



# The Corporation of the Town of Milton

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**Report To:** Council

**From:** Jill Hogan, Commissioner, Development Services

**Date:** March 6, 2023

**Report No:** DS-012-23

**Subject:** Public Meeting and Initial Report: Zoning By-law Amendment application by Shadybrook Development Inc. to permit the development of a residential plan of subdivision (Files: Z-17/14; 24T-14012)

**Recommendation:** THAT Development Services Report DS-012-23 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 and Natural Heritage System (NHS) zone to a site specific Residential Medium Density 1 (RMD1\*220) zone, a site specific Residential Medium Density 2 (RMD2\*263) zone, a Mixed Use (MU) zone, Open Space (OS) zone, Open Space - Stormwater Management (OS-2) zone and a Natural Heritage System (NHS) zone to accommodate a proposed residential plan of subdivision.

The application for the Zoning By-law Amendment and related Plan of Subdivision was made in 2014 and a Public Meeting was previously held on July 23, 2014. The application was put on hold pending the applicants securing servicing allocation, which was secured under the Region of Halton's 2020 Allocation program. Given the time since the initial Public Meeting, staff and the applicant agreed to hold another Public Meeting.

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:** Shadybrook Development Inc.

## Background

**Agent:** Glenn Schnarr & Associates Inc., 10 Kingsbridge Garden Circle, Suite 700, Mississauga, ON. L5R 3K6

**Location:** The subject lands are located on the north side of Britannia Road, with Bronte Street South along the east and the CN Railway to the west within the Boyne Survey Secondary Plan. Surrounding land uses include existing and future residential, a mixed use development to the east (Shearling Heights Estates Z-15/21), and institutional uses to the north (Elsie MacGill Secondary School and a proposed place of worship (Z-12/21)).

### 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 site specific Residential Medium Density 1 (RMD1\*220) zone, a site specific Residential Medium Density 2 (RMD2\*263) zone, a Mixed Use (MU) zone, Open Space (OS) zone, Open Space - Stormwater Management (OS-2) zone and a Natural Heritage System (NHS) zone to accommodate a proposed residential plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The development proposes 115 single detached dwellings, 48 semi-detached dwellings and 162 townhomes for a total of 325 units in total. An additional 45 townhouse units will form part of this subdivision once the lots are consolidated with the adjacent subdivision. The development also proposes a Major Node Block, to be developed in the future. The Major Node represents a high density block and is conceptually designed as a mixed of townhouses and three eight-storey buildings (see Figure 3 for the Concept Plan). The subdivision also proposes a Stormwater Management block, a Natural Heritage System block and associated buffers and a 5 metre wide pedestrian trail (located on the east side of the channel).

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Revised Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc., dated November 9, 2022;
- Planning Justification Report including Public Engagement Strategy prepared by Glen Schnarr & Associates Inc., dated November 2022;
- Phasing Plan prepared by Glen Schnarr & Associates Inc., dated November 9, 2022;
- Draft Implementing Zoning By-Law prepared by GSAI dated November 2022;
- Noise and Vibration Feasibility Study prepared by HGC Engineering dated November 18, 2022;
- Traffic Impact Study prepared by GHD Limited dated November 21, 2022;
- Functional Servicing Report prepared by Urbantech Consulting dated November 9, 2022;

## Background

- Stormwater Management Report prepared by Urbantech Consulting dated November 9, 2022;
- Updated Hydrogeological Assessment prepared by R.J. Burnside & Associates Limited, dated July 2017;
- Major Node Urban Design Brief prepared by The Planning Partnership, dated November 2022;
- Architectural Design Guidelines prepared by The Planning Partnership, dated September 2022
- Ministry of Tourism, Culture and Sport Letter Confirming Stage 2 Archaeological Assessment dated Jan 8, 2016 prepared by Archeoworks Inc.
- Ministry of Tourism, Culture and Sport Letter Confirming Stage 2 Archaeological Assessment dated June 14, 2016 prepared by Archeoworks Inc.
- Ministry of Tourism, Culture and Sport Letter Confirming Stage 3 Archaeological Assessment dated March 9, 2018 prepared by Archeoworks Inc.
- Ministry of Tourism, Culture and Sport Letter Confirming Stage 3 Archaeological Assessment dated March 9, 2018 prepared by Archeoworks Inc.
- Ministry of Tourism, Culture and Sport Letter Confirming Stage 3 Archaeological Assessment dated May 11, 2017 prepared by Archeoworks Inc.
- Stage 4 Archaeological Assessment for parts 1, 2 and 3 of the Plan prepared by Archeoworks Inc., dated November 1, 2018; and
- Phase II Environmental Assessment prepared by Barenco Inc. dated June, 2011.

## Discussion

### Planning Policy

The subject lands are located within the Boyne Survey Secondary Plan and are designated Residential Area, Natural Heritage System, Residential/Office Area, Institutional Area and Major Node Area.

The Residential Area designation, which makes up the majority of the subject lands, 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 Natural Heritage System designation, which represents the realigned creek and its buffers, is intended 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.

With regard to the lands designated Residential/Office Area, Policy C.10.5.2.1 of the Plan notes that where the approval of the Subwatershed Impact Study results in the realignment



## Discussion

of a watercourse corridor or the location of a stormwater management facility such that the lands within the designation no longer have frontage on and direct access to an arterial road, the adjacent land use designation will be deemed to apply to such lands without amendment to this Plan.

A portion of the lands, located just below Elsie MacGill Secondary School, are designated Institutional Area. This Institutional Area designation on the subject lands, as well as on the lands to the north, was for the purpose of accommodating a secondary school within the Boyne lands. Policy C.10.5.4.4 of the Boyne Survey Secondary Plan indicates that should the lands not be required for institutional uses, then the adjacent land use designation would apply, being Residential Area. As the secondary school is built and in operation, the Residential Area designation would apply.

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 lands are currently zoned Future Development (FD) Zone and Natural Heritage System (NHS) Zone. The changes in zoning are requested to provide the necessary regulations to allow the development of the lands for a residential plan of subdivision as proposed.

### Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on February 9, 2023.

Staff has identified the following issues to be reviewed:

- Site design, built form, density and urban design
- Traffic Impacts, pedestrian and vehicle access/circulation
- Environmental Impacts
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and stormwater management.

## Financial Impact

None arising from this Report.

Respectfully submitted,



# The Corporation of the Town of Milton

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DS-012-23  
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Jill Hogan  
Commissioner, Development Services

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

## Attachments

Figure 1 – Location Map  
Figure 2 – Draft Plan of Subdivision  
Figure 3 – Concept Renderings for Mixed Use Node  
Appendix 1 – Draft Zoning By-law and Schedule A Map

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:  
March 6th, 2023

Scale: 1: 3,333

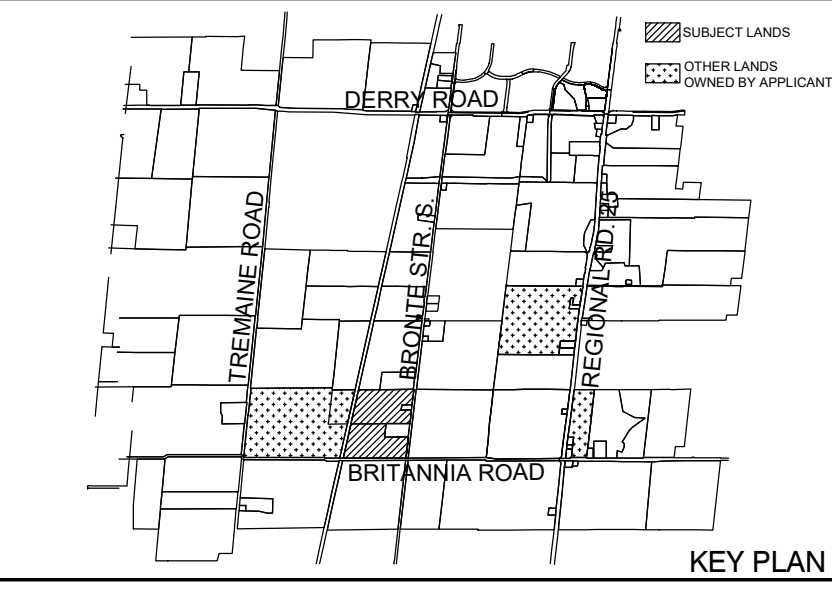
Files: Z-17/14

Development Services Department



Subject Property

**DRAFT PLAN OF SUBDIVISION 24T-14012/M**  
 Shadybrook Development Inc.  
 ONE OF THE  
  
**GREAT GULF GROUP**  
 OF COMPANIES  
 Part of Lot 6, Concession 1  
 (Geographic Township of Trafalgar)  
 Town of Milton, Regional Municipality of Halton



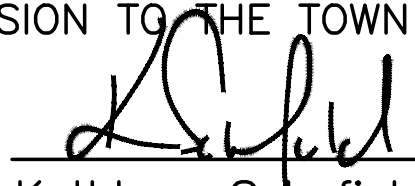
**SCHEDULE OF ADDITIONAL INFORMATION SECTION 51 (17) OF THE PLANNING ACT**

(a) SHOWN	(g) SHOWN
(b) SHOWN	(h) MUNICIPAL WATER IS AVAILABLE
(c) SHOWN	(i) SOIL IS CLAY LOAM
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE	(j) SHOWN
(e) SHOWN	(k) ALL MUNICIPAL SERVICES ARE AVAILABLE
(f) SHOWN	(l) SHOWN

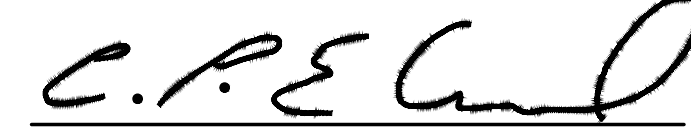
**SCHEDULE OF LAND USE**

LAND USE	LOTS/BLOCKS	NO. OF UNITS	AREA (ha)	DENSITY (UPHA)	SDE
11.0M SINGLE DETACHED RESIDENTIAL LOTS		67			67
9.5M SINGLE DETACHED RESIDENTIAL LOTS	1-139	48	7.57	42.9	48
8.0M SEMI DETACHED RESIDENTIAL LOTS		48			92.72
6.4M STREET TOWNHOUSES	140-159	122			
6.4M BACK-TO-BACK STREET TOWNHOUSES	160-163	40			18
MAJOR NODE	164		2.72		
FUTURE RESIDENTIAL	165-168		0.46		
STORMWATER MANAGEMENT POND	169		1.35		
7.5m STORMWATER MANAGEMENT BUFFER	170		0.16		
GREENLAND CHANNEL	171		2.70		
10m GREENLAND CHANNEL BUFFER	172,173		1.61		
5m PEDESTRIAN TRAIL	174		0.38		
5m SERVICING BLOCK	175		0.02		
LANDSCAPE BUFFER	176,177		0.02		
STREET "A"-"B" (24.0m ROW) - 566.5m				4.46	
STREET "C"-"J" (16.0m ROW) - 1,918.0m					
<b>TOTAL</b>		<b>325</b>	<b>21.45</b>		<b>273.72</b>

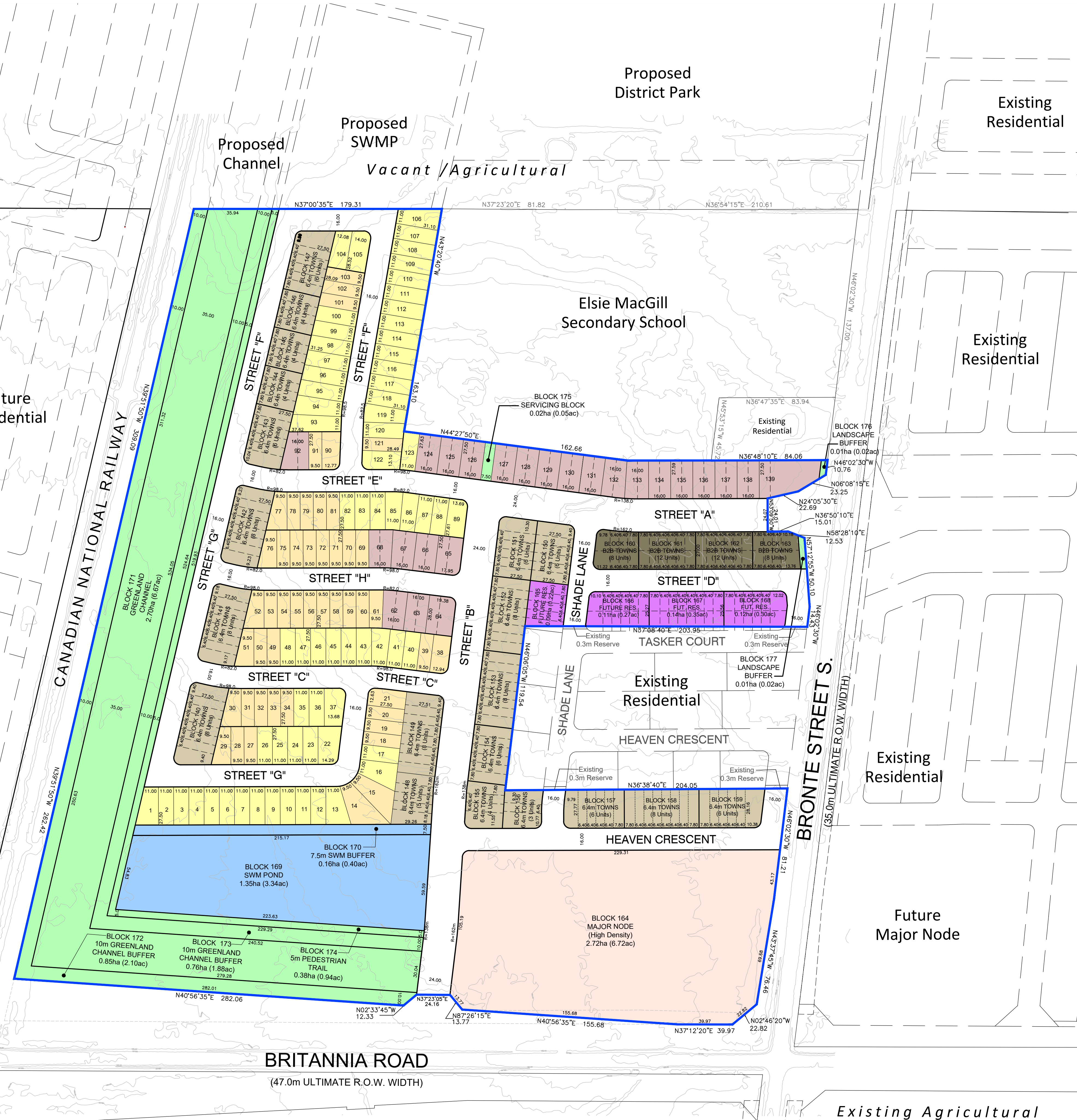
**OWNER'S CERTIFICATE**  
 WE, SHADYBROOK DEVELOPMENT INC. HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL

SIGNED  DATE: May 30, 2014  
 Kathleen Schofield A.S.O.

**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: May 30, 2014  
 Paul Edward O.L.S.  
 Rady-Pentek & Edward Surveying LTD

**NOTES:**  
 -Corner radius:  
 -Where Local ROW intersects with Collector - 7.5m  
 -Where Local ROW intersects with Local ROW - 5m  
 -500.2m (1,641') 16.0m Local R.O.W. Length and 0.82ha (2.03ac) located within Major Node  
 -SDE Factors (as per 2020 Allocation Program): Single Detached and Semi-Detached 1.0, Street Townhouse 0.76, Back-to-Back Townhouse 0.45



Future Residential

Proposed District Park

Existing Residential

Elsie MacGill Secondary School

Existing Residential

Existing Residential

Existing Residential

Future Major Node

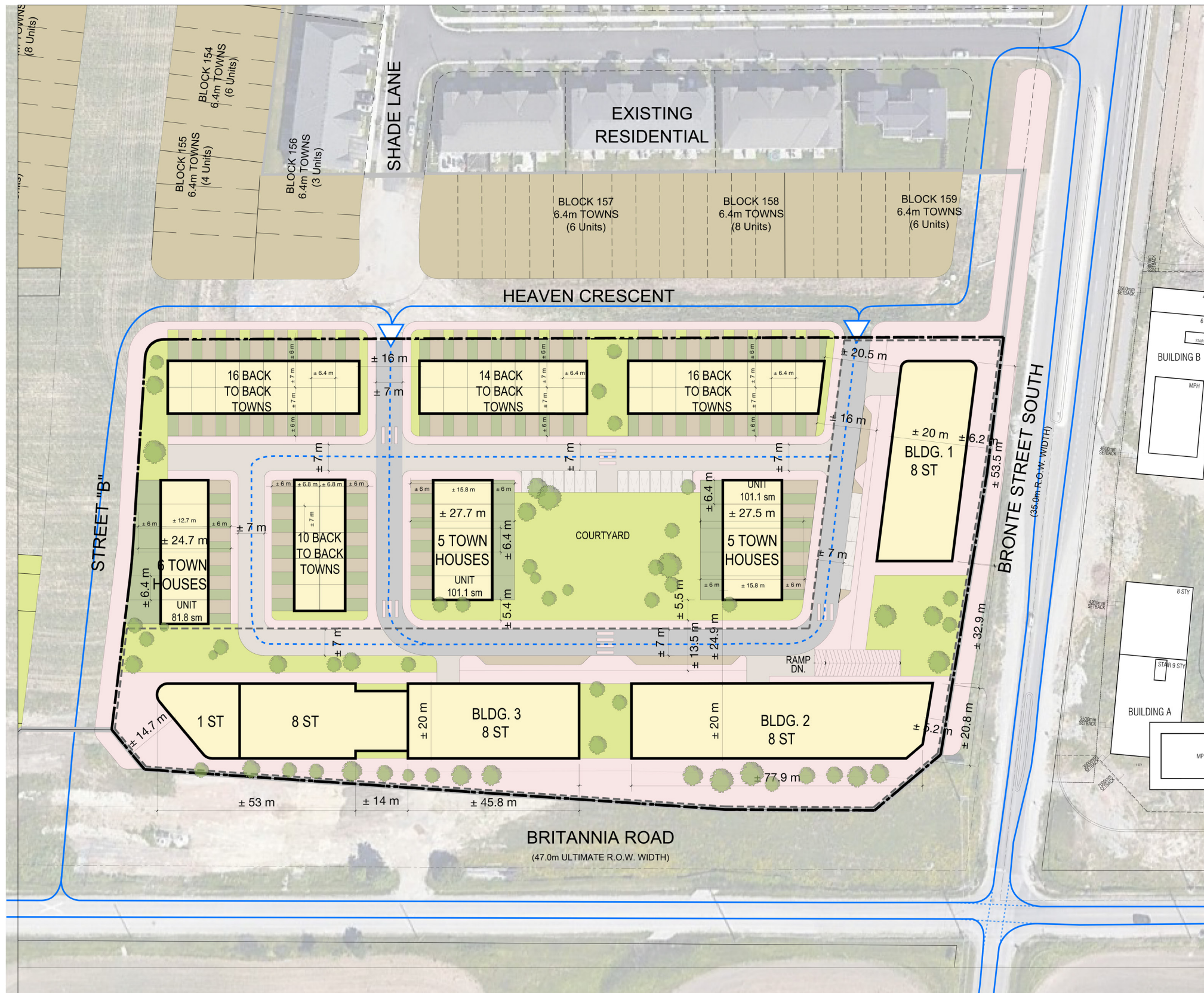
Existing Agricultural




Existing Agricultural



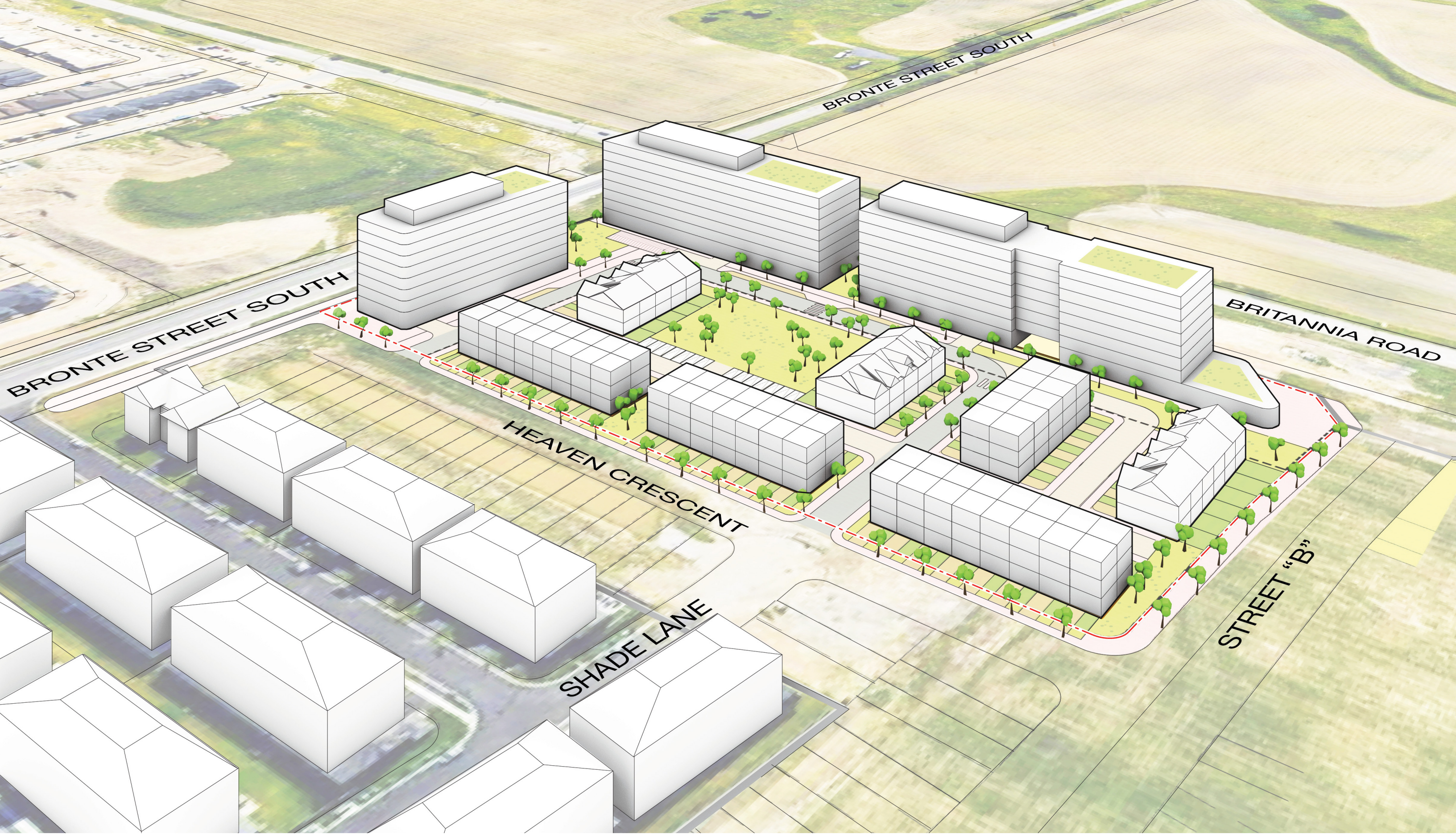
PLAN REVISED ON November 9, 2022

SCALE 1:1500 (24x36)  
 October 20, 2016



-  Site Access
-  Primary Circulation
-  Secondary Circulation - Service Road + Drop-off





BRONTE STREET SOUTH

BRONTE STREET SOUTH

BRITANNIA ROAD

HEAVEN CRESCENT

SHADE LANE

STREET "B"



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2023

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 LOT ^, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SHADYBROOK LAND DEVELOPMENT INC.) - FILE: Z-17/14

**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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage zone symbols to a site specific Residential Medium Density 1 (RMD1\*220), Residential Medium Density 2 (RMD2\*263), Mixed Use (MU), Open Space (OS), Open Space- Stormwater Management (OS-2) and Natural Heritage System (NHS) zone symbols on the land shown on Schedule A attached hereto.
2. 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 or amendments.

**PASSED IN OPEN COUNCIL ON**

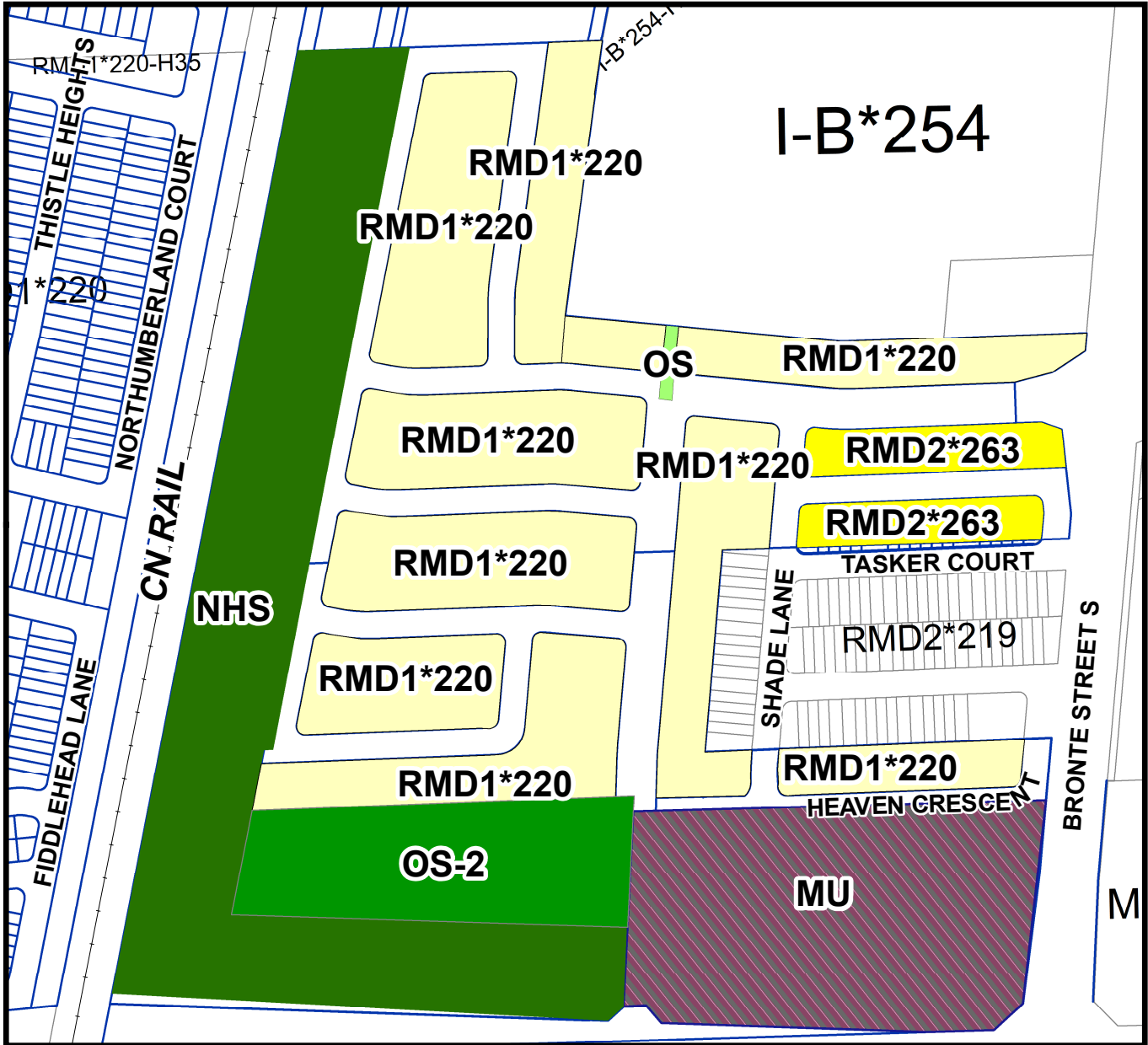
\_\_\_\_\_  
Gordon A. Krantz Mayor

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

SCHEDULE A  
 TO BY-LAW No. -2023  
 TOWN OF MILTON

PART LOT 6 CONCESSION 1 TRAFALGAR DRAFT SUBDIVISION

Town of Milton



THIS IS SCHEDULE A  
 TO BY-LAW NO. \_\_\_\_\_ PASSED  
 THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

- MU - Mixed Use Zone
- NHS - Natural Heritage System Zone
- OS - Open Space Zone
- OS-2 - Open Space 2 Zone
- RMD1\*220 - Medium Density Residential 1 Zone Special
- RMD2\*263 - Medium Density Residential 2 Zone Special



Z-17-14