



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 26, 2025

Report No: DS-029-25

Subject: Z-06-25 - Milton Heights Village Residential Zoning - Initial Report and Public Meeting

Recommendation: THAT Development Services Report DS-029-25 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The Town has initiated an amendment to the Town of Milton Urban Zoning By-law 016-2014, as amended, to re-zone existing residential lands within the Milton Heights neighbourhood from the Future Development (FD) zone to site specific Residential Low Density 2 (RLD2*XXX and RLD2*YYY) zones. There are no proposed changes to the extent of the Natural Heritage System (NHS) zone through this amendment.

REPORT

Background

The Town utilizes a Future Development (FD) zone throughout the urban area of the municipality on lands that may be suitable for development or re-development through land consolidation in the future. In 2003, lands within the Milton Heights neighbourhood, which includes lands along Steeles Ave W., Peru Road, Old Tremaine Road, Milton Heights Crescent and No 3 Side Road, were zoned Future Development (FD) in anticipation of future development taking place in the area, as well as municipal servicing potentially becoming available. There is now a better understanding of how lands within the area will be developing in the future. As a result, it is the appropriate time to move forward with a low density residential zone on existing residential lands within the neighbourhood.

Discussion

The zoning by-law amendment proposes to rezone existing residential lots within the Milton Heights neighbourhood from the existing Future Development (FD) zone to a site-specific Residential Low Density 2 zone. The properties subject to the amendment are identified in Appendix 2, attached to this report. Properties that include existing single

Discussion

detached dwellings or vacant land suitable for a single detached dwelling were included. Lands which contain commercial, institutional, multi-unit residential, those currently subject to other Planning Act applications, and those properties that fall entirely within the Natural Heritage System (NHS) zone were not included. The Natural Heritage System (NHS) zone is not proposed to be changed.

The existing Future Development (FD) zone limits the ability for property owners to make improvements to existing dwellings on the subject lands. The FD zone only allows additions to existing residential dwellings to a maximum of 10% of the existing Gross Floor Area; however, there is no maximum lot coverage or maximum building height, which could result in residential construction beyond the intent of the built form of the Milton Heights neighbourhood.

The proposed site specific Residential Low Density 2 (RLD2*XXX) zone will allow property owners to improve their properties by constructing new dwellings or additions to existing dwellings in accordance with the RLD2 zone provisions. The proposed zoning takes into consideration feedback and input from the public that has been collected over the years, as well as information collected through the Mature Neighbourhood Study in other areas of Town which has demonstrated a thoughtful approach to low density development in the established neighbourhoods of Town.

In addition to the provisions contained within the RLD2 zone, a site-specific provision related to maximum building height is proposed. This maximum height implements the policy direction contained within the Milton Heights Local Official Plan Amendment (LOPA 01/07) and represents an appropriate transition to the Niagara Escarpment Area.

The Future Development (FD) zone permits legally established uses. The property at 119 Tremaine Road has permissions to permit a Convenience Store. Staff propose to add this additional use to the site-specific zoning (RLD2*YYY) at this address only.

Town staff also recommend including a provision in the draft by-law related to lands under conservation authority jurisdiction. There is a general provision that, in the case where the conservation authority permits development to proceed, the lands may develop in accordance with the policies of the adjacent zone on the same lot. For lands that are entirely zoned NHS, we proposed to include the property address in Table 2A, to allow for development in accordance with the proposed site specific Residential Low Density 2 (RLD2*XXX) zone, should conservation authority approval be received.

The existing Residential Low Density 2 zone provisions are attached as Appendix 3 to this report. The proposed draft Zoning By-law is attached as Appendix 4.

Upon completion of the evaluation of the proposed re-zoning, including feedback received at this Public Meeting, a Technical Report with recommendations will be brought forward for Council consideration.



The Corporation of the Town of Milton

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Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Mollie Kuchma, MSc, MPA,
MCIP, RPP, Senior Planner Phone: Ext. 2312

Attachments

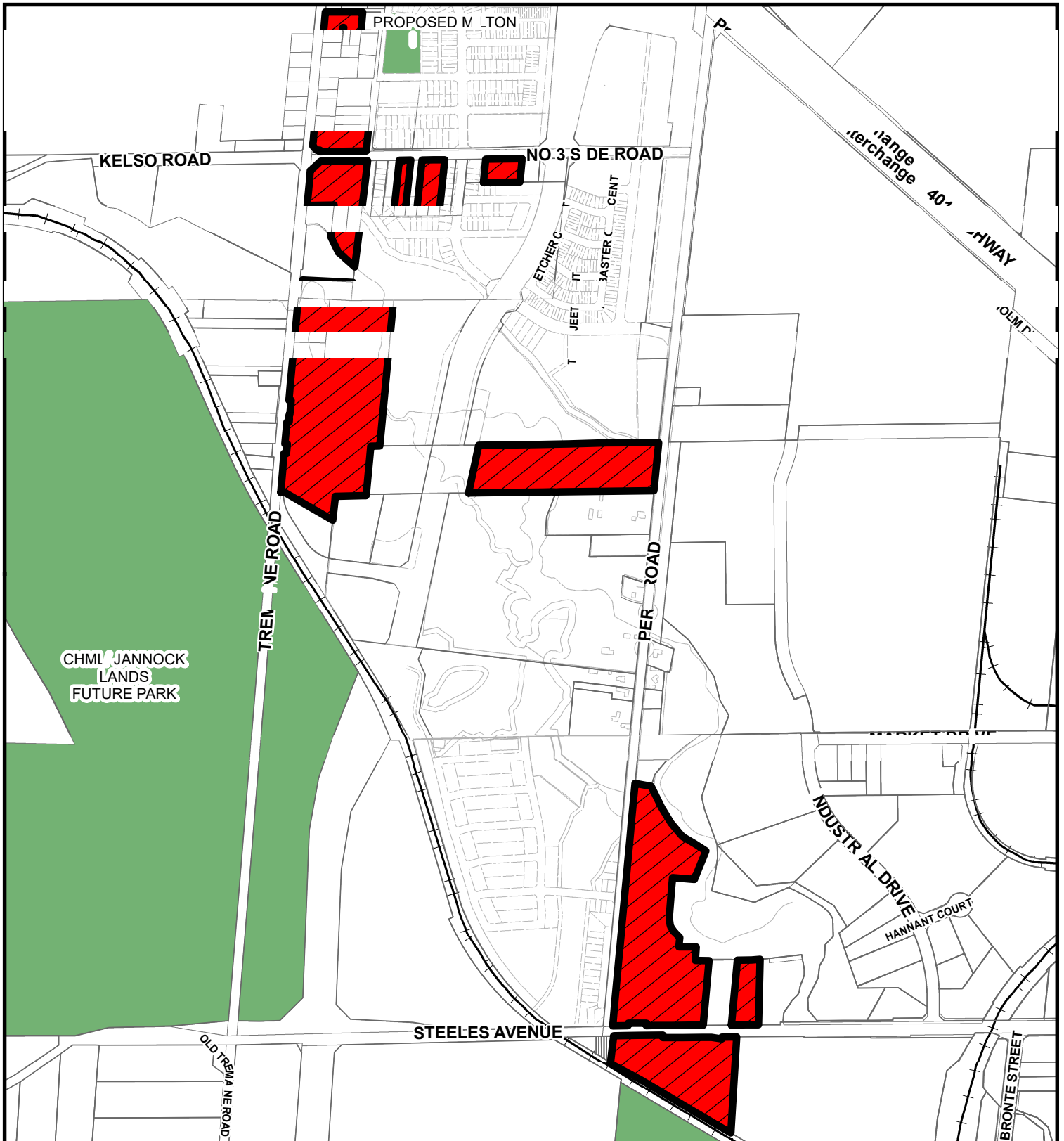
- Appendix 1 – Figure 1 Location Map
- Appendix 2 – List of Properties
- Appendix 3 – Residential Low Density 2 Zone Provisions
- Appendix 4 - Draft Zoning By-law Amendment
- Appendix 5 - Draft Schedule A

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 26th, 2025

Scale: 1: 11,000

Files: Z-06/25, Various
Sherwood
(Milton Heights) Properties

Development Services Department



Properties subject to
Zoning By-law
Amendment

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LIST OF PROPERTIES SUBJECT TO Z-06/25

Number	PIN	Street
3159	249750050	Steeles Avenue
3161	249750051	Steeles Avenue
3165	249750053	Steeles Avenue
3167	249750054	Steeles Avenue
3169	249750055	Steeles Avenue
3171	249750056	Steeles Avenue
3156	249630079	Steeles Avenue
3164	249630078	Steeles Avenue
3170	249630077	Steeles Avenue
3190	249630076	Steeles Avenue
3198	249630075	Steeles Avenue
3208	249630074	Steeles Avenue
3216	249630073	Steeles Avenue
3	249750057	Peru Road
5	249750058	Peru Road
7	249750059	Peru Road
9	249750060	Peru Road
11	249750061	Peru Road
13	249750062	Peru Road
15	249750120	Peru Road
17	249750063	Peru Road
19	249750064	Peru Road
19	249750092	Peru Road
21	249750065	Peru Road
23	249750066	Peru Road
25	249750067	Peru Road
27	249750068	Peru Road
29	249750069	Peru Road
31	249750070	Peru Road
33	249750123	Peru Road
35	249750073	Peru Road
35	249750072	Peru Road
80	249740226	Peru Road
29	249740139	No 3 Side Road
25	249740138	No 3 Side Road
17	249740134	No 3 Side Road
15	249740133	No 3 Side Road
11	249740131	No 3 Side Road
3	249740040	No 3 Side Road

3	249740053	No 3 Side Road
6	249740116	No 3 Side Road
4	249740115	No 3 Side Road
2	249740114	No 3 Side Road
1	249740117	Milton Heights Crescent
5	249740118	Milton Heights Crescent
7	249740119	Milton Heights Crescent
10	249740052	Milton Heights Crescent
25	249740099	Milton Heights Crescent
32	249740104	Milton Heights Crescent
34	249740105	Milton Heights Crescent
147	249740106	Tremaine Road
143	249740107	Tremaine Road
141	249740102	Tremaine Road
129	249740110	Tremaine Road
125	249740111	Tremaine Road
121	249740112	Tremaine Road
119	249740122	Tremaine Road
117	249740123	Tremaine Road
115	249740124	Tremaine Road
113	249740125	Tremaine Road
105	249740141	Tremaine Road
103	249740144	Tremaine Road
99	249740145	Tremaine Road
97	249740146	Tremaine Road
95	249740147	Tremaine Road
93	249740148	Tremaine Road
91	249740149	Tremaine Road
	249740180	Tremaine Road
89	249740179	Tremaine Road
87	249740151	Tremaine Road
85	249740152	Tremaine Road
83	249740161	Tremaine Road
81	249740197	Tremaine Road
81A	249740196	Tremaine Road
79	249740154	Tremaine Road
77	249740156	Tremaine Road

EXISTING RESIDENTIAL LOW DENSITY 2 (RLD2) ZONE PROVISIONS

TABLE 6A (081-2020)(077-2021)(007-2022)

<i>Permitted Uses</i>	RLD2, Low Density
Residential Uses	
<i>Apartment Building</i>	
<i>Dwelling, Back to Back Townhouse (39-2004)</i>	
<i>Dwelling, Detached</i>	•
<i>Dwelling, Duplex</i>	•
<i>Dwelling, Multiple</i>	
<i>Dwelling, Quattroplex</i>	
<i>Dwelling, Retirement</i>	
<i>Dwelling, Semi-detached</i>	•
<i>Dwelling, Townhouse</i>	
<i>Dwelling, Triplex</i>	
<i>Shared Housing (*2)</i>	•
<i>Short-Term Rental (*3)</i>	•
Non-Residential Uses	
<i>Convenience Store</i>	
<i>Cottage Industry</i>	
<i>Bank</i>	
<i>Home Day Care</i>	•
<i>Home Occupation</i>	•
<i>Long Term Care Facility</i>	
<i>Medical Clinic</i>	
<i>Office Building</i>	
<i>Office Uses</i>	
<i>Personal Service</i>	
<i>Shop</i>	
<i>Restaurant</i>	

Footnote(s) for Table 6A

(*1) Only permitted in the *first storey* of an *office building* or *apartment building* containing a permitted use, and shall have a cumulative *gross floor area* up to a maximum of 10% the total *gross floor area* of the *building*.

(*2) *Shared Housing* is permitted within any dwelling unit that is permitted in the zone.

(*3) *Short-Term Rental* is permitted within any *dwelling unit* that is permitted in the zone.

TABLE 6B-1 (077-2021)(007-2022)

Regulations	RLD2		
	Residential Low Density II		
	Dwelling Type		
	Detached Dwelling / Duplex Dwelling (*1)	Semi-detached Dwelling (*1)	
		Corner Lot	Interior Lot
Lot Frontage (Minimum)	15.0m	11.4m / unit	10.0m / unit
Lot Depth (Minimum)	30m	30m	30m
Lot Area (Minimum)	N/A	N/A	N/A
Lot Coverage (Maximum)	(*2)	(*2)	(*2)
Front Yard Setback (Minimum)	6.5m (*3)	6.5m (*3)	6.5m (*3)
Interior Side Yard Setback (Minimum)	(*4)	0.0m	0.0m on one side, other side subject to (*4 i)) (*5)
Exterior Side Yard Setback (Minimum)	3.5m	3.5m	N/A
Rear Yard Setback (Minimum)	7.5m	7.5m	7.5m
Building Height (Maximum)	(*8)	(*8)	(*8)
Number of Storeys (Maximum)	2	2	2
Landscaped Open Space (Minimum)	30%	30%	30%

Footnotes for Table 6B-1:

(*1) Shall be subject to the provisions of Section 6.3.3 of this By-law.

(*2) See Table 6B-1 (I) below for maximum permitted *lot coverage*.

TABLE 6B-1 (I)

<i>Lot Area</i>	<i>Maximum Lot Coverage</i>
Less than 660 m ²	30% *
660 – 830 m ²	25% **
Greater than 830 m ²	20% ***

* Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.5% provided there is no *gross floor area* or *amenity area* located above.

** Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.25% provided there is no *gross floor area* or *amenity area* located above.

*** Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.0% provided there is no *gross floor area* or *amenity area* located above.

(*3) In the case of an addition to an existing building, the minimum required *front yard setback* shall be equal to the *front yard setback* legally existing on the effective date of By-law 077-2021 or the minimum *front yard setback* required for the parent *zone*, whichever is less restrictive.

(*4) Minimum *interior side yard*:

i) With attached *garage* or *carport*:

- a. 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 15m.
- b. 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
- c. 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
- d. 5.0m, where the *lot frontage* is equal to, or greater than, 30m.

ii) Where no *garage* or *carport* is attached to the dwelling:

- a. The *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m and the other side shall be a minimum of:
 - 1) 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 15m.
 - 2) 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
 - 3) 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
- b. Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30m, the *interior side yard setback* shall be a minimum of 5.0m on both sides of the *dwelling*.

(*5) Where no *garage* or *carport* is attached to the dwelling, the *interior side yard setback* shall be 0.0m on one side and a minimum of:

- i) 3.5m on the other side, where the *lot frontage* is less than 30m.

- ii) 5.0m on the other side, where the *lot frontage* is equal to, or greater than, 30m.
- (*6) Minimum *interior side yard*:
- i) With attached *garage* or *carport*:
 - a. 1.2m on one side of the lot and 1.8m on the other side for one-storey dwellings and 1.8m on both sides of the lot for two-storey dwellings, where the *lot frontage* is less than 20m.
 - b. 1.8m on one side of the lot and 2.4m on the other side, where the *lot frontage* is equal to, or greater than 20m.
 - ii) Where no *garage* or *carport* is attached to the dwelling:
 - a. The *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of:
 - 1) 1.2m for one-storey dwellings and 1.8m for two-storey dwellings, where the *lot frontage* is less than 20m.
 - 2) 1.8m where the *lot frontage* is equal to, or greater than, 20m.
 - b. Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30m, the *interior side yard setback* shall be a minimum of 5.0m on both sides of the dwelling.
- (*7) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m and the other side shall be a minimum of 1.2m.:
- (*8) Notwithstanding any provisions of the By-law to the contrary, the maximum building height shall be:
- i) 7.5m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
 - ii) 9.0m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.
- (*9) Notwithstanding any provisions of the By-law to the contrary, the maximum building height shall be:
- i) 8.0m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
 - ii) 9.5m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.

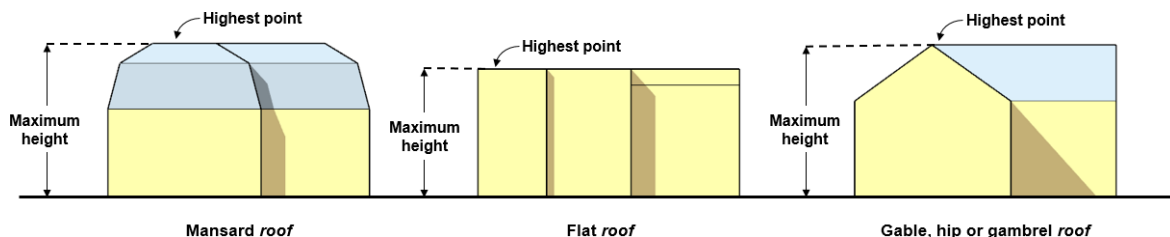


ILLUSTRATION OF BUILDING HEIGHT IN THE RLD2, RLD3, and RLD4 ZONES

NOTE: The above illustration is for clarification and convenience only and does not form part of this By-law.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XXX.2025

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 LOCATED AT VARIOUS ADDRESSES IN THE MILTON HEIGHTS NEIGHBOURHOOD, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON – TOWN FILE - Z-06/25

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

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) zone symbol to a new site specific Residential Low Density 2 (RLD2*XXX), and site Specific Residential Low Density 2 (RLD2*YYY) on the lands shown on Schedule A attached hereto.
2. **THAT** Section 13.1 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.XXX as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Residential Low Density 2 (RLD2*XXX), the following standards and provisions shall apply:

a) Special Zone Standards:

- i. The maximum building height shall be:
 - i. 8.0m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
 - ii. 9.5m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.

3. **THAT** Section 13.1 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.XXX as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Residential Low Density 2 (RLD2*YYY), the following standards and provisions shall apply:

a) Special Zone Standards:

- i. The maximum building height shall be:
 - i. 8.0m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
 - ii. 9.5m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.

b) Additional Permitted Uses in the RLD2*YYY Zone:

- i. Convenience Store

4. **THAT** Section 2.5 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding the following properties to Table 2A:

Street Number	Street Name	Zone
111	Tremaine Road	RLD2*XXX
72	Peru Road	RLD2*XXX
54	Peru Road	RLD2*XXX
46	Peru Road	RLD2*XXX
42	Peru Road	RLD2*XXX
49	Peru Road	RLD2*XXX
45	Peru Road	RLD2*XXX
43	Peru Road	RLD2*XXX
41	Peru Road	RLD2*XXX

39	Peru Road	RLD2*XXX
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5. **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 the 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 XXX, 2025.

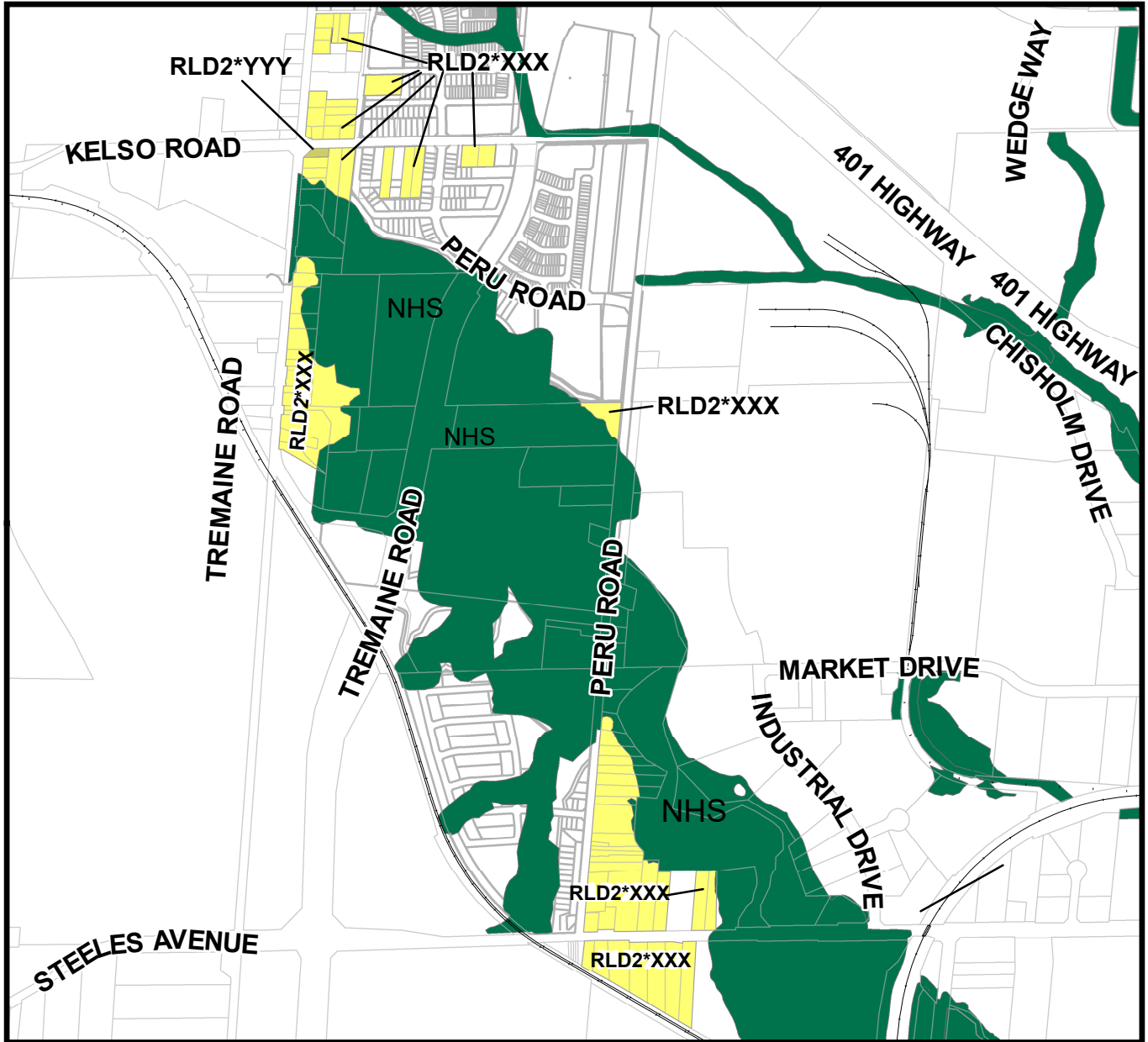
Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. -2025
TOWN OF MILTON

PART LOT 3 & 4 CONCESSION 1 TRAFALGAR NEW SURVEY

Town of Milton



Rezoned from FD (Future Development Zone):

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS __ DAY OF _____, 2025.

- RLD2*XXX - Residential Low Density Zone Special
- RLD2*YYY - Residential Low Density Zone Special

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

