



The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	April 11, 2022
Report No:	DS-023-22
Subject:	Public Meeting and Initial Report: Proposed Plan of Subdivision and Amendment to the Zoning By-law by Nadeem Aslam to permit the development of a residential plan of subdivision (Town Files: 24T-21009/M and Z-28/21)
Recommendation:	THAT Report DS-023-22, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone to a site-specific Residential Medium Density 1 (RMD1*___) Zone. The change in zoning is being requested to facilitate the development of a residential plan of subdivision consisting of 10 detached lots. The proposed infill subdivision will be connected to existing water and wastewater services, use established road networks and complete the development of the Clarke Neighbourhood.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a technical report, including recommendations, will be brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Nadeem Aslam and Saima Nadeem, 6335 Lisgar Drive, Mississauga ON

Applicant/Agent: MB1 Development Consulting Inc., 1489 Abbeywood Drive, Oakville ON

Location/Description:

The subject lands are generally located on the west side of Cedar Hedge Road, north of Laurier Avenue, and are legally described as Part of Lots 11 and 12, Concession 4, New Survey, Former Geographic Township of Trafalgar, in the Town of Milton, in the Regional

Background

Municipality of Halton, Blocks 101, 102, 105, 111-114 on Plan 20M-1132, and Part of Part 3 on Plan 20R-17075. See Figure 1- Location Map.

The subject lands are approximately 0.29 hectares in size, and are comprised of an existing residential lot (i.e. 398 Cedar Hedge Road) and residential reserve blocks from two previous adjacent plans of subdivision. The residential lot is currently occupied by a one-storey detached dwelling, detached garage, and front yard surface parking area, and the residential reserve blocks are vacant. The subject lands have frontage along Cedar Hedge Road, abut Hincks Drive at the rear, and are entirely surrounding by medium density residential uses. The lands are located within the Bristol Survey Secondary Plan Area.

Proposal:

The application seeks to rezone the subject lands from the current Future Development (FD) Zone to a site-specific Residential Medium Density 1 (RMD1*___) Zone, to permit the development of a residential plan of subdivision.

As illustrated in Figure 2, the applicant has submitted a Draft Plan of Subdivision that proposes to create 10 detached lots. It is evident from the various residential reserve blocks established through the previous adjacent plans of subdivision, that 398 Cedar Hedge Road would be redeveloped as proposed to fit within the existing community at the appropriate time. The proposed infill subdivision will be connected to existing water and wastewater services, use established road networks and will complete the development of the Clarke Neighbourhood.

Figure 3 - Site Plan, identifies the proposed building siting for each of the new lots, and Figure 4 - Streetscape Plan, shows how the proposed dwellings will fit in with the existing residential dwellings to the north and to the south of the subject lands.

The following reports and information has been submitted in support of this application:

- Legal Survey, prepared by J.D. Barnes Limited, dated September 7, 2021;
- Draft Plan of Subdivision, prepared by MB1 Development Consulting Inc., dated March 2022;
- Draft Plan of Subdivision Showing Overlay of Lands Outside of 398 Cedar Hedge, Land Pro Engineering Consultants Inc., dated May 2012;
- Layout Plan/ Survey, prepared by J.D. Barnes Limited, dated June 24, 2021;
- Planning Justification Report, prepared by MB1 Development Consulting Inc., dated September 2021;
- Public Consultation Strategy, prepared by prepared by MB1 Development Consulting Inc., dated October 15, 2021;

Background

- Phase One - Environmental Site Assessment, prepared by Terraprobe, dated July 30, 2021;
- Functional Servicing and Stormwater Management Report, Schaeffers Consulting Engineers, dated August 2021;
- Geo-Technical Investigation, prepared by Soil Engineers Ltd., dated May 2021;
- Site Plan, prepared by R.A. Jeffries and Associates, dated September 22, 2021 (Revision 4);
- Landscape Plan, prepared by BTi Landscape Architecture, dated August 2021;
- Streetscape Plan, prepared by R.A. Jeffries and Associates, dated September 22, 2021 (Revision 3);
- Elevations, prepared by R.A. Jeffries and Associates, dated February 14, 2022 (Revisions 4 and 5);
- Floor Plans, prepared by R.A. Jeffries and Associates, dated September 22, 2021 (Revision 3); and,
- Draft Zoning By-law Amendment.

Discussion

Planning Policy:

The subject lands are located within the Urban Area and are designated Residential Area on Schedule B - Urban Land Use Plan of the Town's Official Plan and Schedule C.6.D - Bristol Survey Secondary Plan Area. The Residential Area designation in both the parent plan and the secondary plan permits a full range of residential uses and densities as well as complementary non-residential uses that are necessary to create a residential neighbourhood environment.

In addition to the above, a Character Area overlay designation along Cedar Hedge Road (formerly Fourth Line) is shown on the following Bristol Survey Schedules C.6.A - Community Structure Plan, C.6.B - Transportation Plan (shown as Character Street), C.6.C - Open Space, Pedestrian/Bike Path Plan, and C.6.D - Land Use Plan. Lands subject to the Character Area overlay designation are to be developed in accordance with the policies of the underlying designation, and where possible take into consideration, the rural nature of the local streetscape. Given that the character of the area has been reviewed and determined through surrounding registered plans of subdivision, any new development shall be designed in a manner which is compatible with, and sympathetic in design to the existing streetscape.

Section C.6.5.1.3 of the secondary plan further states that street-oriented medium density residential uses, shall be evaluated to ensure appropriate integration with the adjacent development in accordance with the Urban Design Guidelines that form part of the Bristol Survey Planning District Implementation Strategy.



Discussion

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended:

The subject lands are currently zoned Future Development (FD) under By-law 016-2014, as amended. The FD Zone only permit uses that legally existed on the date the Zoning By-law came into effect. A zoning by-law amendment is required to permit the development of the plan of subdivision as proposed. A draft Zoning By-law Amendment is attached as Appendix 1.

Public Consultation and Review Process:

The application was deemed complete on November 5, 2021. A virtual public information session is scheduled to be held by the applicant on March 30, 2022.

Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act on March 17, 2022 through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on March 17, 2022.

The application was circulated to internal departments and external agencies on November 8, 2021.

Staff has identified the following items to be reviewed and addressed:

- Urban design
- Integration of proposal with adjacent development
- Stormwater management
- Site-specific zone provisions

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application



Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

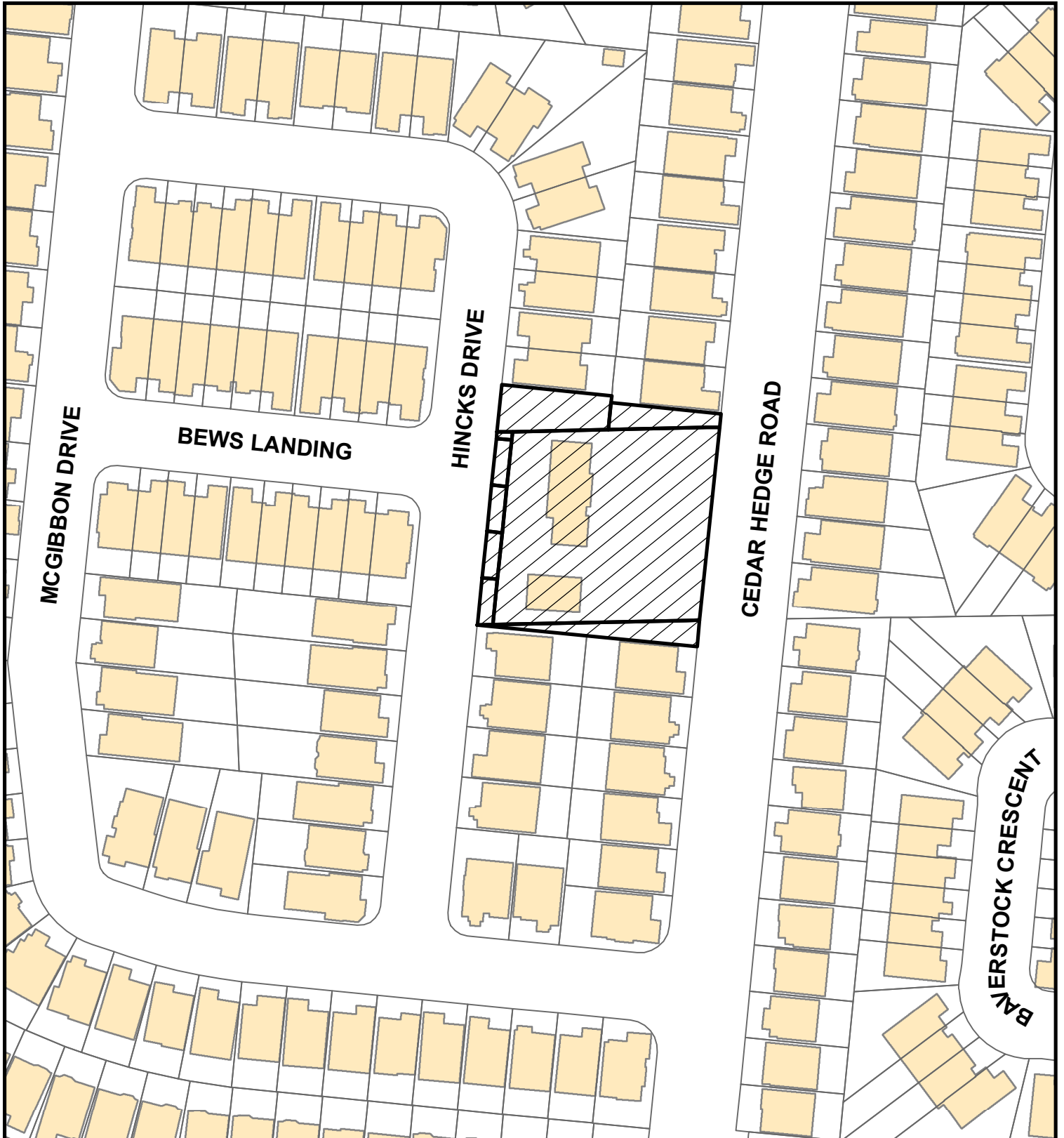
Figure 1: Location Map
Figure 2: Draft Plan of Subdivision
Figure 3: Site Plan
Figure 4: Streetscape Plan
Appendix 1: Draft Zoning Amendment

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



Council Meeting Date:
April 11, 2022

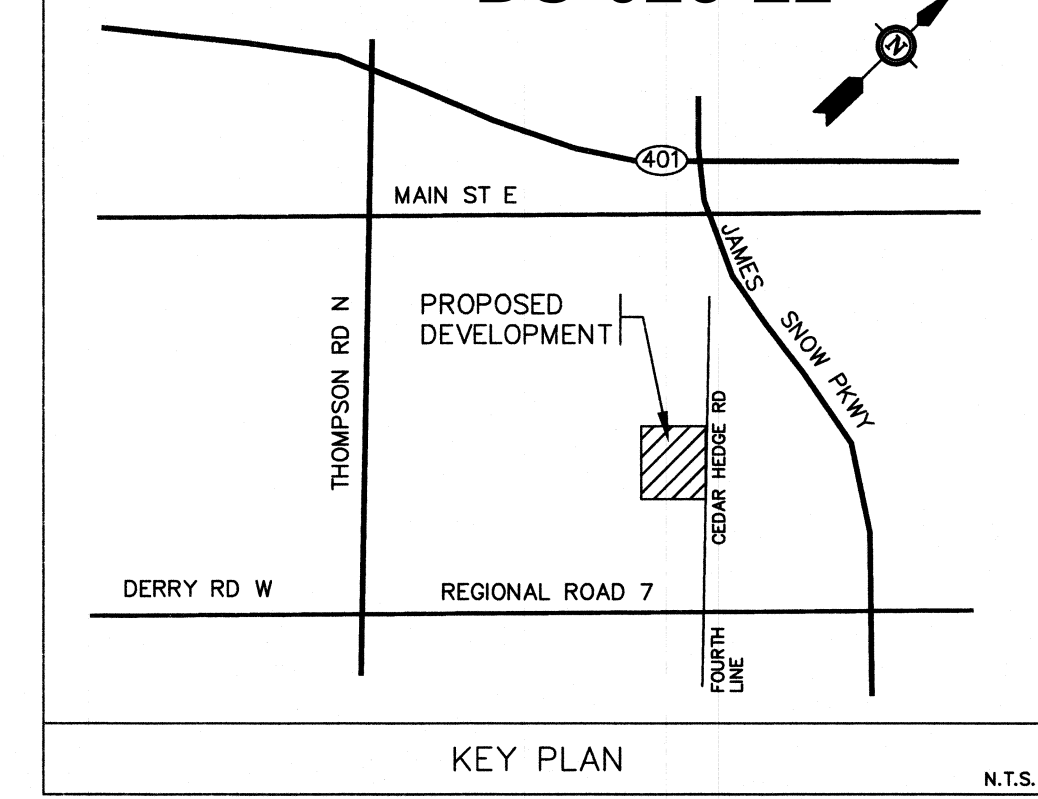
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Files: Z-28/21

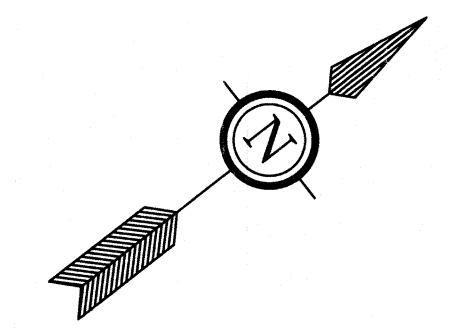
Development Services Department



Subject Property




DRAFT PLAN OF
PROPOSED SUBDIVISION
PART OF THE NORTHEAST HALF
OF LOT 12, CONCESSION 4, NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
NOW IN THE
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON



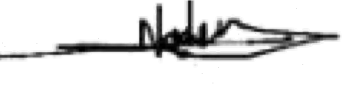
SURVEYOR'S CERTIFICATE

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

Signature:  15th March 2022.
Day Month Year
Sunil Perera, O.L.S.

OWNER'S AUTHORIZATION

I/WE, Nadeem Aslam
BEING THE REGISTERED OWNER(S) OF THE SUBJECT LANDS, HEREBY
AUTHORIZE MB1 CONSULTING TO
PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

Signature:  15th, March 2022
Day Month Year
Nadeem Aslam

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER
1. ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/ APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.
2. MB1 CONSULTING SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

No.	Date	By	Description

REVISIONS
UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED

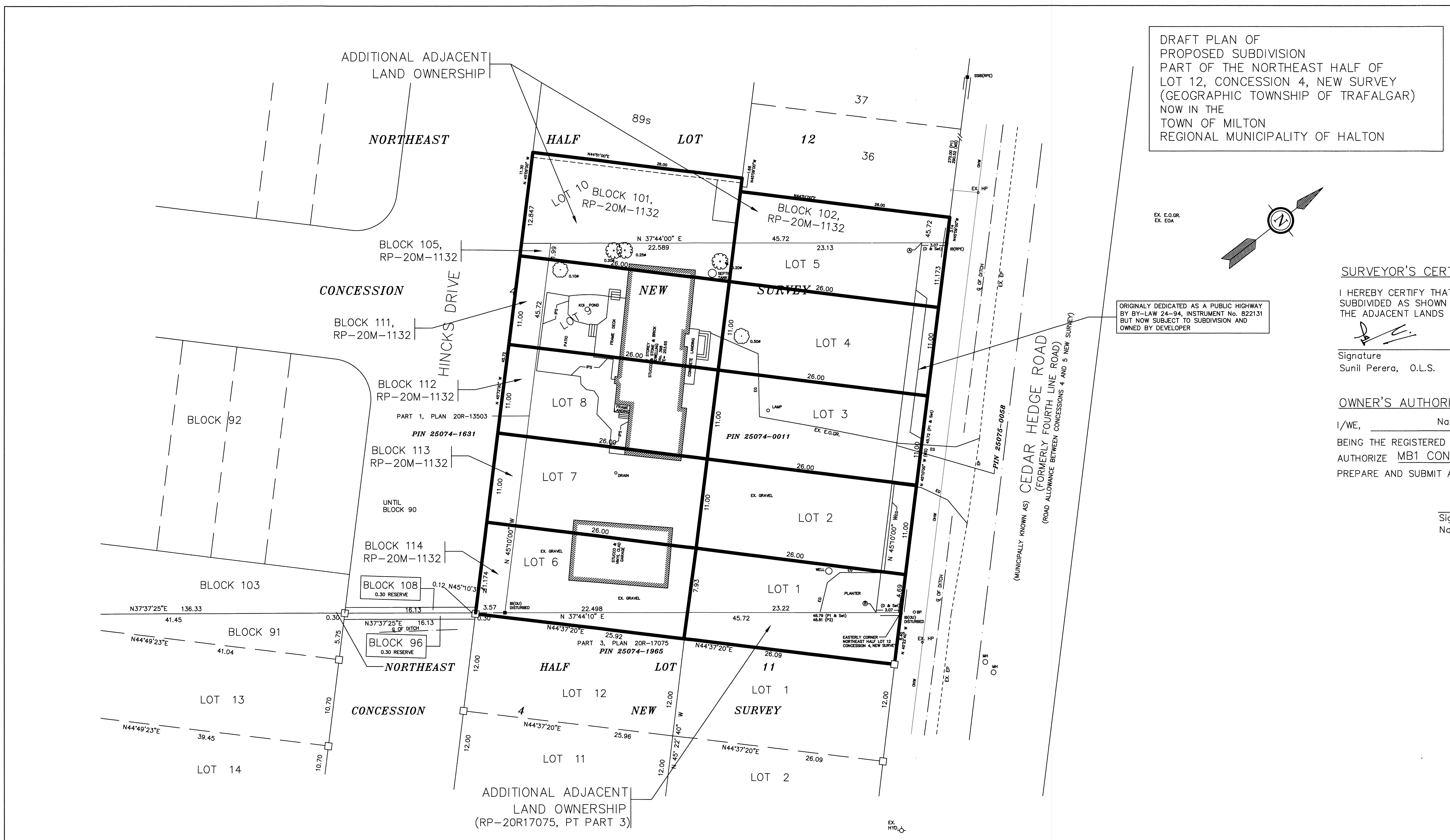
Municipality: TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

NAME: NADEEM ASLAM
398 CEDAR HEDGE ROAD

Title: DRAFT PLAN

MB1 Consulting
URBAN PLANNING SERVICES

DESIGN BY: V.G.	ELECTRONIC FILE: 2013-022dp2	DATE: Mar, 2022
DRAWN BY: I.P.	PROJECT No. 2013-023	DRAWING No. DP-2
SCALE: HORI. 1:250		



NOTES
ALL DIMENSIONS ARE IN METRES.
ALL ELEVATIONS REFER TO GEODETIC DATUM.
ALL EXISTING BUILDINGS TO BE DEMOLISHED.
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 50(2) OF THE PLANNING ACT
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g & j ARE SHOWN ON THE DRAFT AND KEY PLANS.
C. THIS REPRESENTS THE APPLICANT'S ENTIRE HOLDING OF UNDEVELOPED LAND IN THIS VICINITY.
H. MUNICIPAL PIPED WATER TO BE PROVIDED.
I. CLAY LOAM SOIL.
K. MUNICIPAL SANITARY & STORM SEWERS TO BE PROVIDED.

UNIT COUNT

FUTURE	STANDARD DETACHED UNITS (11m LOTS)	STANDARD DETACHED UNITS (12.8m LOTS)	TOTAL
	9	1	10

AREA TABLE

TOTAL AREA UNDER DRAFT PLAN	TOTAL AREA UPON PLAN REGISTRATION	DEVELOPABLE AREA
0.2919 Ha	0.2919 Ha	0.2919 Ha
STANDARD DETACHED UNITS (11.09m LOTS) LOT 1	0.0289 Ha	
STANDARD DETACHED UNITS (11m LOTS) (LOTS 2,3,4,7,8,9)	0.0286 Ha	
STANDARD DETACHED UNITS (11.173m LOT) LOT 5	0.0290 Ha	
STANDARD DETACHED UNITS (11.174m LOT) LOT 6	0.0290 Ha	
STANDARD DETACHED UNITS (12.8m LOT) LOT 10	0.0334 Ha	

FIGURE 3 DS-023-22

THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THESE DRAWINGS MUST NOT BE SCALED.

REV.	DESCRIPTION	DATE
4	ISSUED FOR TOWN REVIEW	09/22/21
3	REVISED AS PER TOWN COMMENTS	09/04/21
2	ISSUED FOR TOWN REVIEW	08/11/21
1	ISSUED FOR CLIENT REVIEW	08/05/21

GENERAL NOTES

R.A. JEFFRIES & ASSOCIATES
36 DUNLOP ST. W.
BARRIE, ONTARIO
L4N 1A2
(705) 797-4943
rjeff@sympatico.ca
BCIN No. 24872

PROJECT
**MILTON HOMES
CEDAR HEDGE RD./
HINCKS DR.**

TITLE
SITE PLAN

PROJECT No.: 221043	DATE: AUGUST 5, 2020
DRAWN BY: RJ	PAGE NO.:
SCALE: 1:300	SP1



CEDAR HEDGE ROAD

HINCKS DRIVE

BLOCK 103

BLOCK 91

41.04

LOT 12

LOT 1

0 OF

FIGURE 4

DS-023-22

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REV.	DESCRIPTION	DATE
3	ISSUED FOR TOWN REVIEW	09/22/21
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BCIN No. 24872

PROJECT
MILTON HOMES
CEDAR HEDGE RD./
HINCKS DR.

TITLE
STREETSCAPES

PROJECT No.: 221043	DATE AUGUST 5, 2020
DRAWN BY RJ	PAGE NO.
SCALE	ST1



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 11 AND 12, CONCESSION 4, N.S. (TRAFALGAR) IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, BLOCKS 101, 102, 105, 111-114 ON PLAN 20M-1132, AND PART OF PART 3 ON PLAN 20R-17075 – NADEEM ASLAM AND SAIMA NADEEM (TOWN FILE: Z-28/21)

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 Future Development (FD) Zone symbol to the Residential Medium Density 1 – Special Provision XXX (RMD1*XXX) Zone symbol on the lands shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Residential Medium Density 1 – Special Provision XXX (RMD1*XXX) Zone

Notwithstanding the special residential provisions of Section 6.3.1.1 of the Zoning By-law to the contrary, the following provisions shall apply:

- i) Special Site Provisions
 - a. The dwelling face must be a minimum of 37% of the main floor building in the case of an integral garage.
 - b. The dwelling face shall project 0.61 m closer to the street line than the garage face.
- 3.0 THAT** pursuant to Section 34(21) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice

of appeal, if no appeal is filed pursuant to Subsection 34(19) of the Planning Act, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

PASSED IN OPEN COUNCIL ON, 2022.

Gordon A. Krantz

Mayor

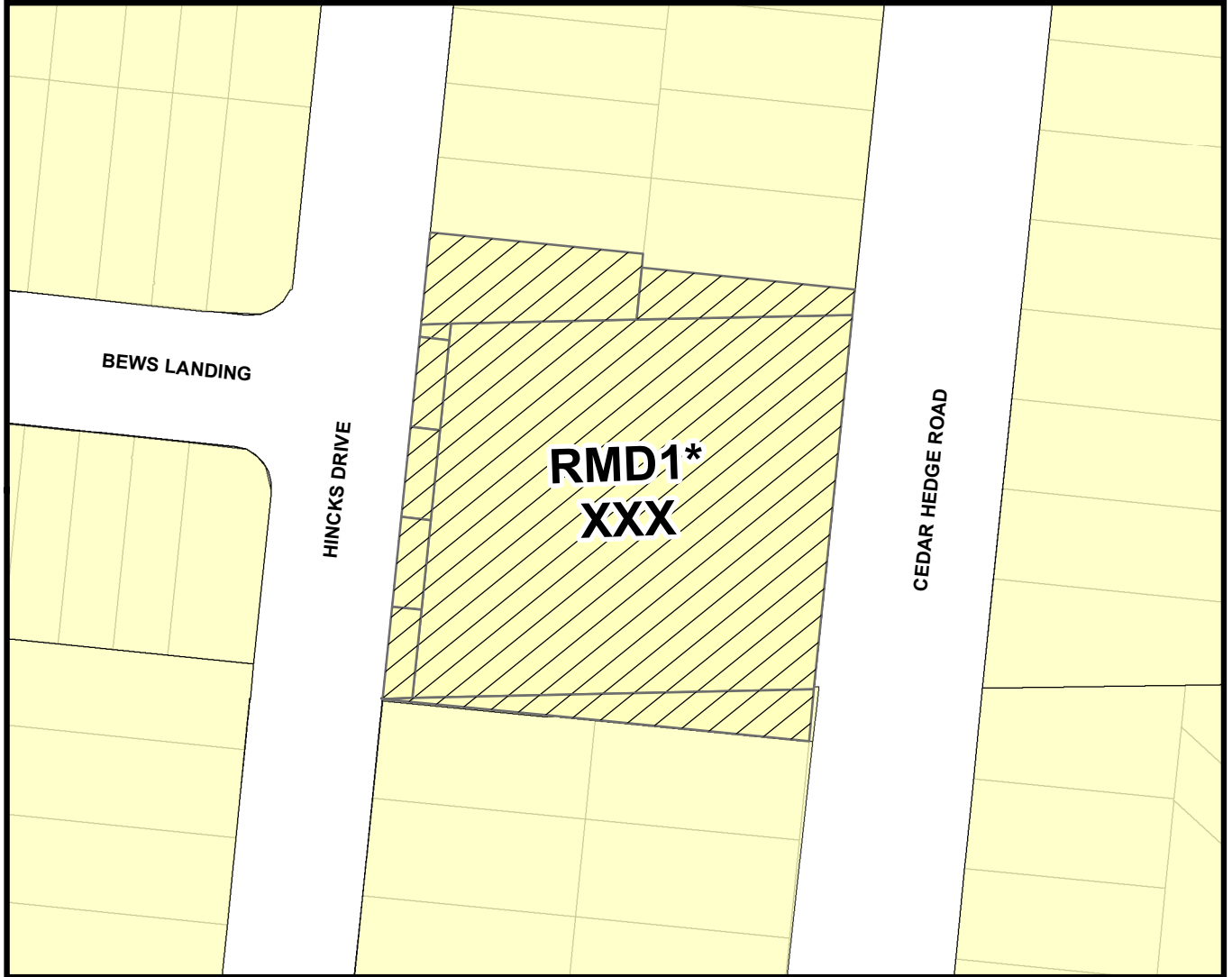
Meaghen Reid

Town Clerk

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON


PLAN 20M-1132 BLKS 101,102, 105, 111-114,
PART OF PART 3 ON PLAN 20R-17075,
PART OF LOTS 11 AND 12, CONCESSION 4 TRAFALGAR NEW SURVEY
TOWN OF MILTON



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS __ DAY OF _____, 2022.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

 RMD1*XXX - Medium Density Residential 1 Zone Special

