



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 9, 2024

Report No: DS-063-24

Subject: Public Meeting and Initial Report: Proposed Plan of Subdivision and Zoning By-law Amendment applications by the Halton Catholic District School Board, applicable to lands legally described as Part of Lot 8, Concession 4, N.S. (Trafalgar), and located immediately east of 1125 Kennedy Circle East (Town Files: 24T-24002/M and Z-14-24)

Recommendation: 24T-24002/M and Z-14-24)

THAT Report DS-063-24, BE RECEVED FOR INFORMATION.

## EXECUTIVE SUMMARY

The Halton Catholic District School Board (HCDSB) has submitted planning applications to facilitate the development of a three-storey elementary school including a day care, and the associated infrastructure required to service the building on the subject lands. A subdivision application is required to create the elementary school block, along with natural heritage system (including trail connection) and servicing related blocks on the subject lands. A zoning by-law amendment is required to change the existing Future Development (FD) Zone to the Natural Heritage System (NHS), Open Space - Stormwater Management (OS-2), and site-specific Minor Institutional (I-A\*XXX) Zones (that includes appropriate land use permissions for the proposed elementary school) to permit the proposed development. The Zoning By-law Amendment also proposes to maintain a portion of the elementary school block as Future Development (FD) Zone to address anticipated future residential development and amend the zoning relating to a servicing block associated with the secondary school applications to west.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

## REPORT

### Background

**Owner:** Halton Catholic District School Board, 802 Drury Lane, Burlington, Ontario



## Background

**Applicant:** Jeff Kenny, Strategy 4 Inc., 100-2620 Bristol Circle, Oakville, Ontario

**Location/Description:** The subject lands, currently vacant, are located south of Louis St. Laurent Avenue and east of Kennedy Circle East, just east of the nearly constructed St. Kateri Tekakwitha Catholic Secondary School located at 1125 Kennedy Circle East. The subject property is located in Ward 3, within the Boyne Survey Secondary Plan Area and has an area of approximately 5.36 hectares. The subject lands are legally described as Part of Lot 8, Concession 4, N.S. (Trafalgar). It should be noted that the lands subject to these applications are also identified as Block 2 (residual lands) and Block 5 (servicing block) on Plan 20M-1287, the registered plan of subdivision associated with the secondary school (24T-18002/M) to the west, and as part of the broader HCDSB land holdings (see Figure 4). There is no municipal address assigned to the subject lands at the current time. See Figure 1 - Location Map.

Surrounding lands uses include:

- North: existing medium density residential uses (primarily townhouse and detached dwellings) and stormwater management pond
- East: Omagh Woodlot and medium density residential development currently under construction (Mattamy Garito Barbuto Tor - 24T-22001/M)
- South: currently vacant, however lands have been designated for future residential development, parks and schools
- West: St. Kateri Tekakwitha Catholic Secondary School

In addition, there are several existing commercial developments located to the west of Kennedy Circle East, trail linkages and parks, and other elementary and secondary schools established along Louis St. Laurent Avenue at Ferguson Drive and Fourth Line, in proximity to the subject lands.

## Proposal:

The applications filed by the Halton Catholic District School Board (HCDSB) seeks to rezone the subject lands from the current Future Development (FD) Zone to Natural Heritage System (NHS), Open Space - Stormwater Management (OS-2) and site-specific Minor Institutional (I-A\*XXX) Zones, that will permit the development of a three-storey elementary school and the services required to support the use. A portion of the subject lands will also remain as Future Development (FD) Zone as it is anticipated that lands not required for school purposes in the proposed elementary school block may be developed in combination with the future residential subdivision lands to the south. Block 5 on the adjacent plan of subdivision associated with St. Kateri Tekakwitha Catholic Secondary School, has also been added to the application, for zoning purposes only, to change the existing Site-Specific Major Institutional 278 (I-B\*278) Zone on the servicing block to a more appropriate Open Space - Stormwater Management (OS-2) Zone. Site-specific

## Background

provisions relating to street frontage, conditional building permits and loading space criteria have been proposed in relation to the school block.

Figures 2 and 3 to this report illustrate the conceptual site plan and architectural plans (i.e. floor plans and elevations), respectively. The proposed development consists of a three-storey elementary school building, including a proposed child care facility, associated play areas, three separate parking areas, and an internal bus loop and layby, as well as an internal car layby and kiss and ride lane for pick ups and drop offs. The concept plan also shows potential for up to 12 portables, should they be required. The primary access to the proposed development will be from Louis St. Laurent Avenue (i.e. via two right-in and right-out openings). A secondary access, primarily for emergency and fire fighting purposes, is being proposed from Kennedy Circle East, through the HCDSB secondary school block, to the elementary school block. The secondary access is located on the west side of the proposed elementary school building and is currently denoted on the site plan as a walkway. It should be noted that the school block is larger than required to accommodate the needs of the elementary school use, and as a result, the HCDSB has shown a potential residential lot fabric at the southern end of the school block that would complement the preliminary draft plan that has been devised by Sundial Homes, the landowner /developer to the south.

As illustrated in Figure 4, the applicant has also submitted a draft plan of subdivision, which is required to create the elementary school block, along with natural heritage system (including trail connection) and servicing related blocks on the subject lands.

The following reports and plans have been submitted in support of this application and are currently under review:

- Topographic Survey, prepared by MMP, dated June 23, 2023;
- Proposed Draft Plan of Subdivision, prepared by Strategy 4 Inc., dated June 13, 2024;
- Site Plan (Interim), prepared by Strategy 4 Inc., June 6, 2024;
- Ultimate Site Plan & Community Context Plan, prepared by Strategy 4 Inc., dated June 6, 2024;
- Interim Functional Grading Plan (Stage 1), prepared by Strategy 4 Inc., dated June 13, 2024;
- Interim Functional Grading Plan (Stage 2), prepared by Strategy 4 Inc., dated June 13, 2024;
- Ultimate Functional Grading Plan, prepared by Strategy 4 Inc., dated June 13, 2024;
- Functional Site Grading Sections, prepared by Strategy 4 Inc., dated June 13, 2024;
- Site Constraints Plan, prepared by Strategy 4 Inc., dated November 23, 2023;
- Floor Plans & Elevations, prepared by Snyder Architects Inc., dated June 19, 2024;
- Planning Justification Report (Including Public Engagement Strategy), prepared by Strategy 4 Inc., dated June 2024;
- Traffic Impact Study, prepared by GHD, dated June 13, 2024;

## Background

- Noise Impact Study (Revision 1), prepared by EXP Services Inc., dated June 19, 2024;
- Functional Servicing & Stormwater Management Report, prepared by MGM Consulting Inc., dated June 23, 2024;
- Geotechnical Investigation prepared by CMT Engineering Inc., dated September 21, 2023 (Rev: November 21, 2023);
- Scoped Hydrogeological Investigation, prepared by Hydrogeology Consulting Services Inc., dated October 23, 2023;
- Confirmation Letter - Geology/Hydrogeology, prepared by Hydrogeology Consulting Services, dated June 10, 2024;
- Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated August 1, 2013;
- Archaeological Ministry Clearance Letter (Stages 1-2), Issued by the Ministry of Tourism, Culture and Sport, dated April 28, 2014;
- Phase One Environmental Site Assessment (ESA), prepared by Peto MacCallum Ltd., dated August 4, 2023;
- Phase One Reliance Letter, prepared by Peto MacCallum Ltd., dated March 1, 2024; and,
- Draft Zoning By-law Amendment, prepared by Strategy 4 Inc. , dated June 2024.

## Discussion

### Planning Policy

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated Urban Area on Map 1: Regional Structure of the Halton Region Official Plan. Within the Urban Area, the range of permitted uses and the creation of new lots shall be in accordance with local Official Plans and Zoning By-laws.

From a local perspective, the subject lands, located within the Urban Area, are designated “Residential Area” on Schedule B- Urban Land Use Plan of the Town’s Official Plan and on Schedule C.10.C -Boyne Survey Secondary Plan Land Use Plan. The “Residential Area” designation in both the parent plan and the secondary plan, permits a full range of residential uses and densities, as well as complementary non-residential uses that are necessary to create a residential neighbourhood environment. As stated in Sections 3.2.2. h) of the parent plan and C.10.5.1.1. d) of the secondary plan, this includes local institutional uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas including elementary schools (in addition to those located within the Neighbourhood Centre Areas), libraries, places of worship, day

## Discussion

care facilities, and community centres in accordance with specific criteria set out in Sections 3.2.3.6 and 3.2.3.7 of the Official Plan.

Given that the policies of Sections 3.2.3.6 and 3.2.3.7 specifically exclude schools, the following new institutional use policies of Section 3.10.3.3 of the Official Plan are applicable to the subject application:

### NEW INSTITUTIONAL USES

3.10.3.3 Applications for amendments to the Official Plan or Zoning By-law to add new institutional designations or zones will be evaluated based on submission of:

- a) a development plan;
- b) a report by a qualified traffic engineer where deemed applicable which outlines the potential impacts of traffic on surrounding areas, particularly residential areas, and indicates how any negative impacts can be resolved;
- c) any incompatibilities with surrounding uses, particularly residential uses, can be mitigated in an appropriate manner through provision of buffering, engineering solutions or other similar approaches, except that where the use has satisfied the provisions of the Environmental Assessment Act it will be deemed to be compatible with surrounding uses;
- d) the scale of the buildings is compatible with the character of the surrounding area; and,
- e) a location on a regional or arterial road.

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

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

The subject lands are currently zoned Future Development (FD) under By-law 016-2014, as amended, which only permits uses that legally existed on the date that the Zoning by-law came into effect. A Zoning By-law Amendment is required to provide the necessary zones to facilitate the development of the lands for an elementary school, identify the boundaries of the Natural Heritage System and delineate the associated servicing infrastructure needed to support the development. In addition to the proposed change in Zone categories to allow the elementary school use, the applicant is also seeking permission for site-specific provisions relating to street frontage, conditional building

## Discussion

permits and loading space criteria. As a result, a site-specific Minor Institutional (I-A\*XXX) Zone has been proposed through this application.

Furthermore, the following zoning matters have also been included as part of the proposed Zoning By-law Amendment:

1. the lower portion of the school block, that is considered surplus to the Board's elementary school requirements, will maintain a Future Development (FD) zoning, as it is anticipated that this portion of the school block may be considered for residential uses in the future and will be rezoned and coordinated with the adjacent developer to the south at the appropriate time; and,
2. Block 5 on Plan 20M-1287, the registered plan associated with the subdivision and rezoning applications for the secondary school to west, will be rezoned from the current Site-Specific Major Institutional Zone (I-B\*278) to an Open Space - Stormwater Management (OS-2) Zone to reflect the servicing function that will exist in the block and contain a zoning category that is consistent with the servicing blocks included within the subdivision application associated with the elementary school.

A draft Zoning By-law Amendment prepared by the applicant is included as Appendix 1 to this report.

## Site Plan Control

Should the application be approved, site plan approval will be required for the elementary school block prior to the commencement of any development.

## Public Consultation:

Notice of a complete application and statutory public meeting was provided pursuant to the requirements of the Planning Act and the Town on July 18, 2024 through written notice to all properties within 200 metres of the subject lands, as well as on the Town's website on August 13, 2024.

## Agency Consultation

The application was circulated to internal departments and external agencies on July 29, 2024. Staff have identified the following items to be reviewed and addressed:

- Compatibility With Surrounding Land Uses
- Site Design and Urban design
- Servicing and Stormwater Management
- Traffic Impacts, Pedestrian and Vehicle Access / Circulation



### Discussion

- Parking
- Potential Future Development of Residual Lands
- Site-Specific Zone Provisions

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application at a future meeting.

### Key Milestones

Milestone	Date
Pre-Consultation Meeting	5/30/2023
Pre-Submission Review	12/6/2023
Public Information Centre Meeting	2/22/2024
Application Deemed Complete	7/5/2024
Statutory Public Meeting	9/9/2024

### Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Angela Janzen, MCIP RPP  
Sr. Planner, Development  
Review

Phone: Ext. 2310



## Attachments

Figure 1 – Location Map

Figure 2 – Site Plan

Figure 3 – Floor Plans and Elevations

Figure 4 – Draft Plan of Subdivision

Appendix 1 – Draft Zoning Amendment

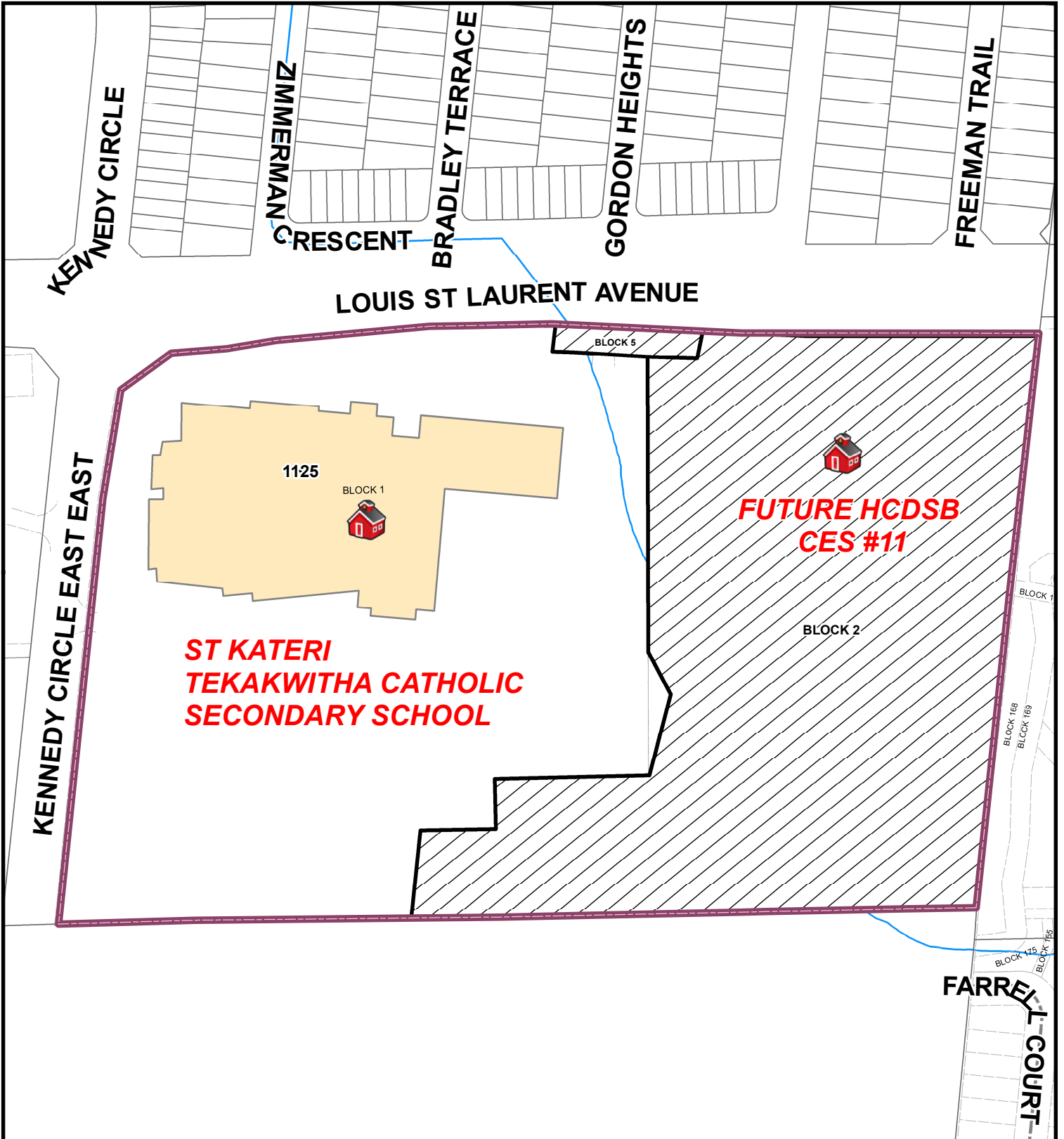
Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

## 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: September 9, 2024	Scale: 1: 2,750	Files: Z-14/24 & 24T-24002/M	Development Services Department
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**SITE STATISTICS - PROPOSED MILTON #1 C.E.S.**

	REGULATION	PROVIDED
LEGAL DESCRIPTION:	-	-
ZONING: I-A*100X - MINOR INSTITUTIONAL (SPECIAL SECTION PROPOSED)	-	-
PROPOSED GFA	8000/1886 sq m DEVELOPABLE GFA TOTAL 7246 sq m	
LOT FRONTAGE	50.0 m MIN.	144.86m
LOT AREA	1.0 Ha Minimum 4.0 Ha Minimum	4.39Ha
LOT COVERAGE	30% Max	3,887.7m <sup>2</sup> (8.89%)
FRONT YARD SETBACK (LOUIS ST. LAURENT AVE)	3.0m Minimum	27.0m
REAR YARD SETBACK (TO LIMIT OF I-A ZONE)	7.5m plus 3.0m =10.5m Minimum	65.6m
INTERIOR SIDE YARD SETBACK (ST KATERI CHS)	3m Minimum	44.25m
INTERIOR SIDE YARD SETBACK (NHS)	3m Minimum	6.5m
BUILDING HEIGHT, ROOF	12.5 m	112.0 m <sup>2</sup>
LANDSCAPED OPEN SPACE	20% MIN. OF LOT	49.9%
LANDSCAPE BUFFER ABUTTING STREET LINE: ABUTTING RESIDENTIAL	2.5m (I-A*267) 4.0m	8.3m 4.5m
PARKING:		
SIZE OF SPACE:	5.8m X 2.75m, MIN.	5.8m X 2.75m
WIDTH OF AISLE:	6.0m, MIN.	6.0m.
SCHOOL SPACES:	2 PER CLASSROOM 34 X 2 = 68 12 X 2 PORT = 24 =92 SPACES + 1/30 SQM GFA 7429sqm / 0.30 GFA 667.80 / 30 = 23 1.5 PER CLASSROOM 5 X 1.5 = 8	
DAY CARE SPACES:	=31 SPACES	
TOTAL PARKING SPACES:	123 REQUIRED	123 PROVIDED
DESIGNATED SPACES:	1+3% OF REQ.=6	6 SPACES
LOADING SPACES:	1 REQD (I-A*267)	1 SPACES
BICYCLE SPACES:	5% OF REQ. = 6	50 SPACES

**SITE PLAN NOTES:**

- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT. THE PURPOSE OF VEHICULAR ACCESS TO THE ROAD PROPERTY (ENTRANCE PERMIT) AND SERVICING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE (ROAD OCCUPANCY PERMIT).
- PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE DIRECTOR, DEVELOPMENT ENGINEERING.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND THAT A SUFFICIENT NUMBER OF TESTS BE UNDERTAKEN TO THE SATISFACTION OF THE COMMISSIONER OF ENGINEERING SERVICES.
- ALL DISTURBED PROPERTY CURBS TO BE RE-CONSTRUCTED PER OPSD 600.010 AND ALL DISTURBED MUNICIPAL SIGNPOSTS TO BE RE-CONSTRUCTED PER OPSD 310.010. SIDEWALK THICKNESS TO BE 200mm.
- SUPPLY AND INSTALL ALL FIRE ROUTE, ACCESSIBLE PARKING, STOP AND DIRECTION SIGNS AS INDICATED ON PLANS. ALL SIGNAGE TO MEET CURRENT MUNICIPAL STANDARDS.
- DRIVEWAY APPROX WITHIN THE MUNICIPAL RIGHT OF WAY TO BE PAVED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- ALL PARKING LINES TO BE DELINEATED WITH 100mm YELLOW MARKINGS, TYPICAL FOR ENTIRE SITE.
- THE OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNOCCLUDED BY SNOW DURING MAJOR SNOW EVENTS.
- PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE SIGNAGE AND PAVEMENT MARKING PLANS (PMP 101-103) BY GHD.



**KEY PLAN**  
N.T.S.

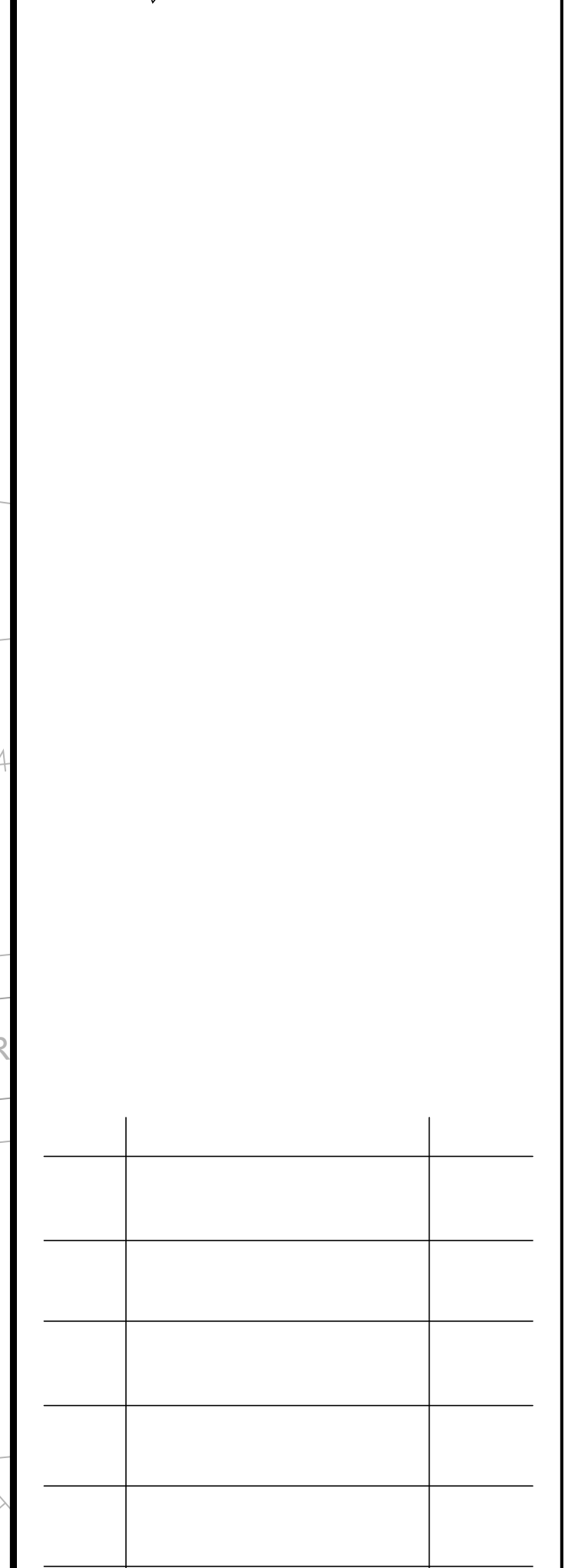
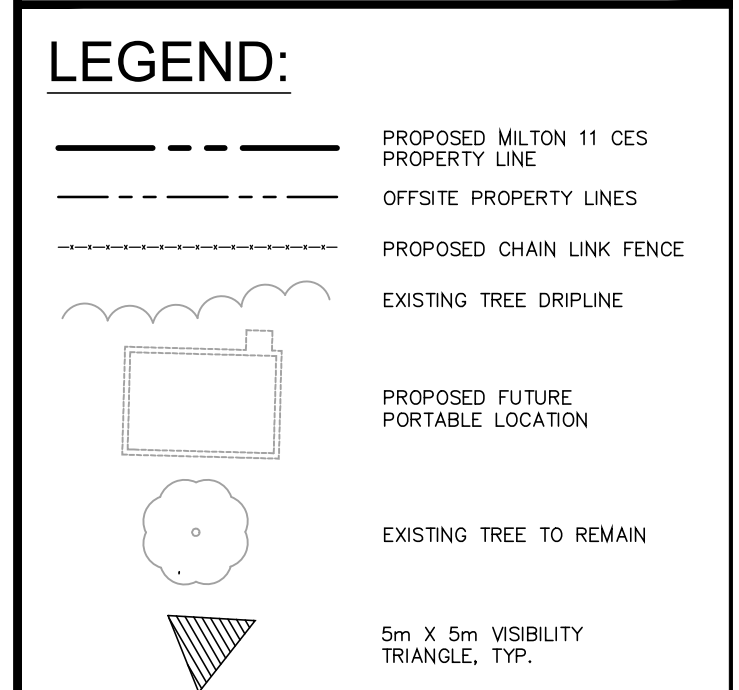
BASE INFORMATION TAKEN FROM:  
LATEST MAP  
AS-BUILT SITE GRADING - DATED: JUNE 23, 2023  
PLAN RECEIVED ON: 2024/1/4/21 (4/21/24)  
PLAN NO: 23-054-P51

LATEST REVISIONS IN PLAN  
TAKEN FROM: GUNNINGHAM MCCONNELL LTD.  
ORANGE LAND SERVICES  
DATED: APRIL 10, 2023  
PLAN NO: 18-043-08

LATEST DESIGN GRADING PLAN DATED: JULY 26, 2023  
2-2ND SET OF DES SUB-230726  
1333 GRADING

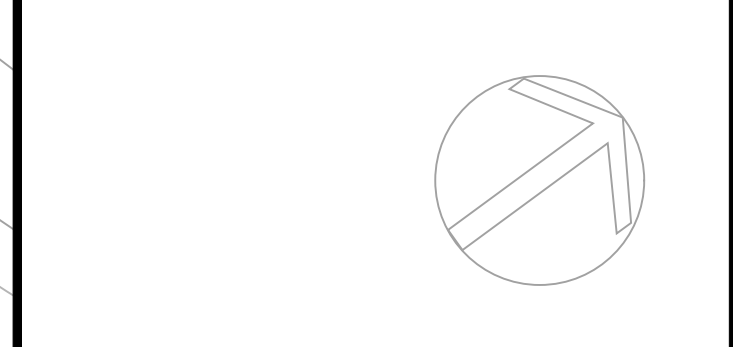
FUTURE RESIDENTIAL  
AS PER DMO 10  
DRAFT PLAN OF SUBDIVISION  
THE 247-2200/16 BY  
KORSAK URBAN PLANNING  
LATEST REV: FEB. 24, 2023  
PLAN NO: 18-043-08

SUNSHAL HOMES  
SUBDIVISION DRAFT PLAN  
TAKEN FROM KLM PLANNING PARTNERS INC.  
PROJ: P-2167  
REV: 18-019  
DATED: NOV. 18, 2019



DATE	DESCRIPTION	CHECKED BY
JUNE 6, 2024	ISSUED FOR 2ND SUBMISSION OF DRAFT PLAN & RE-ZONING	2. JK
NOV. 24, 2023	ISSUED FOR DRAFT PLAN OF SUBDIVISION & RE-ZONING	1. JK

NOTE: Contractor is to check and verify all dimensions and conditions on the project and immediately report any discrepancies to the architect/architect before proceeding with the work.



Project Name: PROPOSED MILTON #11 CATHOLIC ELEMENTARY SCHOOL  
LOUIS ST. LAURENT AVENUE, MILTON, ONTARIO

Sheet Description: ULTIMATE SITE PLAN & COMMUNITY CONTEXT PLAN

Date	Issued
FEB. 2023	JUNE 2024

Job No.	Drawn By:
S4 2898	RO

Scale	Checked By:
1:500	DT

SHEET No.	File No.
SP.2	2898SP-240606.DWG

Wall Type Legend

EXTERIOR WALL TYPES

- NOTES:  
 1. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR CLADDING COLOUR LOCATIONS  
 2. SIZE SUB GIRT & THERMAL SPACERS TO SUIT  
 3. ALL EXTERIOR WALL TYPES ARE INSTALLED ON M3 - 190mm CMU BACKUP UNLESS NOTED OTHERWISE ON THE PLANS OR SECTIONS.
- E1 90mm BRICK - TYPE A  
25mm AIR CAVITY  
75mm SPRAY FOAM INS-FIP-1
  - E2 90mm CMU-ARC  
25mm AIR CAVITY  
75mm SPRAY FOAM INS-FIP-1
  - E3 NOT USED
  - E4 22mm MWP-1 HORIZONTAL  
75mm X102mm LONG THERMAL SPACERS  
25mm Z-GIRT  
W/ 75mm SPRAY FOAM INS-FIP-1
  - E5 22mm MWP-2 HORIZONTAL  
75mm X102mm LONG THERMAL SPACERS  
25mm Z-GIRT  
W/ 75mm SPRAY FOAM INS-FIP-1
  - E6 22mm MWP-3 HORIZONTAL  
75mm X102mm LONG THERMAL SPACERS  
25mm Z-GIRT  
W/ 75mm SPRAY FOAM INS-FIP-1
  - E7 50mm ACP-1  
75mm X102mm LONG THERMAL SPACERS  
25mm Z-GIRT  
W/ 75mm SPRAY FOAM INS-FIP-1
  - E8 50mm ACP-1  
ON STUD FRAMING SUPPORTED ON STRUCTURAL FRAMING ANCHORED TO CMU BACKUP  
SEE STRUCTURAL DRAWINGS  
W/ 75mm SPRAY FOAM INS-FIP-1 ON CMU BACKUP
  - E9 50mm ACP-2  
75mm X102mm LONG THERMAL SPACERS  
155mm Z-GIRT  
W/ 75mm SPRAY FOAM INS-FIP-1
  - E10 50mm ACP-2  
75mm X102mm LONG THERMAL SPACERS  
155mm Z-GIRT  
W/ 75mm SPRAY FOAM INS-FIP-1
  - E11 50mm ACP-2  
15mm FT PLYWOOD  
(ON STUD BACKUP)

MASONRY WALL TYPES

- NOTES:  
 1. FOR CMU WALL AT FIRE SEPARATIONS & ENCLOSURES: PROVIDE TYPE 'N' CMU WITH 75mm MIN. EQUIVALENT THICKNESS OR TYPE L20W WITH 64mm MIN. EQUIVALENT THICKNESS FOR 1 HR FRR. (OBC SB-2 & 1.1)
- M1 90mm CMU
  - M1a 90mm CMU  
10mm GROUT  
ON CMU BACKUP
  - M2 140mm CMU
  - M3 190mm CMU
  - M4 240mm CMU
  - M5 290mm CMU
  - M6 90mm BRICK - TYPE A  
100mm AIR CAVITY  
INSTALLED ON  
M3 - 190mm CMU BACKUP U.N.O.

INTERIOR WALL PARTITION TYPES

- NOTES:  
 1. PROVIDE ENGINEERED DRAWINGS FOR LSF WHERE NOTED. ALSO REFER TO STRUCTURAL DRAWING. INCREASE STUD SIZE AS REQUIRED.  
 2. PROVIDE LIGHT GAUGE ANGLES AND Z-GIRTS AS REQUIRED FOR ATTACHMENT TO STRUCTURE SLAB OR STEEL.
- P1 16mm GB  
16mm METAL STUDS @400mm O.C.  
W/ INS-SB-1  
16mm GB  
P1a - GB-FR BOTH SIDES  
(1HR FRR - ULC #407)
  - P1b 2 LAYERS 16mm GB-FR  
36mm METAL STUDS @400mm O.C.  
WRAP ALL AROUND COLUMN & OR BEAMS  
(1HR FRR - OBC SB2 TABLE 2.6.1.F)
  - P2 13mm GB  
16mm METAL STUDS @400mm O.C.  
W/ INS-SB-1
  - P2a 13mm GB  
16mm METAL STUDS @400mm O.C.  
W/ INS-SB-1
  - P3 16mm GB  
16mm METAL STUDS @400mm O.C.  
W/ INS-SB-1
  - P3a 16mm GB  
16mm METAL STUDS @400mm O.C.  
W/ INS-SB-1

EXTERIOR STUD WALL BACKUP OVER CURTAIN WALLS

- P4 16mm GB-AR  
152mm METAL STUDS @400mm O.C.  
W/ INS-SB-1  
16mm GB-AR
- P4a 16mm GB-AR  
2 ROWS OF 16mm METAL STUDS @400mm O.C.  
SPACES APART AS SHOWN IN DETAILS  
W/ INS-SB-1  
GSB-2 16mm GYPSUM SHEATHING
- P5 16mm PLYWOOD WITH PLAM FINISH  
62mm METAL STUDS @400mm O.C.
- P6 16mm GB  
3 ROWS OF METAL STUDS 52+64+64  
@400mm O.C. SPACED APART AS SHOWN IN DETAIL.  
FILL AROUND & BETWEEN  
STRUCTURAL MEMBERS  
GSB-2 16mm GYPSUM SHEATHING
- P7 16mm PLYWOOD WITH PLAM FINISH  
2 LAYERS 52mm METAL STUDS @400mm O.C.  
SPACED APART AS SHOWN IN DETAILS.



Level 1 - Floor Plan NW Part  
1 : 100

CONSTRUCTION NOTES

1. ALL PARTITION TO GO TO U/S OF SLAB OR DECK. UNO. SEE TYPICAL DETAIL.
2. LOCKER NIB WALLS & CHANGEROOM WR NIB WALLS TO GO TO 200mm ABOVE CEILING MIN.
3. ALL INTERIOR WALLS TO BE LIGHT WEIGHT BLOCK UNO.
4. MASONRY CONTROL JOINTS:  
a) EXTERIOR VANEER: SEE ELEVATIONS  
b) EXTERIOR CORE: SEE STRUCTURAL  
c) INTERIOR LOAD BEARING: PROVIDE CONTROL JOINT ON BOTH SIDE OF OPENING TYP. REFER TO STRUCTURAL FOR ADDITIONAL JOINTS.
5. INTERIOR NON LOAD BEARING:  
a) PROVIDE CONTROL JOINT ON BOTH SIDE OF OPENING TYP. PROVIDE CONTROL JOINT AT 5M MIN.
6. ALL STEEL LINTEL/BEAMS IN EXTERIOR WALLS TO BE GALVANIZED.
7. ALL EXTERIOR DIMENSION SHOWN ON PLANS AS MASONRY OPENING. (ROUGH OPENING)  
a) AT MOP SINGS: FILL GAP BETWEEN SINK & WALL WITH MOTAR TYP.  
b) GROUT BLOCK WALL SOLID AT BENCH LOCATIONS. PROVIDE CONTINUOUS ACOUSTIC SEAL AT TOP OF PARTITION WALLS.
8. INCLUDE PROVISION FOR 3 ADDITIONAL MASONRY CHARGES.
9. PROVIDE GB WALL (P1C) ABOVE HM SCREENS TO US STRUCTURE @ F7  
SC01 TO INCLUDE:  
a) AV BARRIER, WOOD BLOCKING, & INS-XPS AT PARAPET.  
b) SUPPLY & INSTALL OF MIRROR GLASS (FG-B)  
c) PLYWOOD BACKING FOR SIGNAGE  
d) CONCRETE PADS & CURBS IN MECH RM.
10. PROVIDE 1 FLAGPOLE INCLUDING FOUNDATION. LOCATION T10.
11. SEE SHEET A200 FOR OVERALL BUILDING DIMENSIONS, WEIRING TILE LAYOUT, FIRE SEPARATIONS & LIFE SAFETY PLAN.
12. PROVIDE MANUAL & POWER ROLLER SHADES AS SHOWN ON PLANS.
13. GROUT SOLID CMU BEHIND BENCH UP TO 600mm HIGH TYP.
14. SC02 TO ASSIST IN LIFTING AND SETTING OF PRECAST MIDLANDINGS.
15. PROVIDE GB WALL (P3) ABOVE DISPLAY CASE IN LOBBY C101 WALL.

Client  
**HALTON CATHOLIC DISTRICT SCHOOL BOARD**  
**MILTON 11 CATHOLIC ELEMENTARY SCHOOL**  
 LOUIS ST. LAURENT AVENUE, MILTON, ONTARIO

Architects  
**sn/der Snyder Architects Inc.**  
 100 Broadview Ave, Suite 301, Toronto, ON, M4M 3H5  
 Tel: 416.966.5444

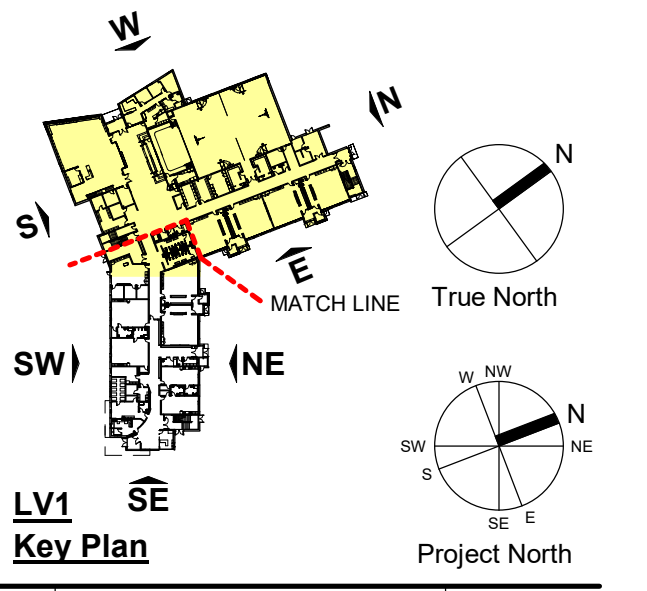
Structural Consultant  
**Kalos Engineering Inc.**  
 300 York Boulevard, Hamilton, ON L8R 3K6  
 Tel: 905.333.9119

Civil  
**MGM Consulting Inc.**  
 2620 Bristol Circle, Suite 100, Oakville, Ontario L6H 6Z7  
 Tel: 905.829.2544

Site Planner & Landscape Architects  
**Strategy 4 Inc.**  
 2620 Bristol Circle, Suite 100, Oakville, Ontario L6H 6Z7  
 Tel: 905.829.2544

Mechanical & Electrical  
**DEI Consulting Engineers**  
 55 Northline Rd, Waterloo, Ontario N2V 1Y8  
 Tel: 519.725.3555

Net Zero  
**Zon Engineering Inc.**  
 360 Woodloch St, Guelph, ON N1H 3W8  
 Tel: 888.338.6363



1 Re-issued for Draft Plan and Re-Zoning Re-Circulation 2024.06.19

No.	Revision	Date
1		2024.06.19

Scale: 1:100

General Contractor shall check and verify all dimensions and report all errors and omissions to the Architect. Do not scale the drawings. Dimensions shall not be used for construction purposes until issued by the Architect for construction.

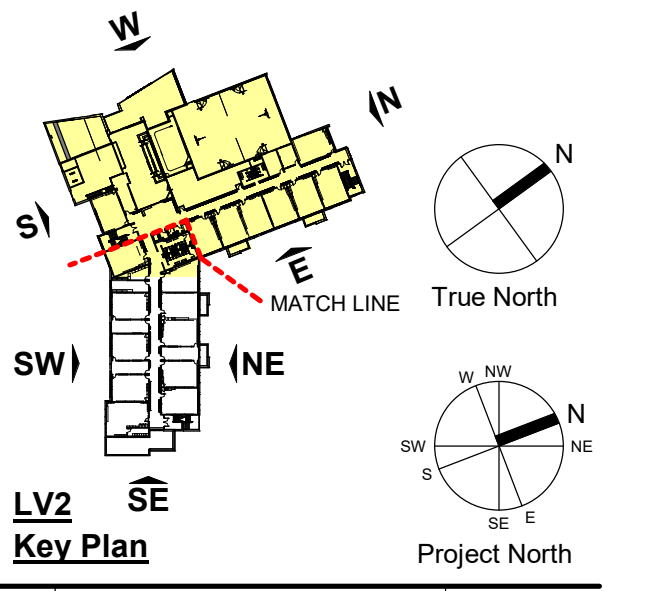
Ontario Association of Architects  
 License No. 6242

Drawing Title:  
**LEVEL 1 - FLOOR PLAN NW PART**

Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.

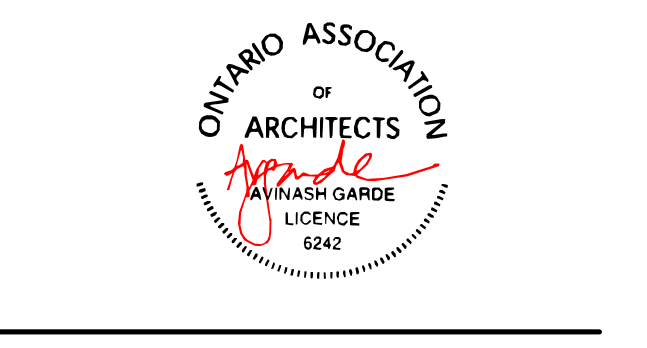
**2210 A202**

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No.	Revision	Date
1	Re-issued for Draft Plan and Re-Zoning Re-Circulation	2024.06.19

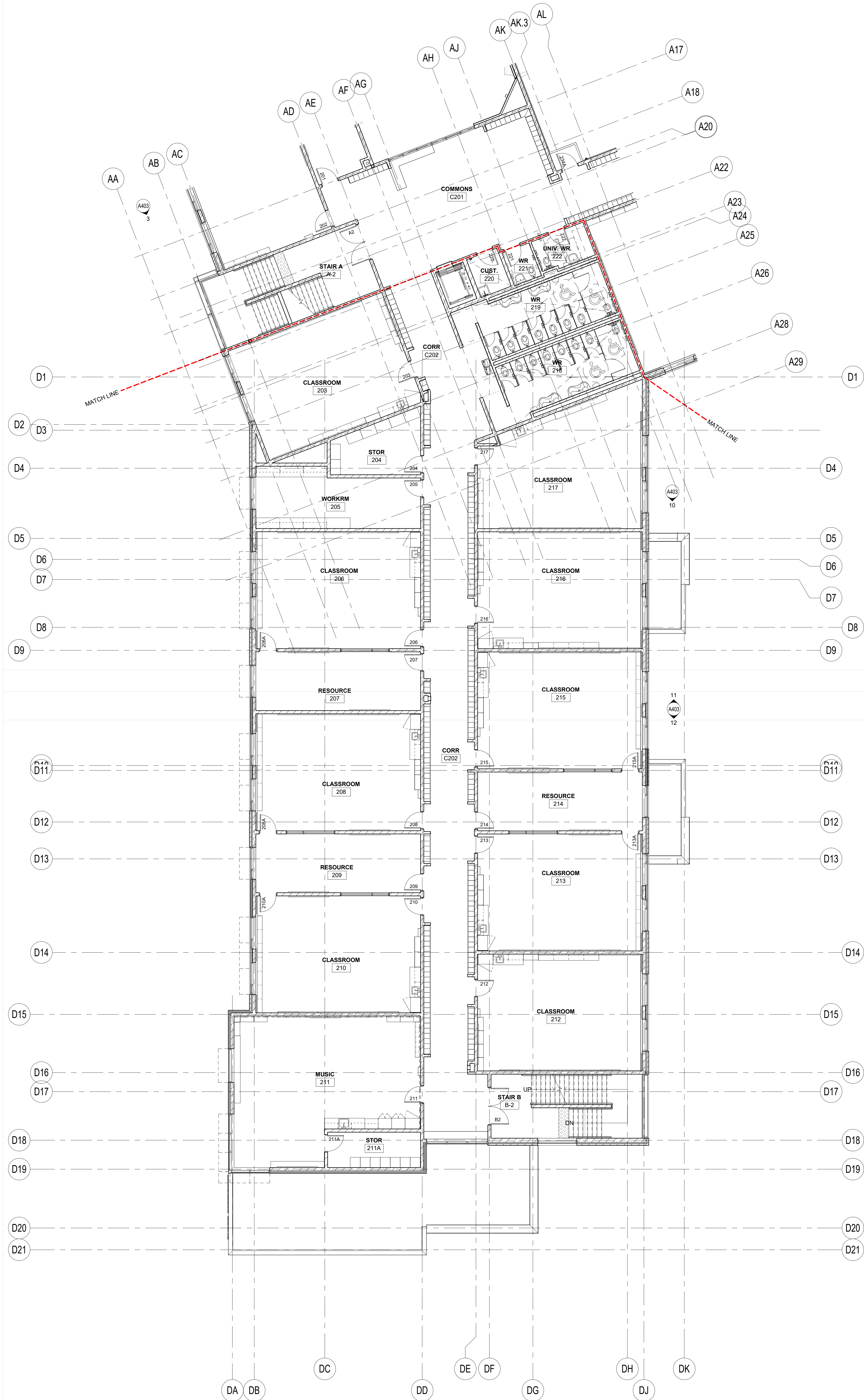
Scale: 1/100  
 General Contractor shall check and verify all dimensions and report all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



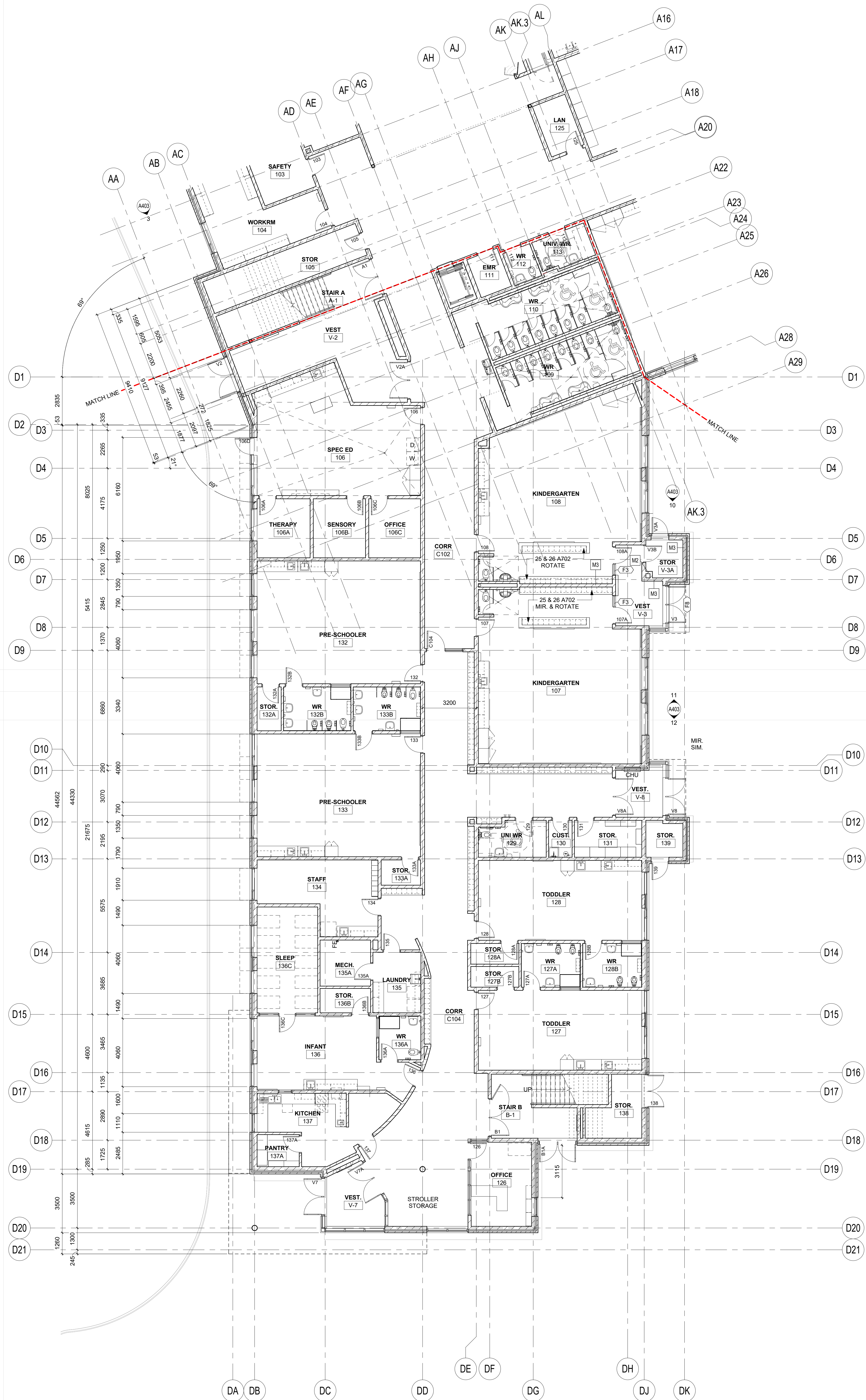
Drawing Title:  
**LEVEL 2 - FLOOR PLAN NW PART**

Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.  
**2210 A203**

**1 Level 2 - Floor Plan NW Part**  
 1 : 100



2 Level 2 - Floor Plan SE Part  
1 : 100



1 Level 1 - Floor Plan SE Part  
1 : 100 Ref. Det. 1/A401

Client  
**HALTON CATHOLIC DISTRICT SCHOOL BOARD**  
MILTON 11  
CATHOLIC ELEMENTARY SCHOOL  
LOUIS ST. LAURENT AVENUE  
Milton, Ontario

Architects  
**snyder**  
Snyder Architects Inc.  
100 Broadview Ave., Suite 301,  
Toronto, ON, M4M 3H3  
tel: 416.966.5444

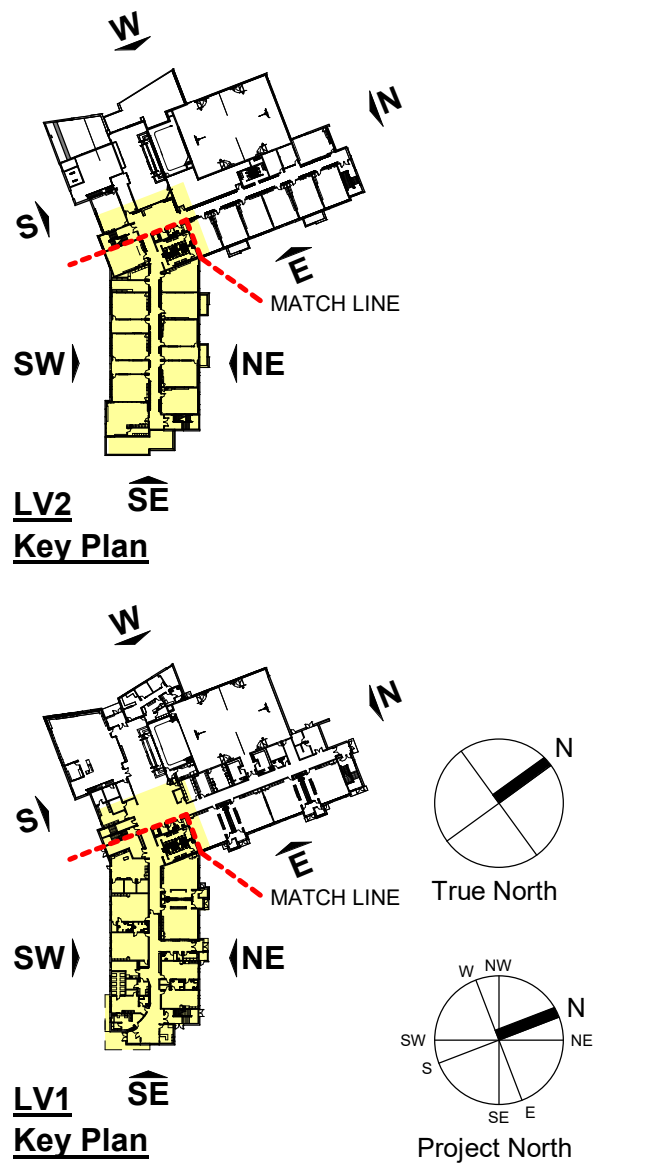
Structural Consultant  
**Kalos Engineering Inc.**  
300 York Boulevard  
Hamilton, ON L8R 3K5  
tel: 905.333.9119

Civil  
**MGM Consulting Inc.**  
2620 Brietol Circle, Suite 100  
Oakville, Ontario L6H 6Z7  
tel: 905.829.2544

Site Planner & Landscape Architects  
**Strategy 4 Inc.**  
2620 Brietol Circle, Suite 100  
Oakville, Ontario L6H 6Z7  
tel: 905.829.2544

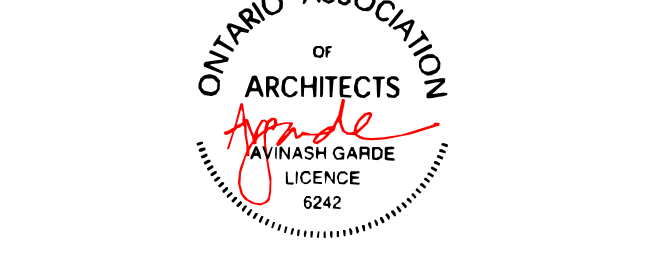
Mechanical & Electrical  
**DEI Consulting Engineers**  
55 Normand Rd.,  
Waterloo, Ontario N2Y 1Y8  
tel: 519.725.3555

Net Zero  
**Zon Engineering Inc.**  
365 Woodloch St.  
Guelph, ON N1H 3W8  
tel: 888.338.6363



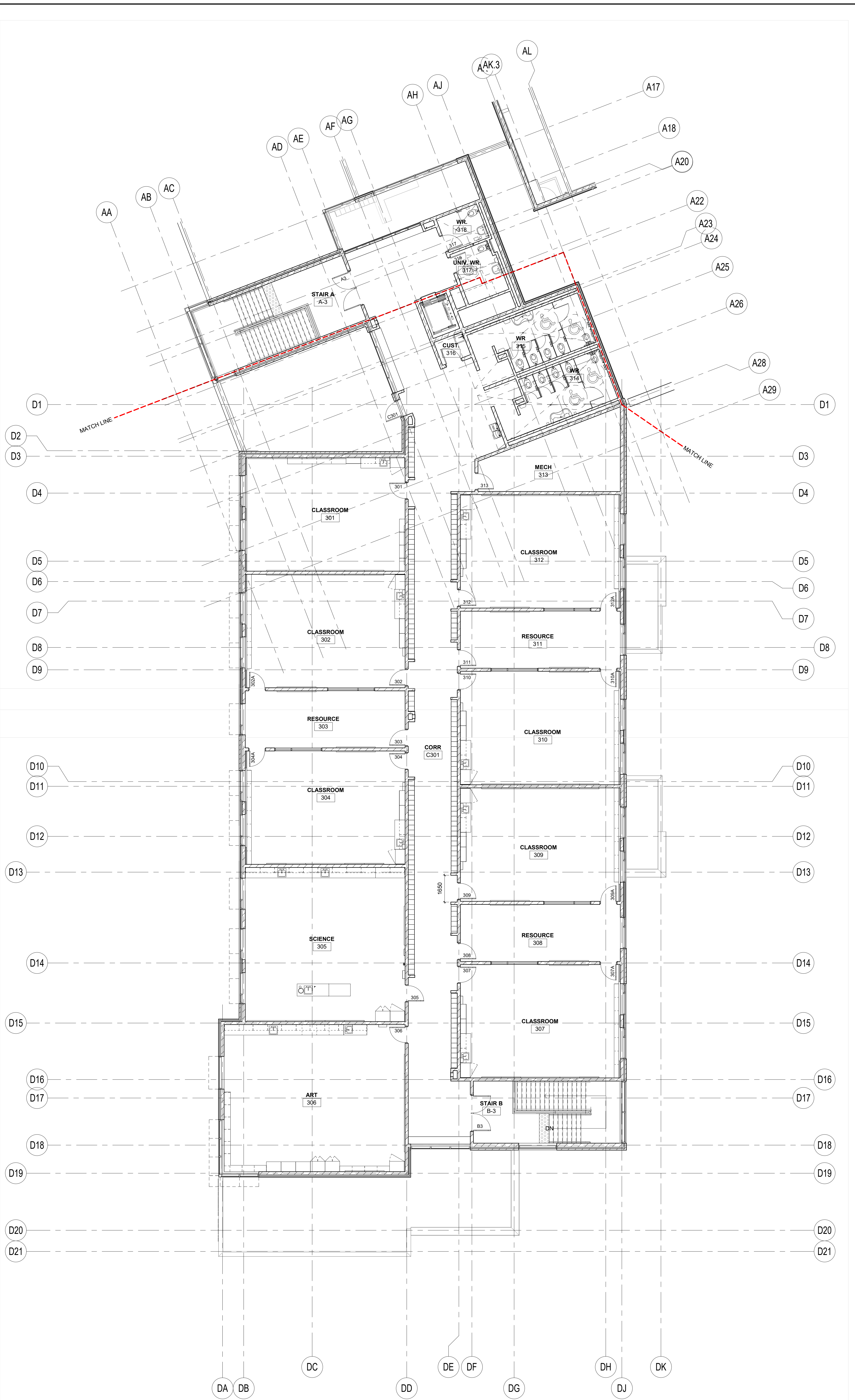
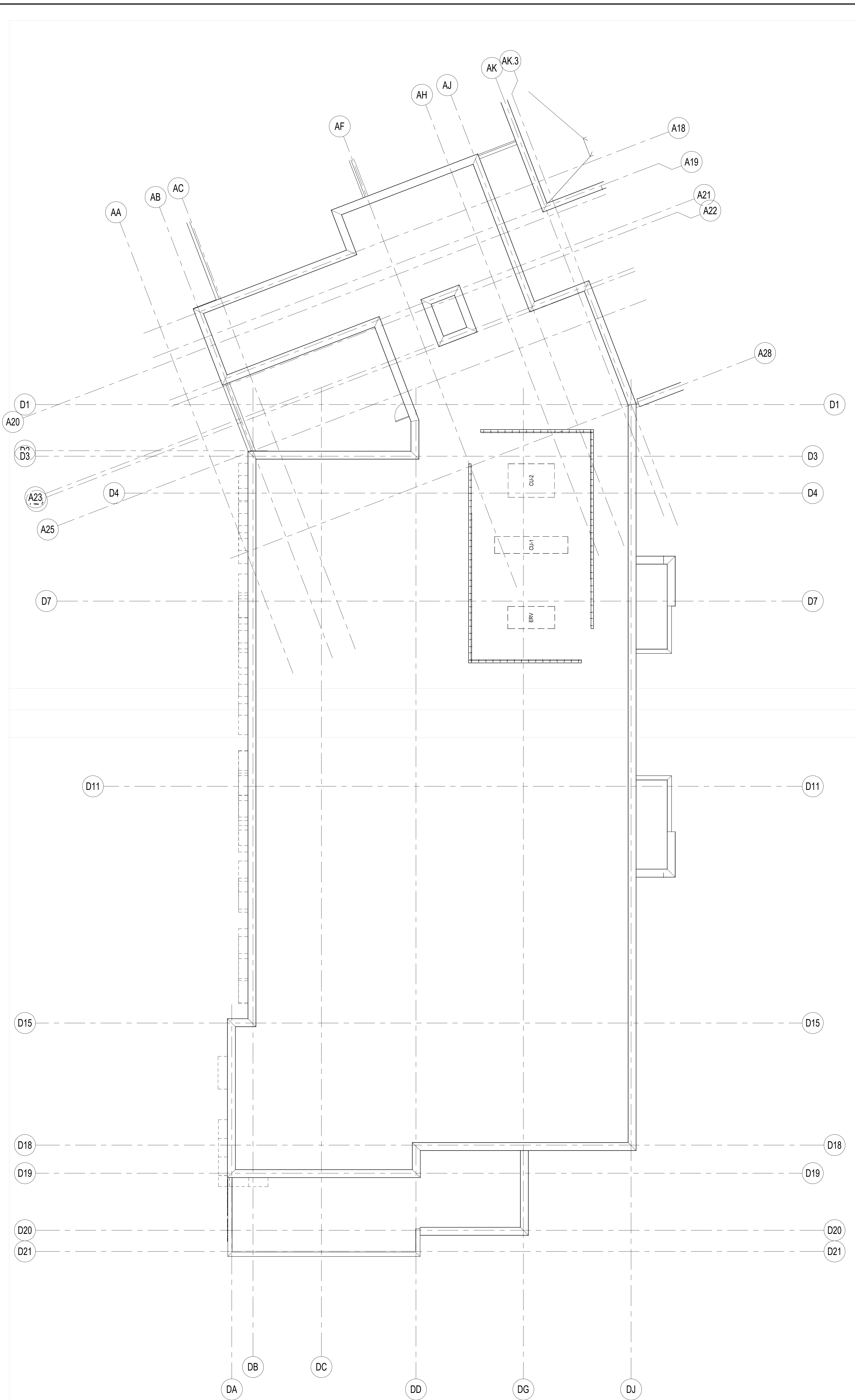
No.	Revision	Date
1	Re-issued for Draft Plan and Re-Zoning Re-Circulation	2024 06 19

Scale: 1:100 Unless Indicated Otherwise  
General Contractor shall check and verify all dimensions and report all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



Drawing Title:  
**LEVELS 1 & 2 - FLOOR PLAN SE PART**

Scale: As indicated Date: NOV 2023  
Drawn by: AK Checked by: AG  
Job No. Drawing No.  
**2210 A205**



Client  
**HALTON CATHOLIC DISTRICT SCHOOL BOARD**  
**MILTON 11 CATHOLIC ELEMENTARY SCHOOL**  
 LOUIS ST. LAURENT AVENUE, Milton, Ontario

Architects  
**snyder**  
**Snyder Architects Inc.**  
 100 Broadview Ave., Suite 301, Toronto, ON, M4M 3H3 tel: 416.966.5444

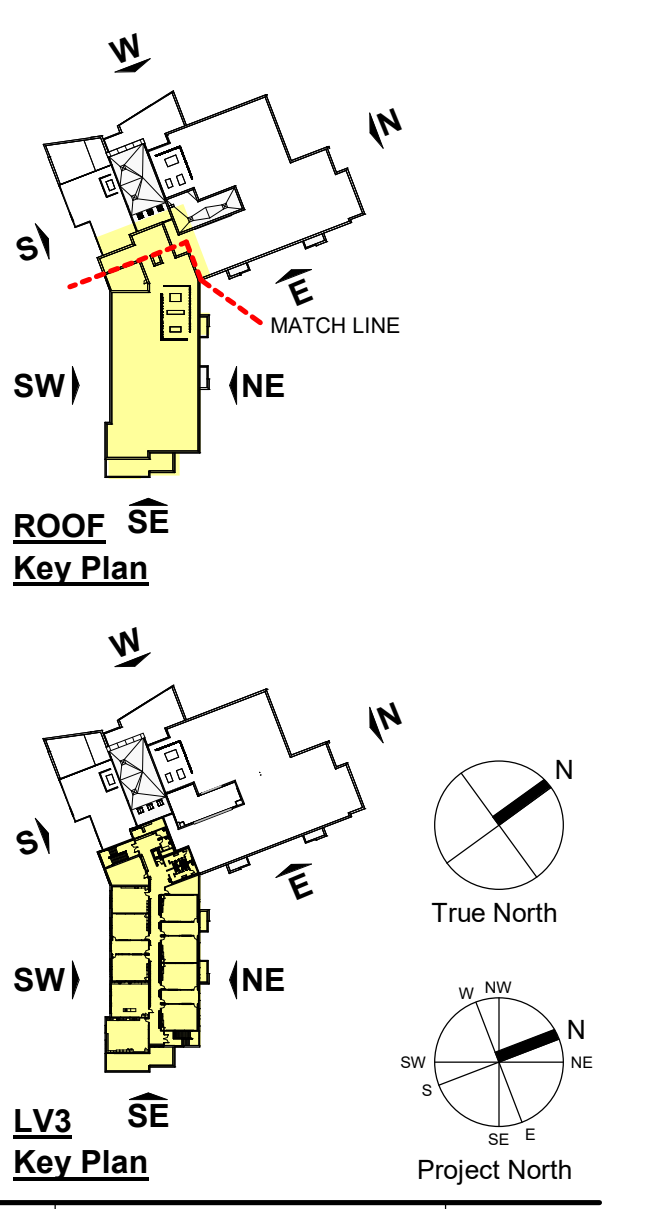
Structural Consultant  
**Kalos Engineering Inc.**  
 300 York Boulevard Hamilton, ON L8P 3K5 tel: 905.333.9119

Civil  
**MGM Consulting Inc.**  
 2620 Brietot Circle, Suite 100 Oakville, Ontario L6H 6Z7 tel: 905.829.2544

Site Planner & Landscape Architects  
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**Zon Engineering Inc.**  
 365 Woodloch St. Guelph, ON N1H 3W8 tel: 888.338.6363



2 Roof - Plan SE Part  
 1 : 100

1 Level 3 - Floor Plan SE Part  
 1 : 100

1	Re-issued for Draft Plan and Re-Zoning Re-Circulation	2024 06 19
No.	Revision	Date

Scale 1:100 Unless Indicated Otherwise

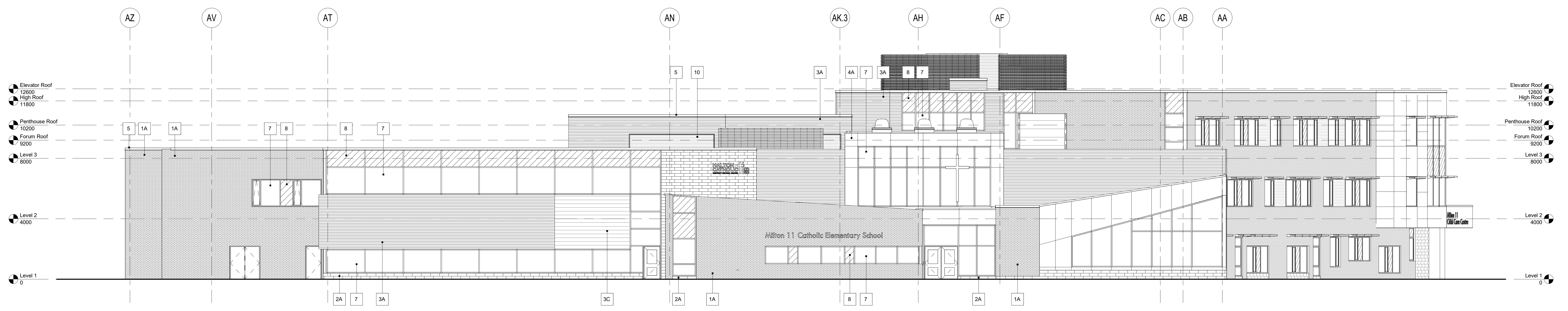
General Contractor shall check and verify all dimensions and report all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

ONTARIO ASSOCIATION OF ARCHITECTS  
 ARCHITECTS  
 Snyder Architects Inc.  
 License # 6262

Drawing Title:  
**LEVEL 3 & ROOF - FLOOR PLAN SE PART**

Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.  
**2210 A206**

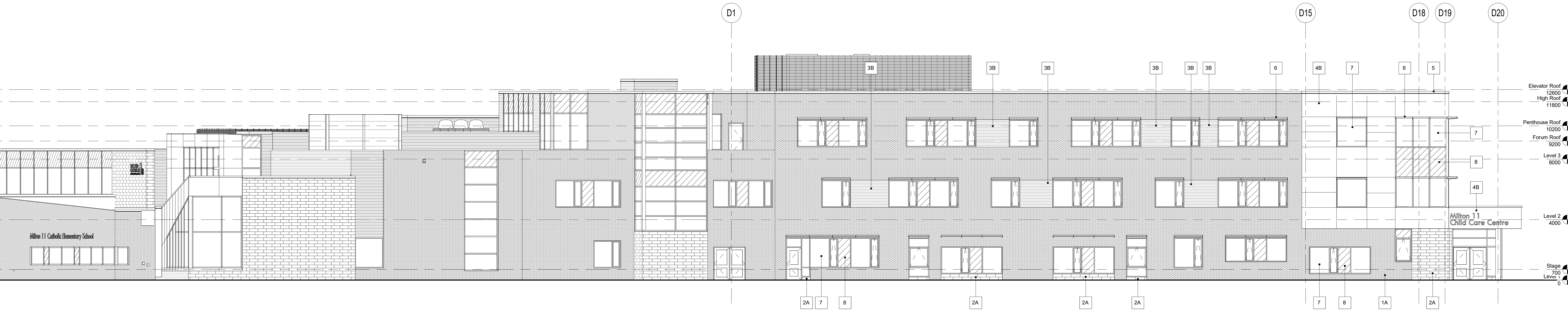
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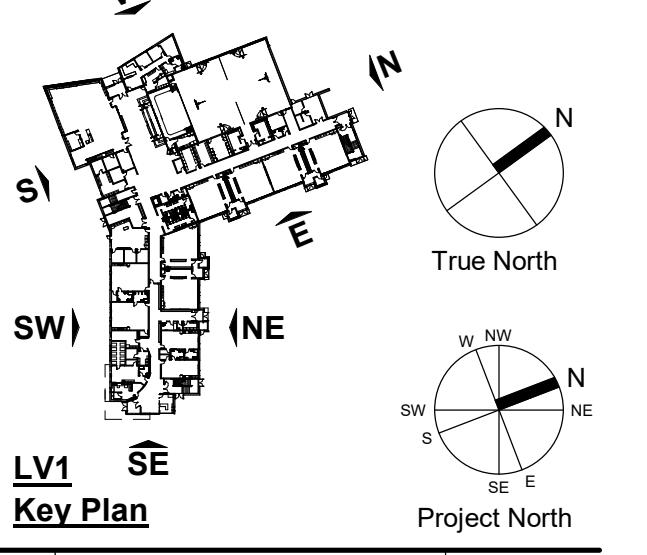
3 Building Elevation - West  
 1 : 100



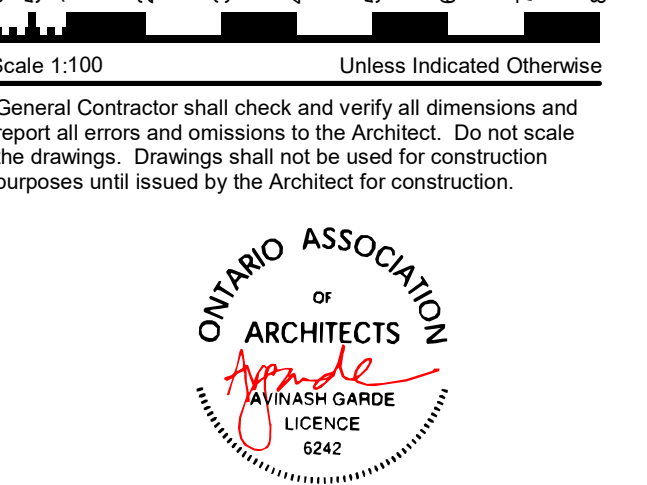
2 Building Elevation - South  
 1 : 100



1 Building Elevation - Southwest  
 1 : 100



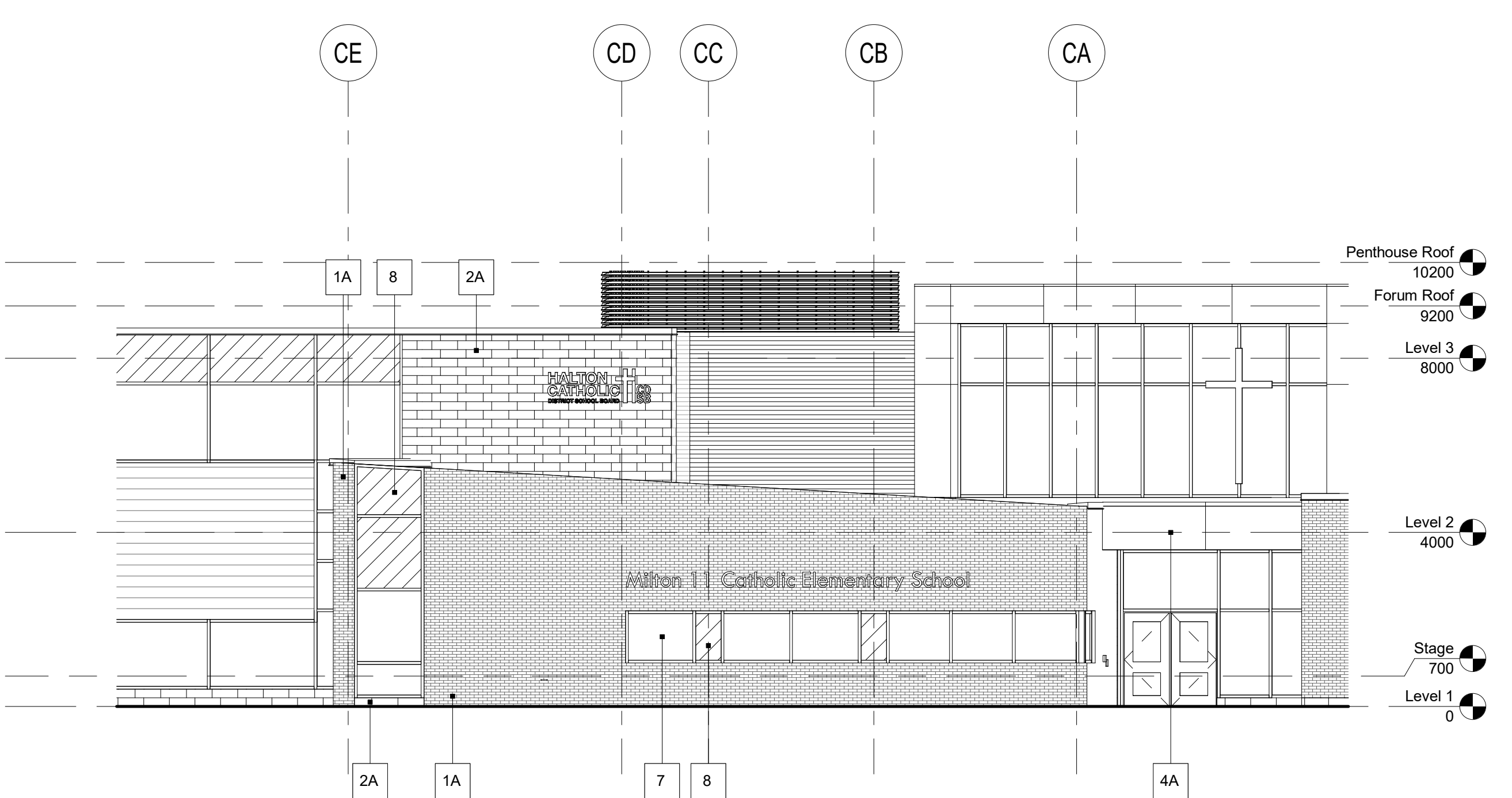
LV1 Key Plan  
 Project North



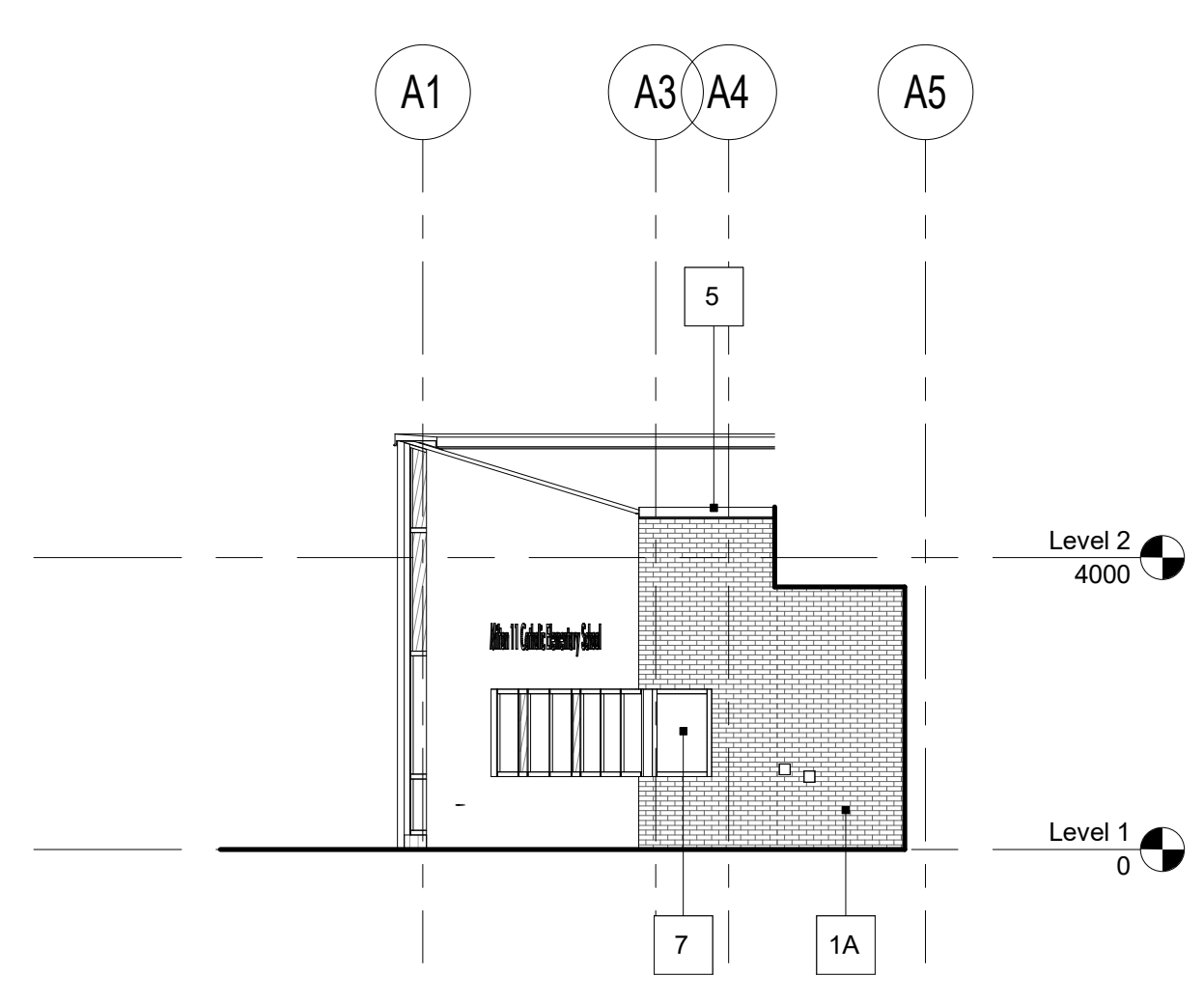
Drawn Title: BUILDING ELEVATIONS - SOUTHWEST, SOUTH & WEST  
 Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.

**2210** **A401**

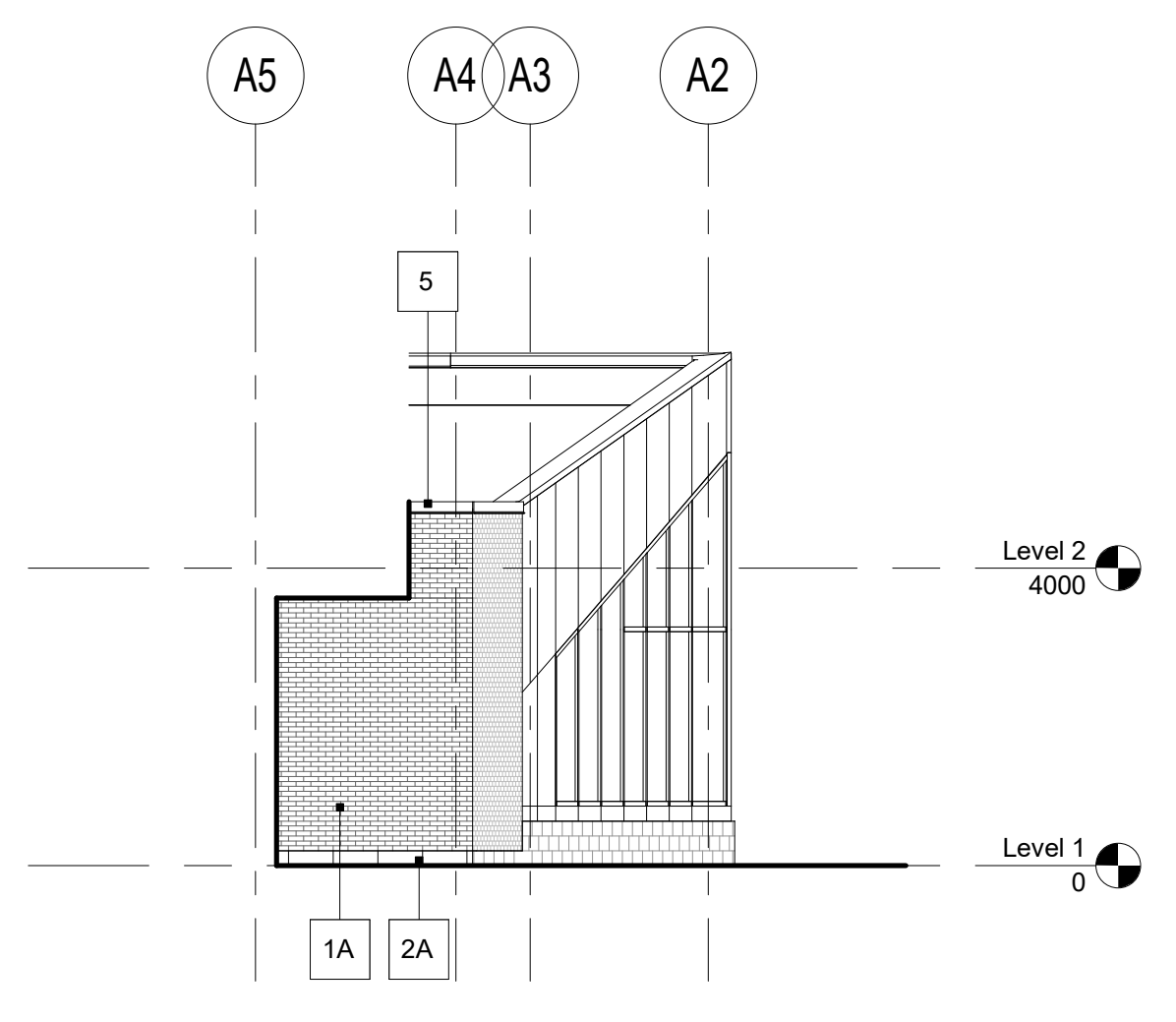
- Elevation Legend**
- 1A BRICK - TYPE A
  - 2A CMU/ARC - 980/190
  - 3A MWP-1 CHARCOAL
  - 3B MWP-2 BRIGHT SILVER
  - 3C MWP-3 BRIGHT SILVER HORIZONTAL PANELS
  - 4A ALUMINUM COMPOSITE PANEL - METALLIC SILVER
  - 4B ALUMINUM COMPOSITE PANEL - METALLIC GREY
  - 5 METAL FLASHING
  - 6 EXTERIOR SUN CONTROL DEVICE
  - 7 GLAZING
  - 8 BRANDED
  - 10 MECHANICAL LOUVER
  - 12 LIGHT FIXTURE - SEE ELEC DWG
  - R3 ROOF SCUPPER - SEE TYPICAL DETAIL 3/A612



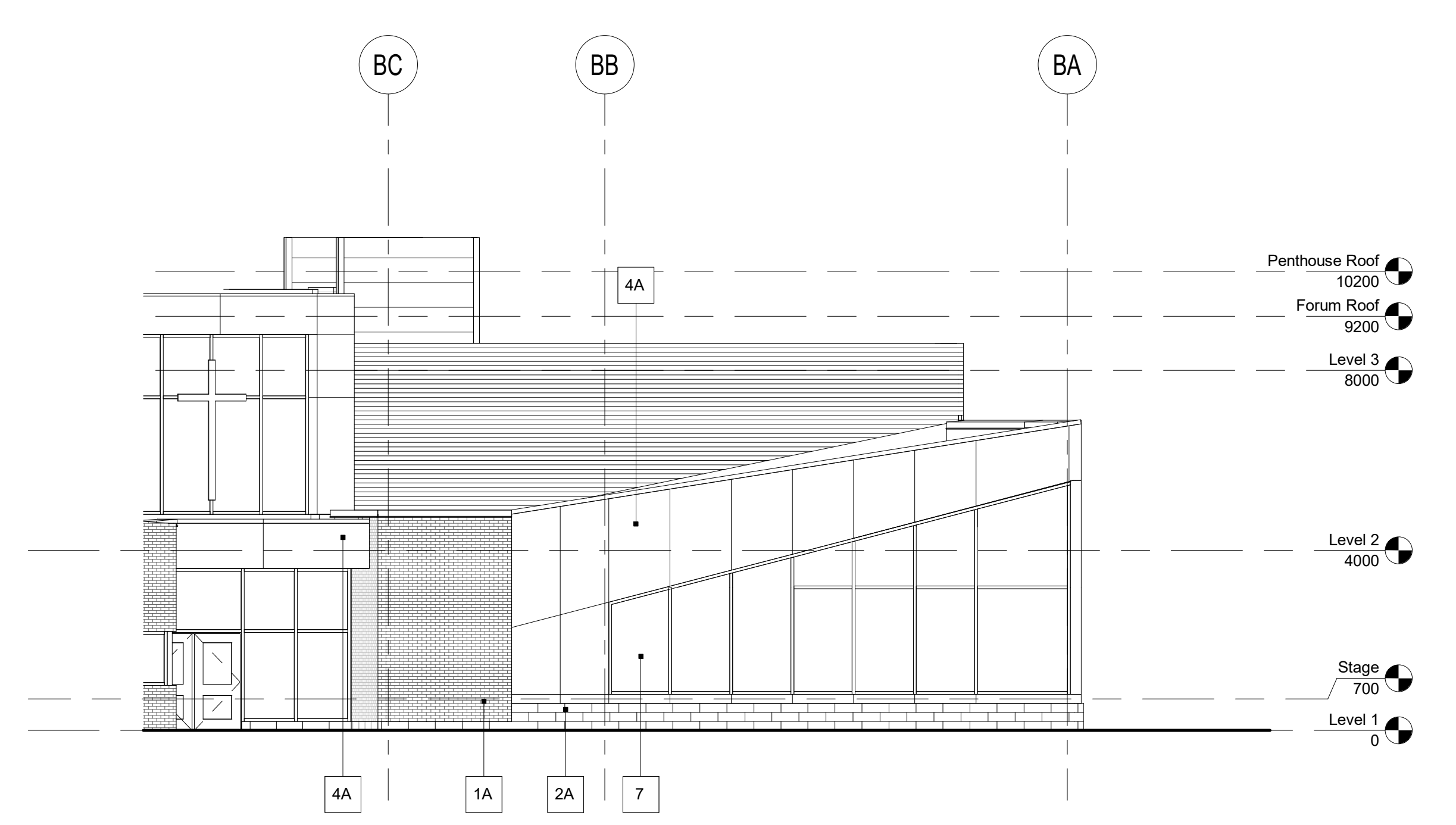
6 Building Elevation Along Grid C1  
 1 : 100



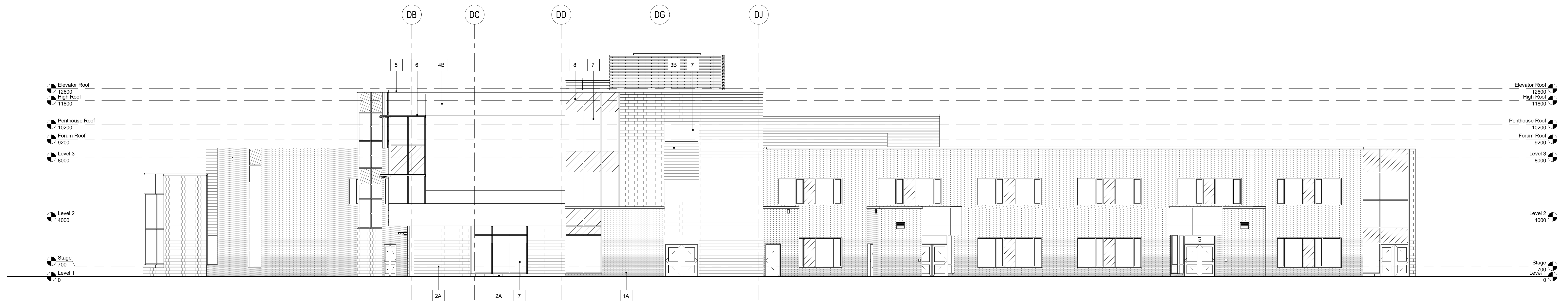
5 Building Elevation Along Grid AH  
 1 : 100



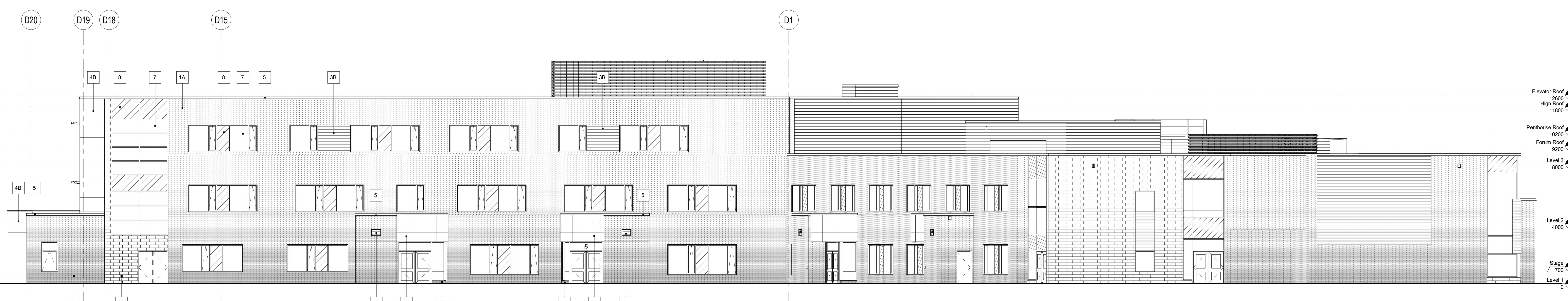
4 Building Elevation Along Grid AF  
 1 : 100



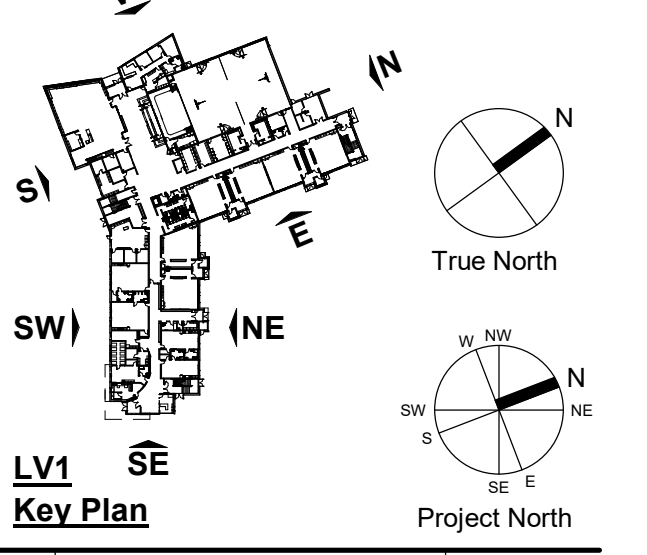
3 Building Elevation Along Grid B1  
 1 : 100



2 Building Elevation - Southeast  
 1 : 100



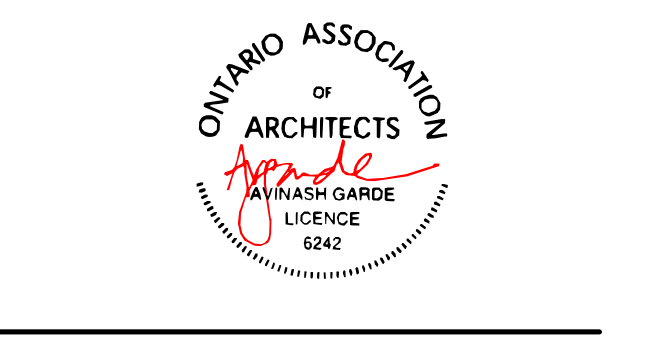
1 Building Elevation - Northeast  
 1 : 100



1 Re-issued for Draft Plan and Re-Zoning Re-Circulation 2024 06 19

No	Revision	Date

Scale: 1:100 unless indicated otherwise  
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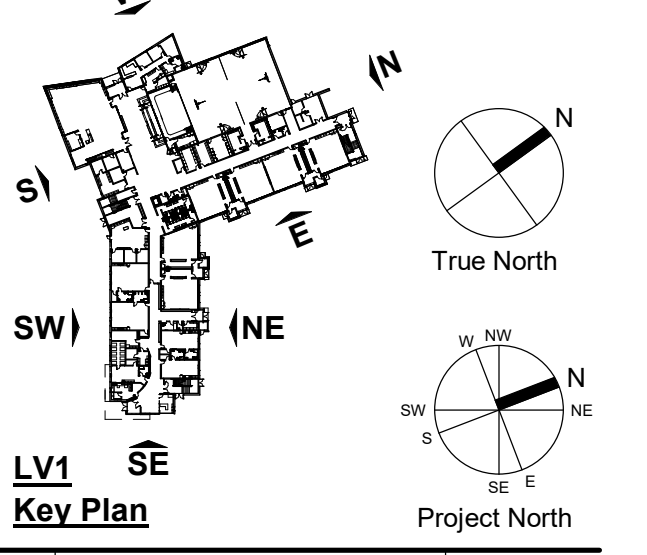
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 Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.

2210 A402

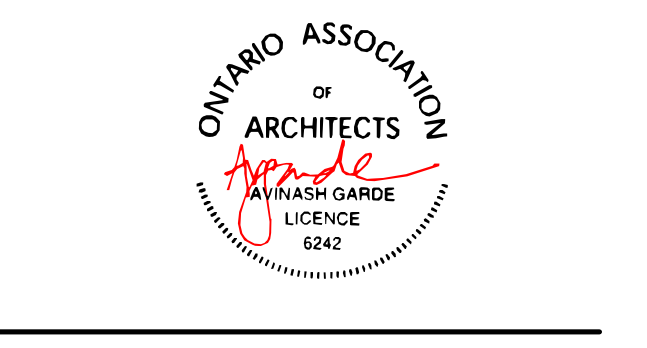


**Elevation Legend**

- 1A BRICK - TYPE A
- 2A CMU/ARC - 980/190
- 3A MWP-1 - CHARCOAL
- 3B MWP-2 - BRIGHT SILVER
- 3C MWP-3 - BRIGHT SILVER HORIZONTAL PANELS
- 4A ALUMINUM COMPOSITE PANEL - METALLIC SILVER
- 4B ALUMINUM COMPOSITE PANEL - METALLIC GREY
- 5 METAL FLASHING
- 6 EXTERIOR SUN CONTROL DEVICE
- 7 GLAZING
- 8 BRANDED
- 10 MECHANICAL LOUVER
- 12 LIGHT FIXTURE - SEE ELEC DWG
- RS ROOF SCUPPER - SEE TYPICAL DETAIL 3/A12



No.	Revision	Date
1	Re-issued for Draft Plan and Re-Zoning Re-Circulation	2024 06 19

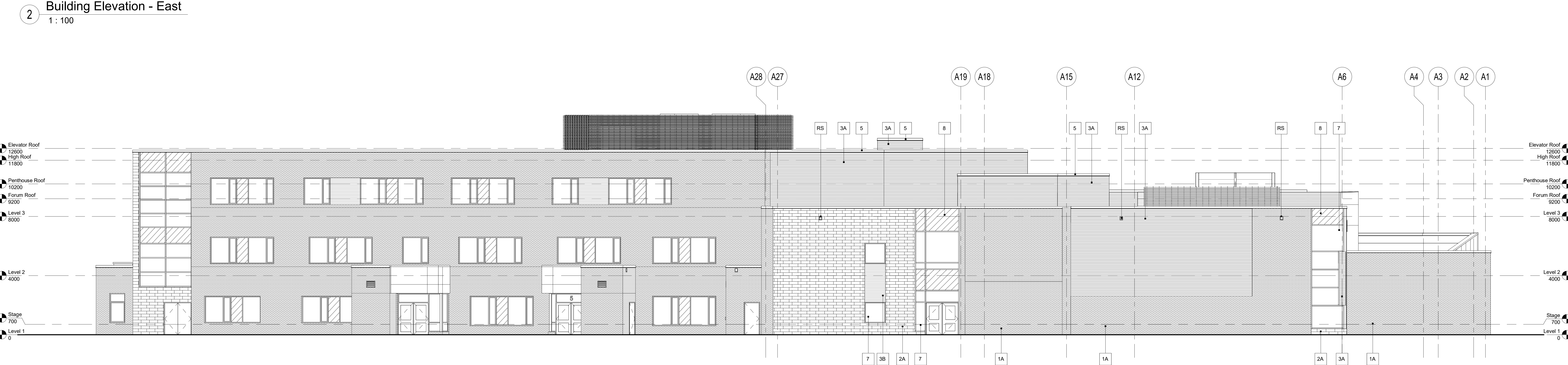
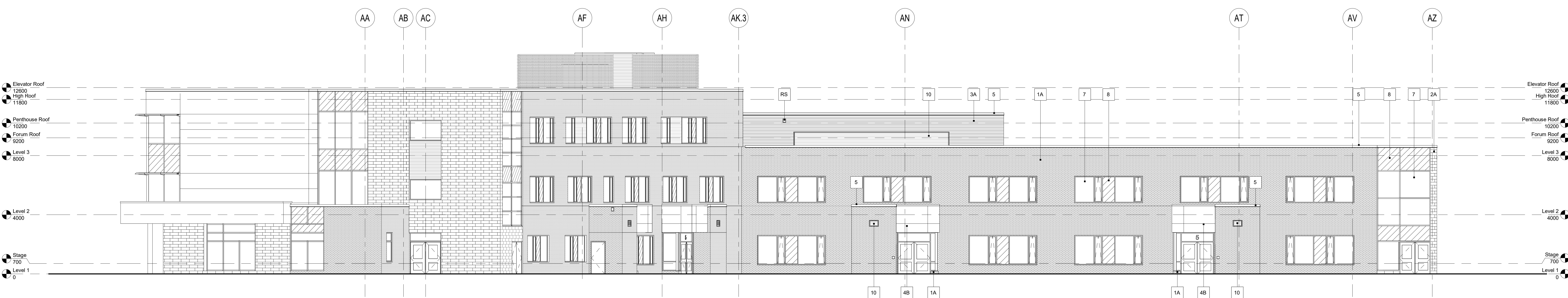
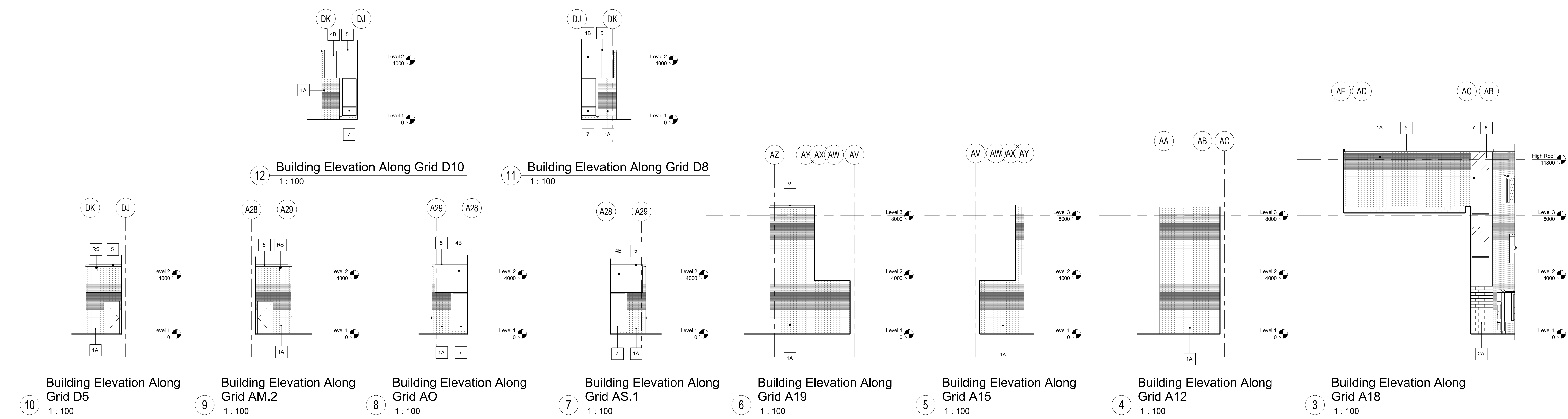


Drawn Title: **BUILDING ELEVATIONS - NORTH, EAST & MISC. ELEVATIONS**

Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.

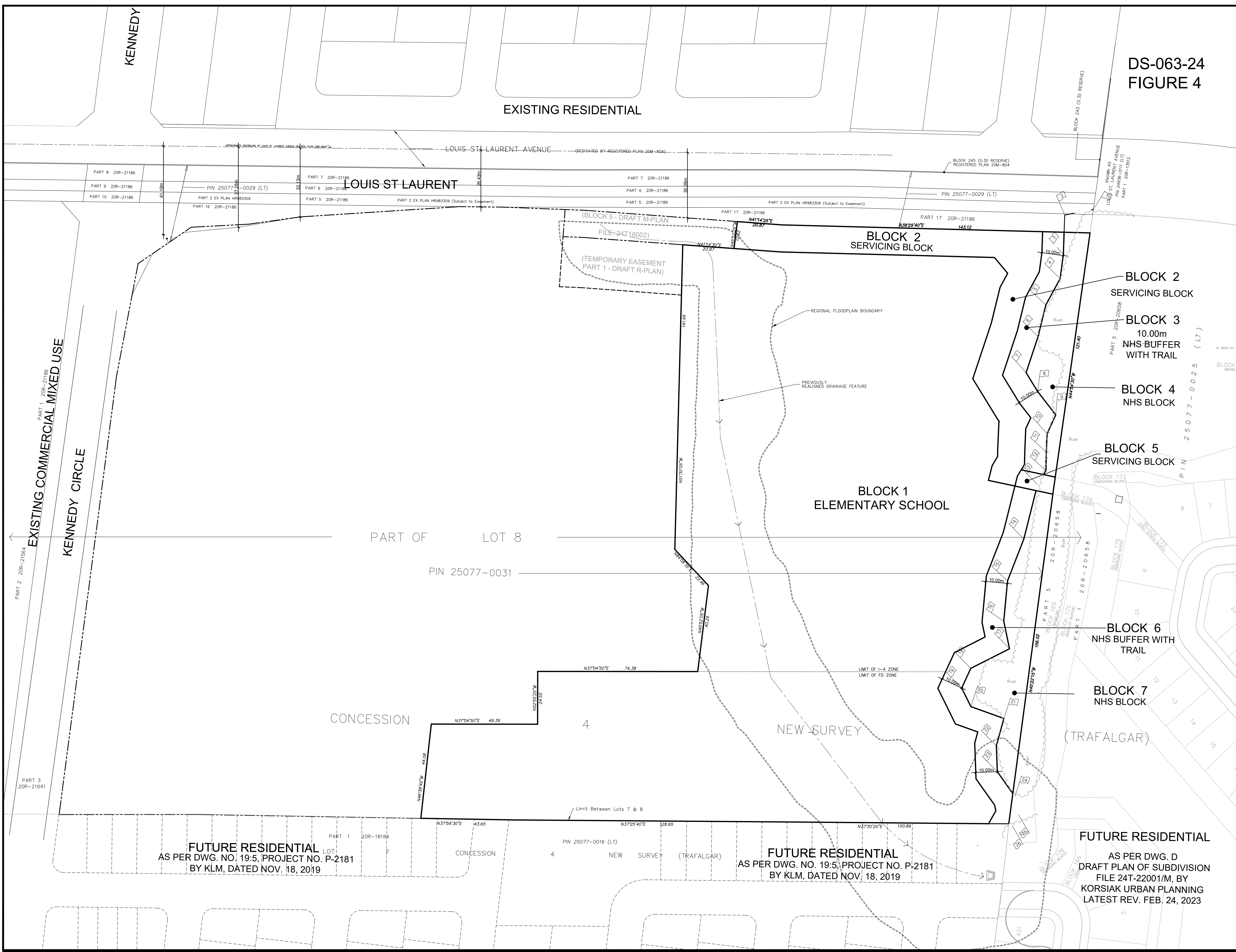
**2210 A403**

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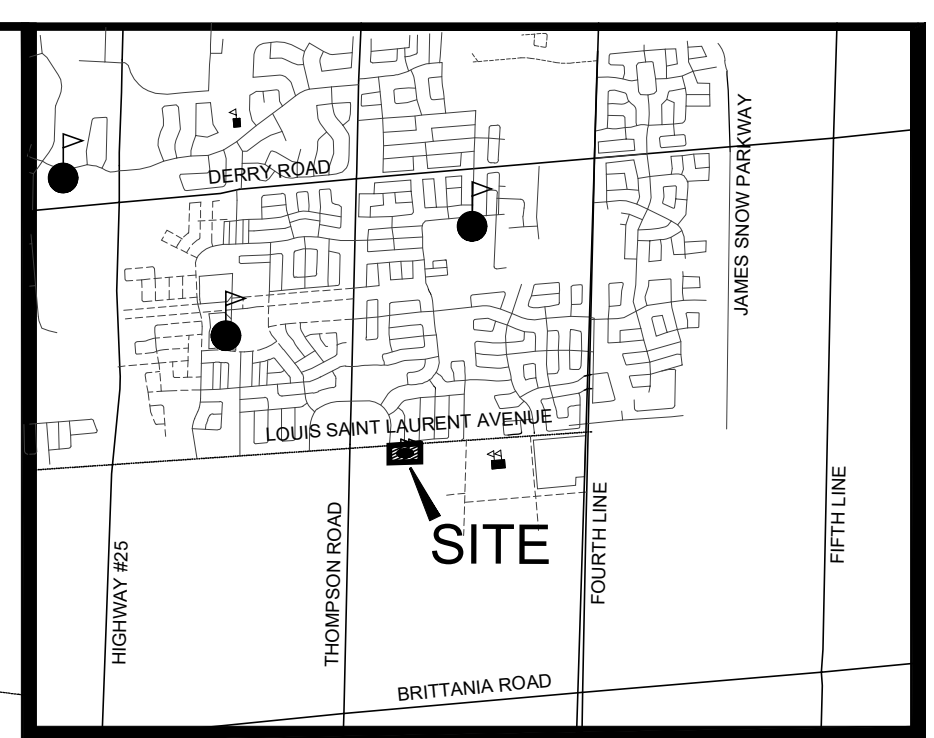


Scale: As indicated Date: NOV 2023  
 Drawn by: AK Checked by: AG  
 Job No. Drawing No.

This drawing is sized for 36"x48" sheet size. If not the above size, interpret the drawing accordingly. PRINTED: 2024-06-18 4:09:21 PM



DS-063-24  
FIGURE 4



KEY PLAN N.T.S.

**DRAFT PLAN OF SUBDIVISION 24T-XXXXXX**

PART OF LOT 8, CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF TRAFALGAR  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:750  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**ADDITIONAL INFORMATION REQUIRED BY CLAUSES SECTION 51(17) OF THE PLANNING ACT.**

- A - SHOWN ON PLAN
- B - SHOWN ON PLAN
- C - SHOWN ON PLAN
- D - SHOWN ON PLAN
- E - SHOWN ON PLAN
- F - SHOWN ON PLAN ACCOMPANYING THIS DRAFT PLAN APPLICATION
- G - SHOWN ON PLAN
- H - MUNICIPAL PIPED WATER
- I - CLAYEY SILT
- J - SHOWN ON PLAN
- K - MUNICIPAL SANITARY & STORM SEWERS
- L - NONE

**OWNER'S CERTIFICATE:**

I HEREBY AUTHORIZE THE FIRM OF STRATEGY4 INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN TO THE TOWN OF MILTON FOR APPROVAL.  
HALTON CATHOLIC DISTRICT SCHOOL BOARD  
802 DRURY LANE - BURLINGTON, ON L7R 2Y2  
SIGNATORY (AARON LOFTS)  
SIGNATURE DIGITIZED WITH EXPRESS WRITTEN CONSENT OF SIGNATORY  
SIGNATURE VALID FOR THIS PLAN ONLY

Aaron Lofts June 12, 2024 DATE

**SURVEYOR'S CERTIFICATE:**

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

Roy C. Mackay June 11, 2024 DATE  
ON-PROVINCIAL SUPERVISOR FOR: MACKAY, MACKAY & PETERS LIMITED

**SCHEDULE OF LAND USE**

PROPOSED LAND USE	REFERENCE	(sq.m.±)	(Ac.±)
ELEMENTARY SCHOOL	BLOCK 1	43,875.55	10.842
SERVICING BLOCK	BLOCK 2	3,263.88	0.807
NHS BUFFER W/ TRAIL	BLOCK 3	1,201.66	0.297
NHS BLOCK	BLOCK 4	1,367.60	0.338
SERVICING BLOCK	BLOCK 5	139.04	0.034
NHS BUFFER W/ TRAIL	BLOCK 6	1,805.08	0.446
NHS BLOCK	BLOCK 7	1,960.56	0.484
<b>TOTAL SITE AREA</b>		<b>53,613.37</b>	<b>13.248</b>

DATE	DESCRIPTION	BY
JUN 13/24	ISSUED FOR DRAFT PLAN OF SUBDIVISION AND RE-ZONING APPLICATION RE-SUBMISSION	3. JK
NOV 23/23	ISSUED FOR DRAFT PLAN OF SUBDIVISION AND RE-ZONING APPLICATIONS	2. JK
MAY 24/23	ISSUED TO SUPPLEMENT MAY 9TH, 2023 PRE CON SUBMISSION TO TOWN OF MILTON	1. JK
DATE	DESCRIPTION	BY
DATE	DESCRIPTION	BY

FUTURE RESIDENTIAL  
AS PER DWG. NO. 19:5, PROJECT NO. P-2181  
BY KLM, DATED NOV. 18, 2019

FUTURE RESIDENTIAL  
AS PER DWG. NO. 19:5, PROJECT NO. P-2181  
BY KLM, DATED NOV. 18, 2019

FUTURE RESIDENTIAL  
AS PER DWG. D  
DRAFT PLAN OF SUBDIVISION  
FILE 24T-22001/M, BY  
KORSIAK URBAN PLANNING  
LATEST REV. FEB. 24, 2023

Drawn By: ML  
Checked By: JK/DT  
Job No.: S42898  
File Name: 2898DPS

2620 Bristol Circle, Suite 100  
Oakville, ON L6H 6Z7  
t: (905) 829-2544

**CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NUMBER XXX-2024**

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW NO. 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 4, N.S., (TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD) FILE Z-XX-24

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

**AND WHEREAS** the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set further 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 By-law 016-2014 is further amended by re-designating a portion of Block 1 from the Future Development (FD) zone symbol to Minor Institutional Special Section XXX (I-A\*XXX) as shown on schedule A hereto.
2. **THAT** schedule A to By-Law 016-2014 is further amended by re-designating Blocks 2 & 5 from the Future Development (FD) zone symbol to Open Space – Stormwater Management (OS-2) as shown on Schedule A hereto.
3. **THAT** schedule A to By-Law 016-2014 is further amended by re-designating Block 5, Plan 20M-DRAFT from the Major Institutional Special Section 278 (I-B\*278) to Open Space – Stormwater Management (OS-2) as shown on Schedule A hereto.
4. **THAT** schedule A to By-Law 016-2014 is further amended by re-designating Blocks 3, 4, 6 & 7 Plan 24T-18002 from Future Development (FD) zone symbol to Natural Heritage System Zone NHS as shown on Schedule A hereto.
5. **THAT** Section 13.1 of By-law 016-2014 is hereby further amended by adding subsection 13.1.1.XXX as follows:
  - a. Notwithstanding the provisions of Section 4.19.1 i) The Southerly limit of servicing Block 6 adjacent to Louis St. Laurent shall be considered the defined street frontage of Block 1.

- b. Accessory buildings and structures located within a childcare or kindergarten playground area shall be permitted in any yard.
- c. Notwithstanding Section 4.19.1 subsections i), ii) a) - b), iii) and iv), conditional building permits, excluding occupancy, as described in the Building By-law, may be issued.
- d. Notwithstanding Section 5.11 to the contrary, no more than one (1) loading space shall be required.
- e. Notwithstanding Section 5.11.1.ii) Table 5K, a loading space shall be permitted in a front yard and an exterior side yard
- f. Notwithstanding Section 5.11.1.ii), Table K, a loading space shall be permitted to locate 0.0 m from the principal building on site.

DRAFT