



# The Corporation of the Town of Milton

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Report To: Council

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From: Jill Hogan, Commissioner, Development Services

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Date: 5/30/2022

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Report No: DS-038-22

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Subject: Technical Report: Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications by Sixteen Mile Land Corp. and Yates Land (Milton) Corp, applicable to lands described as Part of Lot 8, Concession 3 (NS), Trafalgar, located at the northeast corner of Louis St. Laurent Avenue and Regional Road 25. (Files: 24T-20007/M, LOPA -05/20 and Z-16/20)

**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-20007/M);

AND THAT Development Services Report DS-038-22 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of three six-storey residential apartment buildings, BE APPROVED;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 72 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-038-22 for Council adoption;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-038-22 for Council adoption;

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.



Report To: Council

**AND FURTHER THAT the Town clerk forward a copy of Report DS-038-22 and the decision to the Region of Halton for their information.**

## EXECUTIVE SUMMARY

An application has been submitted for a Plan of Subdivision consisting of one residential development block (shown as Block 1), two creek blocks (shown as Block 2 and Block 3) and associated creek buffer blocks (shown as Block 4, 5, 6, 7, 8). The draft Plan of Subdivision is attached as Figure 2.

The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of three six-storey apartment buildings with an associated one-storey clubhouse (Figure 3). An Official Plan Amendment is required to permit an increase in density to 198 units per hectare whereas the current Residential/Office Area permits a maximum density of 150 units per hectare. The application also proposed to replace the current Future Development (FD) zone and Natural Heritage System (NHS) zone with a site specific Residential Office with a Holding (RO\*317\*H64) zone to accommodate the proposed residential apartment buildings, Natural Heritage System (NHS) zones to reflect Sixteen Mile Creek and its buffers, and two site specific Future Development with a Holding (FD\*318\*H65) & (FD\*319\*H66) zones to limit permitted uses and provisions on the remnant lands.

### Conclusions and Recommendations

Staff recommends that the applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended BE APPROVED for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy;
2. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies;
3. The proposed land use is compatible with surrounding land uses and is keeping with the direction of the Bristol Survey Secondary Plan;
4. The proposal represents an efficient use of land and infrastructure;
5. The proposed high-density development represents reasonable intensification and offers an alternative housing form.

## REPORT

### Background

#### Owner:

## Background

Sixteen Mile Land Corp./Yates Land (Milton) Corp., 1030 Fourth Line, Milton, Ontario.

### Applicant:

Wellings Planning Consultants Inc., 513 Locust Street, Unit B, Burlington, Ontario.

### Location:

The subject lands are located on the northeast corner of Regional Road 25 and Louis St. Laurent Avenue within the Bristol Survey Secondary Plan. The lands are largely vacant with an existing single detached dwelling and accessory building located on the eastern portion of the lands. The Sixteen Mile Creek traverses the subject lands. Surrounding land uses are predominantly existing and future residential uses, Milton Community Park to the northwest and Sargent Farms to the north.

### Proposal:

An application has been submitted for a Plan of Subdivision consisting of one residential development block (shown as Block 1), two creek blocks (shown as Block 2 and Block 3) and associated creek buffer blocks (shown as Block 4, 5, 6, 7, 8). Through the Plan of Subdivision approval, the creek block and its associated buffers will be transferred to the Town of Milton to ensure its protection. The draft Plan of Subdivision is attached as Figure 2.

Additionally, the applicant is seeking amendments to the Town's Official Plan and Zoning By-law to facilitate the development of a portion of the subject lands and construct three six-storey apartment buildings on the proposed residential development block (Block 1).

The Official Plan Amendment is seeking to retain the current Residential Office Area designation and increase the maximum density to 198 units per hectare whereas 150 units per hectare is currently permitted under the designation.

The Zoning By-law Amendment is required to replace the current Future Development (FD) and Natural Heritage System (NHS) zones with a site specific Residential Office with a Holding zone (RO\*317\*H64) to accommodate the proposed residential apartment buildings., Natural Heritage System (NHS) zones to reflect Sixteen Mile Creek and its buffers, and two site specific Future Development with a Holding (FD\*318\*H65) & (FD\*319\*H66) zones to limit permitted uses and provisions on the remnant lands.

Figure 3 illustrates the proposed residential development, subject to the proposed Official Plan Amendment and Zoning By-law Amendment. The development proposes three six-storey apartment buildings, totalling 276 units. Parking is provided at a rate of 1.42 parking spaces per unit for a total of 394 parking spaces provided in a combination of surface and underground parking. Access is proposed from Regional Road 25 and Louis St. Laurent Avenue. The application is proposing approximately 4, 543 square metres of combined outdoor amenity space and 353 square metres of indoor amenity area (clubhouse) for the enjoyment of the residents. Figure 4 attached to this report also provides a conceptual rendering of the proposed built form.

## Background

The following reports and supporting materials have been submitted in support of the application:

- Completed Application Forms for Official Plan Amendment, Plan of Subdivision and Zoning By-law Amendment
- Arborist Report, dated March 2021, prepared by LGL Limited.
- Architectural Package, dated March 9, 2020, prepared by ATA Architects Inc.
- Draft Plan of Subdivision, dated July 23, 2020, prepared by J.H. Gelbloom Surveying Limited.
- Environmental Impact Assessment, dated March 26, 2021, prepared by LGL Limited.
- Erosion and Sediment Control Plan, dated June 2020, prepared by a.m. candaras associates inc.
- Geotechnical Investigation, dated March 30, 2020, prepared by Terraprobe Inc.
- Hydrogeological Investigation, dated February 7, 2020, prepared by Terraprobe Inc.
- Legal Survey, dated June 26, 2017, prepared by Rady-Pentak and Edward Surveying Ltd.
- Noise Feasibility Study, dated July 24, 2020, prepared by Howe Gastmeier Chapnik Limited.
- Phase 1 Environmental Site Assessment, dated September 8, 2017, prepared by Terraprobe Inc.
- Phase 2 Environmental Site Assessment, November 25, 2019, prepared by Terraprobe Inc.
- Phase 1 and Phase 2 Environmental Assessment Reliance Letter, dated January 10, 2020, prepared by Terraprobe Inc.
- Planning Justification Report, dated July 2020, prepared by Wellings Planning Consultants Inc.
- Public Consultation Strategy, dated July 2020, prepared by Wellings Planning Consultants Inc.
- Stage 1 and Stage 2 Archaeological Assessment, dated September 12, 2017, prepared by Archaeological Assessments Ltd.
- Stormwater Management and Functional Servicing Report, dated December 14, 2021, prepared by a.m. candaras associated inc.



## Background

- Transportation Impact, Parking and Travel Demand Management, rev.3 dated November 2021, prepared by Paradigm Transportation Solutions.
- Urban Design Brief and Shadow Analysis, dated June 30, 2020, prepared by ATA Architects Inc.

## Planning Policy:

The subject lands are designated Residential/Office Area as shown on Schedule B - Urban Area Land Use Plan of the Town's Official Plan. The lands are also located within the Bristol Survey Secondary Plan and are designated Residential/Office Area as shown on Schedule C-6-D - Bristol Survey Secondary Plan Land Use Plan. The Residential/Office Area designation is intended for lands within the Urban Area where higher density development is to be encouraged. The Residential/Office designation means that the main permitted uses shall be at a minimum density of 85 units per net hectare and a maximum density of 150 units per net hectare applicable to the residential use. The proposed Official Plan Amendment seeks an increase in maximum density to 198 units per net hectare.

Section 2.7.1 of the Official Plan states that it is the goal of the Town of Milton to meet current and future housing needs by:

- a) Ensuring that an appropriate range and mix of housing by density, type and affordability are permitted within the Town to meet a wide range of needs of current and future households;
- b) Encouraging innovation with the development industry to expand the variety of housing forms available and the ease with which they can be adapted to meet the changing needs of residents throughout their lives and, in particular, residents with special needs;
- c) Fostering the creation of additional housing accommodation through various forms of residential intensification;
- d) Encouraging the inter-mixing of different housing forms and types within neighborhoods to foster community integration;
- e) Improving public awareness and understanding of the housing issues facing the Town.

It is staff's opinion that the proposed development would satisfy the above housing goals as the proposal adds to the variety of housing types available to meet a wide range of needs of households, represents the creation of additional housing accommodation through intensification and further encourages the intermixing of different housing forms

## Background

and types within the community. Furthermore, the proposed increase in overall density will result in the provision of smaller, affordable apartment units.

Section 3.3.3.5 states that applications for development of high density residential uses in a Residential/Office Area, or proposed sites for such uses in Secondary Plans, shall be evaluated based on conformity with all the following criteria:

- a) Site: the area of the site is sufficient to provide on-site recreation amenities, adequate parking facilities and landscaped area.
- b) Mixed Use Development: the residential uses may form part of a mixed use building or be located in a purpose designed building.
- c) Height: i) the height of the building does not exceed eight stories except in accordance with the policies of subsection 5.5.3.8 of this Plan; and, ii) the height or bulk of this proposal will not unduly overshadow any adjacent low and medium residential uses. Shadow studies may be required from the applicant to satisfy.

It is the opinion of staff that the proposal conforms to the criteria outlined in Section 3.3.3.5. The development proposes four, 543 square metres of outdoor amenity area and provides adequate visitor and tenant parking (a mix of surface and underground parking is provided). With regard to height, the application proposes three six-storey residential apartment building and a Shadow Impact Study has been submitted in support of the application indicating minimal impact on the nearby residential uses.

It is the opinion of staff that the proposed Official Plan Amendment is in conformity with the above policies and direction of the Town of Milton Official Plan and the Bristol Survey Secondary Plan. Attached as Appendix 1 to this report is the Draft Official Plan Amendment.

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 Bristol Survey Secondary Plan. Town staff and our agency partners are satisfied that the draft plan of subdivision, Official Plan 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) zone under the Town's Zoning By-law 016-2014, as amended. In order to accommodate the proposed residential development, application has been made to replace the existing zoning with a site specific Residential Office with a Holding zone (RO\*317\*H64), in conformity with the direction of the Town of Milton Official Plan and

## Background

Natural Heritage System (NHS) zone to reflect Sixteen Mile Creek and its buffers. The site specific provisions relate to a reduced parking rate (1.17 spaces per unit plus 0.25 spaces for visitors), reductions in setbacks and other provisions required to accommodate the development. The Region of Halton has requested a Holding Provision be placed on the zoning for the residential block to satisfy technical requirements associated with servicing and transportation requirements.

Additionally, the Zoning Amendment proposes to replace the existing Future Development (FD) lands to two site specific Future Development with a Holding (FD\*318\*H65) & (FD\*319\*H66) zones to limit permitted uses to ensure any development is done in accordance with the Regional Allocation Program.

A draft zoning by-law is attached as Appendix 2.

## Discussion

### Public Consultation and Review Process

The applicants held a virtual Public Information Session on October 29, 2020 which was attended by members of Council, interested residents and staff. The applicants presented the proposal and offered a short question and answer period.

Notice for the public meeting was provided pursuant to the requirements of the Planning Act. The statutory Public Meeting was held on January 18, 2021.

Through the review process, staff received written comments and will address the concerns raised 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 applied. Agencies will continue to work with the applicants through the detailed draft approval process.

### Summary of Issues

#### Draft Plan of Subdivision Revisions

The initial Draft Plan of Subdivision contained two proposed Future Development blocks in addition to the currently proposed Residential Office block. Through the review of the submission, the Region of Halton had indicated that support could not be given as the two proposed blocks did not currently subscribe to the Regional Allocation Program. Subsequently, the two Future Development blocks were removed from the Draft Plan and

## Discussion

are indicated as “other lands owned by the applicant”. As noted, Holding Provisions have been placed on these lands to ensure development occurs when adequate allocation is secured, among other requirements.

### Proposed Height

Staff have received correspondence regarding the proposed height of six stories and the appropriateness of such height on the subject lands. The Official Plan designates the subject lands as Residential Office which permits a maximum height of 8 stories and is intended for high density residential uses. In support of the application, the applicant submitted an Urban Design Brief and Shadow Study, prepared by ATA Architects Inc., which reviewed the potential impact of the shadows on adjacent properties and on the public realm. The report concluded that the proposal is consistent with the Town of Milton’s Shadow Impact Guidelines and that the proposal will have a minimal impact on either its neighbors or the public realm. The Town’s Urban Design section has reviewed the proposal pursuant to the Town’s Mid-Rise Urban Design Guidelines and are satisfied that proposal is consistent with the direction of the guidelines and have noted no concerns with the development.

### Provision of Commercial/Retail

The issue was raised that the proposal consisted of standalone residential apartments with no provision for commercial/retail/office space within the development. The Residential Office Area designation allows for standalone as well as mixed use buildings and staff have reviewed the proposal against the applicable policies outlined in the Official Plan. Potential locations for future commercial/retail/office uses existing in the major nodes to the south in the Boyne Survey Secondary Plan and staff will continue to encourage mixed use developments where appropriate and permitted by the Town’s planning policy framework.

### Access to Existing Dwelling and Future Development

There is an existing residential dwelling located within the “other lands owned by the applicant” that will continue to be used for residential uses until such time as the lands can be developed. The development of these lands is contingent on the lands to the north, known as the “Sargent Farms Limited”, being redeveloped and a roadway being extended to the subject lands. Currently the dwelling accesses Yates Drive via a driveway extended through a portion of the stormwater management pond block owned by the Town of Milton. The applicant is currently working with the Town to establish a temporary access easement to access Yates Drive until such time as the lands to the north are developed and/or alternative access is provided to the satisfaction of the Town of Milton.

### Traffic Impacts

In support of the development proposal the applicant has submitted a Transportation and Parking Assessment prepared by Paradigm Transportation Solutions. The report concluded that the new traffic anticipated to be added by full-build out of the development



### Discussion

to study area roadways results in relatively small impacts at the various study intersections. The analysis further concluded that the proposed site accesses to Regional Road 25 and Louis St. Laurent Avenue will operate at Level Of Service (LOS) "C" or better during the weekday peak periods under the 2024 and 2029 Total conditions. The Town and Regional Transportation sections have reviewed the study. While they are in general agreement with its conclusions, the Region of Halton has requested a Holding provision on the zoning to ensure that technical requirements are satisfied through the detailed design stage.

### 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 Official Plan Amendment and 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 Official Plan Amendment and 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  
Senior Planner

Phone: Ext. 2313



#### Attachments

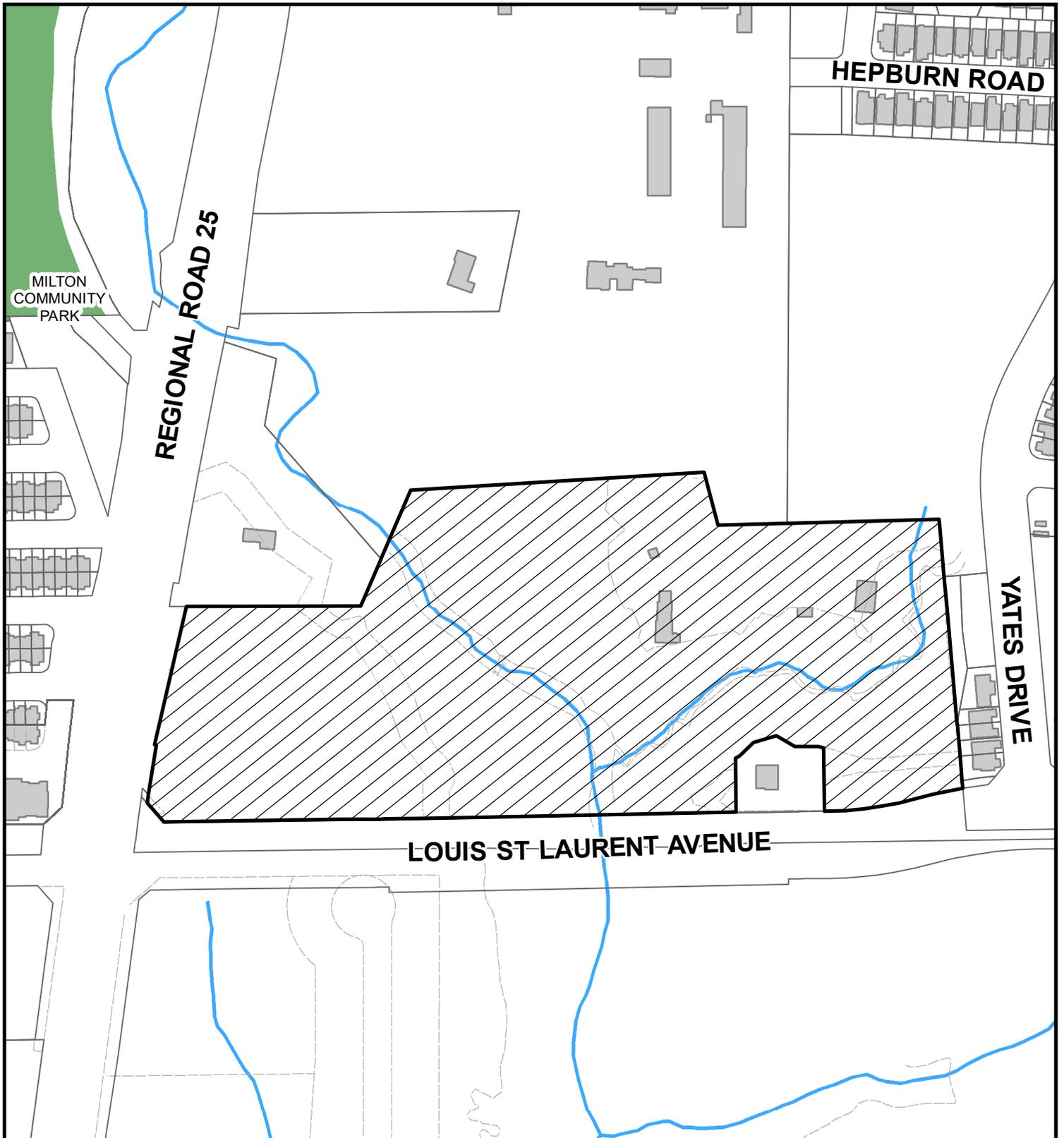
Figure 1 - Location Map  
Figure 2 - Draft Plan of Subdivision  
Figure 3 - Concept Plan  
Figure 4 - Rendering  
Appendix 1 - Official Plan Amendment  
Appendix 2 - Zoning By-law Amendment  
Appendix 3 - Public Comments

Approved by CAO  
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: 3,000	Files: Z-16/20 24T-20007/M	Development Services Department
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**NOTE:**  
THE ARCHITECTURAL SITE PLAN IS FOR GENERAL ARRANGEMENT ONLY. REFER TO THE LANDSCAPE DRAWING, THE CIVIL ENGINEERING DRAWINGS AND THE SURVEY FOR LANDSCAPING, GRADING AND SERVING DETAILS.

**SITE STATISTICS**

LOT AREA (BEFORE ROAD WIDENING)	13,133 SQ.M.
LOT AREA NET (AFTER ROAD WIDENING)	14,681 SQ.M.
PERCENTAGE (AFTER ROAD WIDENING)	14.68%
FRONT YARD	4.0M
REAR YARD	4.0M
SIDE YARD	4.0M
REAR YARD	2.5M
FRONT	2.5M
BUILDING HEIGHT	4 STOREYS
NUMBER OF UNIT	276
DENSITY (ARCHITECTURE)	188.25
FPS CLADDING PERCENTAGE FOR BUILDING 1	180
FPS CLADDING PERCENTAGE FOR BUILDING 2&3	180
FPS CLADDING PERCENTAGE FOR CLUBHOUSE	180
<b>MAXIMUM PERCENTAGE OF COMMON AREAS</b>	<b>15.31 (14.61 SQ.M.)</b>
CONCRETE SIDEWALKS, CURBS AND PAVES PERCENTAGE	55.3
ASPHALT PERCENTAGE (INC. DRIVE & ASPHALT DRIVE)	526.3
BUILDING COVERAGE	527
GROSS FLOOR FOR BUILDING #1	11,439 SQ.M.
GROSS FLOOR FOR BUILDING #2	13,312 SQ.M.
GROSS FLOOR FOR BUILDING #3	13,312 SQ.M.
GROSS FLOOR FOR CLUBHOUSE	353 SQ.M.
GROSS FLOOR FOR UNDERGROUND	11,439 SQ.M.
TOTAL GROSS FLOOR AREA	50,855 SQ.M. (W/O UNDERGROUND LEVEL)
BUILDING AREA FOR BUILDING #1	1,943 SQ.M.
BUILDING AREA FOR BUILDING #2	1,552 SQ.M.
BUILDING AREA FOR BUILDING #3	1,552 SQ.M.
<b>BUILDING AREA FOR CLUBHOUSE</b>	<b>352 SQ.M.</b>
TOTAL BUILDING AREA	5,400 SQ.M.

**PARKING REQUIRED**

RESIDENT (1.5 PER UNIT)	414
VISITOR (0.25 PER UNIT)	69
ACCESSIBLE	7 + 25
TOTAL REQUIRED	490

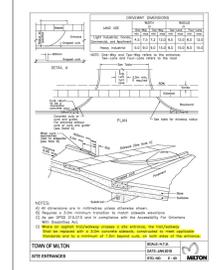
**PARKING PROVIDED**

LEVEL	NUMBER
01 - MAIN FLOOR	50
02 - PARKING FLOOR	504
TOTAL	554

**VEHICLE PARKING**

VEHICLE SPACE REQUIRED	0.2 PER UNIT
VEHICLE SPACE PROVIDED	57

OCCUPANCY  
BUILDING 1 - 108 UNITS  
BUILDING 2 - 84 UNITS  
BUILDING 3 - 84 UNITS  
BUILDING 4 - 108 UNITS (COMMON SPACE)  
THEREFORE A TOTAL OF **384 UNITS**



2 SITE ENTRANCES DETAILS  
1:25

**REVISIONS**

NUMBER	DATE	REMARKS
017	2022-04-08	ISSUED FOR COORDINATION
016	2022-04-06	ISSUED FOR CLIENT AS PER THE JOINING COMMENTS
015	2022-03-15	ISSUED FOR CLIENT
014	2022-03-14	ISSUED FOR CLIENT
013	2022-03-09	ISSUED FOR CLIENT
012	2022-01-25	ISSUED FOR CLIENT
011	2022-01-19	ISSUED FOR CLIENT
010	2021-11-12	ISSUED FOR COORDINATION
009	2021-10-21	ISSUED FOR COORDINATION
008	2021-10-12	ISSUED FOR COORDINATION
007	2021-05-28	ISSUED FOR COORDINATION
006	2021-04-14	UNDERGROUND LEVEL SENT TO CLIENT
005	2021-04-12	CLUBHOUSE SET SENT TO COORDINATOR
004	2021-04-01	STORM TANK AS PER HAULEX
003	2021-03-25	UNDERGROUND AS PER THE NEW SURVEY
002	2021-03-19	SEE PLAN FOR THE NEW SURVEY
001	2021-03-14	50% OF THE WORKING DRAWINGS

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.  
CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION.  
DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

**ATA ARCHITECTS**  
ATA ARCHITECTS INC.  
CAMVILLE OFFICE:  
211 LAKE SHORE ROAD EAST,  
CAMVILLE ONTARIO L4L 1H7  
T 905 449 8888 F 905 449 4303  
E atarchitects@ataarchitects.com  
www.ataarchitects.ca



**PROJECT**  
CREEKSIDE CONDOS  
6439 REGIONAL RD 25

**DRAWING**  
SITE PLAN & KEY PLAN

**DRAWN**  
AA

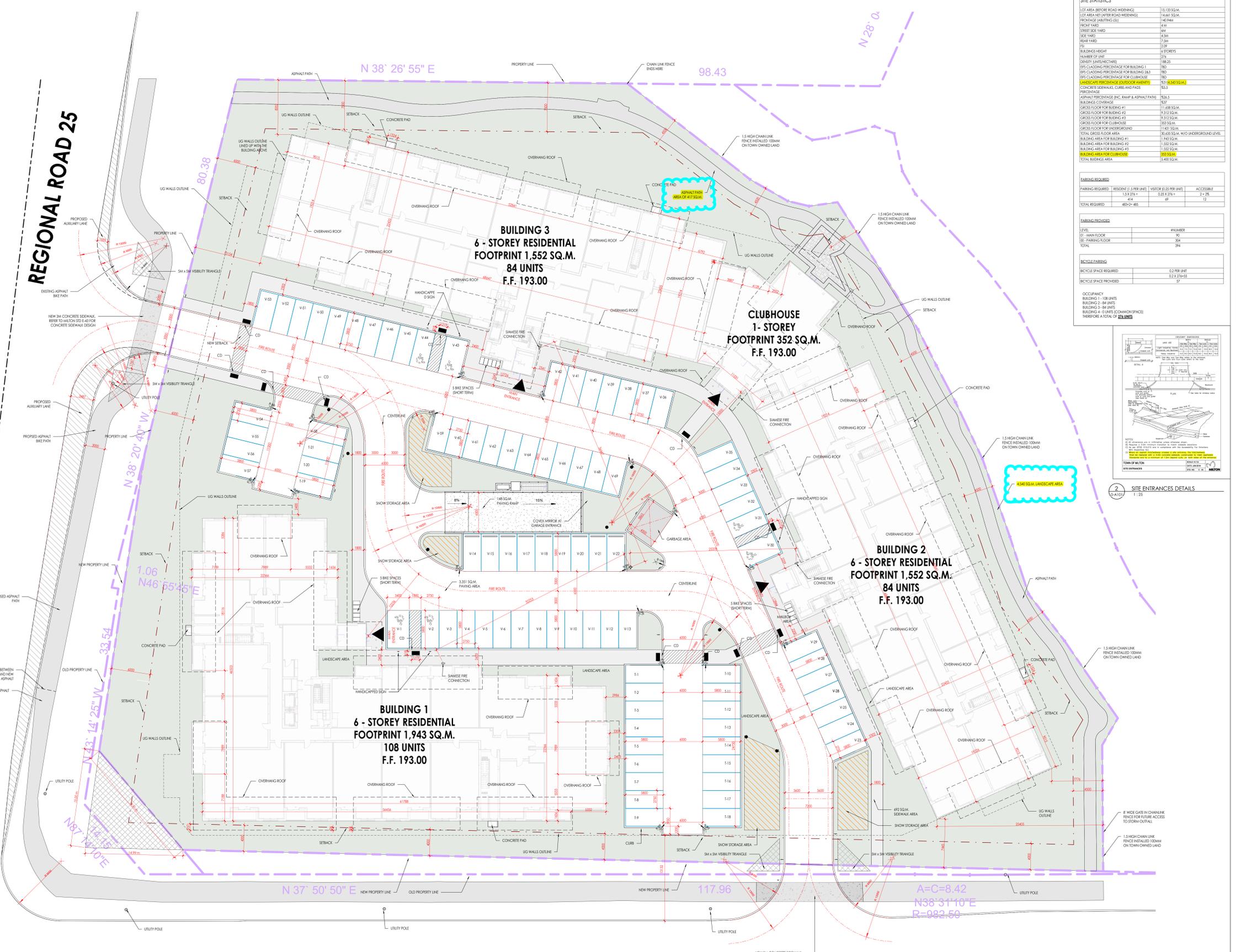
**SCALE**  
As indicated

**DATE**  
2022-04-08

**CHECKED**  
MD

**PROJECT**  
#19-1313

**DRAWING**  
0-A101



**REQUIRED SIGNAGE**

RESIDENTAL PARKING SIGN    FIRE ROUTE SIGN    FIRE ROUTE SIGN #2    NO PARKING SIGN    STOP SIGN    ACCESSIBILITY PARKING SIGN



**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, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SIXTEEN MILE LAND CORP. AND YATES LAND (MILTON) CORP. - TOWN FILE: LOPA 04/21).

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Section 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. 72 to the Official Plan of the Town of Milton, to amend Policy 4.11 and Schedule I1 of the Town of Milton Official Plan to provide for permission for the development of three six-storey residential buildings with a maximum density of 198 units per hectare at lands described as Part of Lot 8, Concession 3 (Trafalgar), Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan 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.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 72 to the Official Plan of the Town of Milton.

**PASSED IN OPEN COUNCIL ON MAY 30, 2022.**

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

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

**AMENDMENT NUMBER 72**

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

**Part of Lot 8, Concession 3 (NS Trafalgar)  
6439 Regional Road 25  
Town of Milton  
(Town File: LOPA-05/20)**

**AMENDMENT NUMBER 72**

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

**PART 1 THE PREAMBLE, does not constitute part of this Amendment**

**PART 2 THE AMENDMENT, consisting of the following text constitutes Amendment No. 72 to the Official Plan of the Town of Milton**

## **PART I – THE PREMABLE**

### **THE TITLE**

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

Amendment No. 72  
To the Official Plan of the Town of Milton.  
Part Lot 8, Concession 3 (NS Trafalgar)  
Northeast corner of Regional Road 25 and Louis St. Laurent Avenue.  
Town File: LOPA 05/20

### **PURPOSE OF THIS AMENDMENT**

The purpose of the amendment is to add Specific Policy Area 46 to the lands described as Part of Lot 8, Concession 3 (NS Trafalgar), known municipally as 6439 Regional Road 25. The lands are approximately 1.513 hectares (3.73 acres) in size and located east of Regional Road 25 between Louis St. Laurent Avenue to the south and Sixteen Mile Creek to the east. The lands will remain within the current “Residential/Office Area” land use designation however a maximum residential density of 198 units per hectare, based on the proposed 276 apartment units, may be permitted. The current allowable density under the Official Plan is 150 units per net hectare.

### **LOCATION OF THE AMENDMENT**

This Amendment applies to the subject lands located at 6439 Regional Road 25. The subject lands are legally described as Part of Lot 8, Concession 3 in the former Township of Trafalgar.

### **BASIS OF THE AMENDMENT**

The subject lands are designated “Residential/Office Area” by the Official Plan which allows for a minimum residential density of 85 units per net hectare and a maximum density of 150 units per net hectare. The amendment proposes a site-specific policy within the “Residential/Office Area” designation to permit a maximum density of 198 units per net residential hectare. The proposed mid-rise development at a slightly higher density is appropriate at a gateway location along a Major Arterial Road identified as an Intensification Corridor. The proposed apartment buildings provide adequate setbacks from adjacent properties, are compatible and will not result in an unacceptable shadow impact.

## **PART II: THE AMENDMENT**

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. 72 to the Town of Milton Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. 72 pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

#### 1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No.46 to the lands at 6439 Regional Road 25 (known legally as Part of Lot 8, Concession 3 NS (Trafalgar) Town of Milton.

#### 2.0 Text Change

- 2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

- 4.11.3.46 The land identified as Specific Policy Area No. 46 on Schedule I1 of this Plan, being the lands at 6439 Regional Road 25 may be developed to provide three six-storey residential buildings with a maximum density of 198 units per hectare.

End of Text

# TOWN OF MILTON OFFICIAL PLAN

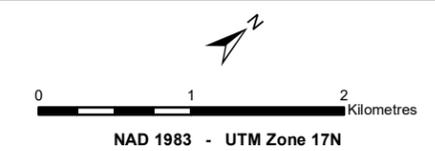
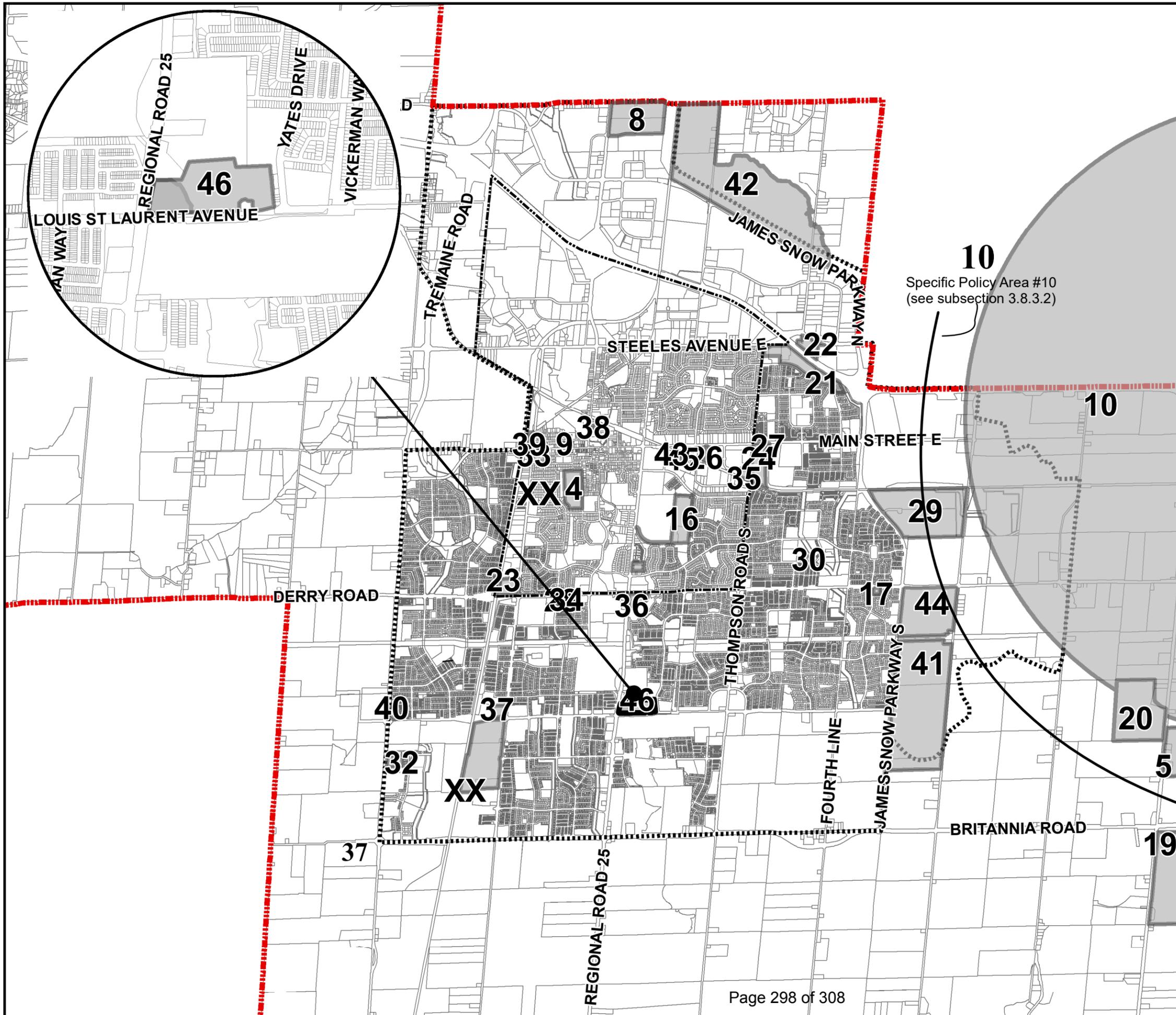
## Schedule I1

### URBAN AREA SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

Files: Z-16/20 & 24T-20007/M

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



This Schedule Forms Part Of The  
Official Plan And Should Be Read  
Together With The Text.

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**Consolidated August 2008, Edited Jan 2022**

**ZONING BY-LAW AMENDMENT**  
**THE CORPORATION OF THE TOWN OF MILTON**  
**BY-LAW NUMBER 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, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SIXTEEN MILE LAND CORP. AND YATES LAND (MILTON) CORP. - TOWN FILE: Z-16/20).

**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 will provide for the lands affected by this By-law to be zoned as set forth in this By-law upon the approval of Official Plan Amendment Number 72;

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

1.0 **THAT** Schedule A – Urban Area Zoning to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zones to a site specific Residential Office with a Holding (RO\*317\*H64) zone, Natural Heritage System (NHS), a site specific Future Development with a Holding (FD\*318\*H65) Zone, and a site specific Future Development with a Holding (FD\*319\*H66) Zone on the lands shown on Schedule “A” attached hereto.

2.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.317 as follows:

For the lands zoned Residential Office (RO\*317\*H64) Zone, the following provisions also apply:

i) Definitions:

For the purpose of this by-law:

- a) LONG TERM BICYCLE PARKING means bicycle parking spaces located within the building for the use by occupants or tenants of a building;
- b) SHORT TERM BICYCLE PARKING means bicycle parking spaces for use by visitors to a building and can be provided either inside or outside of the building.

ii) Zone Standards:

Notwithstanding the regulations of the Residential Office (RO) Zone, Table 6E of Zoning By-law 016-2014 to the contrary, the following zone standards shall apply:

- a) Maximum Number of Units – 276 units
- b) Maximum Lot Coverage – 37%
- c) Minimum Landscaped Open Space – 31%
- d) Maximum Floor Space Index – 2.2
- e) For the purposes of this By-law, Louis St. Laurent Avenue shall be considered the front yard.
- f) Minimum Front Yard Setback – 4.0 metres
- g) Minimum Interior Side Yard Setback (east property line) – 4.5 metres
- h) Minimum Rear Yard Setback – 7.5 metres
- i) Notwithstanding the provisions of Section 4.19.5 Table 4H to the contrary, an eaves and gutter encroachment to a maximum of 0.95 metres is permitted.
- j) Minimum Setback for Parking Areas abutting a Street Line - 4.0 metres.
- k) Minimum Number of Resident Parking Spaces – 1.17 spaces per unit
- l) Minimum Number of Visitor Parking Spaces – 0.25 spaces per unit.
- m) Notwithstanding the provisions of Section 5.1 of Comprehensive Zoning By-law 016-2014 to the contrary, 19 tandem parking spaces are permitted within the underground parking structure.
- n) Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.

- o) Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, any encroachment necessary to accommodate an electric vehicle (EV) charging station is permitted.
- p) Notwithstanding the provisions of Section 5.10 to the contrary, a minimum of 15 short term bicycle parking spaces shall be provided at grade with 41 long term spaces located within the building(s).
- q) Notwithstanding the provisions of Section 5.14.1, a parking structure can be located no closer than 2.2 metres to a Street Line or Lot Line.

All other regulations of the RO Zone of Comprehensive Zoning By-law 016-2014, as amended shall apply.

3.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.318 as follows:

For the lands zoned site specific Future Development with a Holding (FD\*318\*H65) zone, the following provisions also apply:

Zone Provisions:

- i) Notwithstanding Section 12.1 to the contrary, additions to existing buildings and structures and new accessory buildings and structures are not permitted.
- ii) Notwithstanding Section 12.2 Table 12A to the contrary, the minimum Lot Frontage is 5 metres and the minimum Lot Area is 0.80 hectares.
- iii) Any buildings and structures in existence on the date of passing of this by-law are deemed to comply with the zoning by-law as they existed on the date of passing of this by-law.
- iv) Section 4.19.1 i) shall not apply.
- v) The front lot line is deemed to be the one closest to Yates Drive.

4.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.319 as follows:

For the lands zoned site specific Future Development with a Holding (FD\*319\*H66) zone, the following provision also applies:

Zone Provisions:

- i) Notwithstanding Section 12.2 Table 12A to the contrary, the minimum Lot Frontage is 78 metres and the minimum Lot Area is 0.14 hectares.

- 5.0 THAT Section 13.2.1 of Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.107 to read as follows:

For lands with Holding Provision H64, the H64 Provision shall apply and not removed until such time as the following has been completed to the satisfaction of Halton Region:

- a) An updated Stormwater Management & Functional Servicing Report (FSR) and associated engineering drawings that have been reviewed and approved by Halton Region's Development Project Manager, demonstrating a site servicing scheme that is deemed acceptable by the Region for the proposed development."
- b) An updated Transportation Impact Study that has been reviewed and approved by Halton Region in accordance with the Region's Transportation Impact Study Guidelines and the approved Terms of Reference for the lands.
- c) A satisfactory site plan for the proposed development approved by the Region which illustrates an access layout to the satisfaction of Halton Region in accordance with the Region's Access Management Guidelines and By-Law 32-17."

- 6.0 THAT Section 13.2.1 of Zoning By-law 016-2014, as amended is hereby further amended by adding Section 13.2.1.108 to read as follows:

For lands with Holding Provision H65, the H65 Provision shall apply and not removed until such time as the following has been completed:

a) to the satisfaction of Halton Region:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
  - b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
  - c) The Owner shall have made all required payments associated with the Allocation Program; and,
  - d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.
- b) That until such time as the lands to the north, known as "Sargent Farms Limited" (Part of Lot 8 and 9, Concession 3, Trafalgar New Survey, Parts 1 to 4, Plan 20R-16749) are developed through a registered Plan of Subdivision and permanent alternative access is established, no further development may

occur on the lands subject to H65 Holding Provision, to the satisfaction of the Town of Milton. It should be noted that the existing temporary access easement providing access from Yates Drive to the existing dwelling through lands owned by the Town of Milton may remain until such time as the “Sargent Farms Limited” lands are developed, to the satisfaction of the Town of Milton.

7.0 THAT Section 13.2.1 of Zoning By-law 016-2014, as amended is hereby further amended by adding Section 13.2.1.109 to read as follows:

For lands with Holding Provision H66, the H66 Provision shall apply and not removed until such time as the following has been completed to the satisfaction of Halton Region:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
- b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
- c) The Owner shall have made all required payments associated with the Allocation Program; and,
- d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.

8.0 **AND THAT** if no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If 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 the Tribunal’s Order is issued directing the amendment(s).

PASSED IN OPEN COUNCIL ON MAY 30, 2022.

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

Mayor

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

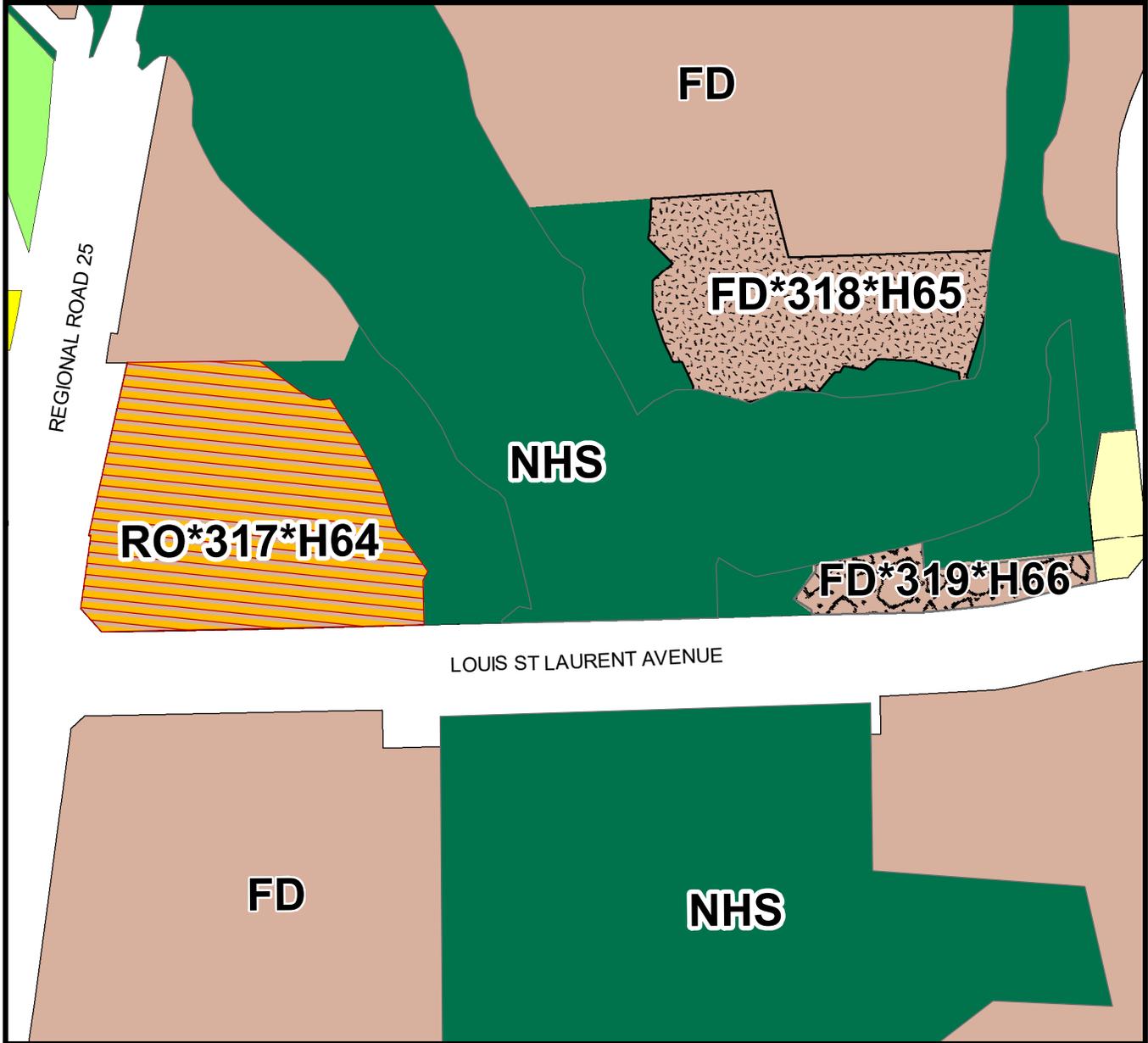
Clerk

SCHEDULE A  
TO BY-LAW No. -2022

TOWN OF MILTON

PART LOT 8 CONCESSION 3 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

-  FD\*319\*H66 - Future Development Zone Special with Holding Provision
-  FD\*318\*H65 - Future Development Zone Special with Holding Provision
-  NHS - Natural Heritage System
-  RO\*317\*H64 - Residential Office Zone Special with Holding Provision



Z-16-20  
24T-20007/M

## Aaron Raymond

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**From:** Janet Openshaw on behalf of MB-Planning@milton.ca  
**Sent:** Friday, October 9, 2020 3:28 PM  
**To:** Aaron Raymond  
**Cc:** MB-Planning@milton.ca  
**Subject:** FW: SIXTEEN MILE CREEK/YATES LAND(MILYON) CORP

Hello Aaron,

This email has come into the department for your attention.  
if you could follow up when you have a moment.,

Thanks, Janet



### Janet Openshaw

Planning Services Representative  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 x2398  
[www.milton.ca](http://www.milton.ca)

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**From:** Anoop Sandhu [REDACTED]  
**Sent:** Friday, October 9, 2020 3:23 PM  
**To:** MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>  
**Subject:** SIXTEEN MILE CREEK/YATES LAND(MILYON) CORP

Hi Dear Aaron Raymond,

The Plot of Land in question is most suitable and needed for construction of a SHOPPING PLAZZA. There are more than a thousand houses around this land with no shopping facility nearby. Further similar Lots are available on the remaining two sides of this intersection which can also converted into SHOPPING PLAZZA.

If this is not possible then ,at least maintain RURAL outlook of MILTON by not allowing more than four storey buildings **South of DERRY ROAD.**

I am a resident of Milton for the past several decades and have been loving this City for its simple Rural Look.

Dr. Anoop Sandhu