urban Structure framework establishes the vision, attributes, and dependencies for these areas, which provide further characterization and direction for development that ought to be considered:

### *Vision*

- Generally, maintain pre-Halton Urban Structure Plan -HUSP- character (built form, lot fabric)
- Respect cultural heritage built form and landscapes
- Limited infill and redevelopment sympathetic to cultural heritage character
- Provision of a range of housing choices to support a full range of socio-economic circumstances including aging in place

- Potential for adaptive reuse of some historic building stock in appropriate locations

### *Attributes*

- Concentration of cultural heritage built form and landscapes
- High degree of walkability due to grid road network
- High degree of visual interest
- Proximity to historic downtown

### *Dependencies*

- Appropriate transitions between existing and new development
- Appropriate and defensible regulatory framework to protect important elements and to enable contextually sensitive redevelopment

Adequacy of servicing (municipal water, wastewater, storm water infrastructure, roads, parks, schools etc.) Amendment No. 60 to the Local Official Plan introduced a definition and a new set of policies, specific to Mature Neighbourhood Areas, consistent with the Council's directions for Milton's Stable Neighbourhoods.

Section 5.10.6 of the Local Official Plan includes a new definition for Mature Neighbourhood Area that builds upon the foundations of the Future Urban Structure for Stable Neighbourhoods, which provides direction for development to recognize the qualities and features that define their character:

“older residential area within the Residential Area designation, as identified in the implementing Zoning-By-law, characterized by predominantly single-detached dwellings generally on large lots, and other built and natural qualities that collectively provide a distinct and recognizable character”.

Policies now require development in the form of new dwellings, replacement dwellings, and additions and alterations to existing dwellings to be compatible and respectful of the character of the surrounding neighbourhood (Sections 3.2.1.8 to 3.2.1).

The amendment also introduced additional evaluation criteria in policy for minor variance and consent applications in Mature Neighbourhood Areas to require development applications to be compatible and respectful of the character and appearance of the Mature Neighbourhood Area and to minimize the impacts on adjacent properties (Sections 5.7.3.9 and 5.8.3.2).

The new policy framework recognizes the zoning standards that aim to maintain the character of the mature neighbourhood area and directs the zoning by-law to identify the Mature Neighbourhood Areas in zoning mapping and to detail the appropriate standards for new development within these areas, including setbacks, orientation, building separation, garages, lot area, lot frontage, lot coverage, landscaping and fencing.

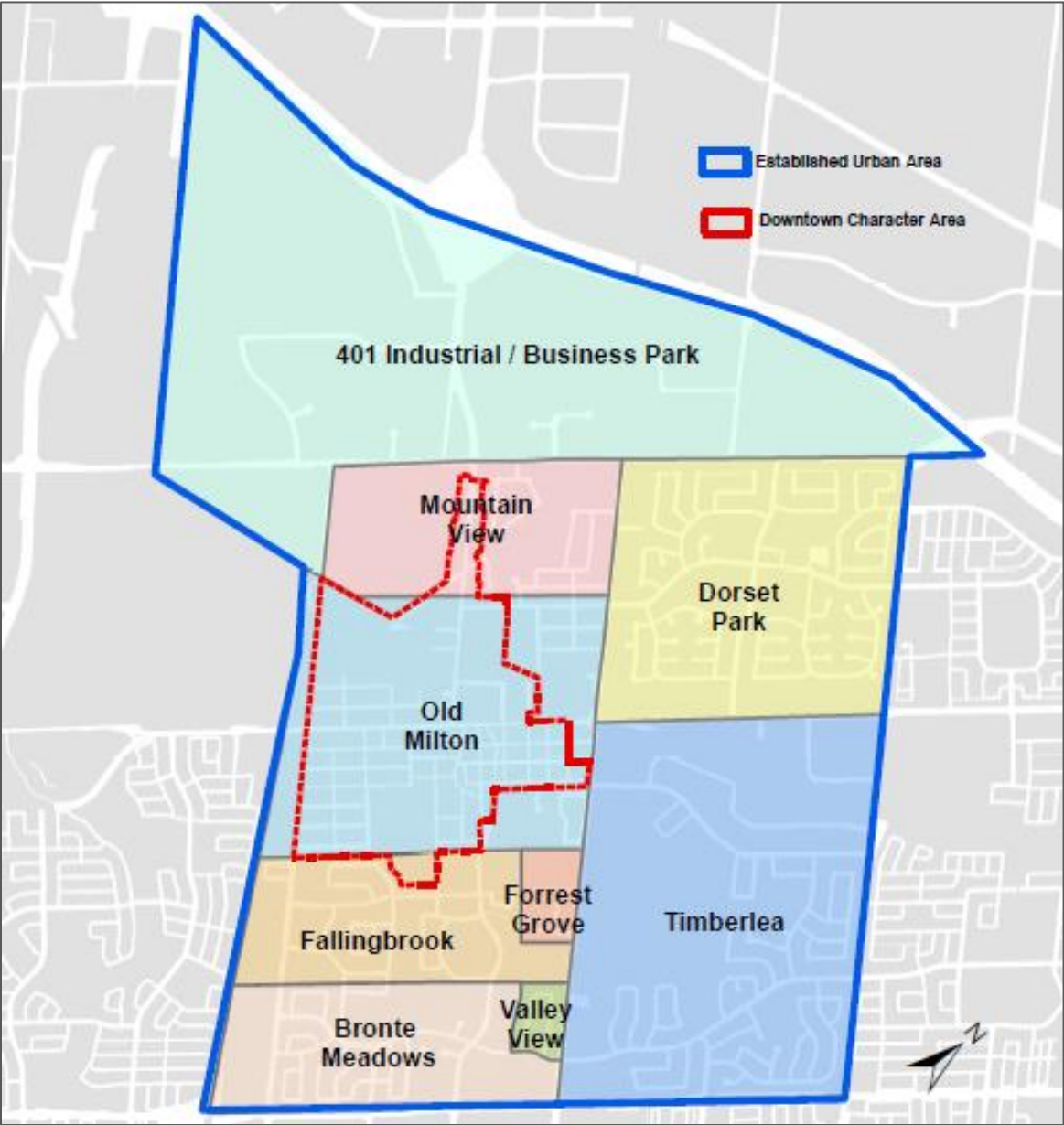


Figure 1. Mature Neighbourhoods within the Established Urban Area.

## 1.3 What is Neighbourhood Character?

Neighbourhood character in Milton’s mature areas is incredibly important to the overall perception of neighbourhood quality. It refers to the look and feel of an area and the activities, which occur there. It is often defined as the collective qualities and characteristics that distinguish a particular area or neighbourhood.

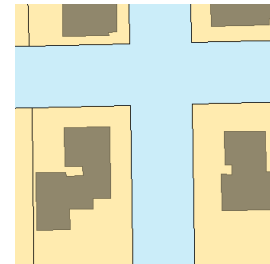
The Local Official Plan states the definition of Character as:

“the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include built and natural attributes of an area such as scale and massing, vegetation, topography, lotting pattern, colour, texture, material and the relation between buildings, spaces, and landforms”.

Every property, public place or piece of infrastructure contributes, whether great or small. It is the cumulative impact of quantitative elements, such as lot frontage, setbacks, and building height; and qualitative elements, such as landscaping, materiality, and door and window placement. These elements of a place can be building-related, property-related or neighbourhood-related, which blend to define a unique place and character.

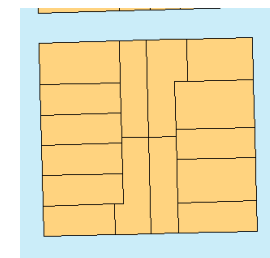
### *Building-related features*

*Building-related* features include those features that define the character of the built form in a neighbourhood. Building features include elements such as the height and massing of buildings, setbacks from the street and from adjacent buildings, or materials.



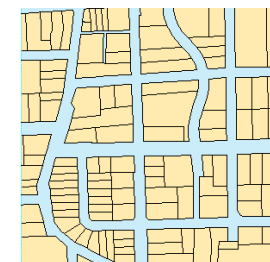
### *Property-related features*

*Property-related* features include those features that define the lots in a neighbourhood. Lot features include elements such as the size of the lots and their frontage along a street, the orientation of the lots and the natural features common on the lots.



### *Neighbourhood-related features*

*Neighbourhood-related* elements or features include those features that define the broader neighbourhood and include public areas such as the streetscape and street design, street network, sidewalks and trails, street lighting, street trees, natural features, and general lotting patterns (grid, curvilinear, cul-de-sacs, etc.).



## 2. THE DORSET PARK NEIGHBOURHOOD

The Dorset Park neighbourhood was registered in 1973 and largely developed during the 1970s. The neighbourhood is bounded by Steeles Avenue to the North, Main Street E. to the South, Ontario Street to the West and Thompson Rd. to the East. The neighbourhood is characterized by large its deep lots and many small cul-de-sac crescents, parks and walking trails.

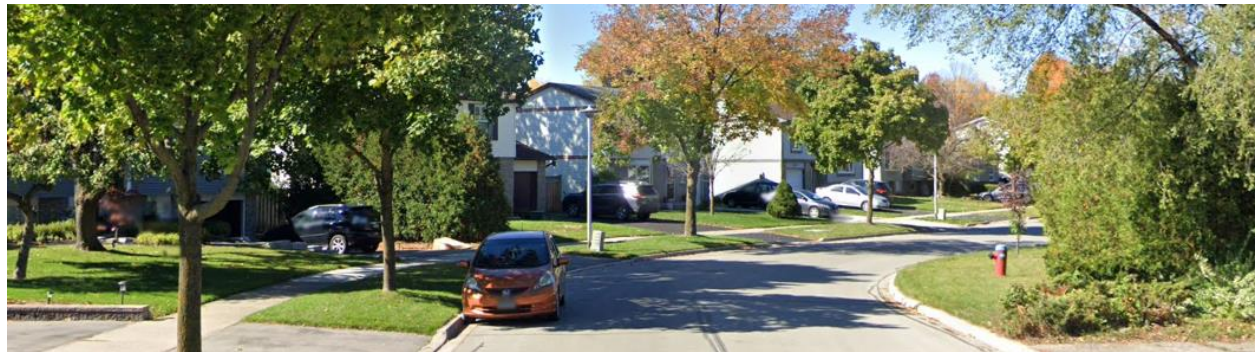
The study focuses on the residential area of the neighbourhood. Two areas, each containing a noticeable set of attributes that contribute to their overall character, and containing a total of 1335 homes, have been established for the purpose of the study. Areas 1 and 2, separated by Woodward Avenue and depicted in Figure 2, generally group a number of properties and dwellings with similar characteristics. These two areas are described in the next section.

Town planning staff carried out background research to gain a better understanding of Dorset Park's planning and growth, existing built form and streetscape patterns that define its distinctive character. General observations of the lotting pattern, dwelling form, separation, and sitting, landscaping, street trees, and other streetscape elements were made to gain a better understand what elements and qualities stood out and to inform appropriate changes to the Town of Milton Zoning By-law regulations. Appendix A to this report includes a series of tables that present the overall findings for areas 1 and 2 and for the entire neighbourhood.



Figure 2. Areas 1 and 2 in Dorset Park.

## 2.1 Dorset Park - Area 1



There are 685 residential properties on the section of Dorset Park located north of Woodward Avenue. All properties are currently zoned Residential Low Density (RLD). Characteristics of this area that define the current neighbourhood character:

### *Streetscape*

- Woodward Avenue and Wilson Drive, classified as collector roads, have sidewalks on both sides. All other roads, classified as local roads, generally have sidewalks on one side of the boulevard.
- Irregular block configuration with a good mix of mature street trees and ample front yards on both sides of streets.

### *Lot Fabric*

- Rectangular lots sitting along longer straight streets and irregular lots around cul-de-sacs and on curved streets. There are no vacant lots on this section of Dorset Park.

- 59% of lots have an area less than 660 square metres. An additional 34% of lots have an area between 660 and 830 square meters.
- Lot sizes in this section of Dorset Park range from 273 to 3460 square metres. Average lot size is 647 square metres.
- Lot frontages are mostly within 15 and 20 metres (75%) or within 0 and 15metres (19%) with an average for all properties of 16.1 metres.
- 94% of lots have a depth greater than 30 metres, with an average lot depth of 36.8 metres for all lots. 40 properties have a depth less than 30 metres.

### *Built Form*

- Houses are predominantly single-detached with a cluster of townhouses and a convenience store (not forming part of this review) at the intersection of Woodward and Wilson. Only two semi-detached dwellings were identified.
- 49% of houses are two-storey in height, 29% are one-storey, and 21% are one-and-a-half storey. This mix contributes to the diversity of the neighbourhood.
- The average lot coverage for all houses in Area 1 is 21.1%. 79% of properties have a lot coverage less than 25.1%, generally corresponding to the zoning provisions for the applicable lot size. However, a number of dwellings on small lots (7%), generally located on the same block, have a lot coverage greater than 30%.
- Attached garages are the predominant form (91%), with 65% being one-car garage structures.
- 47% of garages are positioned in line with the dwelling front wall while 40% are protruding structures. The garage projection is significant in a reduced number of dwellings built in the 1980s.
- 49% of houses have a front yard setback between 6.1 and 8.0 metres and an additional 49% have a front yard setback between 8.1 and 12 metres. The average front yard setback for all dwellings in Area 1 is 8.3metres.
- 35% of properties have an interior side yard setback of less than 1.5 metres and an additional 52% have a setback between 1.5 and 3.0 metres. The average side yard setback in this area in 2.1 metres.
- A centralized group of houses have a side yard setback of 0.6m.
- Properties with reduced side yard setbacks -between 0.6 and 1.2 metres- are generally grouped.
- Wood siding is the predominant materials in houses built in the 1970s. Likewise, brick is more predominant in houses built in the 1980s.
- Only one property is listed in the Town's Heritage Register. The property, built in the 1860s, is accessible from Ontario Street North and connected to the neighbourhood through a pedestrian pathway.
- There are no vacant lots in this section of Dorset Park.



## 2.1 Dorset Park - Area 2



There are 653 properties on the residential area located south of Woodward Avenue. All properties are currently zoned Residential Low Density (RLD) and demonstrate the following attribute that contribute to its current neighbourhood character:

### *Streetscape*

- Area 2 features streets with mature trees and plenty of parks, pedestrian pathways, and green space.
- Woodward Avenue and Wilson Drive, classified as collector roads, have sidewalks on both sides. All other roads, classified as local roads, generally have sidewalks on one side of the boulevard, with the exception of Cabot Trail and Lorne Scot Dr., which has sidewalks on both sides.
- Irregular block configuration and multiple cul-de-sacs contribute to enhanced perception of the streetscape.

- Lots of frontage and landscaped yards.

### *Lot Fabric*

- Mostly rectangular lots along straight streets with variation in shape on lots located on curved streets and around cul-de-sacs.
- 64% of lots have an area between less than 660. An additional 30% of lots have an area between 660 and 830 square metres. Average lot size for all lots in Area 2 is 648 square metres.
- 19% of lots have a frontage less than 15 metres in length. 79% of lot frontages do not exceed 20 metres. The average lot frontages in Area 2 is 16 metres.
- Lots are primarily deep with 92% of them having depth greater than 30 metres. The average lot depth for all lots is 36.7 metres.
- One lot on the southern edge of the area contains a Milton Hydro infrastructure facility.

### *Built Form*

- All houses in Dorset Park's Area 2 are single-detached.
- Existing diversity of built form. 58% of the houses are two-storey in height, 37% are one-storey and only 4% are one-an-a-half storey.
- 86% of the houses have a lot coverage less than 25% and an additional 14% have a lot coverage between 25.1 and 30%. When all are combined, the average lot coverage is 20.3%.
- 87% of properties contain an attached garage. 70% of properties contain a one-car garages and only 5% remain with no garage structure.
- 47% of dwellings contain a garage that is aligned with the front wall of the dwelling. An additional 40% have a protruding garage, generally with a small projection. Garages that are setback from the dwelling front wall are also present in the neighbourhood in small number (14%).
- 53% of houses have a front yard setback between 6.1 and 8.0 metres and an additional 45% have a front yard setback that range between 8.1 and 12.0 metres. The average front yard setback for all properties is 8.3 metres.
- Interior side yard setbacks vary between 0.6 metres and 8.0 metres. The average interior side yard setback is 2.2 metres.
- A centralized group of houses close to Ontario Street North have a side yard setback of 0.6m.
- Exterior side yard setbacks are found in the range of 2.0 to 11.0 metres. The average exterior side yard setbacks is 7.3 metres.
- Wood siding and brick are the predominant materials.
- There are no listed heritage properties in Area 2.

### 3. SUMMARY OF FINDINGS

The interpretation of residential character is based on how the elements of the built and natural environment combine in both the public and private realms to create the context and feeling of the neighbourhood. All elements of a neighbourhood contribute to an authentic character as all buildings contribute and influence in the same way.

The following considerations are important in defining the character of the Dorset Park neighbourhood:

#### *Neighbourhood Character*

- The residential area in the Dorset park neighbourhood in the Town of Milton comprises 1337 residential properties that are currently zoned Residential Low Density (RLD) in the Urban Zoning By-law. Properties demonstrating similar characteristics can be grouped in two areas.
- The neighbourhood is characterized by its open space system, well connected parks, mostly curvilinear streets and numerous interconnected cul-de-sacs.
- 62% of lots in Dorset Park have an area less than 660 square metres and 32% are in the 660 to 830 square metre range. Only a small percentage accounts for lots greater than 830 square metres. The average lot area for the entire neighbourhood is 647 square metres.
- The majority of the housing stock consists of low-density suburban development built in the late 1970s (96%) with a small number of units built in the 1980s (4%).
- Single detached dwellings are the predominant built form (91%) with an additional 9% of dwellings being semi-detached units within the subject area.
- 53% of the dwellings are two-storey in height, while 33% are one-storey. Houses are typical contemporary suburban models.
- Only one property in Dorset Park is listed in the Town's Heritage Register. The property, built in the 1860s, is accessible from Ontario Street North and is only connected to the neighbourhood through a pedestrian pathway.
- A 4% of the properties do not have a garage structure. An additional 6% have an attached carport, all other dwellings have a one-car (67% of dwellings) or two-car (22% of dwellings) attached garage. Some rear detached garages are also present.
- 45% of all existing garages are positioned in line with the dwelling front wall, and 39% are protruding structures, generally with a small projection. This garage projection is larger in a number of dwellings built in the 1980s.

- Area 1 and Area 2 are characterized by extended front yard setbacks and good separation between dwellings. Large front lawns, and trees help with keeping the aesthetic and character.
- Two- localized clusters of houses have a 0.6 metre side yard setback.
- Within the neighbourhood, Woodward Avenue and Wilson Drive, classified as collector roads, and Cabot Trail and Lorne Scot Dr., classified as local roads, have sidewalks on both sides of the boulevard. All other roads, classified as local roads, generally have sidewalks on one side.

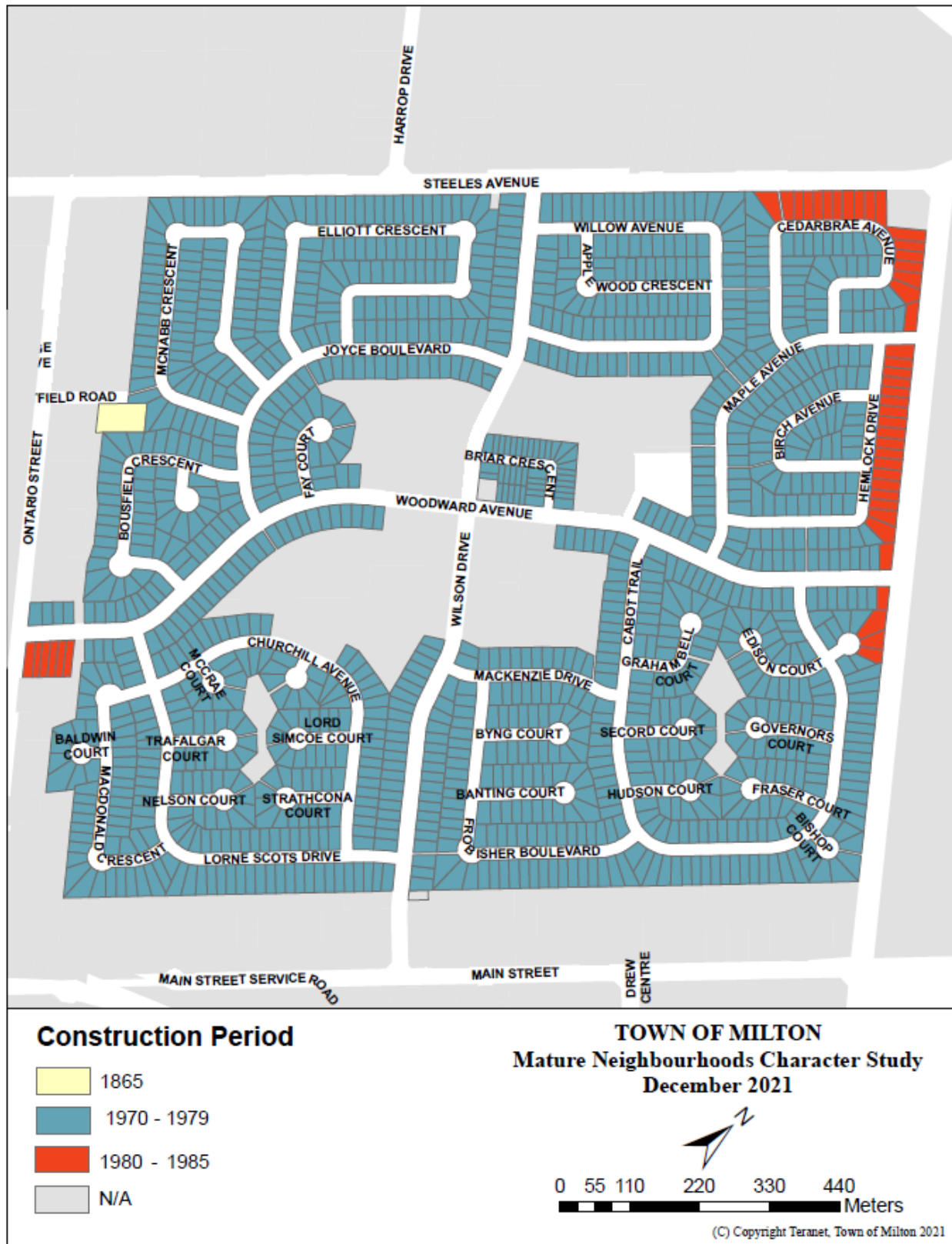
### *Landmark Features*

- Ecole St. Nicolas Catholic School and Robert Baldwin Public School
- Baldwin Park, Centre Park, Court Park, Fay Court Park, Kinsmen Park and Melanie Park. Major parks are centrally located and serve the adjacent schools and the neighbourhood. Smaller parks are connected to the multiple cul-de-sacs creating a significant pedestrian network.

### *Development and Change*

- Dorset Park's neighbourhood character has experienced minor changes since its development in the 1970s. Most works have included alterations and façade changes or additions to existing houses.
- Two replacement houses were recently approved. One in particular represents a new design and more contemporary style.
- Housing development in Dorset Park is not subject to site plan approval.
- Residents support maintaining the neighbourhood's present low-density character and green space and value their front yard and reduced heights. Back yards are considered a significant feature of the neighbourhood. However, some residents believe a less restricted lot coverage should be permitted and a house depth restrictions be added.
- Replacement homes are perceived as incompatible with the existing character of the neighbourhood.

# APPENDIX A. MAPPING



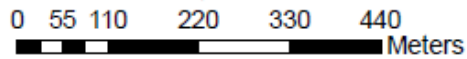
**Map 1. Period of Construction**



**Lot Area**

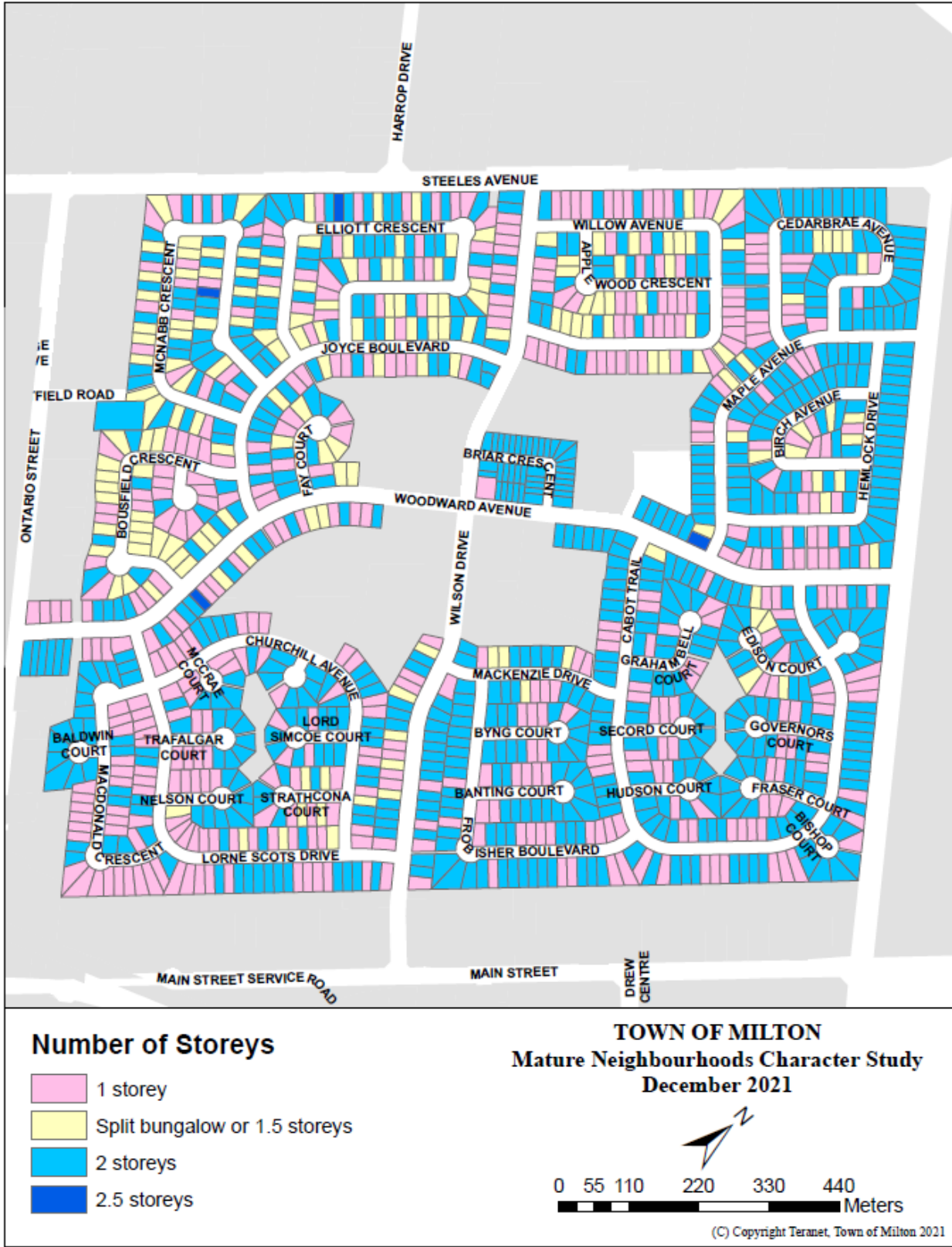
- 660 sq.m. or less
- 660 - 830 sq.m.
- Greater than 830 sq.m.

**TOWN OF MILTON**  
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**December 2021**



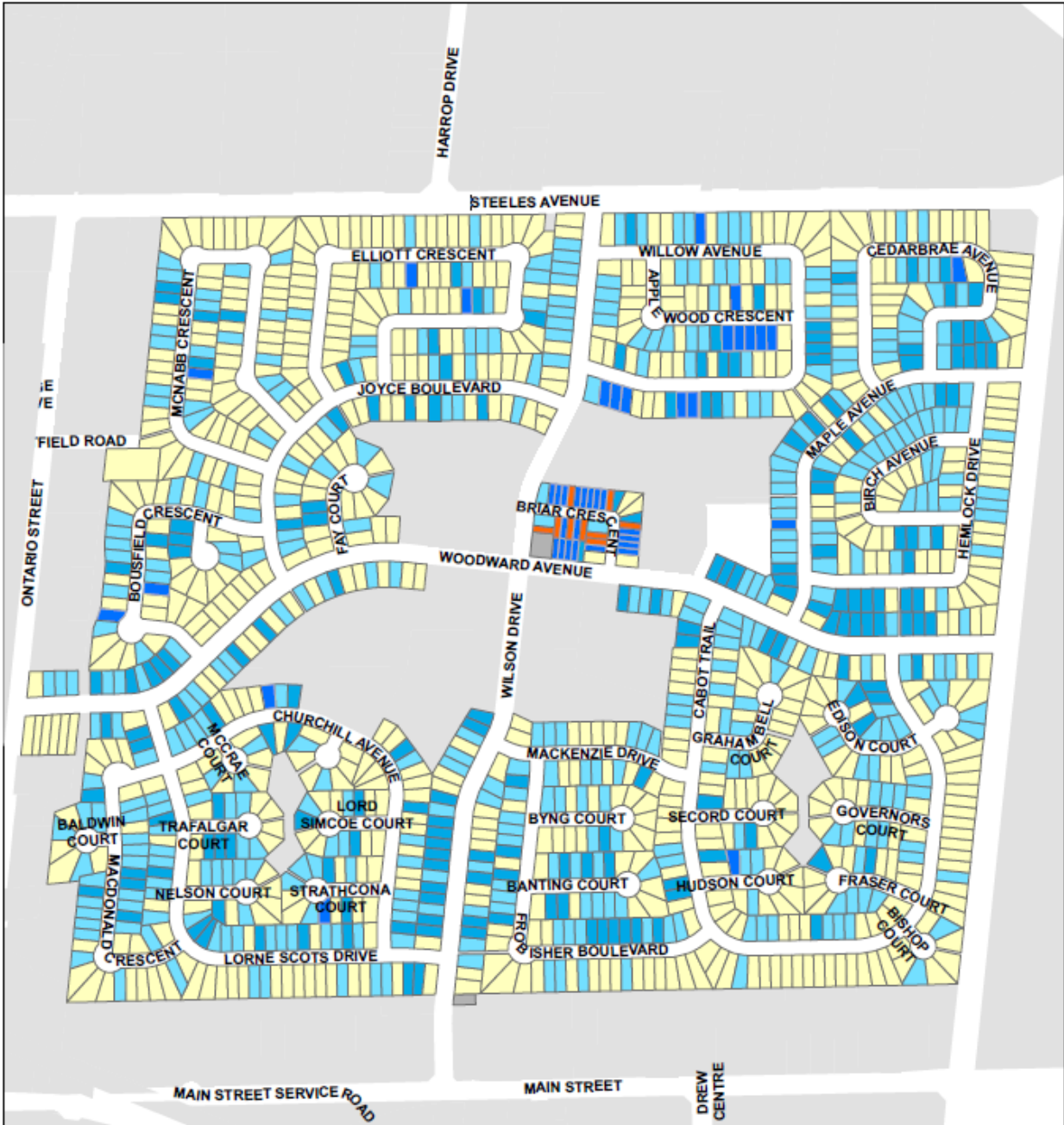
(C) Copyright Teranet, Town of Milton 2021

**Map 2. Lot Area**

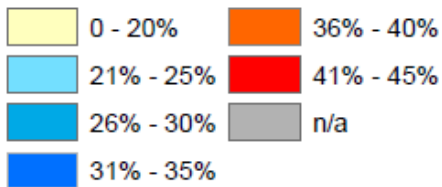


**Map 3. Number of Storeys**

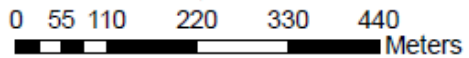




**Lot Coverage**

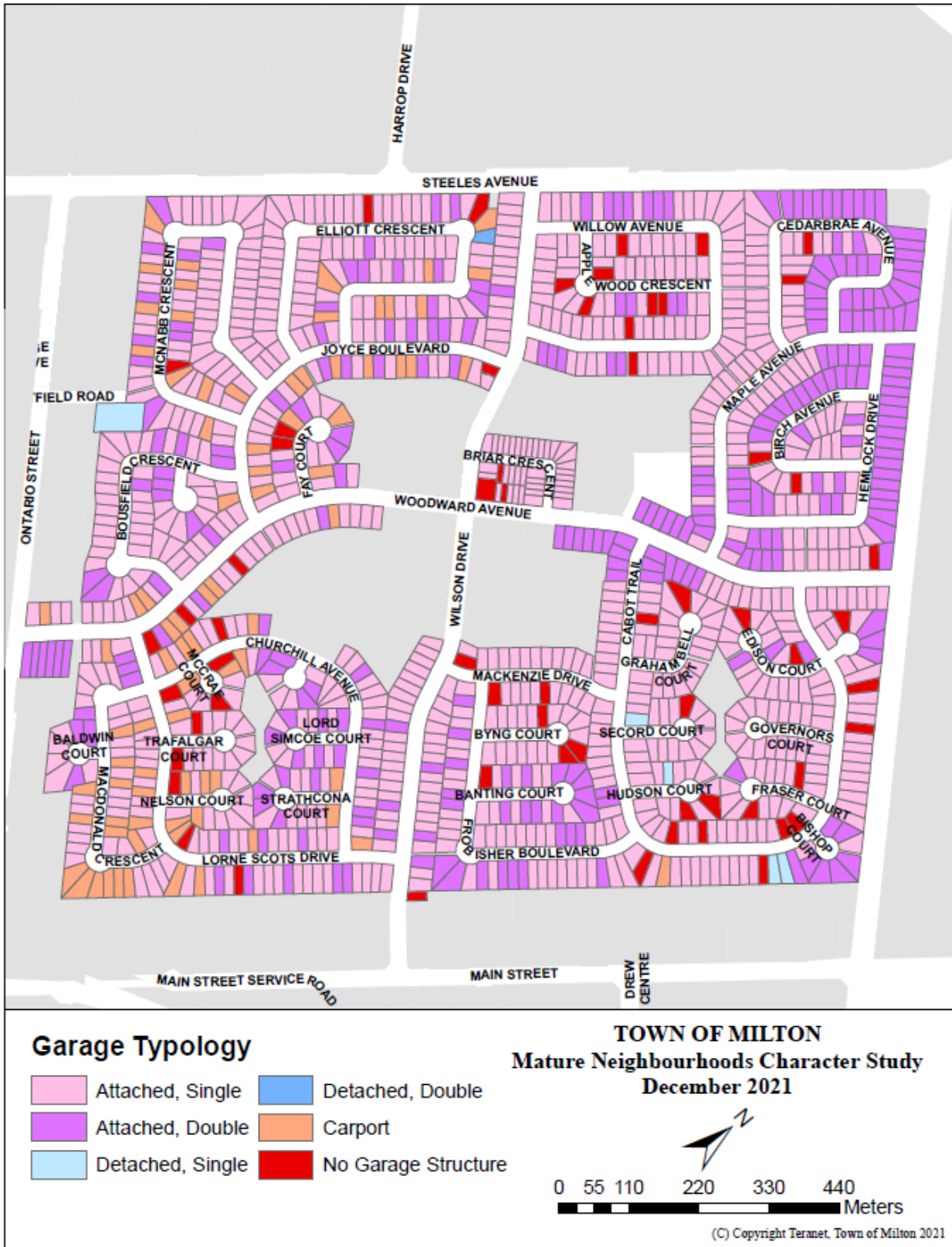


**TOWN OF MILTON**  
 Mature Neighbourhoods Character Study  
 December 2021

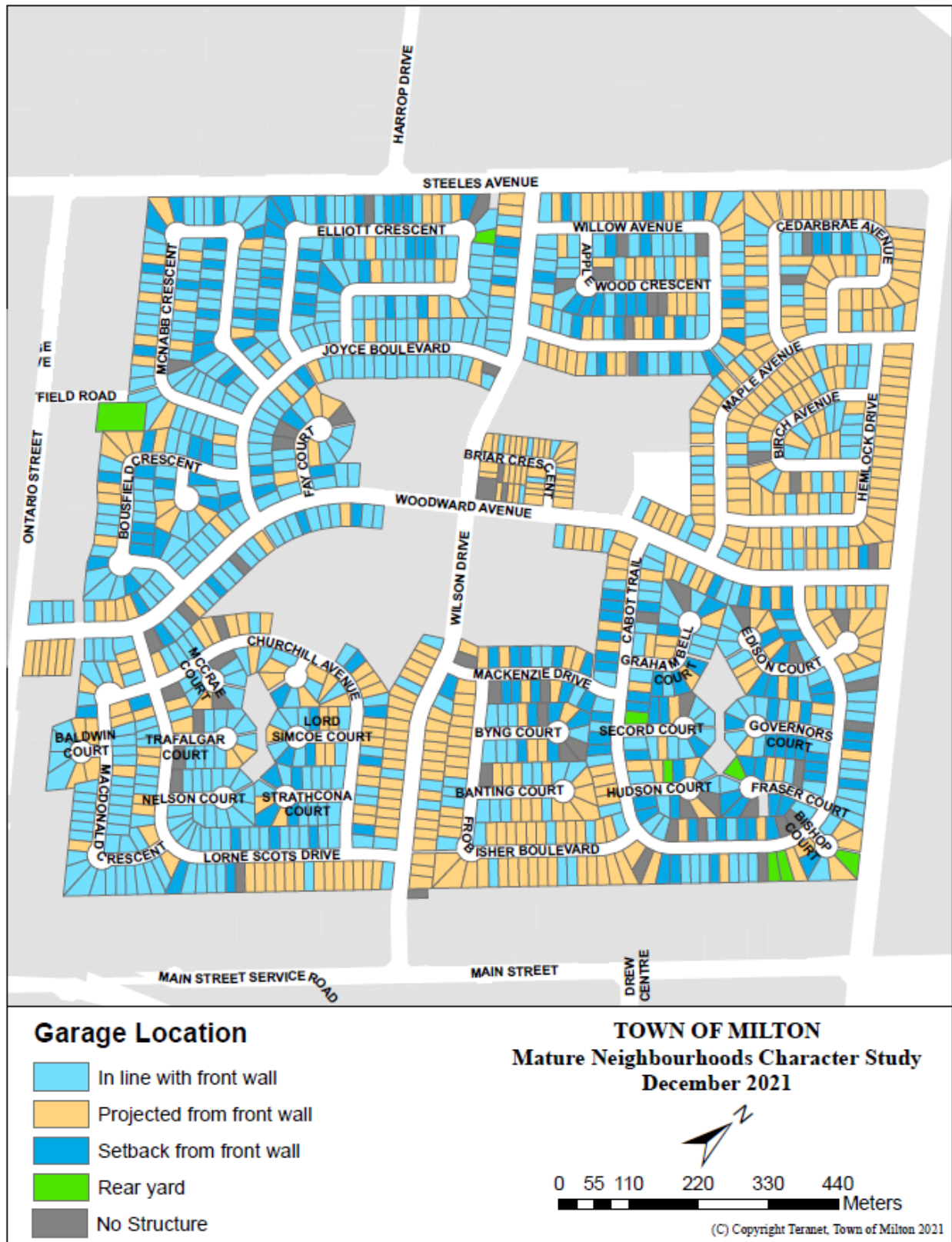


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**Map 4. Lot Coverage**



**Map 5. Garage Typology**



**Map 6. Garage Location**

# APPENDIX B. SUMMARY OF LOT AND BUILDING CHARACTERISTICS

**Table A.1 Lot Area (Square Metres)**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	685		650		1335	
<b>660 sq.m. or less</b>	403	59%	419	64%	822	62%
<b>660 - 830 sq.m.</b>	234	34%	195	30%	429	32%
<b>830 sq.m or greater</b>	48	7%	36	6%	84	6%
<b>Average</b>	647 sq.m		648 sq.m		648 sq.m	

**Table A.2 Construction Period**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	685		650		1335	
<b>1865</b>	1	0%		0%		0%
<b>1970-1979</b>	646	94%	640	98%	1287	96%
<b>1980-1989</b>	38	6%	10	2%	48	4%

**Table A.3 Number of Storeys**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	685		650		1335	
<b>1 storey</b>	202	29%	243	37%	445	33%
<b>1.5 storeys</b>	145	21%	28	4%	173	13%
<b>2 storeys</b>	335	49%	378	58%	713	53%
<b>2.5 storeys</b>	3	0%	1	0%	4	0%

**Table A.4 Lot Frontage (Metres)**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	685		650		1335	
<b>0 - 14.9 m</b>	132	19%	156	24%	288	22%
<b>15 m - 19.9 m</b>	515	75%	433	67%	948	71%
<b>20 m - 24.9 m</b>	36	5%	54	8%	90	7%
<b>25 m - 29.9 m</b>	1	0%	5	1%	6	0%
<b>30 m or greater</b>	1	0%	2	0%	3	0%
<b>Average</b>	16.1m		16.0m		16.1m	

**Table A.5 Lot Coverage**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	685		650		1335	
<b>15% or less</b>	110	16%	104	16%	214	16%
<b>15.1 - 20%</b>	236	34%	230	35%	466	35%
<b>20.1 - 25%</b>	198	29%	222	34%	420	31%
<b>25.1 - 30%</b>	94	14%	91	14%	185	14%
<b>30.1 - 40%</b>	47	7%	3	0%	50	4%
<b>Average</b>	21.1%		20.3%		20.7%	

**Table A.6 Lot Depth (Metres)**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	685		650		1335	
<b>0 - 30 m</b>	40	6%	49	8%	89	7%
<b>30.1m or Greater</b>	645	94%	601	92%	1246	93%
<b>Average</b>	36.8m		36.7m		36.8m	

**Table A.7 Front Yard Setbacks (Metres)**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	685		650		1335	
<b>4 m or less</b>		0%		0%	0	0%
<b>4.1m - 6.0m</b>	3	0%	6	1%	9	1%
<b>6.1m - 8.0m</b>	333	49%	346	53%	679	51%
<b>8.1m - 12.0m</b>	336	49%	292	45%	628	47%
<b>12.1m - 16.0m</b>	13	2%	6	1%	19	1%
<b>16.1 or greater</b>		0%		0%	0	0%
<b>Average</b>	8.3m		8.3m		8.3m	

**Table A.8 Interior Side Yard Setbacks (Metres)**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	685		650		1335	
<b>0.0m</b>	2	0%	0	0%	2	0%
<b>0.1m - 1.5m</b>	454	35%	339	27%	793	31%
<b>1.6m - 3.0m</b>	682	52%	744	60%	1426	56%
<b>3.1m -4.5m</b>	144	11%	118	10%	262	10%
<b>4.6m - 6.0m</b>	18	1%	27	2%	45	2%
<b>6.1m or greater</b>	10	1%	10	1%	20	1%
<b>Average</b>	2.1m		2.2m		2.1m	

**Table A.9 Garage Typology**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	685		650		1335	
<b>Attached Single</b>	447	65%	452	70%	899	67%
<b>Attached Double</b>	179	26%	114	18%	293	22%
<b>Attached Carport</b>	36	5%	45	7%	81	6%
<b>Detached Single</b>	1	0%	4	1%	5	0%
<b>Detached Double</b>	1	0%		0%	1	0%
<b>No garage</b>	21	3%	35	5%	56	4%

**Table A.10 Garage Location**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	685		650		1335	
<b>Projected</b>	263	40%	240	37%	503	38%
<b>In line with façade</b>	306	47%	264	41%	570	43%
<b>Setback from façade</b>	93	14%	105	16%	198	15%
<b>Rear yard</b>	2	0%	6	1%	8	1%
<b>No garage</b>	21	3%	35	5%	56	4%

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2021

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-07/21).

**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 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 Residential Low Density (RLD) zone symbol in certain areas with a Residential Low Density IV - Special Section (RLD4\*X), Residential Low Density V (RLD5), Residential Low Density V - Special Section (RLD5\*X), Residential Low Density V - Special Section (RLD5\*XX), Residential Low Density VI (RLD6), Residential Low Density VII (RLD7), and Residential Low Density VII - Special Section (RLD7\*X) zone symbol, as per Schedules A and B attached hereto.
- 2.0 **THAT** Section 1.11.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by amending Subsection ii) as follows:
  - ii) Nothing in this By-law shall prevent the erection or *use* of a *building* or *structure* for a development for which a complete application for building permit was filed on or prior to the date of passage of By-law NO. 077-2021 or XXX-2021, whichever by-law applies to the subject property, if the development in question complies or the *building* permit application for the development is amended to comply, with the provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or XXX-2021, as applicable.
- 3.0 **THAT** Section 1.11.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by amending Subsections iii) and iv) as follows:
  - iii) Nothing in this By-law shall prevent the issuance of a building permit in accordance with both Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or XXX-2021, whichever by-law applies to the subject property, and a related minor variance

that was granted approval by the Town of Milton Committee of Adjustment or the Local Planning Appeal Tribunal, under Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or XXX-2021, as applicable, so long as the complete application for the building permit has been filed by the date of compliance with the conditions pursuant to the decision of the Town of Milton Committee of Adjustment or the decision of the Local Planning Appeal Tribunal.

iv) Notwithstanding the provisions of Section 1.11.2 iii), an application for minor variance associated with a complete application for exemption to Interim Control By-law NO. 082-2020 or building permit that was filed prior to the date of the passage of By-law NO. 077-2021 or 113-2021, whichever by-law applies to the subject property, can still be made under the provisions of Comprehensive Zoning By-law 16-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or 113-2021, as applicable.

- 4.0** THAT Section 1.11.5 ii) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting the phrases “1.11.1,” and “1.11.4” and by adding “or XXX-2021, whichever by-law applies to the subject property” after 077-2021.
- 5.0** THAT Section 1.11.5 iii) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting “XXX-2021” and replacing it with “XXX-2021”.
- 6.0** THAT the Table of Contents of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following table to the List of Tables:
- TABLE 6B-2 Residential Low Density V (RLD5) Standards  
Residential Low Density VI (RLD6) Standards  
Residential Low Density VII (RLD7) Standards
- 7.0** THAT Section 2.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following zone and associated zone symbol to the Residential Zones column:
- Low Density Residential V Zone (RLD5)
  - Low Density Residential VI Zone (RLD6)
  - Low Density Residential VII Zone (RLD7)
- 8.0** THAT Section 4.2.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Table 4A as follows:
- The heading ‘RLD, RLD1, RLD2, RLD3, RLD4’ is replaced by the heading ‘RLD, RLD1, RLD2, RLD3, RLD4, RLD5, RLD6, RLD7’.

- 9.0 THAT Section 4.2.2.1 vi) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding RLD5, RLD6 and RLD7 to the list of zones.
- 10.0 THAT Section 4.3.1 i) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Table 4D as follows:
- ‘RLD5, RLD6 and RLD7’ are added to the list of zones in the table.
- 11.0 THAT Sections 5.6.2 ii), iv) a), and iv) b) of Comprehensive Zoning By-law 016-2014, as amended is hereby further amended as follows:
- ‘RLD5, RLD6 and RLD7’ are added between ‘RLD4 and ‘RMD1’.
- 12.0 THAT Section 6.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Table 6A as follows:
- The existing RLD, RLD1, RLD2, RLD3 and RLD4 zones and the new ‘RLD5, RLD6 and RLD7’ zones are grouped into a single column; and
  - A bullet point (•) is added to the table under the column ‘RLD, RLD1, RLD2, RLD3, RLD4, RLD5, RLD6, RLD7’ in the rows containing ‘Dwelling, Detached’, ‘Dwelling, Duplex’, ‘Dwelling, Semi-detached’, ‘Shared Housing’, ‘Home Day Care’ and ‘Home Occupation’.
- 13.0 THAT Table 6B of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by:
- Deleting the content of the row corresponding to Interior Side Yard Setback (Minimum) and replacing it with the following content:

Regulations	<b>ZONES</b>					
	<b>RLD</b>			<b>RLD1</b>		
	<b>Residential Low Density</b>			<b>Residential Low Density I</b>		
	<b>Dwelling Type</b>			<b>Dwelling Type</b>		
	<b>Detached Dwelling / Duplex Dwelling</b>	<b>Semi-detached Dwelling</b>		<b>Detached Dwelling / Duplex Dwelling (*6)</b>	<b>Semi-detached Dwelling (*6)</b>	
<b>Corner Lot</b>		<b>Interior Lot</b>	<b>Corner Lot</b>		<b>Interior Lot</b>	
<b>Interior Side Yard Setback (Minimum)</b>	1.2m	1.2m	0.0m on one side, 1.2m on the other side	See Footnote (*2)	0.0m	0.0m on one side, the other side subject to (*2 i) (*3)



- deleting Notes (\*2) and (\*3) and replacing them with the following, and renumbering the subsequent notes accordingly:

(\*2) Minimum *interior side yard*:

- i) With attached *garage* or *carport*:
  - a. 1.2m for one-storey  *dwellings* and 1.8m for two-storey  *dwellings*, where the  *lot frontage* is less than 15m.
  - b. 1.8m, where the  *lot frontage* is equal to, or greater than, 15m but less than 25m.
  - c. 3.0m, where the  *lot frontage* is equal to, or greater than, 25m but less than 30m.
  - d. 5.0m, where the  *lot frontage* is equal to, or greater than, 30m.
- ii) Where no  *garage* or  *carport* is attached to the  *dwelling*:
  - a. the  *interior side yard setback* closest to the  *driveway* shall be a minimum of 3.5m, and the other side shall be:
    - 1) 1.2m for one-storey  *dwellings* and 1.8m for two-storey  *dwellings*, where the  *lot frontage* is less than 15m.
    - 2) 1.8m, where the  *lot frontage* is equal to, or greater than, 15m but less than 25m.
    - 3) 3.0m, where the  *lot frontage* is equal to, or greater than, 25m but less than 30m.
  - b. Notwithstanding subsection ii) a. above, where the  *lot frontage* is equal to, or greater than 30m the  *interior side yard setback* shall be a minimum of 5.0m on both sides of the  *dwelling*.

(\*3) Where no  *garage* or  *carport* is attached to the  *dwelling*, the  *interior side yard setback* shall be 0.0m on one side and a minimum of:

- i) 3.5m on the other side, where the  *lot frontage* is less than 30m.
- ii) 5.0m on the other side, where the  *lot frontage* is equal to, or greater than, 30m.

14.0 THAT Table 6B-1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by:

- Deleting the content of the row corresponding to Interior Side Yard Setback (Minimum) and replacing it with the following content:

Regulations	ZONES					
	RLD2		RLD3		RLD4	
	Residential Low Density II		Residential Low Density III		Residential Low Density IV	
	Dwelling Type		Dwelling Type		Dwelling Type	
	Detached Dwelling /	Semi-detached Dwelling (*1)	Detached Dwelling /	Semi-detached Dwelling	Detached Dwelling /	Semi-detached Dwelling

	<i>Duplex Dwelling</i> (*1)	<i>Corner Lot</i>	<i>Interior Lot</i>	<i>Duplex Dwelling</i>	<i>Corner Lot</i>	<i>Interior Lot</i>	<i>Duplex Dwelling</i>	<i>Corner Lot</i>	<i>Interior Lot</i>
<b><i>Interior Side Yard Setback</i></b> (Minimum)	(*4)	0.0m	0.0m on one side, other side subject to (*4 i)) (*5)	(*6)	0.0m	0.0m on one side, 1.8m on the other side (*5)	1.2m on one side, 1.8m on the other side (*7)	0.0m	0.0m on one side, 1.8m on the other side (*5)

- deleting Notes (\*4) to (\*8) and replacing them with the following, and renumbering the subsequent notes accordingly:

(\*4) Minimum *interior side yard*:

i) With attached *garage* or *carport*.

- 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 15m.
- 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
- 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
- 5.0m, where the *lot frontage* is equal to, or greater than, 30m.

ii) Where no *garage* or *carport* is attached to the *dwelling*.

- the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of:
  - 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 15m.
  - 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
  - 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
- Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30 m, the *interior side yard setback* shall be a minimum of 5.0m on both sides of the *dwelling*.

(\*5) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* shall be 0.0m on one side and a minimum of:

- 3.5m on the other side, where the *lot frontage* is less than 30m.
- 5.0m on the other side, where the *lot frontage* is equal to, or greater than, 30m.

(\*6) Minimum *interior side yard*:

i) With attached *garage* or *carport*.

- a. 1.2m on one side of the lot and 1.8m on the other side for one-storey *dwelling*s and 1.8m on both sides of the lot for two-storey *dwelling*s, where the *lot frontage* is less than 20m.
  - b. 1.8m on one side of the lot and 2.4m on the other side, where the *lot frontage* is equal to, or greater than 20m.
- ii) Where no *garage* or *carport* is attached to the *dwelling*:
- a. the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of:
    - 1) 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 20m.
    - 2) 1.8m, where the *lot frontage* is equal to, or greater than, 20m.
  - b. Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30m, the *interior side yard setback* shall be a minimum of 5.0m on both sides of the *dwelling*.
- (\*7) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of 1.2m.

15.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Table 6B-2, as follows:

TABLE 6B-2

Regulations	ZONES								
	RLD5			RLD6			RLD7		
	Residential Low Density V			Residential Low Density VI			Residential Low Density VII		
	Dwelling Type			Dwelling Type			Dwelling Type		
	Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling		Detached Dwelling / Duplex Dwelling (*1)	Semi-detached Dwelling (*1)		Detached Dwelling / Duplex Dwelling (*1)	Semi-detached Dwelling (*1)	
Corner Lot		Interior Lot	Corner Lot		Interior Lot	Corner Lot		Interior Lot	
<b>Lot Frontage</b> (Minimum)	10.0m	11.4m / unit	10.0m / unit	15.0m	11.4m / unit	10.0m / unit	15.0m	11.4m / unit	10.0m / unit
<b>Lot Depth</b> (Minimum)	30m	30m	30m	30m	30m	30m	30m	30m	30m
<b>Lot Area</b> (Minimum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Lot Coverage</b> (Maximum)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)
<b>Front Yard Setback</b> (Minimum)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)

<b>Interior Side Yard Setback (Minimum)</b>	0.6m on one side, 1.2m on the other side (*4)	0.0m	0.0m on one side, 1.2m on the other side (*5)	1.2m on one side, 1.8m on the other side (*6)	0.0m	0.0m on one side, 1.8m on the other side (*5)	1.2m on one side, 2.4m on the other side (*6)	0.0m	0.0m on one side, 1.8m on the other side (*5)
<b>Exterior Side Yard Setback (Minimum)</b>	4.5m	4.5m	N/A	5.0m	5.0m	N/A	5.0m	5.0m	N/A
<b>Rear Yard Setback (Minimum)</b>	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
<b>Building Height (Maximum)</b>	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)
<b>Number of Storeys (Maximum)</b>	2	2	2	2	2	2	2	2	2
<b>Landscaped Open Space (Minimum)</b>	30%	30%	30%	30%	30%	30%	30%	30%	30%

Footnotes for Table 6B-2:

(\*1) Shall be subject to the provisions of Section 6.3.4 of this By-law.

(\*2) See Table 6B-2 (I) below for maximum permitted *lot coverage*.

Table 6B-2 (I)

<i>Lot Area</i>	<i>Maximum Lot Coverage</i>
Less than 660 m <sup>2</sup>	30% *
660 - 830 m <sup>2</sup>	25% **
Greater than 830 m <sup>2</sup>	20% ***

\* Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.5% provided there is no *gross floor area* or *amenity area* located above.

\*\* Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.25% provided there is no *gross floor area* or *amenity area* located above.

\*\*\* Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.0% provided there is no *gross floor area* or *amenity area* located above.

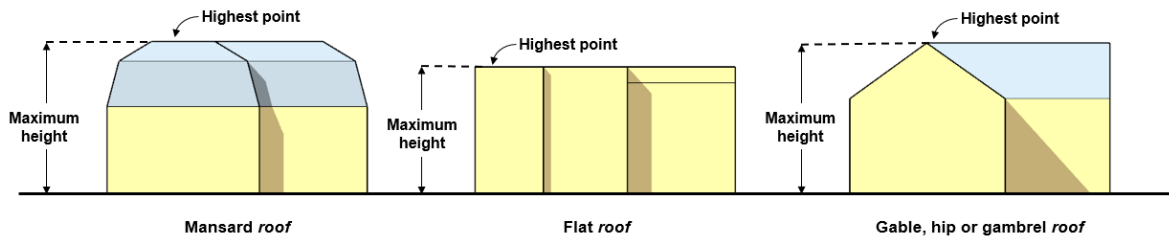
(\*3) In the case of an addition to an existing building, the minimum required *front yard setback* shall be equal to the *front yard setback* legally existing on the effective date of By-law XXX-2021 or the minimum *front yard setback* required for the parent *zone*, whichever is less restrictive.

(\*4) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of 0.6m.

(\*5) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* shall be 0.0m on one side and a minimum of 3.5m on the other side.

- (\*6) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of 1.2m.
- (\*7) Notwithstanding any provisions of the By-law to the contrary, the maximum building height shall be:
- i) 7.5m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
  - ii) 9.0m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.

**ILLUSTRATION OF BUILDING HEIGHT IN THE RLD5, RLD6, and RLD7 ZONES**



**NOTE:**

The above illustration is for clarification and convenience only and does not form part of this By-law.

**16.0** THAT Section 6.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new subsection 6.3.4 as follows, and renumbering the subsequent sections accordingly:

**6.3.4** *Street Front Treatment of Residential Buildings* in the RLD6 and RLD7 zones:

All residential *buildings* in the RLD6 and RLD7 zones must comply with the following *street front* treatment provisions:

- i) In addition to the requirements of Section 4.2.2, the following additional regulations shall apply to *attached* and *detached garages* and *carports*:
  - a. For *attached garages*, the *garage* face may extend beyond the *building front wall* of the first storey by a maximum of 1.8 metres provided that a front *porch/veranda* is constructed with a minimum depth of 1.2 metres.
  - b. For *detached garages* and *attached* or *detached carports*, the *garage* face or front of the *carport* shall be setback a minimum of 1.5 metres from the *building front wall*.

**17.0** THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.X, as follows:

<b>13.1.1.X</b>		RLD4	*X
Various properties within mature neighbourhood areas			

Notwithstanding the provisions of Section 6.2 Table 6B-1 to the contrary, the following provisions shall apply:

**i) Zone Standards**

- a) Minimum *Front Yard Setback*: 7.5m
- b) In the case of an addition to an existing building, the *minimum front yard setback* shall be equal to the *front yard setback* legally existing on the effective date of By-law XXX-2021 or the minimum required *front yard setback*, whichever is less restrictive.
- c) Minimum *Exterior Side Yard Setback*: 5.0m

**18.0 THAT** Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.XX, as follows:

<b>13.1.1.XX</b>		RLD5	*X
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B-2 to the contrary, the following provisions shall apply:			
<b>ii) Zone Standards</b>			
a) Minimum <i>Front Yard Setback</i> : 6.0m			
b) In the case of an addition to an existing building, the <i>minimum front yard setback</i> shall be equal to the <i>front yard setback</i> legally existing on the effective date of By-law XXX-2021 or the minimum required <i>front yard setback</i> , whichever is less restrictive.			

**19.0 THAT** Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.XXX, as follows:

<b>13.1.1.XXX</b>		RLD5	*XX
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B-2 to the contrary, the following provisions shall apply:			
<b>i) Zone Standards</b>			
c) Minimum <i>Interior Side Yard Setback</i> for <i>Detached</i> and <i>Duplex Dwellings</i> :			
i) With attached <i>garage</i> or <i>carport</i> : 1.2m			
ii) Where no <i>garage</i> or <i>carport</i> is attached to the <i>dwelling</i> , the <i>interior side yard setback</i> closest to the <i>driveway</i> shall be a minimum of 3.5m, and the other side shall be a minimum of 1.2m.			

20.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.XXXXX, as follows:

13.1.1.XXXX		RLD7	*X
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.1 Table 6A to the contrary, the following provisions shall apply:			
<ul style="list-style-type: none"> <li>a) Maximum <i>Building Height</i>:           <ul style="list-style-type: none"> <li>i) 8.0m in the case of a flat <i>roof</i>, measured from the <i>established grade</i> to the uppermost point of the <i>roof</i> surface or parapet, whichever is greater; and</li> <li>ii) 9.5m in the case of a gable, hip, gambrel or mansard <i>roof</i>, measured from the established <i>grade</i> to the uppermost point of the <i>roof</i> surface.</li> </ul> </li> <li>b) The provisions of Section 6.3.4 shall not apply.</li> </ul>			

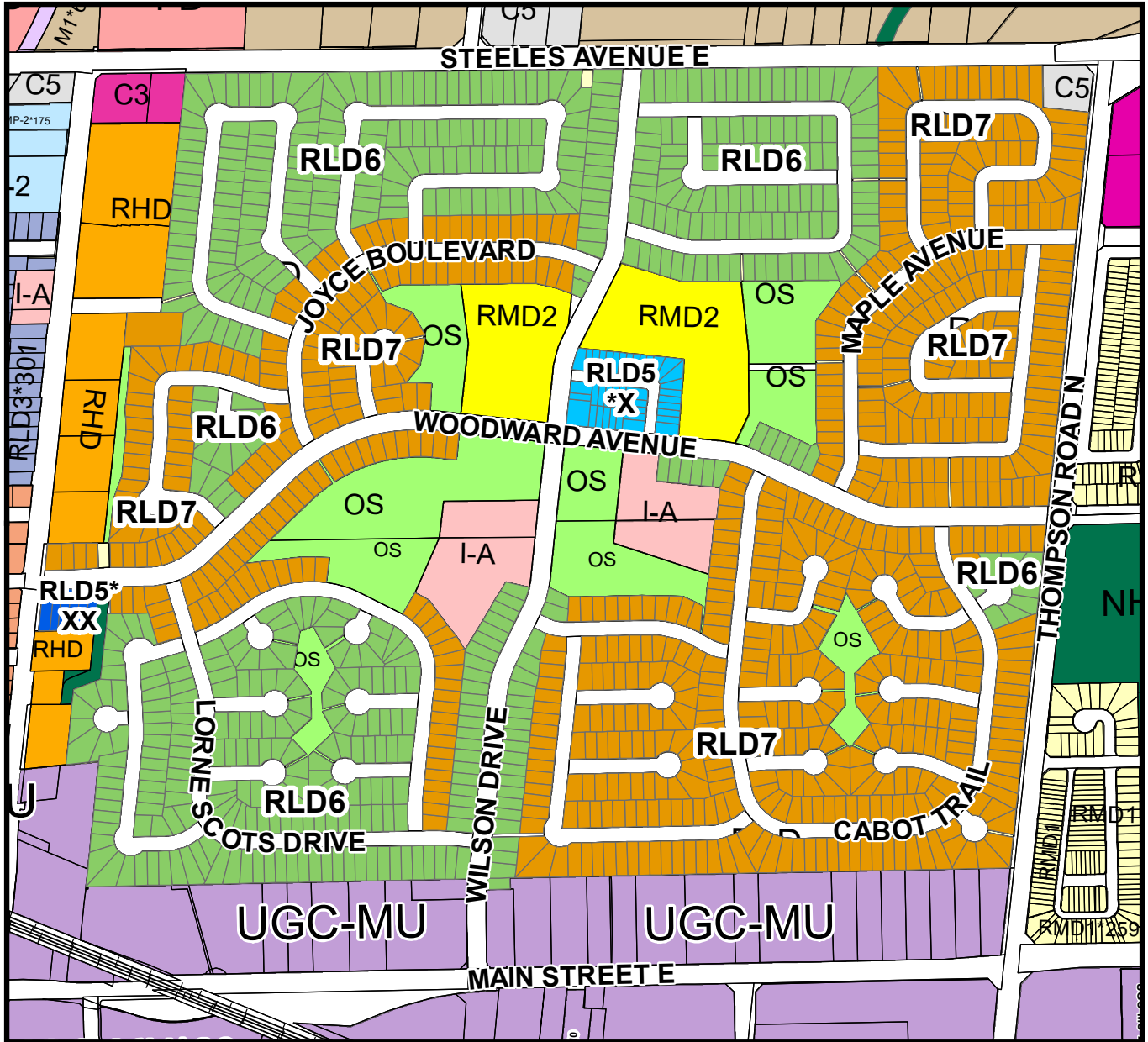
21.0 THAT if no appeal is filed pursuant to Section 34 (19) of the Planning act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force upon the day which the Ontario Land Tribunal amends the By-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day of of the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON....., 2021.

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

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

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



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

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

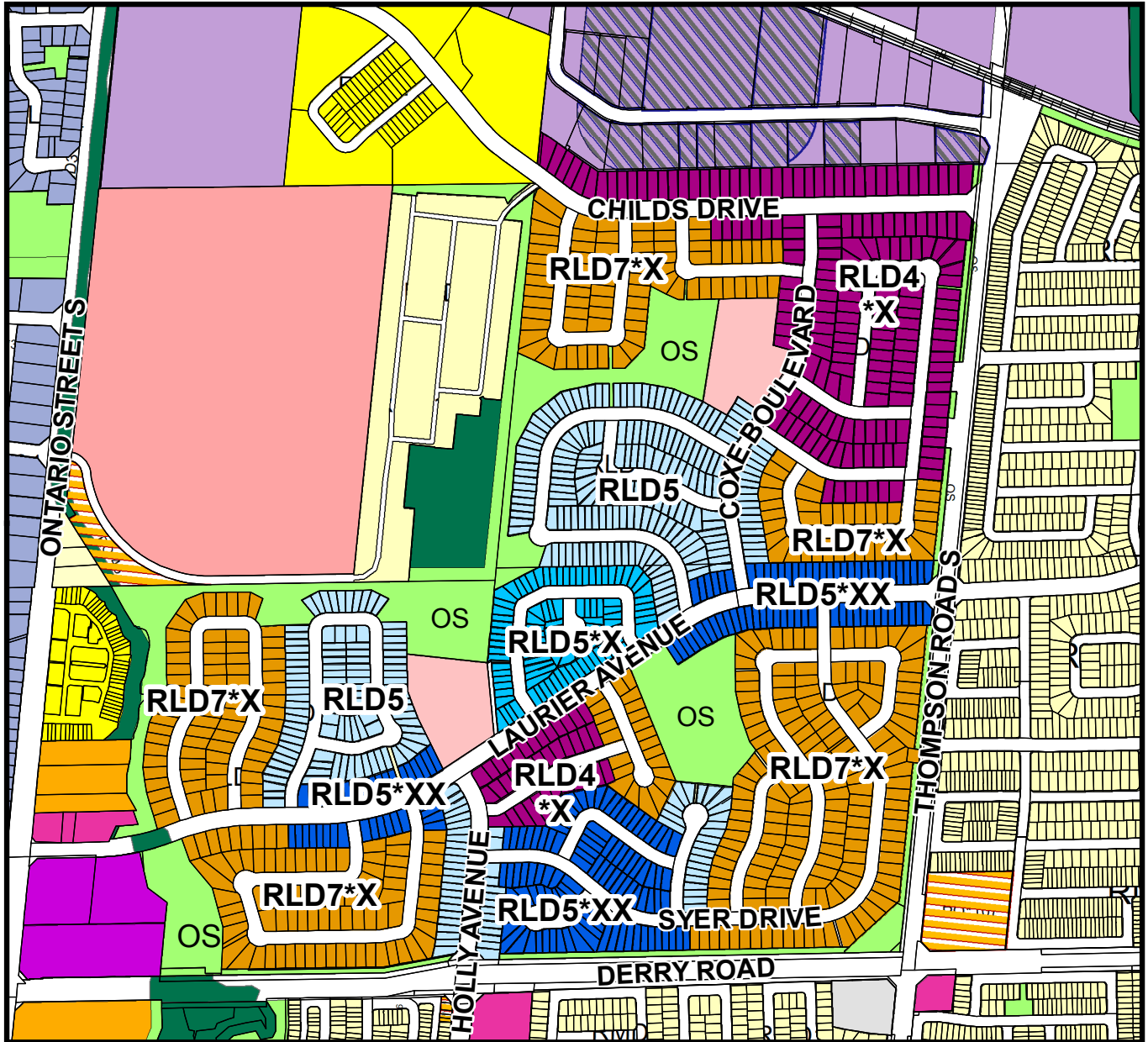
\_\_\_\_\_  
 CLERK- Meaghen Reid

- RLD5\*X - Residential Low Density V Special Zone
- RLD5\*XX - Residential Low Density V Special Zone
- RLD6 - Residential Low Density VI Zone
- RLD7 - Residential Low Density VII Zone





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



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

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

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

- RLD5 - Residential Low Density V Zone
- RLD5\*X - Residential Low Density V Special Zone
- RLD5\*XX - Residential Low Density V Special Zone
- RLD4\*X - Residential Low Density IV Special Zone
- RLD7\*X - Residential Low Density VII Special Zone

