



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 26, 2025

Report No: DS-028-25

Subject: Public Meeting and Technical Report: Z-07/25 Bayview Lexus
Mattamy (Brownridge) Ltd.

Recommendation: THAT Staff Report DS-028-25 outlining an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the construction of 67 single-detached dwellings with two-car garages, **BE APPROVED;**

THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law as attached as Appendix 1 to Report DS-028-25 for Council adoption;

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

EXECUTIVE SUMMARY

An application has been made for an amendment to the Town of Milton's Zoning By-law 016-2014, as amended, to facilitate an amendment to the approved site-specific zoning for Lot 29 from Phase 1 (24T-20001/M) and Lots 300-303, 330-355, 358-369, 391-396, 406-415, 426-431, and 487 from Phase 2 (24T-20001/B) of the Mattamy (Brownridge) Ltd. Bayview Lexus Plan of Subdivision. The amendment will facilitate the construction of 67 single-detached dwellings with two-car garages. The amendment is required to provide permission to permit a minimum dwelling face of 3.2 metres, provided that the garage face does not exceed 64% of the elevation, whereas a minimum of 3.3 metre dwelling face and a maximum of 60% garage face is currently required in the Town of Milton Zoning By-law 016-2014, as amended.

EXECUTIVE SUMMARY

Conclusions and Recommendations:

Staff is satisfied that the proposed Zoning By-law Amendment, as attached in Appendix 1 to this report, is consistent with the land use policies in the Provincial Planning Statement and conforms to Regional and Town planning policies. Further, Staff is satisfied that there are no concerns from a technical perspective. Therefore, staff recommends approval of the Zoning By-law Amendment as presented through this Report.

REPORT

Background

Owner: Mattamy (Brownridge) Ltd. (c/o Jon Rafter)

Applicant: Korsiak Urban Planning (c/o Constance Ratelle)

Location/Description: Part of Lot 7, Concession 5, NS (Richardson Way)

The subject lands are located in Ward 3 and are located within Phase 2 of the Boyne Survey Secondary Plan. The subject properties are located on the east side of Fourth Line and west of James Snow Parkway and are within Phase 1 (24T-20001) and Phase 2 (24T-20001/B) of the Mattamy (Brownridge) Ltd. Subdivision.

The subject properties impacted by the proposed Zoning By-law Amendment are Lot 29 from Phase 1 (24T-20001) and Lots 300-303, 330-355, 358-369, 391-396, 406-415, 426-431, and 487 from Phase 2 (24T-20001/B). There are a total of 67 lots subject to the proposed Zoning By-law Amendment.

A Location Map is included as Figure 1 to this Report. The Location Map has redlined the 67 impacted lots.

Background:

Following the Zoning By-law Amendments in 2021 (Phase 1 - 24T-20001) and 2022 (Phase 2 - 24T-20001/B) to facilitate the Mattamy (Brownridge) Ltd. Bayview Lexus Plan of Subdivision and its subsequent registration, the applicant has updated the model for one of their proposed dwellings to accommodate a true two-car garage on various 36-foot lots within the development. However, in doing so, the model requires relief from the Town's Zoning By-law with respect to the maximum garage face. Since the individual lots have been created through the registration of the subdivision, rather than proceeding with 67 separate minor

Background

variance applications to the Committee of Adjustment, the applicant is seeking an additional Zoning By-law Amendment to address the deficiency.

Proposal:

The purpose of the proposed Zoning By-law Amendment is to amend the existing approved zoning (Zoning By-laws 025-2021 and 039-2022) for 67 lots which are located in Phase 1 (24T-20001) and Phase 2 (24T-20001/B) of the Mattamy (Brownridge) Ltd. Bayview Lexus Plan of Subdivision. The amendment is required to allow for a minimum dwelling face of 3.2 metres provided that the garage face does not exceed 64% of the elevation, whereas a minimum of 3.3 metres dwelling face and a maximum of 60% garage face are currently required. The amendment is required due to the proposed dwelling design for the subject lots.

The following information has been submitted in support of this application:

- Application Form, prepared by Korsiak Urban Planning;
- Cover Letter, prepared by Korsiak Urban Planning, dated April 16, 2025;
- Concept Plan, prepared by Korsiak Urban Planning;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated April 11, 2025;
- Draft Zoning By-law Amendment (025-021), prepared by Korsiak Urban Planning; and;
- Draft Zoning By-law Amendment (039-2022), prepared by Korsiak Urban Planning.

Discussion

Planning Policy:

Provincial Planning Statement (PPS)

On August 20, 2024, the Province of Ontario released the new Provincial Planning Statement (2024) ('PPS') and announced that the PPS would come into effect on October 20, 2024. The new PPS replaces the Provincial Policy Statement, 2020, as well as A Place of Growth: Growth Plan for the Greater Golden Horseshoe and consolidates both of these previous land use policy documents into one PPS.

The new PPS continues to provide policy direction on matters of Provincial interest related to land use planning and development. As set out in the new PPS, the Province's long-term prosperity depends on a coordinated approach to wisely managing change and promoting efficient development patterns.

Discussion

Section 2.3.1 of the PPS includes policies that apply to land use planning in settlement areas. This section of the PPS promotes efficient development patterns by directing growth to settlement areas, discouraging inefficient expansion of these areas, encouraging the effective use of existing and planned infrastructure and accommodating a range and mix of uses. Further, Section 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development.

The subject lands are located within the Town of Milton Urban Area and will be serviced by municipal water and wastewater services. Staff are of the opinion that the proposed zoning by-law amendment is consistent with the Provincial Planning Statement.

Halton Region Official Plan

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities, however the Halton Region Official Plan ('ROP') 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. On March 17, 2025, Town of Milton Council adopted the first comprehensive amendment for the new Official Plan, which includes adding the ROP into the Town's Official Plan. The above-noted amendment is currently with the Ministry of Municipal Affairs for review and approval.

The subject lands are designated Urban Area on Map 1: Regional Structure of the Halton Region Official Plan. All development is subject to the policies of the ROP. Section 76 of the ROP states that the permitted uses in the Urban Area are to be in accordance with a Local Official Plan and Zoning By-law.

The proposed Zoning By-law Amendment conforms with Regional policy as the subject lands are located within the Town of Milton Urban Area in the Halton Region Official Plan.

Town of Milton Official Plan

The subject lands are designated Residential Area on Schedule B of the Town of Milton's Official Plan. Further, the subject lands are located in the Boyne Survey Secondary Plan and designated Residential Area on Schedule C.10.C. The Residential Area designation in the Town of Milton's Official Plan permits a variety of residential uses which include single-detached dwellings.

Section C.10.4.5.3h) of the Boyne Survey Secondary Plan states that development shall be designed in accordance with a mix of lot sizes, building types and architectural styles with high quality building materials will be encouraged on a street-by-street basis to reinforce the character of the existing community. In particular, dwellings shall be designed to reduce the

Discussion

impact of garages and garages shall generally not project beyond the main wall of a unit without significant mitigating design elements.

Staff note that the proposed dwellings include garages that do not project beyond the main wall of the unit. The proposed reduction in dwelling face width is minor in nature and 3.28 metres is proposed, whereas the Urban Zoning By-law currently requires 3.3 metres. Further, the proposed dwellings will have two single garage doors that aid in breaking up the garage face instead of one single garage door that is double wide. In addition, a number of the proposed elevations for the dwellings include a second-floor balcony that projects closer to the street than the garage which further diminishes the dominance of the garage face. Staff also note that the proposed garage will allow for an increase in parking available in the provided garage and driveway, which enables the homeowners to explore an accessory dwelling unit without widening their driveway.

Staff are of the opinion that the proposed Zoning By-law Amendment conforms to the Town of Milton's Official Plan and Boyne Survey Secondary Plan.

Zoning By-law 016-2014, as amended

The subject properties are zoned site-specific Residential Medium Density (RMD1*283) and (RMD1*315). The RMD1*283 and RMD1*315 zone permits residential uses such as single-detached dwellings which are proposed for each of the impacted lots.

The applicant has made an application to amend the approved zoning that applies to the 67 above-noted lots. The proposed Zoning By-law Amendment would permit a minimum dwelling face of 3.2 metres, provided that the garage face does not exceed 64% of the elevation. This will allow for the proposed single-detached dwellings to be built on 36 feet lots with two-car garages, with an interior grade size wide enough to accommodate two side-by-side parking spaces and a dwelling face of 3.28 metres.

Appendix 1 to this Report includes the proposed Zoning By-law Amendment.

Staff are satisfied that the proposed Zoning By-law Amendment conforms to the Town of Milton's Official Plan.

Public Consultation and Review Process

Notice of the Public Meeting was provided pursuant to the requirements of the *Planning Act* on May 2, 2025. Signage providing information on the proposed application was posted on the property on May 6, 2025, in addition to Notice being sent by mail to all properties within 200 metres of the subject lands.

Agency Consultation



Discussion

The proposed Zoning By-law Amendment application was circulated to relevant internal comment agencies. Town Departments offered no objection to the application.

Conclusion

Staff is satisfied that the proposed Zoning By-law Amendment, attached as Appendix 1 to this Report, is consistent with the Provincial Planning Statement and conforms to Regional and Town land use planning policy. Therefore, staff recommends approval of the Zoning By-law Amendment.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MSc (PI), MCIP, Phone: Ext.2311
RPP

Attachments

Figure 1 - Location Map

Figure 2 - Draft Plan (redlined impacted lots)

Appendix 1 - Proposed Zoning By-law 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



The Corporation of the Town of Milton

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Recognition of Traditional Lands

water, food and resources. We stand as allies with the First Nations as stewards of these lands.

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 DESCRIBED AS PART OF LOTS 6 AND 7, CONCESSION 3, (FORMER GEOGRAPHIC SURVEY OF TRAFALGAR) IN THE TOWN OF MILTON - MATTAMY (BROWNRIDGE) LIMITED – BAYVIEW LEXIS (TOWN FILE:Z-07/25)

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

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

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

1.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by revising subsection 13.1.1.315 by adding a new subsection iii) e) and the revising additional text as follows:

- e. Notwithstanding section 13.1.1.315 iii) b), the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.2m provided not more than 64.2% of the building face is used for the garage portion of the elevation for those lots with frontage of 11.0m or greater.

2.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by revising subsection 13.1.1.283 by adding a new subsection iii) d) and the revising additional text as follows:

- d. Notwithstanding section 13.1.1.283 iii) b), the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.2m provided not more than 64.2% of the building face is used for the garage portion of the elevation for those lots with a frontage of 11.0m or greater.

3.0 THAT pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the *Planning Act*, as amended. Where one or more appeals have been filed under

Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

PASSED IN OPEN COUNCIL ON2025.

Gordon A. Krantz

Mayor

Meaghen Reid

Clerk

FIGURE 1 LOCATION MAP

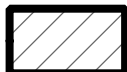


Council Meeting Date:
May 26, 2025

Scale: 1: 2,500

Files: Z-07/25

Development Services Department



Subject Property

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DRAFT PLAN OF SUBDIVISION
FILE 24T - 20001/B PHASE 2
REVISED
PART OF LOT 7,
CONCESSION 5, NEW SURVEY

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

MATTAMY - BAYVIEW LEXIS PHASE 2


OWNER'S AUTHORIZATION

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

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

SURVEYOR'S CERTIFICATE

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

SIGNED  DATE January 7, 2020
Ross DenBroeder, Ontario Land Surveyor
R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLER ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001

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

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

Land Use	Blocks	Block Total	Area (ha)	Units
Detached Residential	181-319, 326-431, 484, 485, 486, 487	247, 249	7.49	247, 249
Townhouse	432-451	20	2.24	108
Back to Back Townhouse	452-460	9	0.76	77
Medium Density Residential	461	1	1.43	
Low Density Residential	320	1	0.18	6
Neighbourhood Park Block	462	1	3.74	
Stormwater Management Pond Block	463	1	1.52	
Stormwater Pond Buffer Block	464	1	0.05	
Creek Block	465, 466	2	1.50	
Environmental Buffer Block	467-470	4	0.99	
Trail Block	471, 472	2	0.28	
Servicing Block	473	1	0.03	
Acoustic Buffer Block (3.0 m)	474-476	3	0.03	
Grading Block	477, 483	2	0.04	
Road Widening	478	1	0.29	
Residential Reserve	479	1	0.25	
0.3m Reserve	480-482	3	0.01	
16m ROW (2,006 m)			3.25	
24.0m ROW (385 m)			0.95	
26.0m ROW (625 m)			1.63	
Totals	181-320, 326-487, 390	302, 390	25.66, 26.65	440, 398

02/04/25	Red hatch to indicate subject lands for minor rezoning	A	CR
08/11/23	Redline - Add Lots 486/487	A	WS
26/10/22	Redline - Add Lots 484/485, merge Block 320	A	KC
04/02/22	General Revisions, new Grading Block	A	SP
20/07/21	Original Submission	A	KC
DATE [D.M.Y.]	REVISION	DWG	BY

NOTES:

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



SCALE 1:1500 February 4, 2022
November 8, 2023
DRAWN BY: SP CHECKED BY: KC

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