



# The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	May 9, 2022
Report No:	DS-032-22
Subject:	Technical Report - Proposed Plan of Subdivision and Zoning By-law Amendment by Mattamy (Brownridge) Limited to permit the development of a residential plan of subdivision (Files: 24T-21001/M and Z-01/20 in the Boyne Survey Secondary Plan Area.

**Recommendation:** THAT Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (24T-20001/M - Phase 2 - Mattamy (Brownridge) Limited);

**AND THAT** Zoning Application Z-01/20 - Phase 2 - for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) and Natural Heritage System (NHS) Zones to two Residential Medium Density 1 - Special Sections (RMD1\*315) & (RMD1\*316) Zone, a Residential Medium Density 2 - Special Section (RMD2\*284) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone symbols and adding the Holding (H) symbols H58, H59, H60, H61, H62 and H63 applicable to specific lot/blocks to permit the development of Phase 2 of a residential plan of subdivision **BE APPROVED;**

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

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

## EXECUTIVE SUMMARY

Mattamy (Brownridge) Limited originally submitted draft plan of subdivision and a zoning by-law amendment applications for the subject property on February 7, 2020. Following



## EXECUTIVE SUMMARY

initial submission, the development was subsequently revised into a two phased subdivision. The initial phase was approved by Council on April 12, 2021.

Phase 2 of the proposed subdivision consists of 251 single detached residential units, 108 street townhouse units, 77 back to back townhouse, a neighbourhood park block, stormwater management block, a creek block, a trail block and various buffer blocks. In order to permit the development as currently proposed, Mattamy (Brownridge) Limited is seeking approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to implement the residential plan of subdivision attached as Figure 2.

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

### Conclusions and Recommendations

Staff is satisfied that the plan of subdivision, subject to the requested conditions of draft plan approval and the site specific zoning provisions attached as Appendix 1, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans.

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

## REPORT

### Background

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

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

**Location:**

The subject lands are located on the east side of Fourth Line, south of Louis St. Laurent Avenue, north of Britannia Road and west of James Snow Parkway within Phase 2 of the Boyne Survey Secondary Plan. The lands are predominantly vacant. Surrounding land uses include existing vacant/agricultural lands and existing residential to the west, a secondary school to the northwest, Phase 1 of the subdivision to the immediate north and a proposed residential plan of subdivision beyond (Milton III-75 Land Limited), the Derry

## Background

Green Corporate Business Park to the east, and existing vacant/agricultural lands to the south. The existing lands to the west and south are designated for future residential land uses in the Boyne Survey Secondary Plan.

### Proposal:

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a two site specific Residential Medium Density 1 (RMD1\*315 & RMD1\*316) zone, a site specific Residential Medium Density 2 (RMD2\*284) zone, Natural Heritage System (NHS) zone, Open Space (OS) and Open Space - Stormwater Management (OS2) zones. The changes in zoning are requested to regulate the development of the lands to facilitate a residential plan of subdivision. As well, Holding provisions will be applied to a number of lots/blocks within the development.

Figure 2 illustrates the proposed Plan of Subdivision. Phase 2 of the development proposes 251 single detached dwellings, 108 street townhouse units and 77 back to back townhouse units and a medium density residential block (for a future residential plan of condominium block). Additionally, the plan contains a 3.76 hectare Neighbourhood Park Block, a 1.52 hectare Stormwater Management Pond and associated buffer blocks, 1.50 hectare creek Block and associated buffer blocks, 2 trail blocks, along with an associated road and pedestrian network, are proposed through this second and final phase of development.

The following reports and supporting materials have been submitted in support of Phase 2, supplemental to those submitted in the initial application:

- Draft Plan of Subdivision, dated March 2, 2022, prepared by Korsiak Urban Planning.
- Preliminary Site Plan - Block 461, dated January 28, 2022, prepared by Korsiak Urban Planning.
- Sales Office Concept Plan, dated January 20, 2022, prepared by Korsiak Urban Planning
- Facility Fit Plan- Option A, B, C, dated November 25, 2020, prepared by NAK Design Strategies.
- Functional Servicing & Stormwater Management Report, dated August 9, 2021, prepared by David Schaeffer Engineering Ltd.
- Updated Traffic Impact Study, dated February 2022, prepared by The Municipal Infrastructure Group Ltd.
- Noise Feasibility Study, dated January 31, 2022, prepared by Howe Gastmeier Chapnik Limited.

## Background

- Built Form Guidelines, dated December 2020, prepared by Nak Design Strategies.

### Planning Policy:

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

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

The subject lands are located within the Boyne Survey Secondary Plan and are designated Residential Area, Residential/Office Area, Neighbourhood Centre Area and Natural Heritage System, as shown on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan.

The Residential Area permits a variety of housing types and forms including Medium Density Residential I and II uses, High Density Residential uses and Local Institutional uses and Coach houses. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

The Neighbourhood Centre Area designation is intended primarily for community uses and public/private facilities, which serve the neighbourhood as a whole, and to a limited extent, for compatible high density residential development. It is noted that the Neighbourhood Centre Area designations as shown on the Boyne Survey Secondary Plan Land Use Plan are conceptual with the exact configuration having been established through the Boyne Survey Tertiary Plan. The development proposes a neighbourhood park, as per the direction of the tertiary plan, shown as Block 462 on the Plan of Subdivision.

With regard to the lands designated Residential/Office Area on the Boyne Survey Secondary Plan Land Use Plan, as per Policy C.10.5.2.1 of the Plan, as the lands do not front or have access onto an arterial road, the policies of the adjacent Residential Area designation apply.

Section C.10.2.1 e) of the Secondary Plan identifies that overall residential density of at least 40 units per net hectare and an overall density of approximately 70 residents and jobs combined per gross hectare exclusive of lands within the Natural Heritage System is

## Background

required. Upon completion of the entire Plan of Subdivision, the development will accommodate approximately 44 units per net hectare.

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

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

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which do not permit the lands uses being proposed on the subject property. The current Zoning By-law Amendment application proposes to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site specific Residential Medium Density 1 (RMD1\*315) zone, a site specific Residential Medium Density 1 (RMD1\*316), a site specific Residential Medium Density 2 (RMD2\*284) zone, Natural Heritage System (NHS) zone, Open Space (OS) and Open Space - Stormwater Management (OS2) zones. A number of site-specific provisions are required to facilitate the proposed plan of subdivision.

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

## Discussion

### Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on July 30, 2020 and the statutory public meeting was held August 24, 2020. Town of Milton Council approved Phase 1 of the proposed Plan of Subdivision on April 12, 2021. Staff received a number of written requests for updates on the progress of the application, general information requests on the proposal and letters of concern regarding the potential traffic impacts, loss of open space/agricultural lands. Staff had provided notification of the Phase 1 recommendation report in April 2021 and addressed the concerns through the report. However, as some concerns were for the entirety of the Plan of Subdivision, staff have addressed these in the Summary of Issues section of this report.

### Agency Consultation

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

## Discussion

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

### Summary of Issues

#### Subwatershed Impact Study (SIS) Status

The overall Plan of Subdivision falls within the SIS 5B Centre Tributary area and the 5B Omagh Addendum areas. Phase 1 of the Draft Plan of Subdivision, is located completely within the 5B Centre Tributary area with Phase 2 of the subdivision falling within the 5B Omagh Addendum area. Town staff, along with Regional and Conservation Halton staff, are satisfied that the proposed directions of the SIS documents have advanced to a point that is acceptable to allow the plan of subdivision and associated zoning by-law to proceed at this time.

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

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

#### Loss of Open Space/Agricultural Land

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

#### Amending Zoning By-law

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

#### Neighbourhood Park

Through the proposed plan of subdivision, a 3.74 ha block for the purpose of the creation of a future Town-owned Neighbourhood Park is proposed. These lands will be conveyed to the Town and zoned Open Space (OS) zone to facilitate the development of the park in



### Discussion

the future. The development of this site as a Town-owned park will undergo a separate community engagement planning process in the future.

### Roundabout

The proposed development includes two roundabout intersections, at Fourth Line/Whitlock Avenue and Trudeau Drive/Whitlock Avenue. At the public meeting, concern was expressed regarding future residents being made aware of the roundabouts prior to purchase in the area. Staff will ensure that the Subdivision Agreement will contain appropriate warning clauses to be included in future purchase and sale agreements, alerting purchasers to the roundabouts.

### Conclusion

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

### Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

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

### Attachments

Figure 1 - Location Map  
Figure 2 - Draft Plan of Subdivision  
Appendix 1 - Zoning By-law and Schedule A  
Appendix 2 - Public Comments



# The Corporation of the Town of Milton

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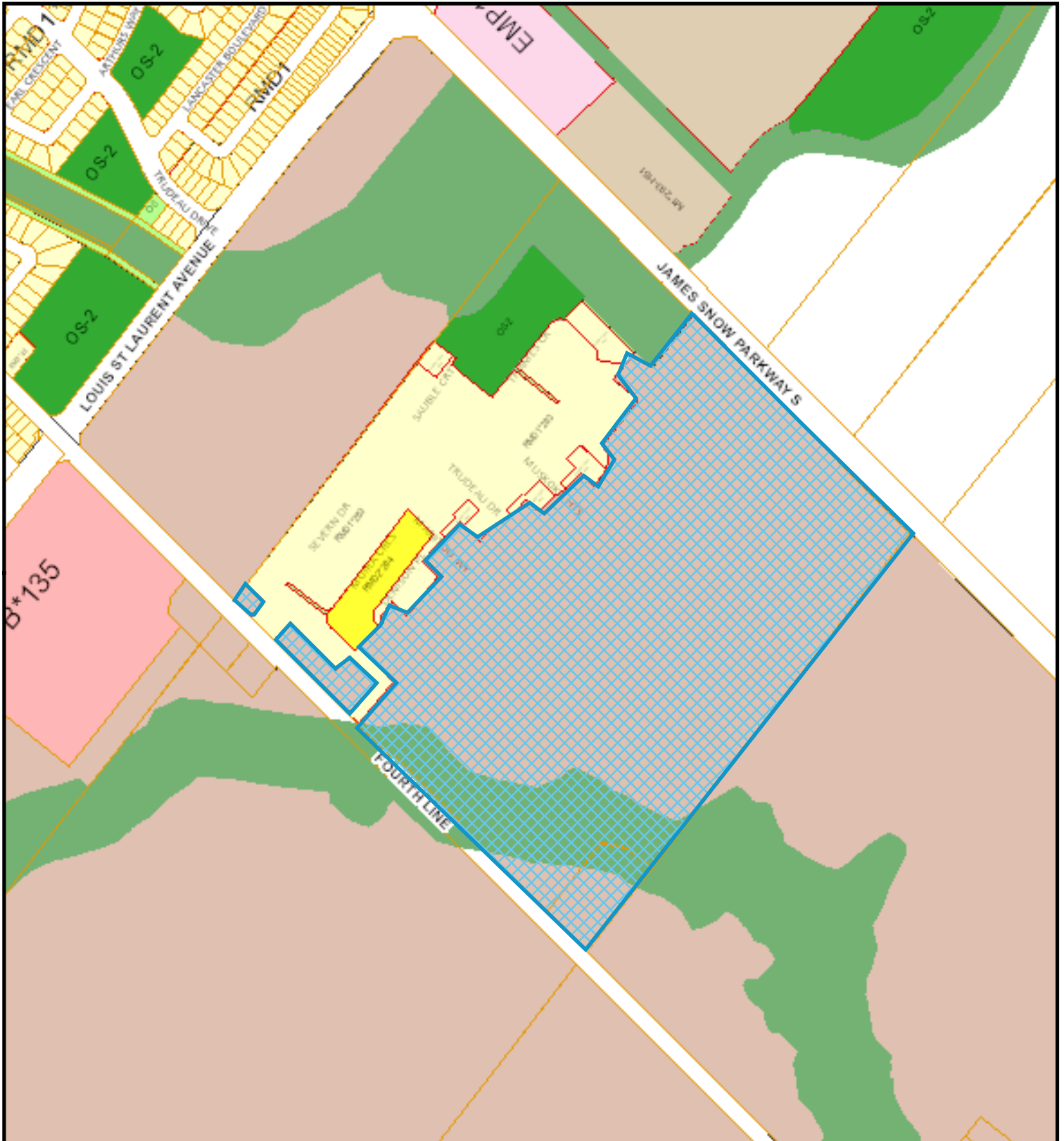
CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

## 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: May 30, 2022	Scale: 1:9,027.98	File: Z-01-20	Development Services
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**DRAFT PLAN OF SUBDIVISION  
FILE 24T - 20001/B PHASE 2**

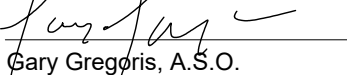
PART OF LOT 7,  
CONCESSION 5, NEW SURVEY

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

**MATTAMY - BAYVIEW LEXIS PHASE 2**

**OWNER'S AUTHORIZATION**


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

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

**SURVEYOR'S CERTIFICATE**

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

SIGNED:  DATE: January 7, 2020  
 Ross DenBroeder, Ontario Land Surveyor

 R-P E SURVEYING LTD.  
 ONTARIO LAND SURVEYORS  
 643 CHRISLER ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3  
 Tel: (416) 635-5000 Fax: (416) 635-5001

**ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)**

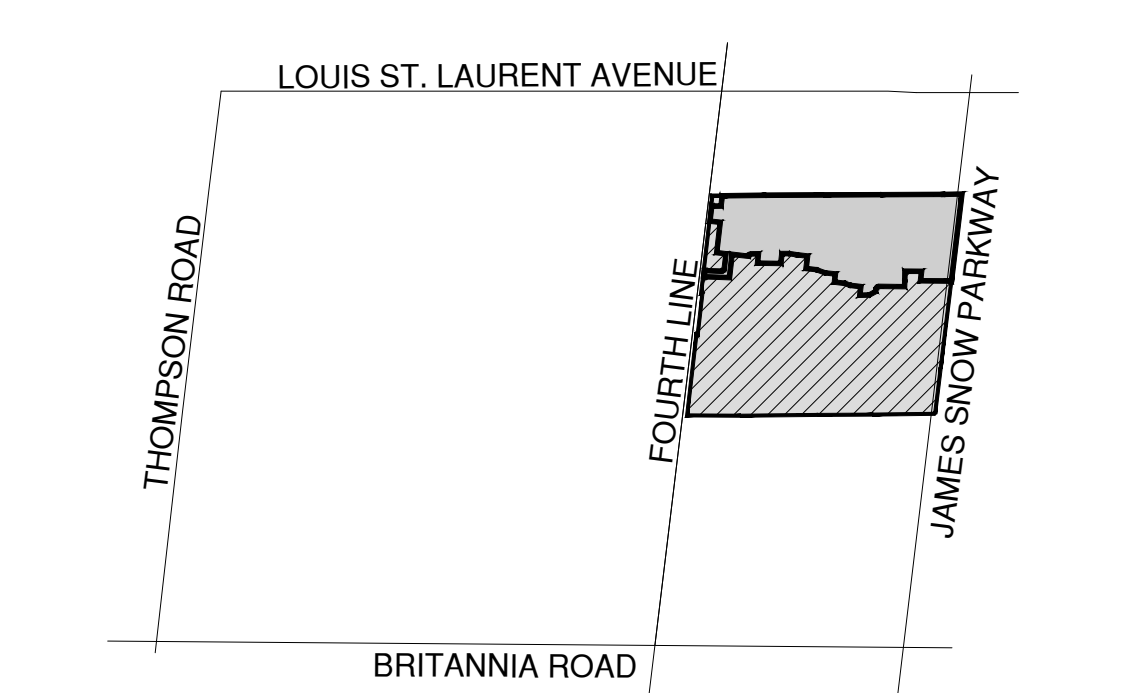
- |                  |   |
|------------------|---|
| A) SHOWN ON PLAN | G) SHOWN ON PLAN                            |
| B) SHOWN ON PLAN | H) MUNICIPAL AND PIPED WATER TO BE PROVIDED |
| C) SHOWN ON PLAN | I) CLAY LOAM                                |
| D) SHOWN ON PLAN | J) SHOWN ON PLAN          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

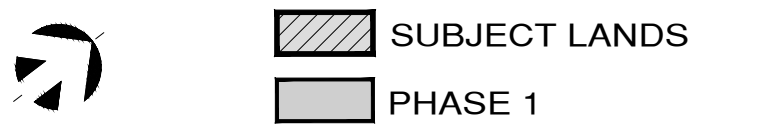
**LAND USE SCHEDULE**

Land Use	Blocks	Block Total	Area (ha)	Units
Detached Residential	181-431	251	7.66	251
Townhouse	432-451	20	2.24	108
Back to Back Townhouse	452-460	9	0.76	77
Medium Density Residential	461	1	1.43	
Neighbourhood Park Block	462	1	3.74	
Stormwater Management Pond Block	463	1	1.52	
Stormwater Pond Buffer Block	464	1	0.05	
Creek Block	465, 466	2	1.50	
Environmental Buffer Block	467-470	4	0.99	
Trail Block	471, 472	2	0.28	
Servicing Block	473	1	0.03	
Acoustic Buffer Block (3.0 m)	474-476	3	0.03	
Grading Block	477, 483	2	0.04	
Road Widening	478	1	0.29	
Residential Reserve	479	1	0.25	
0.3m Reserve	480-482	3	0.01	
16m ROW (2,006 m)			3.25	
24.0m ROW (385 m)			0.95	
26.0m ROW (625 m)			1.63	
<b>Totals</b>	<b>303</b>	<b>303</b>	<b>26.65</b>	<b>436</b>

Unit Type	Blocks	Units	SDE*
Detached	181-431	251	251
Townhouse	432-451	108	78.8
Back-to-Back Townhouses	452-460	77	38.5
<b>Totals</b>		<b>436</b>	<b>368.3</b>

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




**KEY MAP**  
 N.T.S.  




04/02/22	General Revisions, new Grading Block	A	SP
20/07/21	Original Submission	A	KC
DATE [D.M.Y.] REVISION		DWG	BY

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



SCALE 1:1500 February 4, 2022  
 DRAWN BY: SP CHECKED BY: KC  **A**

**KORSIAK** Urban Planning  
 206-277 Lakeshore Road East  
 Oakville, Ontario L6J 1H9  
 T: 905-257-0227  
 info@korsiak.com

s:\korsiak & company\milton\milton phase 3\bayview lexis\draft plan\2022-02\bayview lexis phase 2 - ep - feb. 4. 22. sp.dwg

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 6 AND 7, CONCESSION 3, (FORMER GEOGRAPHIC SURVEY OF TRAFALGAR) IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED) - TOWN FILE: Z-01/20

**WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

**AND WHEREAS** the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

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

**1.0 THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone symbols to two Residential Medium Density 1 - Special Sections (RMD1\*315 & RMD1\*316) Zone), a Residential Medium Density 2 - Special Section (RMD2\*284) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone symbols and adding the Holding (H) symbols H58, H59, H60, H61, H62 and H63, to each of the zone symbols on this on the lands as shown on Schedule A attached hereto.

**2.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.101 to read as follows:

For lands with Holding Provision H58, the H58 Holding Provision shall apply to Lots 181 to 193 (inclusive) and 326 to 431 (inclusive) and Blocks 432 to 435 (inclusive), and Block 451 on the Draft Plan of Subdivision dated February 4, 2022, and not be removed until such time as there is an acceptable storm water management strategy in place to accommodate these units, to the satisfaction of the Town.

**3.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.102 to read as follows:

For lands with Holding Provision H59, the H59 Holding Provision shall apply to Lots 414, 415, 416 and 417 on the Draft Plan of Subdivision dated February 4, 2022, and not be removed until such time as the excess lands currently part of the Fourth Line right-of-way are in the Owner's possession. The additional lands will be required to be merged with these lots

- 4.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.103 to read as follows:

For lands with Holding Provision H60, the H60 Provision shall apply to Lots 320-325 on the Draft Plan of Subdivision dated February 4, 2022 and not be removed until

- a) it is determined through detailed design that Block 463 (SWM Pond) is of sufficient size,
- b) such time as the lands to the south develop to the satisfaction of the Town of Milton and
- c) such time as the size of the stormwater management pond has been verified.

- 5.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.104 to read as follows:

For lands with Holding Provision H61, the H61 Provision shall apply to Lots 300 -303 (inclusive) on the Draft Plan of Subdivision dated February 4, 2022 and not be removed until such time as the lands to the south develop and to the satisfaction of the Town.

- 6.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.105 to read as follows:

For lands with Holding Provision H62, the H62 Provision shall apply to Lots 228-230 (inclusive) and 250-252 (inclusive) on the Draft Plan of Subdivision dated February 4, 2022 and not be removed until it is determined through detailed design that the Town is satisfied with the design of the roundabout.

- 7.0 THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.106 to read as follows:

For lands with Holding Provision H63, the H63 Provision shall apply to Lots 414-419 (inclusive) on the Draft Plan of Subdivision dated February 4, 2022 and not be removed until it is determined through detailed design that the Town is satisfied with the design of the roundabout.

- 8.0 THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.315 as follows:

**Residential Medium Density 1 - Special Section (RMD1\*315) Zone**

- i) Special Site Provisions Applicable to All Dwelling Types

- a. In addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
  - b. For the purpose of this by-law, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
  - c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
  - d. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
  - e. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot.
  - f. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
  - g. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
  - h. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback 0.0 metres from a lot line, except where a parking area abuts:
    - i. a lot line adjacent to James Snow Parkway, the setback shall be 2 metres.
- ii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access (All Types) the following shall apply:
- a. In the case of a staggered double car garage:
    - i. One garage is permitted to have a minimum setback of 2.0 metres to the front lot line providing that the second garage has a minimum setback of 5.5 metres to the front lot line.
    - ii. On lots having frontage less than or equal to 11.5 metres the

driveway width shall not exceed 6.6 metres.

- b. Notwithstanding Section 4.19.5, Table 4H, porches/verandas encroaching into the required interior side yard are permitted to be located 0.9 metres to the interior side lot line.
  - c. Where located on top of a porch/veranda, balconies are permitted to encroach into the required interior side yard and shall be provided in accordance with b) above.
  - d. Notwithstanding any regulation of this By-law to the contrary, on any lot where a residential driveway enters a street, no obstruction to sight lines, including fencing, shall be permitted within the triangular area formed by the street line, the residential driveway edge and the line connecting them at points 1.0 metres from their intersection.
  - e. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- iii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Interior Lot:
- a. Lot frontage (minimum), interior lot - 9.15 metres
  - b. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 60% of the building face is used for the garage portion of the elevation.
  - c. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, provided the garage face does not project further than 1.83 metres beyond the porch.
  - d. Second storey boxed/bay windows shall be permitted in a required interior side yard for interior lots adjacent to a corner lot on a roundabout.
- iv) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Corner Lot, the following shall apply:
- a. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot.
  - b. Where a garage is accessed by a residential driveway crossing the exterior side lot line:

- i. An attached garage may be located no closer than 0.6 metres from the rear lot line.
    - ii. Air conditioning and heat exchange units are permitted to be located within that portion of the yard located between the dwelling unit and the attached garage, however such units are not permitted to encroach into the exterior side yard.
    - iii. Fences and walls having a maximum height of 2.0 metres are permitted to enclose that portion of the yard bounded by the dwelling unit, the exterior side lot line, and the residential driveway.
  - c. At the intersection of two local public or private streets:
    - i. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
    - ii. No part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
  - d. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 62% of the building face is used for the garage portion of the elevation.
  - e. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, and the garage portion of the elevation may project no further than 1.83 metres beyond the dwelling face or porch/veranda portion of the elevation.
  - f. For detached dwellings that are located at the corner of Whitlock Avenue and the roundabout, the following additional provisions shall apply:
    - i. The yard abutting Whitlock Avenue shall be deemed to be the front yard.
    - ii. Minimum lot depth shall be measured along the interior lot line.
    - iii. Minimum Interior Side Yard Setback: 7.0 metres
    - iv. A residential driveway can extend into a rear yard or interior side yard to access an attached garage, provided that the driveway does not extend beyond the garage face.

- v. Notwithstanding Section 4.8.1 i), within a *front yard* the maximum fence *height* shall be 2.0 metres.
- v) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Street Access, the following shall apply:
  - a. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
  - b. At the intersection of two local public or private streets, no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
  - c. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- vi) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Private Street, Rear Access, the following shall apply:
  - a. For all lane-based townhouses, the yard where the driveway is located is deemed to be the rear yard.
  - b. Minimum Lot depth (all unit types): 15.0 metres
  - c. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
  - d. Rear yard setback (minimum), all unit types - 1.0 metres
  - e. Notwithstanding Section vi) d. above, units with driveways abutting the inside or outside of a rounding or curve shall have a minimum rear yard setback of 0.6 metres.
  - f. At the intersection of two streets, no part of any residential driveway shall be located closer than:
    - i. 3.0 metres from the point of intersection of two private street lines, or;
    - ii. 4.5 metres from the point of intersection of one private street line and one public street line.
  - g. The minimum required outdoor amenity area per unit is 4 m<sup>2</sup>, to be provided on a balcony.
  - h. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.



- i. Notwithstanding any provisions of the By-law to the contrary, in those instances where the front yard is included as part of a common element of a condominium, the minimum required front yard setback between a condominium dwelling unit and a common element shall be 0.0 metres.
- j. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.
- k. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.
- l. Section 5.6.2 viii b) shall not apply.

**9.0 THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.316 as follows:

**Residential Medium Density 1 - Special Section (RMD1\*316) Zone**

- i) For the purposes of this section, a *Sales Office* shall be defined as a Temporary Sales office for the sale of residential lots or units in a plan of subdivision or condominium, within the Town of Milton.
- ii) Additional Permitted Uses
  - a. Sales office
- iii) Where a Sales Office is proposed, it shall be subject to the following provisions:
  - a. In addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
  - b. Whitlock Avenue shall be deemed the front lot line.
  - c. Minimum yard setbacks:
    - i. Front yard setback - 4.0 metres
    - ii. Interior side yard setback - 4.0 metres
    - iii. Exterior side yard setback - 4.0 metres
    - iv. Rear yard setback - 4.0 metres
  - d. The minimum parking area setback from the main wall of a building shall be 1.5 metres.

- e. Accessible parking spaces shall be located in proximity to the primary entrance(s) to a building and shall have direct access to the entrance(s) by a minimum of 2.0 metres wide unobstructed access route.
- f. A minimum of 1.5m of landscaping shall be provided between the parking area and any lot line.

iv) Zone Standards for Detached and Townhouse Dwellings:

- a. Shall be subject to the RMD1\*315 zone provisions.

**10.0** THAT pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the *Planning Act*, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

**PASSED IN OPEN COUNCIL ON MAY 9, 2022.**

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

Mayor

\_\_\_\_\_  
Meaghen Reid

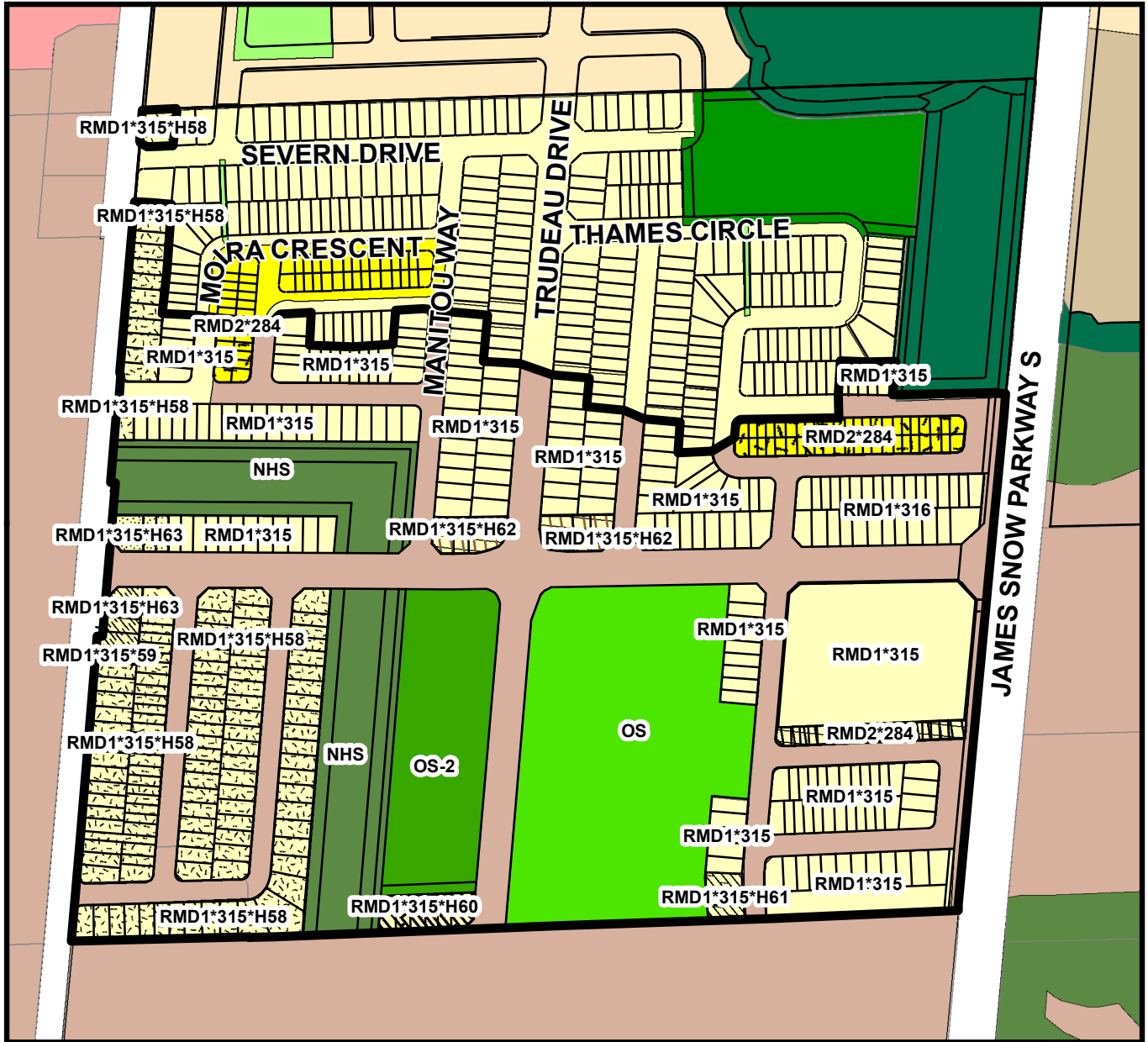
Clerk

SCHEDULE A  
TO BY-LAW No. -2022

TOWN OF MILTON

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















Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

-  NHS - Natural Heritage System
-  OS - Open Space Zone
-  OS-2 - Open Space Zone 2
-  RMD1\*315\*H59 - Medium Density Residential Special with Holding
-  RMD1\*315\*H58 - Medium Density Residential Special with Holding
-  RMD1\*315\*H60 - Medium Density Residential Special with Holding
-  RMD1\*315\*H61 - Medium Density Residential Special with Holding
-  RMD1\*315\*H62 - Medium Density Residential Special with Holding
-  RMD1\*315\*H63 - Medium Density Residential Special with Holding
-  RMD1\*315\*H63 - Medium Density Residential Special with Holding
-  RMD1\*315 - Medium Density Residential Special
-  RMD1\*316 - Medium Density Residential Special
-  RMD2\*284 - Medium Density Residential Special
-  RMD2\*284 - Medium Density Residential Special



**Debbie Johnson**

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**Subject:** FW: Homes

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

From: Clive Thomas < >

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

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

Subject: Homes

Good morning

Wonderful planning with the help  
of the industrious Mattamy.

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

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

So funny and pathetic and yet so sad

RCT

Sent from my iPhone

**Debbie Johnson**

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

**From:** jcalava <>

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

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

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

Good afternoon,

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

At this time I have some initial comments:

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

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

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

Thank you.

-Joe

Milton, ON

**Debbie Johnson**

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

**From:** suzanne page < >

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

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

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

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

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**Debbie Johnson**

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**Subject:** FW: Proposed Milton subdivision

**From:** Ahad Raza <>  
**Sent:** Saturday, February 29, 2020 7:01 PM  
**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>  
**Subject:** Proposed Milton subdivision

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

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

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

Thank you,  
Ahad

**Debbie Johnson**

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**Subject:** FW: New subdivision

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

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

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

Thank you,  
Shelby Henderson

Sent from my Samsung Galaxy smartphone.