



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 14, 2025

Report No: DS-042-25

Subject: Technical 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 to 1125 Kennedy Circle East (Town Files: 24T-24002/M and Z-14/24)

Recommendation: **THAT** Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town File: 24T-24002/M);

AND THAT Application Z-14/24 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) Zone and a portion of the Major Institutional Special Provision 278 (I-B*278) Zone to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A*370) Zones on the subject lands, to permit the development of a three storey elementary school, **BE APPROVED**;

AND FURTHER THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-042-25 for Council adoption.

EXECUTIVE SUMMARY

The Halton Catholic District School Board (HCDSB) is seeking approval of an amendment to Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of a three-storey elementary school, including a daycare centre, and delineate the natural heritage system and required servicing blocks on the subject lands. Block 5 on the plan of subdivision associated with the abutting secondary school has also been included in the application for zoning purposes only (i.e. to zone the block for stormwater management purposes rather than the current major institutional zone). As such, the proposed zoning by-

EXECUTIVE SUMMARY

law amendment seeks to change the current Future Development (FD) Zone and a portion of the existing Major Institutional Special Provision 278 (I-B*278) Zone (i.e. Block 5 within the adjacent plan of subdivision) to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A*370) Zones on the subject lands. In addition to the proposed change in Zone categories, the applicant is seeking permission for an institutional zone category with site-specific provisions relating to the establishment of the front lot line and frontage on a public street, lot area, landscape buffers, lot area, building height (to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated), loading spaces, accessory buildings and structures associated with the kindergarten and daycare playground areas, conditional building permits and the addition of the secondary school use, should the need to accommodate secondary students temporarily in this location arise.

The HCDSB is also seeking draft plan approval for a plan of subdivision containing a school block, natural heritage system and environmental buffer blocks, and servicing blocks that will accommodate the extension of a siphon required to drain the subdivisions located to the north of the subject lands, across Louis St. Laurent Avenue.

An informal public information centre (PIC) and statutory public meeting were held on February 22, 2024 and September 9, 2024, respectively. One member of the public spoke at the statutory public meeting and raised concerns regarding the concentration of schools (being 4 in total) within a one-kilometre distance along Louis St. Laurent Avenue around the subject lands, and the potential safety risks traffic in the area would pose for students walking to and from school. Staff also received three written submissions, two from members of the public looking for additional information, and the third from Sundial Homes, the developer with lands abutting the southern lot line, who noted that through its representatives, planners and engineers they have been in ongoing discussions with the HCDSB for the proposed elementary school site to understand the proposal and its impacts on their own future design capacity and collaborate on design changes to their shared benefit.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the applications as currently presented. They have also provided the appropriate conditions of draft plan approval necessary for the Town to consider the approval of these applications. Staff has reviewed all the documentation, plans and comments provided to date and is of the opinion

EXECUTIVE SUMMARY

that the applications as submitted are prepared in a manner that would allow them to be considered by Town Council for approval.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision processed under File 24T-24002/M, subject to the requested conditions of draft plan approval and the site-specific zoning provisions attached as Appendix 1, conform to Provincial and municipal planning policies and Conservation Halton regulations, and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Planning Statement and conforms to the Region and Town Official Plans.

REPORT

Background

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

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 constructed St. Kateri Tekakwitha Catholic Secondary School located at 1125 Kennedy Circle East. The subject property is 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)

Background

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:

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 daycare centre, associated play areas, two 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 conceptual site 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 via a right-in and right-out configuration. Two pedestrian connections will be provided through this project: (1) on the west side of the proposed elementary school building to the high school site; and (2) a 3.0-metre-wide trail to be located within the environmental buffer blocks from Louis. St. Laurent Avenue to the adjacent subdivision trail networks.

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 to reflect the proposed siphon to be used for drainage purposes consistent with the zoning category being applied to the servicing blocks within the subject application.

Given that the School Board is already experiencing heavy enrollment in the adjacent secondary school and is limited in school locations, the HCDSB has indicated that it might be necessary to use the elementary school for a temporary period to accommodate an overflow of secondary school students. As a result, the Board has requested that the secondary school use be added to the zoning by-law amendment to address this potential situation.

The HCDSB is also seeking draft plan approval for a plan of subdivision containing a school block, natural heritage system and environmental buffer blocks, and servicing blocks that will accommodate the extension of a siphon required to drain the subdivisions located to the

Background

north of the subject lands, across Louis St. Laurent Avenue. A copy of the Draft Plan of Subdivision is attached as Figure 4 to this report.

It should be noted that the HCDSB has indicated that the school block they are creating is larger than required to accommodate the needs of the elementary school use. Therefore, it has been looking at the potential for the future development of residential uses on the lower portion of the block to complement the preliminary draft plan that has been devised by Sundial Homes, the landowner/developer to the south. In the initial proposal the HCDSB requested that a specific block be created in the draft plan to reflect the surplus portion, and that the zoning remain Future Development (FD) or be changed to a residential Zone to reflect potential residential uses. While staff was supportive of recognizing this potential opportunity through the conceptual site plan and open to the concept of this type of development envisioned by the HCDSB, staff was uncomfortable identifying the residential uses separately on the draft plan and in the zoning by-law for the following reasons:

- there is no formal subdivision application filed for the lands located south of the subject lands to confirm that the proposed lot fabric is appropriate;
- there is no guarantee that these lands will be developed for residential uses in the future by the adjacent landowner or another party;
- there is currently no direct access available to facilitate any development on the block; and,
- it is likely that several planning applications (e.g. severance or subdivision and zoning by-law amendment) will be required once a proposal has been formalized.

As a result, the draft plan and zoning by-law associated with this application has not included any permissions for residential uses.

The proposal before Council at the current time, is a request for the approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of the elementary school and associated activities and features described above. Accordingly, the proposal seeks to change the current Future Development (FD) and a portion of the existing Major Institutional Special Provision 278 (I-B*278) Zones to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A*370) Zones on the subject lands. Site-specific provisions relating the establishment of the front lot line and frontage on a public street, landscape buffers, lot area, building height (to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated), loading spaces, accessory buildings and structures associated with the

Background

kindergarten and daycare playground areas, conditional building permits and the addition of the secondary school use has been proposed.

The following reports and plans were submitted in support of the applications:

- Topographic Survey, prepared by MMP, dated June 23, 2023;
- Proposed Draft Plan of Subdivision, prepared by Strategy 4 Inc., dated March 21, 2025;
- Site Plan (Interim), prepared by Strategy 4 Inc., March 21, 2025;
- Ultimate Site Plan & Community Context Plan, prepared by Strategy 4 Inc., dated March 21, 2025;
- Interim Functional Grading Plan (Stage 1), prepared by Strategy 4 Inc., dated March 21, 2025;
- Interim Functional Grading Plan (Stage 2), prepared by Strategy 4 Inc., dated March 21, 2025;
- Ultimate Functional Grading Plan, prepared by Strategy 4 Inc., dated March 21, 2025;
- Functional Site Grading Sections, prepared by Strategy 4 Inc., dated March 21, 2025;
- Site Constraints Plan, prepared by Strategy 4 Inc., dated March 19, 2025;
- Floor Plans & Elevations, prepared by Snyder Architects Inc., dated March 11, 2025;
- Planning Justification Report (Including Public Engagement Strategy), prepared by Strategy 4 Inc., dated June 2024;
- Traffic Impact Study, prepared by GHD, dated March 15, 2025;
- Noise Impact Study (Revision 1), prepared by EXP Services Inc., dated June 19, 2024;
- Environmental Site Screening Questionnaire, prepared by Halton Catholic District School Board, dated November 14, 2023;
- Functional Servicing & Stormwater Management Report, prepared by MGM Consulting Inc., dated March 21, 2025;
- Water Servicing Deviation Memo (To Halton Region), prepared by MGM Consulting Inc., dated February 12, 2025;
- 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;

Background

- 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 March 2025.

Planning Policy

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Section 2.1 of the PPS identifies criteria to support the achievement of complete communities including, and not limited to, accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs. Section 2.3 indicates that land use patterns within settlement areas should be based on densities, and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Section 6.2 states that a coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including, but not limited to managing and/or promoting growth and development that is integrated with planning for infrastructure and public service facilities, including schools and associated child care facilities. In addition, the PPS encourages

Background

planning authorities and school boards to collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.

The proposed elementary school is located along a collector road where transit is planned and will be in proximity to a range and mix of residential, commercial and institutional uses. The proposed design and location of the school is consistent with these policies and the Town and the School Board has been coordinating efforts to bring the school and daycare uses online at the earliest possible time.

Regional Official Plan (ROP)

As of July 1, 2024, Halton Region became 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.

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.

Planning staff is of the opinion that the proposed Plan of Subdivision and Zoning By-law amendment applications are consistent with and conform to all relevant planning documents and represents good planning from a regional perspective.

Town Official Plan

At the local level, 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 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.

Background

Given that the policies of Sections 3.2.3.6 and 3.2.3.7 specifically exclude schools, the following policies of Section 3.10.3.3 of the Official Plan for the establishment of new institutional uses 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.

Planning staff is of the opinion that the proposed Plan of Subdivision and Zoning By-law amendment applications for the elementary school proposal on the subject lands conforms to the policies of the Town's Official Plan and the Boyne Survey Secondary Plan.

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 and site-specific provisions to facilitate the development of the lands for an elementary school, delineate the boundaries of the Natural Heritage System and identity the lands needed to accommodate the associated servicing infrastructure that will support the development.

Background

Site Plan Control

Should the applications be approved, site plan approval is required prior to the issuance of a building permit for the proposed elementary school block. The Applicant is in the process of preparing their site plan application and detailed site plan drawings for the Town to address such matters as building design, site design (including parking, pedestrian circulation, bus and car layby's and drop off zones, accessibility, fire truck access, and garbage disposal), lot grading and drainage, lighting and landscaping.

Discussion

Public Consultation:

An informal public information centre (PIC) was held on February 22, 2024 and several area residents attended to gather information and comment on the preliminary proposal for the school. Upon receiving a formal application, combined complete application and statutory public meeting notices were provided pursuant to the requirements of the Planning Act and the Town through written notice to all properties within 200 metres of the subject lands, as well as on the Town's website on July 18, 2024. The statutory public meeting was held on September 9, 2024, and one member of the public spoke to the application. Concerns relating to the concentration of schools (being 4 in total) within a one-kilometre distance along Louis St. Laurent Avenue and the potential safety risks traffic in the area would pose for students walking to and from school were noted to Council. These matters are discussed under the Summary of Issues section of this report.

Staff also received written submissions (see Appendix 2) from two members of the public: one looking for general information about the school proposal and the discussions that occurred at the public meeting; and the second highlighting the need for garbage cans along Louis St. Laurent Avenue: and, from Sundial Homes, the developer with lands abutting the southern lot line, who noted that through its representatives, planners and engineers they have been in ongoing discussions with the HCDSB for the proposed elementary school site to understand the proposal and its impacts on their own future design capacity and collaborate on design changes to their shared benefit. Staff addressed the resident comments separately and will continue to work with the surrounding developers and the HCDSB to ensure that all aspects of the proposed development are mutually beneficial.

Discussion

Technical matters such as bussing, projected enrollment, bus layby and kiss n ride designs were also discussed at the public meeting and will be addressed through the site plan review process to follow.

Agency Consultation

The draft plan of subdivision, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Conservation Halton and the Town Departments offered no objection to the approval of the amending Zoning By-law described herein.

Staff of all departments and agencies are satisfied with the size of the proposed school block (Block 1) and location of the building on the site, the delineation of the Natural Heritage System and the overall design of the stormwater system. Town staff and our partner agencies will continue to work closely with the Applicant through the detailed draft plan approval process and recommend that the Commissioner of Development Services grant draft approval of the proposed Plan of Subdivision, subject to standard and site-specific draft plan conditions at the appropriate time.

Summary of Issues

Concentration of Schools Along Louis St. Laurent Avenue (Kennedy Circle East to James Snow Parkway)

The Town works with the Boards of Education to reserve an adequate number and distribution of school sites and other community facilities throughout the municipality to accommodate the needs of its residents. Conceptual school locations (preferably distributed evenly throughout a development area) are determined and identified during the secondary and tertiary planning exercises associated with new residential growth areas. The exact location and configuration of school sites can change if the proposal is in conformity with the policies of the Town's Official Plan.

In recent years, the School Boards have been trying to advance schools prior to the complete build out of each community so that these facilities are available to residents as soon as they move in. Unfortunately, they have faced challenges in establishing much needed elementary and secondary schools in the locations that have been planned throughout the Boyne Secondary Plan as not all developers that are to provide school sites within their plan of subdivisions, or on their lands for non-participating landowners, are ready to proceed. This has forced the School Boards to search for alternative locations and undertake several planning applications to establish their school sites.

Discussion

The above noted situation has resulted in a concentration of schools along Louis St. Laurent Avenue between Kennedy Circle East and James Snow Parkway. Given that waiting for school sites to become available in accordance with the secondary plan is not an option for the School Boards, it is the commitment of the Town and the School Boards to continue working together to alleviate the concerns of the area residents in this area. This would include revisiting school operations and implementing the safety measures noted by traffic staff in the paragraphs below.

Safety

On June 23, 2025, Council adopted the recommendations of Staff Report DS-035-2025 and approved the site-specific zoning by-law amendment for a mixed-use development (Mattamy Tor Minor Sub Node Block) located just east of the subject lands. The most significant issue raised by the residents in the immediate area related to the anticipated effects of increased traffic on pedestrian safety as following approval of this application, there will be four schools located within a one-kilometre distance along Louis St. Laurent Avenue. To address these concerns, Traffic staff outlined that they have been implementing various approaches (noted below) to minimize speeding and educate both drivers and pedestrians on how to do their parts to ensure a safe environment for all. Staff will continue to monitor the activity as new development occurs and determine if/when additional safety features should be implemented.

Presently, Louis St. Laurent Avenue is a posted 60 km/h zone and is designated a Community Safety Zone around the proposed development. This allows for doubled speed fines and the Town to install Automated Speed Enforcement cameras once the program is up and running (anticipated for early to mid 2026). The speed limit along Louis St. Laurent Avenue between a point 50 metres west of Kennedy Circle East to a point 150 metres east of Fourth Line is reduced to 50 km/h during school entrance, dismissal and nutritional break times. Ferguson Drive also has a reduced speed limit of 40 km/h during school entrance, dismissal and nutritional break times. The Town's policy is to reduce speed limits along the frontage of elementary schools which includes the area that is 150 metres on both sides of the school property line.

The Town also installs Driver Feedback Boards as an educational tool as the boards display the speed a driver is travelling. These boards are set up on a two-week rotational cycle between April and October.

The Town continues to work on a Road Safety Communications Plan which involves items such as bus shelter ads, back of bus ads, portable information signs and social media and

Discussion

website content. Pedestrian Crossing (PXO) safety, school safety, and proper roundabout usage is also part of this communication plan.

Zoning By-law Amendment (Z-14/24)

To facilitate the proposed elementary school development and identify the limits of the natural heritage system and servicing blocks (including Block 5 of Plan 20M-1287 on the adjacent secondary school lands) that will accommodate the infrastructure to service the development, a zoning by-law amendment is required. Accordingly, the application seeks to change the current Future Development (FD) Zone and a portion of the existing Major Institutional Special Provision 278 (I-B*278) Zone to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A*370) Zones on the subject lands. In addition to the proposed change in Zone categories, the applicant is seeking permission for an institutional zone category with site-specific provisions relating to the establishment of the front lot line and frontage on a public street, lot area, landscape buffers, building height (to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated), loading spaces, accessory buildings and structures associated with the kindergarten and daycare playground areas, conditional building permits and the addition of the secondary school use, should the need, on a temporary basis, arise.

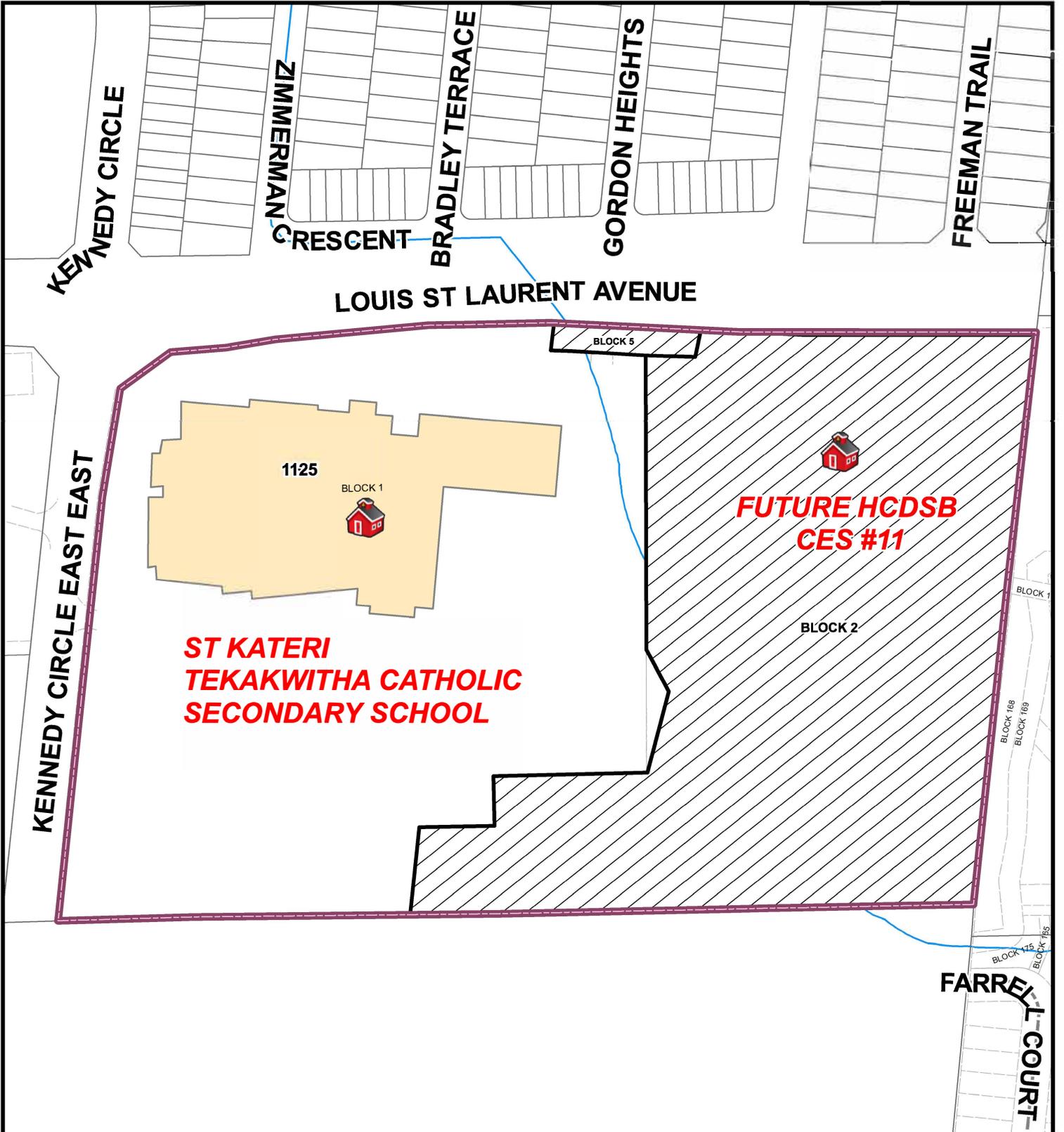
The proposed elementary school development complies with all other requirements of the Zoning By-law including provisions relating to parking and setbacks required from the proposed school building and portables (which may or may not be required in the future) to the adjacent lot lines.

A draft Zoning By-law Amendment and Schedule A reflecting the above is attached as Appendix 1 to this report.

Conclusion

Planning staff is of the opinion that the proposed development of the elementary school, conforms to provincial and municipal planning policy, and achieves acceptable engineering and design standards. The elementary school is an appropriate use on the subject land as it provides community uses that will complete and support the neighbourhood. Based on the foregoing, staff recommends that the Zoning By-law Amendment, attached as Appendix 1 to this report, be brought forward for Council adoption. Furthermore, upon completion of the review of the proposed Draft Plan of Subdivision, staff will recommend that the Commissioner

FIGURE 1 LOCATION MAP

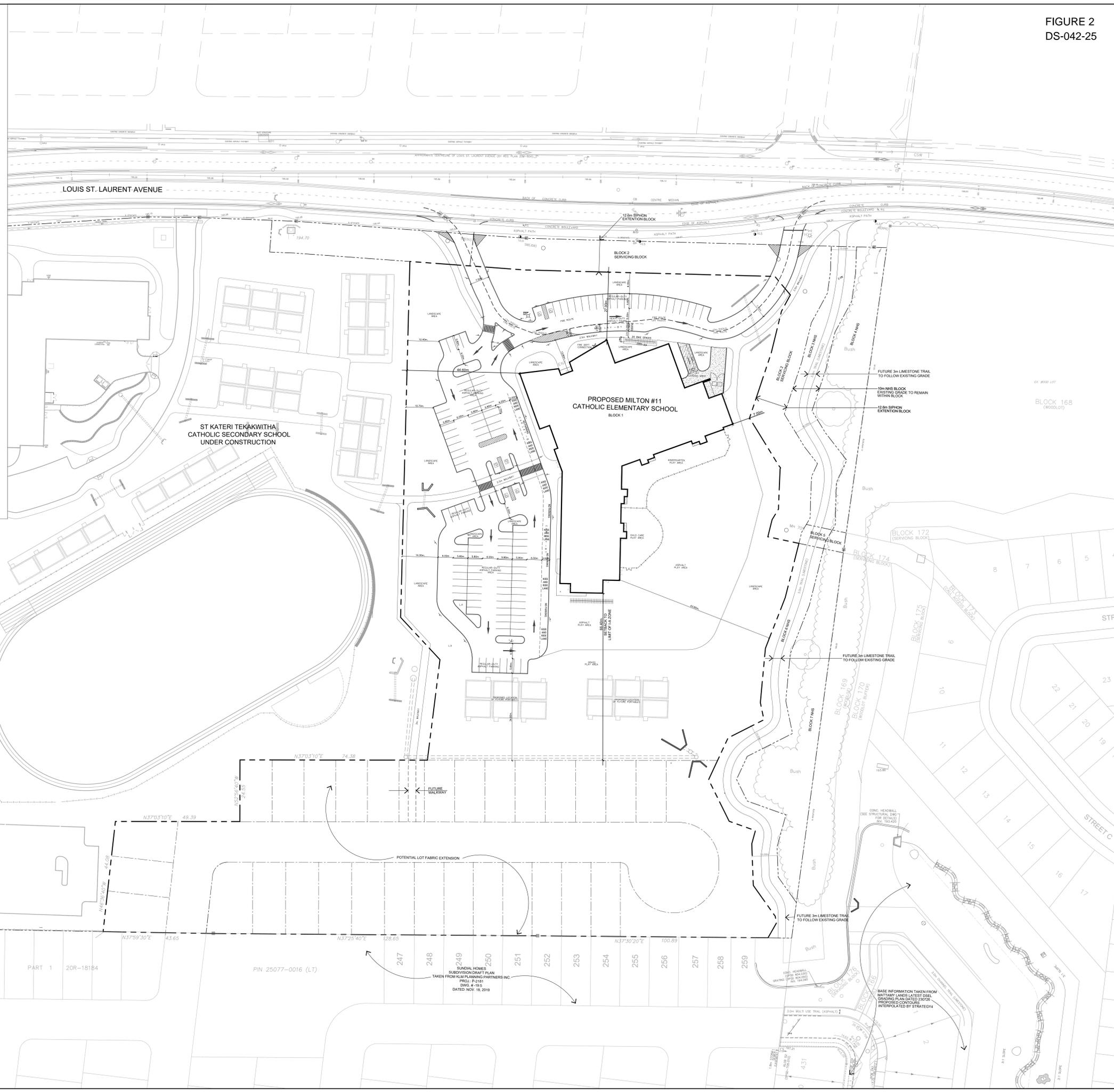


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| Council Meeting Date: July 14, 2025 | Scale: 1: 2,750 | Files: Z-14/24 & 24T-24002/M | Development Services Department |
|--|-----------------|---------------------------------|---------------------------------|

FIGURE 2
DS-042-25

| SITE STATISTICS - PROPOSED MILTON #11 C.E.S. | | |
|--|---|-------------------------------|
| | REGULATION | PROVIDED |
| LEGAL DESCRIPTION: | - | - |
| ZONING: I-A*XXX - MINOR INSTITUTIONAL (SPECIAL SECTION PROPOSED) | - | - |
| PROPOSED GFA | 3000/3856 sq m ON-CORNER 74 m TOTAL 7446 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 ² (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 | 66.40m |
| INTERIOR SIDE YARD SETBACK (ST KATERI CHS) | 3m Minimum | 44.60m |
| INTERIOR SIDE YARD SETBACK (NHS) | 3m Minimum | 7.00m |
| BUILDING HEIGHT, ROOF | 16.5 m 1A*XXX | 13.65m |
| LANDSCAPED OPEN SPACE | 20% MIN. OF LOT | 49.9% |
| LANDSCAPE BUFFER | | |
| ABUTTING STREET LINE: | 2.5m (I-A*XXX) | 8.3m |
| ABUTTING RESIDENTIAL: | 4.0m | N/A |
| 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 | |
| | 746.1x30 | |
| | = 25 | |
| | 1.5 PER CLASSROOM | |
| | 5 X 1.5 = 8 | |
| DAY CARE SPACES: | | |
| | = 33 SPACES | |
| TOTAL PARKING SPACES: | 125 REQUIRED | 125 PROVIDED |
| DESIGNATED SPACES: | 1 x 3% OF REQ. = 5 | 6 SPACES |
| LOADING SPACES: | 1 (ROOF I-A*XXX) | 1 SPACES |
| BICYCLE SPACES: | SCHOOL: 5% OF REQ. = 5 | 50 (SPACES TOTAL SITE) |
| | DAYCARE: 3% OF REQ. = 1 | |

- SITE PLAN NOTES:**
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE TO OBTAIN 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 600.070 AND ALL DISTURBED MUNICIPAL SIDEWALKS 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 APRONS 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

BASE INFORMATION TAKEN FROM: LATEST MAP AS-BUILT SITE GRADING - DATED: JUNE 23, 2023 PLAN RECEIVED ON: 2028/1/4/21 (4/21) PLAN NO: 23-054-PS1

LATEST REVISIONS: M-PLAN TAKEN FROM: SUNSHINE MCDONNELL LTD. ORANGE LAND SERVICES DATED: APRIL 10, 2023 PLAN NO: 18-043-08

MATTANY LANDS SUBDIVISION CONTROL PLAN DATED: JULY 26, 2023 3-2ND DET OES SUB-230726 1333 GRADING

FUTURE RESIDENTIAL AS PER DWG. 10 DRAFT PLAN OF SUBDIVISION THE 247-2020/16 BY KOREAN URBAN PLANNING LATEST REV. FEB. 24, 2023

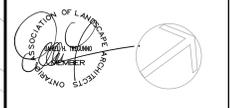
SUNSHINE HOMES SUBDIVISION DRAFT PLAN TAKEN FROM: KLM PLANNING PARTNERS INC. PROJ. # 2151 DWG. # 178.9 DATED: NOV. 18, 2019

- LEGEND:**
- PROPOSED MILTON #11 CES PROPERTY LINE
 - OFFSITE PROPERTY LINES
 - PROPOSED CHAIN LINK FENCE
 - EXISTING TREE DRIPLINE
 - PROPOSED FUTURE PORTABLE LOCATION
 - EXISTING TREE TO REMAIN
 - 5m X 5m VISIBILITY TRIANGLE, TYP.

| DATE | DESCRIPTION | CHECKED BY |
|--------------|---|------------|
| MAR 21 2023 | ISSUED FOR 3RD SUBMISSION OF DRAFT PLAN & RE-ZONING | J. JK |
| JUNE 6 2024 | ISSUED FOR 2ND SUBMISSION OF DRAFT PLAN & RE-ZONING | J. JK |
| NOV. 24 2023 | ISSUED FOR DRAFT PLAN OF SUBDIVISION & RE-ZONING | J. JK |

REVISIONS

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



THE HALTON CATHOLIC DISTRICT SCHOOL BOARD



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

Sheet Description: ULTIMATE SITE PLAN & COMMUNITY CONTEXT PLAN

Date: FEB. 2023
 Issued: MARCH 2025

Job No.: S4 2898
 Drawn By: RO

Checked By: DT

Scale: 1:500
 File No.: SP.2 2898SP-250313.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
125mm SPRAY FOAM INS-FIP-1
 - E2 90mm CMU-ARC
25mm AIR CAVITY
125mm SPRAY FOAM INS-FIP-1
 - E3 NOT USED
 - E4 22mm MWP-1 HORIZONTAL
125mm X102mm LONG THERMAL SPACERS
25mm Z-GIRT
W/ 125mm SPRAY FOAM INS-FIP-1
 - E5 22mm MWP-2 HORIZONTAL
125mm X102mm LONG THERMAL SPACERS
25mm Z-GIRT
W/ 125mm SPRAY FOAM INS-FIP-1
 - E6 22mm MWP-3 HORIZONTAL
125mm X102mm LONG THERMAL SPACERS
25mm Z-GIRT
W/ 125mm SPRAY FOAM INS-FIP-1
 - E7 50mm ACP-1
125mm X102mm LONG THERMAL SPACERS
25mm Z-GIRT
W/ 125mm SPRAY FOAM INS-FIP-1
 - E8 50mm ACP-1
ON STUD FRAMING SUPPORTED ON STRUCTURAL FRAMING
SEE STRUCTURAL DRAWINGS
W/ 125mm SPRAY FOAM INS-FIP-1 ON P4
 - E9 50mm ACP-2
125mm X102mm LONG THERMAL SPACERS
25mm Z-GIRT
W/ 125mm SPRAY FOAM INS-FIP-1
 - E10 NOT USED
 - E11 50mm ACP-2
19mm PT. 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
150mm 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 18mm GB
92mm METAL STUDS @400mm O.C.
W/ INS-BB-1
P1a - GB-FR BOTH SIDES
(1HR FRR - ULC #407)
 - P1a 18mm GB
152mm METAL STUDS @400mm O.C.
W/ INS-BB-1
P1a - GB-FR BOTH SIDES
(1HR FRR - ULC #407)
 - P1b 2 LAYERS 16mm GB-FR
38mm METAL STUDS @400mm O.C.
WRAP ALL AROUND COLUMNS & COR BEAMS
(1HR FRR - OBC SB2 TABLE 2.6.1.F)
 - P2 13mm GB
92mm METAL STUDS @400mm O.C.
13mm GB
W/ INS-BB-1
 - P3 16mm GB
92mm METAL STUDS @400mm O.C.
W/ INS-BB-1
 - P3a 16mm GB
64mm METAL STUDS @400mm O.C.
W/ INS-BB-1
 - P4 16mm GB-AR
152mm METAL STUDS @400mm O.C.
W/ INS-BB-1
GSB-2 16mm GYPSUM SHEATHING
 - P4a 16mm GB-AR
2 ROWS OF 12mm METAL STUDS @400mm O.C.
SPACES APART AS SHOWN IN DETAILS
W/ INS-BB-1
GSB-2 16mm GYPSUM SHEATHING
 - P5 19mm PLYWOOD WITH PLAM FINISH
92mm METAL STUDS @400mm O.C.
 - P6 NOT USED
 - P7 19mm PLYWOOD WITH PLAM FINISH
2 LAYERS 92mm METAL STUDS @400mm O.C.
SPACED APART AS SHOWN IN DETAILS
 - BH 13mm GB
92mm METAL STUDS @400mm O.C.
W/ INS-BB-1

FIGURE 3
DS-042-25

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.
- d) INTERIOR NON LOAD BEARING: PROVIDE CONTROL JOINT ON BOTH SIDE OF OPENING TYP. PROVIDE CONTROL JOINT AT 5M MIN.
5. ALL STEEL LINTEL/BEAMS IN EXTERIOR WALLS TO BE GALVANIZED.
6. ALL EXTERIOR DIMENSION SHOWN ON PLANS AS MASONRY OPENING. (ROUGH OPENING)
7. AT MCP SINKS, FILL GAP BETWEEN SINK & WALL WITH MOTAR TYP.
8. GROUT BLOCK WALL SOLID AT BENCH LOCATIONS. PROVIDE CONTINUOUS ACOUSTIC SEAL AT TOP OF PARTITION WALLS.
9. INCLUDE PROVISION FOR 3 ADDITIONAL MASONRY CHARGES:
10. PROVIDE GB WALL (P1C) ABOVE HM SCREENS TO US STRUCTURE @ F7
11. SC01 TO INCLUDE:
- a) AV BARRIER, WOOD BLOCKING, & INS-XPS AT PARAPET. LOCATION T8D
- b) SUPPLY & INSTALL OF MIRROR GLASS (FG-B)
- c) PLYWOOD BACKING FOR SIGNAGE
- d) CONCRETE PADS & CURBS IN MECH RM.
12. PROVIDE 1 FLAGPOLE INCLUDING FOUNDATION. LOCATION T8D
13. SEE SHEET A200 FOR OVERALL BUILDING DIMENSIONS, WEAVING TILE LAYOUT, FIRE SEPARATIONS & LIFE SAFETY PLAN.
14. PROVIDE MANUAL & POWER ROLLER SHADES AS SHOWN ON PLANS
15. GROUT SOLID CMU BEHIND BENCH UP TO 600mm HIGH TYP.
16. SC02 TO ASSIST IN LIFTING AND SETTING OF PRECAST MIDLANDINGS.
17. 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

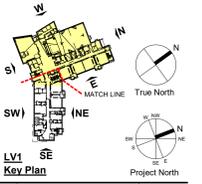
Architects
sn/der
 Snyder Architects Inc.
 100 Broadview Ave, Suite 301, Toronto, ON, M4M 3H5
 tel: 416.966.5444

Structural Consultant
Kalos Engineering Inc.
 300 York Boulevard, Hamilton, ON L8R 3K6
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 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



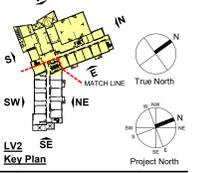
Level 1 - Floor Plan NW Part
1 : 100

| No. | Revision | Date |
|-----|---|------------|
| 2 | Issued for 3rd Draft Plan and Zoning Submission | 2025 03 11 |
| 1 | Re-issued for Draft Plan and Re-Zoning Re-Circulation | 2024 06 19 |



Drawing Title:
LEVEL 1 - FLOOR PLAN NW PART

Scale: As indicated Date: 2024 OCT.
 Drawn by: AK Checked by: AG
 Job No. Drawing No.
2210 A202



| No. | Revision | Date |
|-----|---|------------|
| 2 | Issued for 3rd Draft Plan and Zoning Submission | 2025 03 11 |
| 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 unless issued by the Architect for construction.



Drawing Title:
LEVEL 2 - FLOOR PLAN NW PART

| | |
|---------------------|------------------|
| Scale: As indicated | Date: 2024 OCT. |
| Drawn by: AK | Checked by: AG |
| Job No. 2210 | Drawing No. A203 |

1 Level 2 - Floor Plan NW Part
 1 : 100

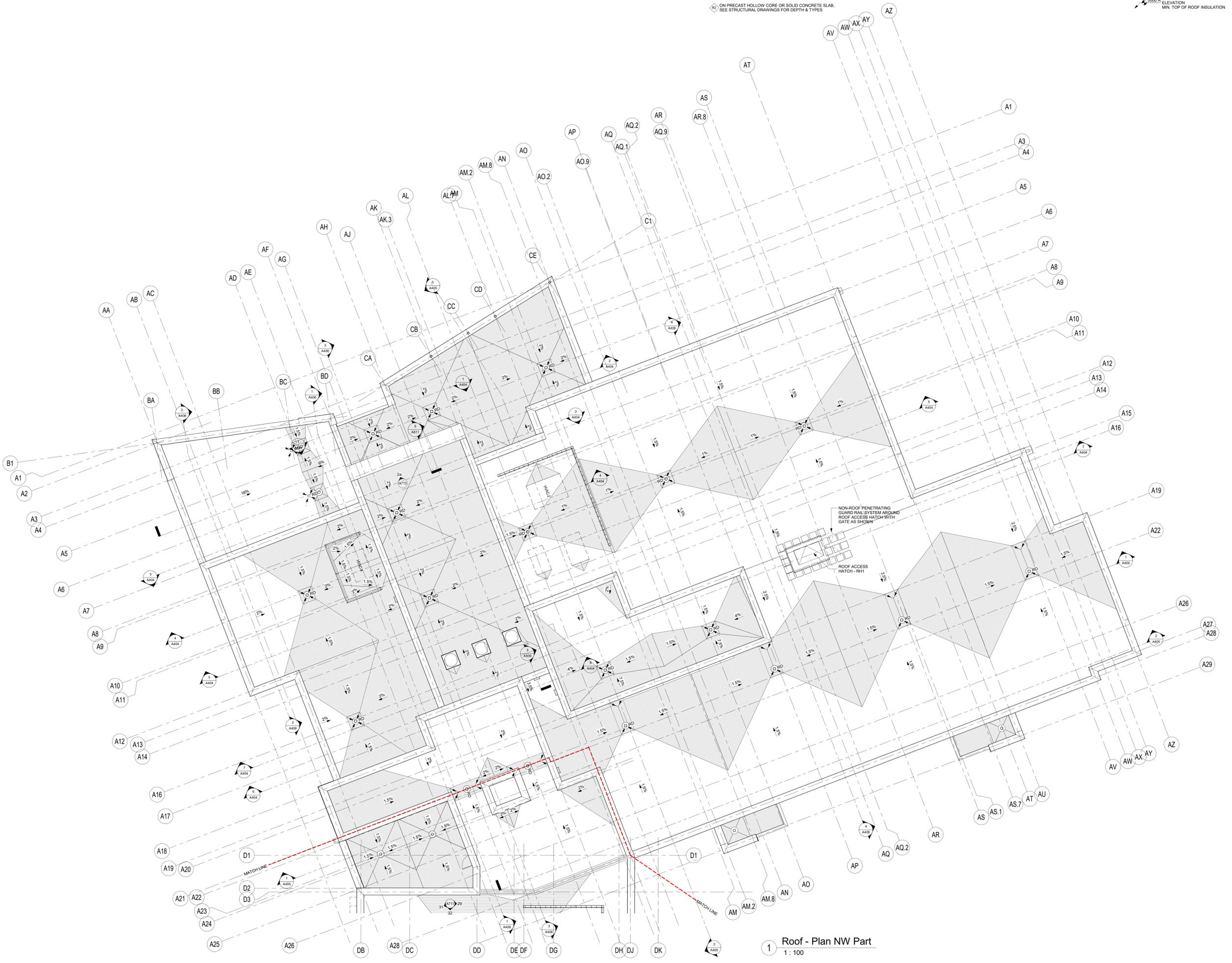
ROOF TYPES

- (R1) 1 PLY OF MODIFIED BITUMINOUS WHITE GRANULATED CAP SHEET TORCHED IN PLACE
- (R2) 1 PLY OF MODIFIED BITUMINOUS BASE SHEET TORCHED IN PLACE
- 76mm HIGH DENSITY BITUMEN COATED STONE WOOL INSULATION IN ADHESIVE
- TAPERED INSULATION AS DESIGNED TO PROVIDE MIN. 1% SLOPE
- 3 LAYERS 76mm POLYISOCYANURATE INSULATION (228mm Total Thickness)
- 1 PLY SELF-ADHERING VAPOUR RETARDER ADHERED IN PLACE OVER GYPSUM BOARDS
- 13mm GYPSUM BOARDS MECHANICALLY FASTENED IN PLACE UNDERLAY BOARD
- (R3) ON 38mm METAL ROOF DECK
- ON CWS/J / STEEL FRAMING. SEE STRUCTURAL DRAWINGS FOR DEPTH
- (R4) ON PRECAST HOLLOW CORE OR SOLID CONCRETE SLAB.
- SEE STRUCTURAL DRAWINGS FOR DEPTH & TYPES

- (R5) 22 GA. PREFINISHED SHEET METAL ROOF PANEL
- OVER DUCT ROOF PENETRATIONS
- ON 125mm INS-BB-1
- (BOTTOM SIDE CHANNLED TOWARDS DRAINAGE)
- ON AV BARRIER
- ON 16mm GYPSUM SHEATHING (GSB-2)
- ON 152mm METAL STUDS
- THIS CONSTRUCTION IS FOR ALL VERTICAL SIDES AND SLOPED TOP SEE DETAIL

ROOF NOTES & LEGEND

- TAPERED INSULATION
- MIN. 1% SLOPE U.N.C.
- RD - ROOF DRAIN SEE DETAIL
- RS - ROOF SCUPPER SEE DETAIL
- 38x610x610mm CONCRETE PAVER
- SEE DETAIL
- 0000 S ELEVATION
- UNDERSIDE OF METAL ROOF DECK
- 0000 C ELEVATION
- TOP OF CONCRETE TOPPING ON HOLLOW CORE CONCRETE DECK
- 0000 P ELEVATION
- TOP OF PARAPET WALL
- 0000 R ELEVATION
- MIN. TOP OF ROOF INSULATION



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

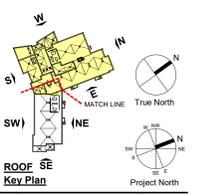
Architects
sn/der
Snyder Architects Inc.
 100 Broadview Ave., Suite 301, Toronto, ON, M4M 3H5 tel: 416.966.5444

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

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Mechanical & Electrical
DEI Consulting Engineers
 55 North Rd. Waterloo, Ontario N2V 1Y8 tel: 519.725.3555



2 Issued for 3rd Draft Plan and Zoning, 2025 03 11

| No. | Revision | Date |
|-----|----------|------|
| | | |

Scale 1:100 Unless Indicated Otherwise

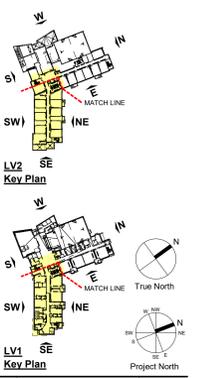
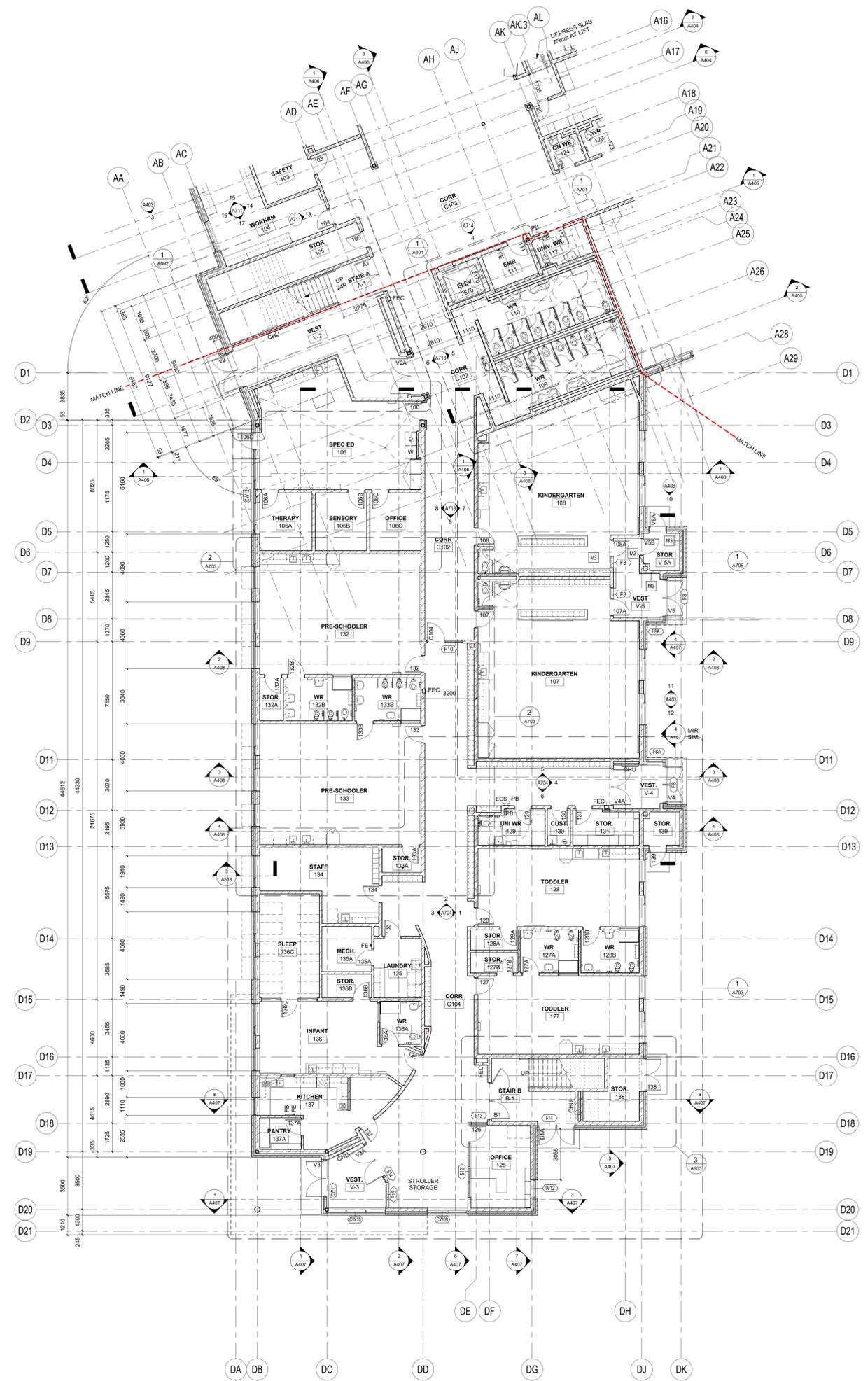
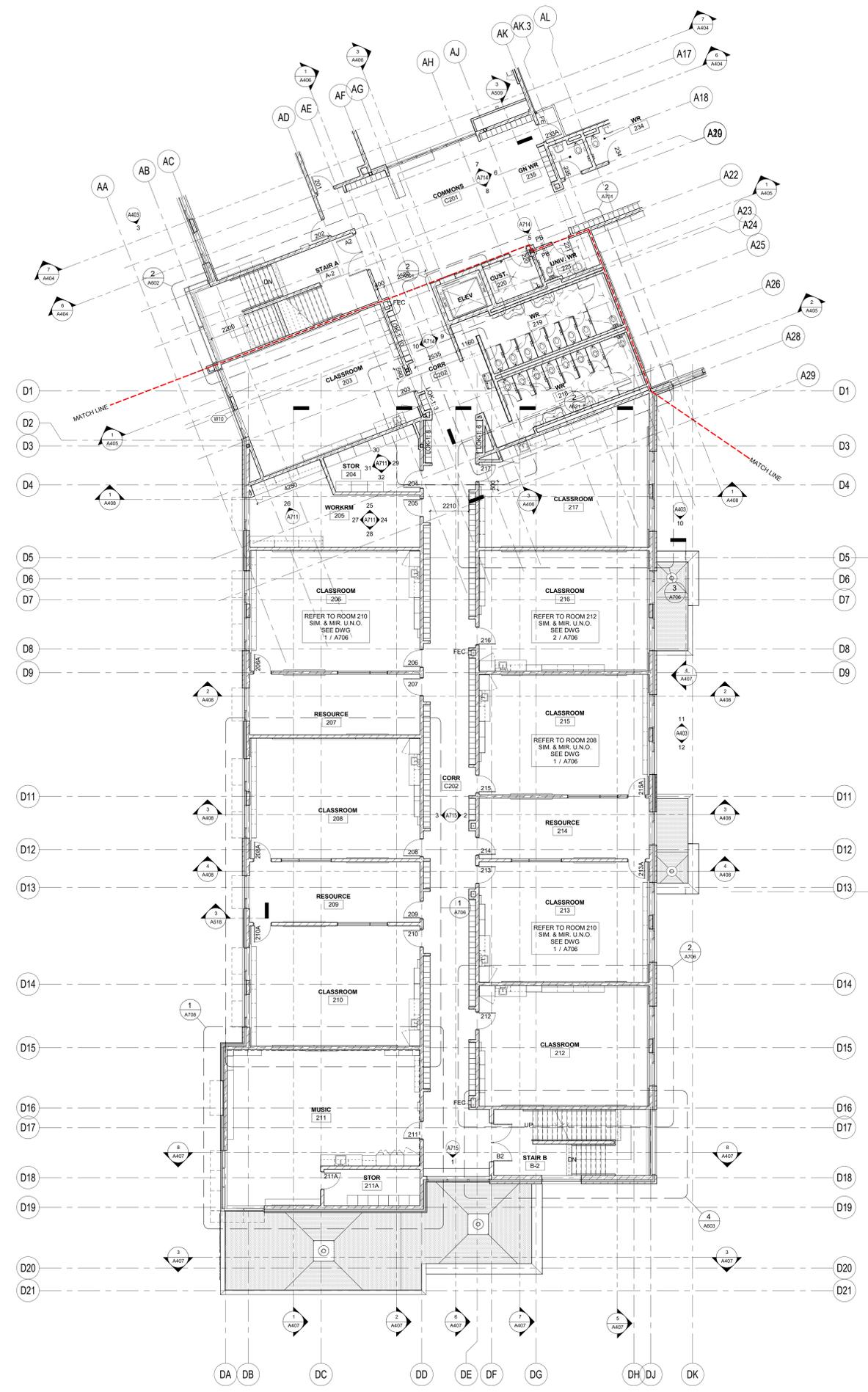
General Contractor shall check and verify all dimensions and report all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



Drawing Title:
ROOF PLAN NW PART

Scale: As indicated Date: 2024 OCT.
 Drawn by: AK Checked by: AG
 Job No. Drawing No.
2210 A204

1 Roof - Plan NW Part
 1 : 100



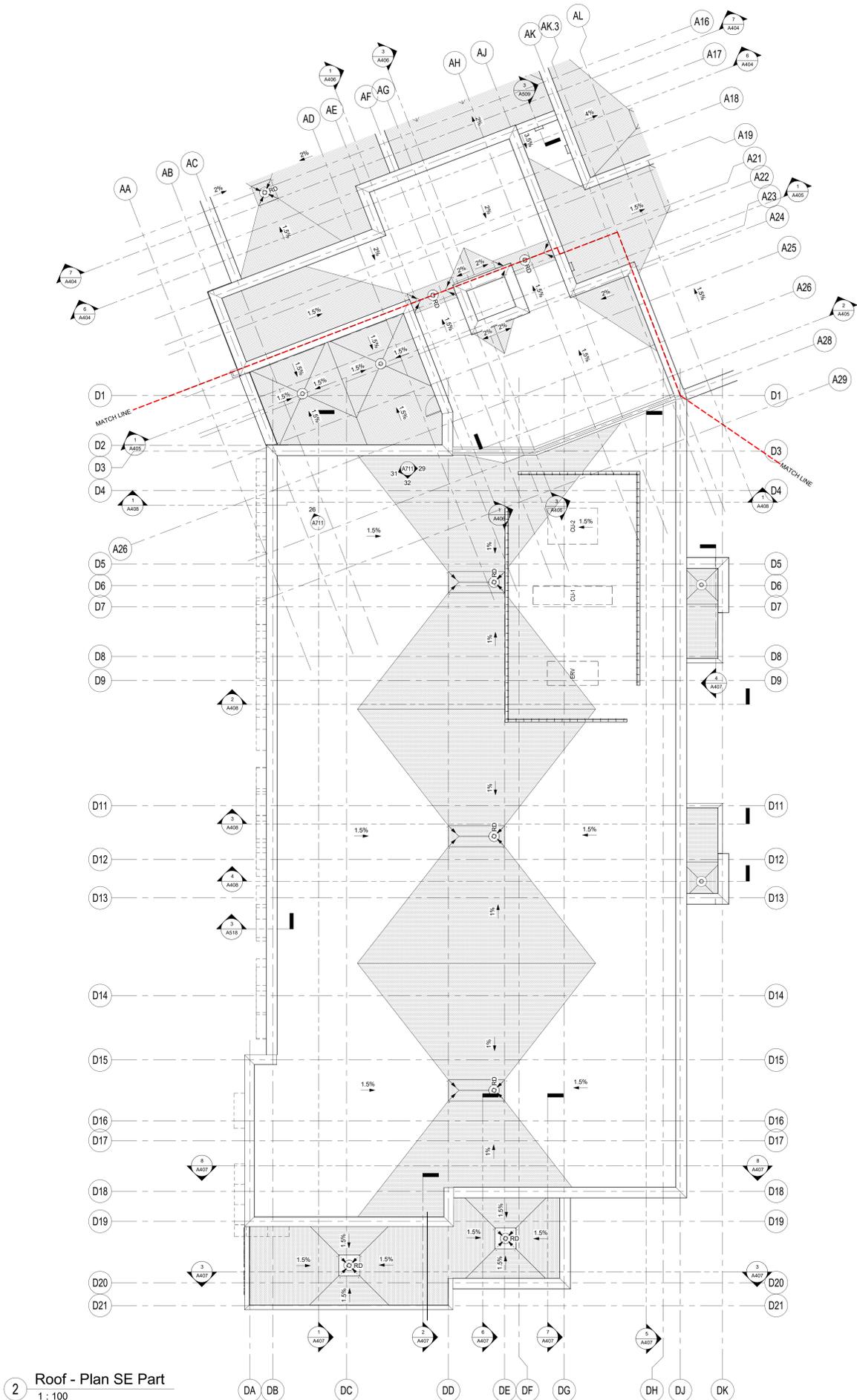
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|-----|---|------------|
| 2 | Issued for 3rd Draft Plan and Zoning | 2025 03 11 |
| 1 | Revised for Draft Plan and Re-Zoning Re-Circulation | 2024 06 19 |
| No. | Revision | Date |



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

Scale: As indicated Date: 2024 OCT.
 Drawn by: AK Checked by: AG
 Job No. Drawing No.

2210 **A205**



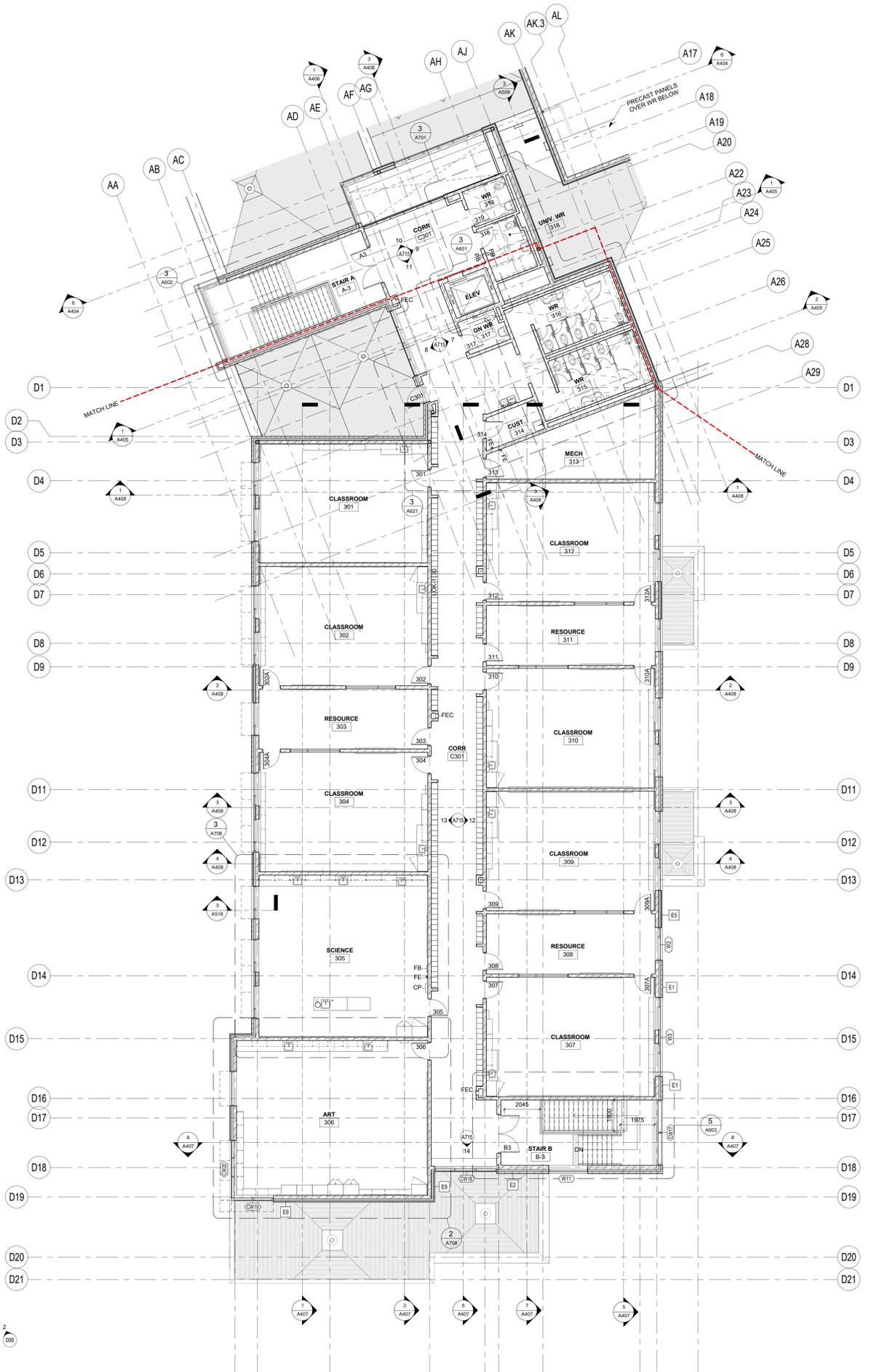
2 Roof - Plan SE Part
 1 : 100

ROOF TYPES

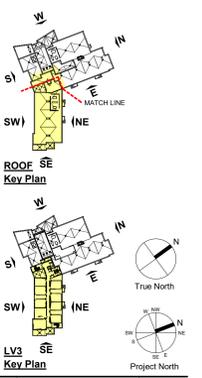
- R1 1 PLY OF MODIFIED BITUMINOUS WHITE GRANULATED CAP SHEET TORCHED IN PLACE OVER DUCT ROOF PENETRATIONS
- R2 76mm HIGH DENSITY BITUMEN COATED STONE WOOL INSULATION IN ADHESIVE TAPERED INSULATION IN ADHESIVE, AS DESIGNED TO PROVIDE MIN. 1% SLOPE
- R3 3 LAYERS 76mm POLYISOCYANURATE INSULATION (225mm Total Thickness)
- R4 1 PLY SELF-ADHERING VAPOUR RETARDER ADHERED IN PLACE OVER GYPSUM BOARDS
- R5 15mm GYPSUM BOARDS MECHANICALLY FASTENED IN PLACE UNDERLAY BOARD
- R6 ON 38mm METAL ROOF DECK ON GWSJ / STEEL FRAMING. SEE STRUCTURAL DRAWINGS FOR DEPTH
- R7 ON PRECAST HOLLOW CORE OR SOLID CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR DEPTH & TYPES
- R8 22 GA. PREFINISHED SHEET METAL ROOF PANEL OVER DUCT ROOF PENETRATIONS ON 125mm INS-B-1 (BOFTOM SIDE CHANNLED TOWARDS DRAINAGE) ON A.V. BARRIER

ROOF NOTES & LEGEND

- 1 TAPERED INSULATION MIN. 1% SLOPE U.N.O.
- 2 RD - ROOF DRAIN SEE DETAIL.
- 3 RS - ROOF SCUPPER SEE DETAIL.
- 4 38X10X10mm CONCRETE PAVER SEE DETAIL.
- 5 0000 S ELEVATION UNDERSIDE OF METAL ROOF DECK
- 6 0000 C ELEVATION TOP OF CONCRETE TOPPING ON HOLLOW CORE CONCRETE DECK
- 7 0000 P ELEVATION TOP OF PARAPET WALL
- 8 0000 R ELEVATION MIN. TOP OF ROOF INSULATION



1 Level 3 - Floor Plan SE Part
 1 : 100



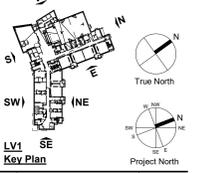
| No. | Revision | Date |
|-----|---|------------|
| 2 | Issued for 3rd Draft Plan and Zoning | 2025 03 11 |
| 1 | Re-issued for Draft Plan and Re-Zoning Re-Circulation | 2024 06 19 |



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

Scale: As indicated Date: 2024 OCT.
 Drawn by: AK Checked by: AG
 Job No. Drawing No.
2210 A206

- Elevation Legend**
- 1A BRICK - TYPE A
 - 2A CMU-ARC - 980/190
 - 3A MWV-1 - CHARCOAL
 - 3B MWV-2 - BRIGHT SILVER
 - 4A ALUMINUM COMPOSITE PANEL - METALLIC SILVER
 - 4B ALUMINUM COMPOSITE PANEL - METALLIC GREY
 - 5 METAL FLASHING
 - 6 EXTERIOR SUN CONTROL DEVICE
 - 7 GLAZING
 - 8 SPANDREL
 - 9 MECHANICAL EQUIPMENT BIGHT SCREEN
 - 10 MECHANICAL EQUIPMENT
 - 11 GAS METER ENCLOSURE
 - 12 LIGHT FIXTURE - SEE ELEC DWG
 - RS ROOF SCUPPER - SEE TYPICAL DETAIL 3A/12



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

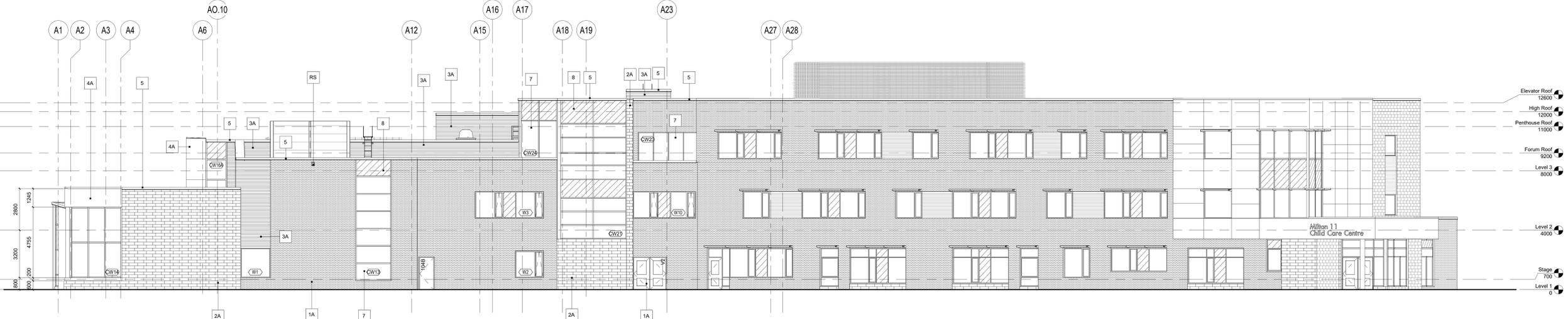


Drawing Title:
**BUILDING ELEVATIONS -
 SOUTHWEST, SOUTH &
 WEST**

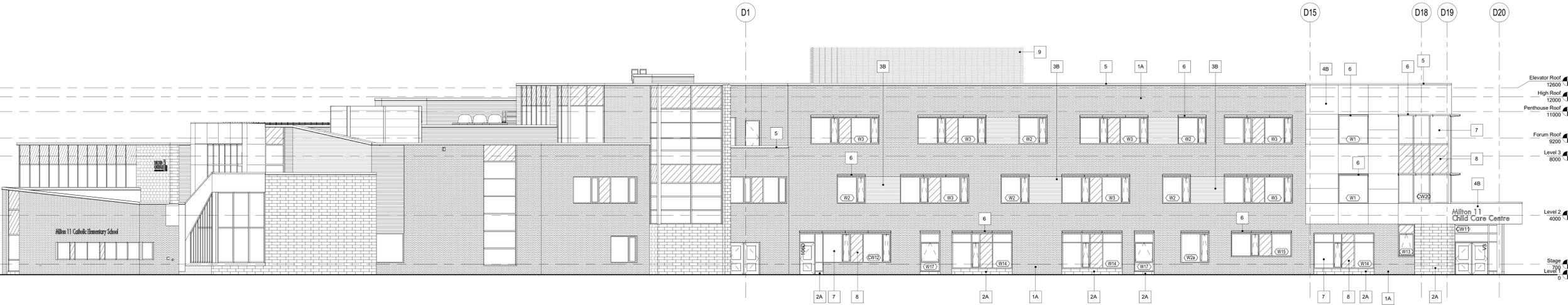
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2210 A401



3 Building Elevation - West
 1 : 100

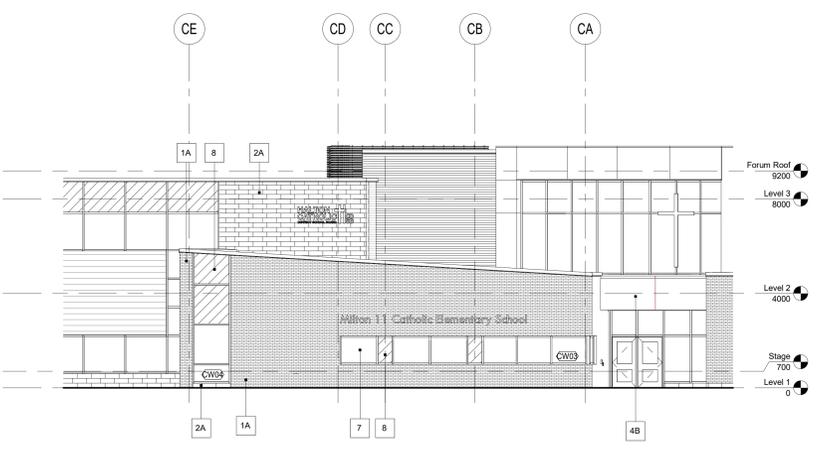


2 Building Elevation - South
 1 : 100

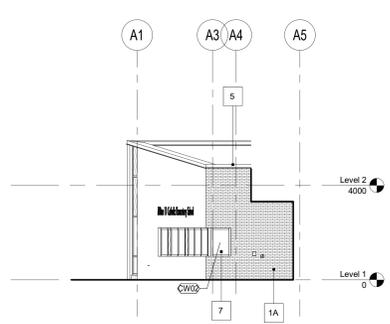


1 Building Elevation - Southwest
 1 : 100

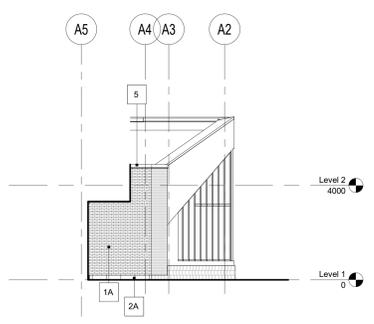
- Elevation Legend**
- 1A BRICK - TYPE A
 - 2A CMU/ARC - 980/190
 - 3A MWP-1 - CHARCOAL
 - 3B MWP-2 - BRIGHT SILVER
 - 3C MWP-3 - BRIGHT SILVER HORIZONTAL PANELS
 - 4A ALUMINUM COMPOSITE PANEL - METALLIC SILVER
 - 4B ALUMINUM COMPOSITE PANEL - METALLIC GREY
 - 5 METAL FLASHING
 - 6 EXTERIOR SUN CONTROL DEVICE
 - 7 GLAZING
 - 8 SPANDREL
 - 9 MECHANICAL EQUIPMENT SIGHT SCREEN
 - 10 MECHANICAL EQUIPMENT
 - 11 GAS METER ENCLOSURE
 - 12 LIGHT FIXTURE - SEE ELEC DWG
 - 13 ROOF SCUPPER - SEE TYPICAL DETAIL 3A/12



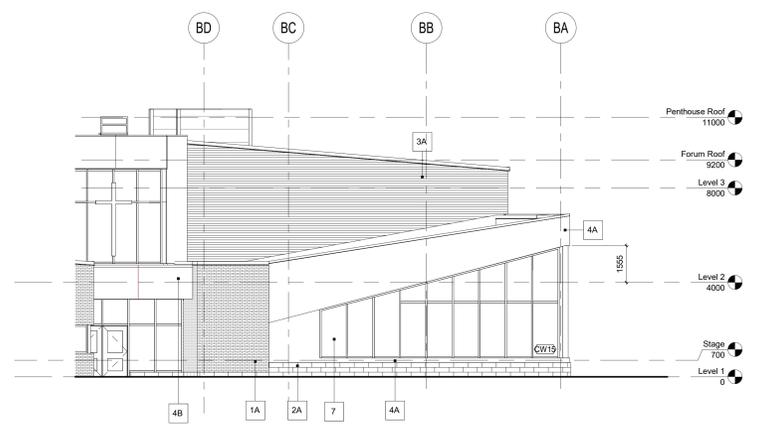
6 Building Elevation Along Grid C1
 1 : 100



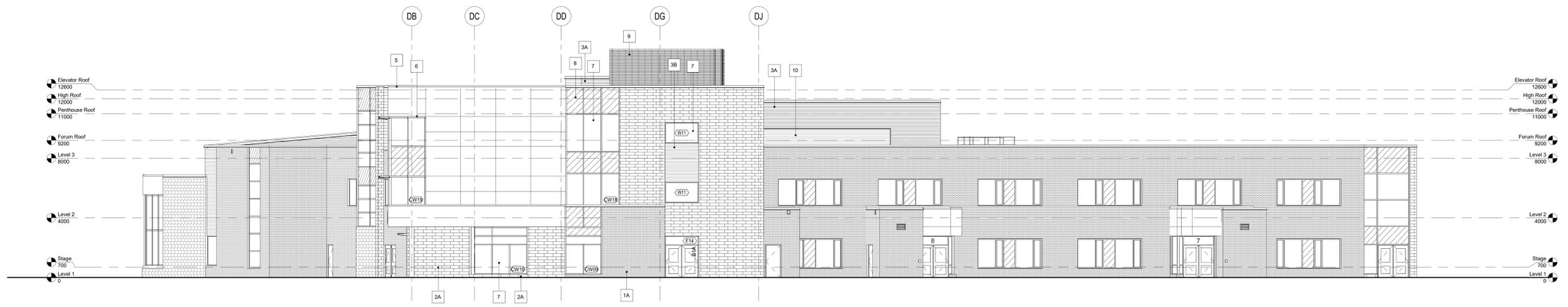
5 Building Elevation Along Grid AH
 1 : 100



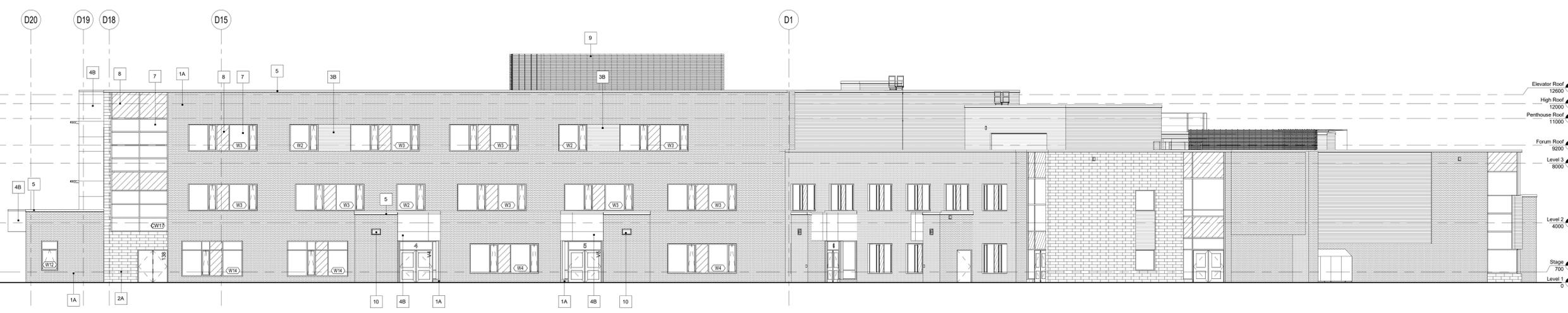
4 Building Elevation Along Grid AF
 1 : 100



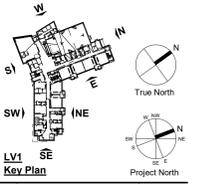
3 Building Elevation Along Grid B1
 1 : 100



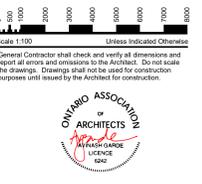
2 Building Elevation - Southeast
 1 : 100



1 Building Elevation - Northeast
 1 : 100



| No. | Revision | Date |
|-----|---|------------|
| 2 | Issued for 3rd Draft Plan and Zoning Submission | 2025 03 11 |
| 1 | Re-issued for Draft Plan and Re-Zoning Re-Circulation | 2024 06 19 |



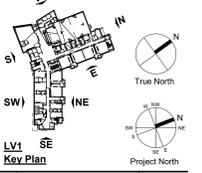
Drawing Title:
BUILDING ELEVATIONS - NORTHEAST, SOUTHEAST & MISC. ELEVATIONS

Scale: As indicated Date: 2024 OCT.
 Drawn by: AK Checked by: AG
 Job No. Drawing No.

2210 A402

This drawing is sized for 36"x48" sheet size. If not the above size, use the drawing accordingly. PRINTED: 2025-03-07 10:55:27 AM

- 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
 - 9 MECHANICAL EQUIPMENT BIGHT SCREEN
 - 10 MECHANICAL ENCLOSURE
 - 11 GAS METER ENCLOSURE
 - 12 LIGHT FIXTURE - SEE ELEC DWG
 - RS ROOF SCUPPER - SEE TYPICAL DETAIL 3/A612



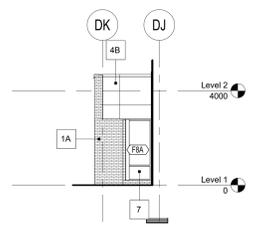
| No. | Revision | Date |
|-----|---|------------|
| 2 | Issued for 3rd Draft Plan and Zoning | 2025 03 11 |
| 1 | Submitted | 2024 06 19 |
| 1 | Re-issued for Draft Plan and Re-Zoning Re-Circulation | 2024 06 19 |

Scale: 1:100
 Unless Indicated Otherwise

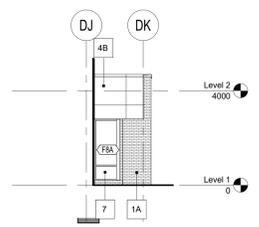


Drawing Title:
BUILDING ELEVATIONS - NORTH, EAST & MISC. ELEVATIONS

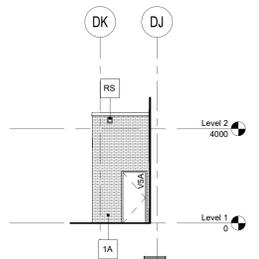
Scale: As indicated Date: 2024 OCT.
 Drawn by: AK Checked by: AG
 Job No. Drawing No.
2210 A403



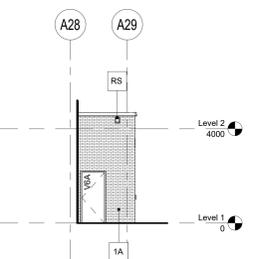
12 Building Elevation Along Grid D10
 1: 100



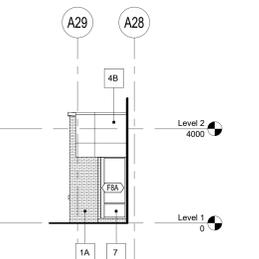
11 Building Elevation Along Grid D8
 1: 100



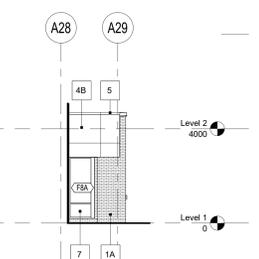
10 Building Elevation Along Grid D5
 1: 100



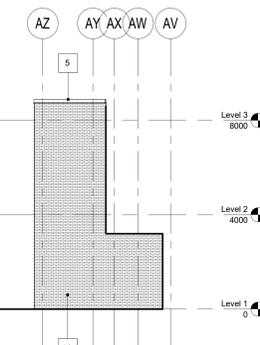
9 Building Elevation Along Grid AM.2
 1: 100



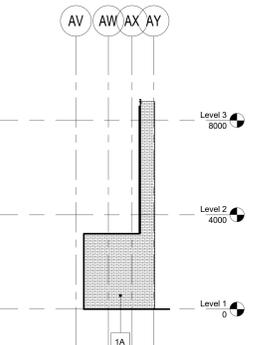
8 Building Elevation Along Grid AO
 1: 100



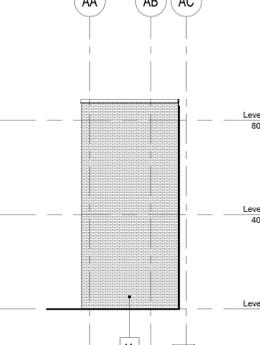
7 Building Elevation Along Grid AS.1
 1: 100



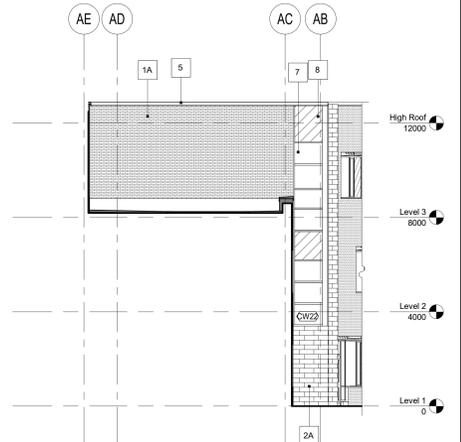
6 Building Elevation Along Grid A19
 1: 100



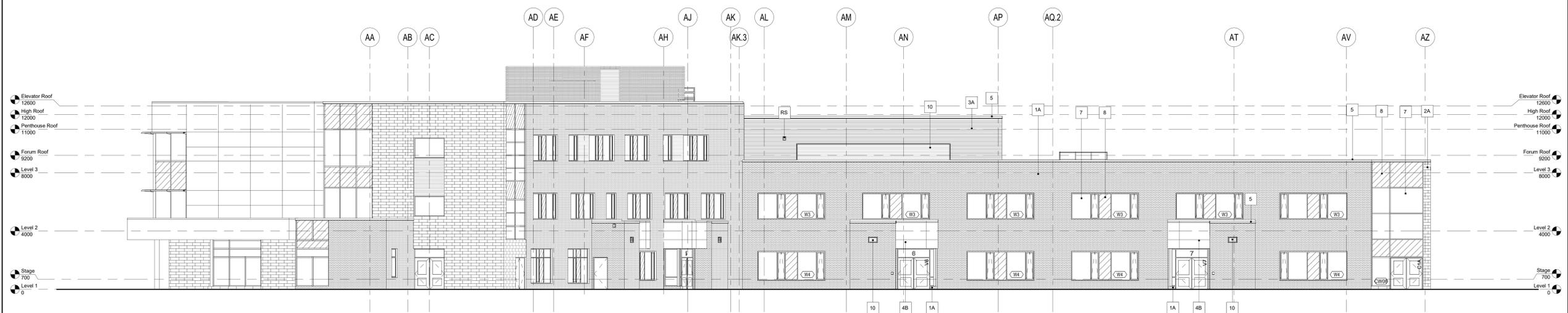
5 Building Elevation Along Grid A15
 1: 100



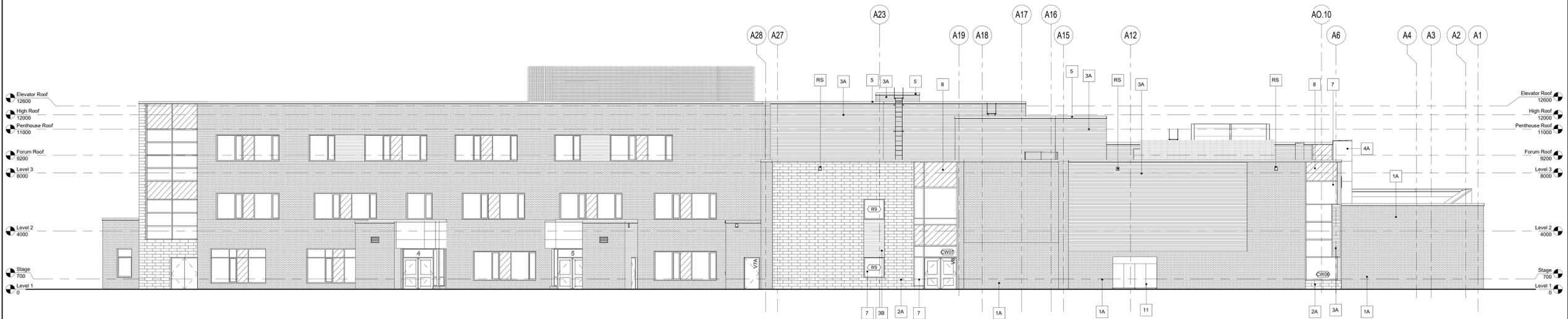
4 Building Elevation Along Grid A12
 1: 100



3 Building Elevation Along Grid A18
 1: 100



2 Building Elevation - East
 1: 100



1 Building Elevation - North
 1: 100

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 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 LOT 8, CONCESSION 4, N.S., FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD) - FILE: Z-14/24

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) Zone and a portion of the Major Institutional Special Provision 278 (I-B*278) Zone Symbols to Natural Heritage System (NHS), Open Space - Stormwater Management (OS-2) and Minor Institutional Special Provision 370 (I-A*370) Zone Symbols on the lands shown on Schedule "A" attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.370 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned I-A*370, the following standards and provisions shall apply:

Minor Institutional - Special Provision 370 (I-A*370) Zone

- i) Additional Permitted Uses:
 - a. School, Secondary
- ii) Zone Standards
 - Lot Area (Maximum): 4.388 ha
 - Landscape Buffer Abutting Front Lot Line (Minimum): 3.0 metres
 - Building Height (Maximum): 16.5 metres
- iii) Special Site Provisions

- a. Notwithstanding any provisions of this By-law to the contrary, the southerly limit of the OS-2 Zone adjacent to Louis St. Laurent Avenue shall be deemed the front lot line, and the lot shall be considered to have frontage on a public street.
 - b. Notwithstanding any provisions of this By-law to the contrary, 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 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 any yard except the front 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.
3. 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 JULY 14, 2025.

Gordon A. Krantz Mayor

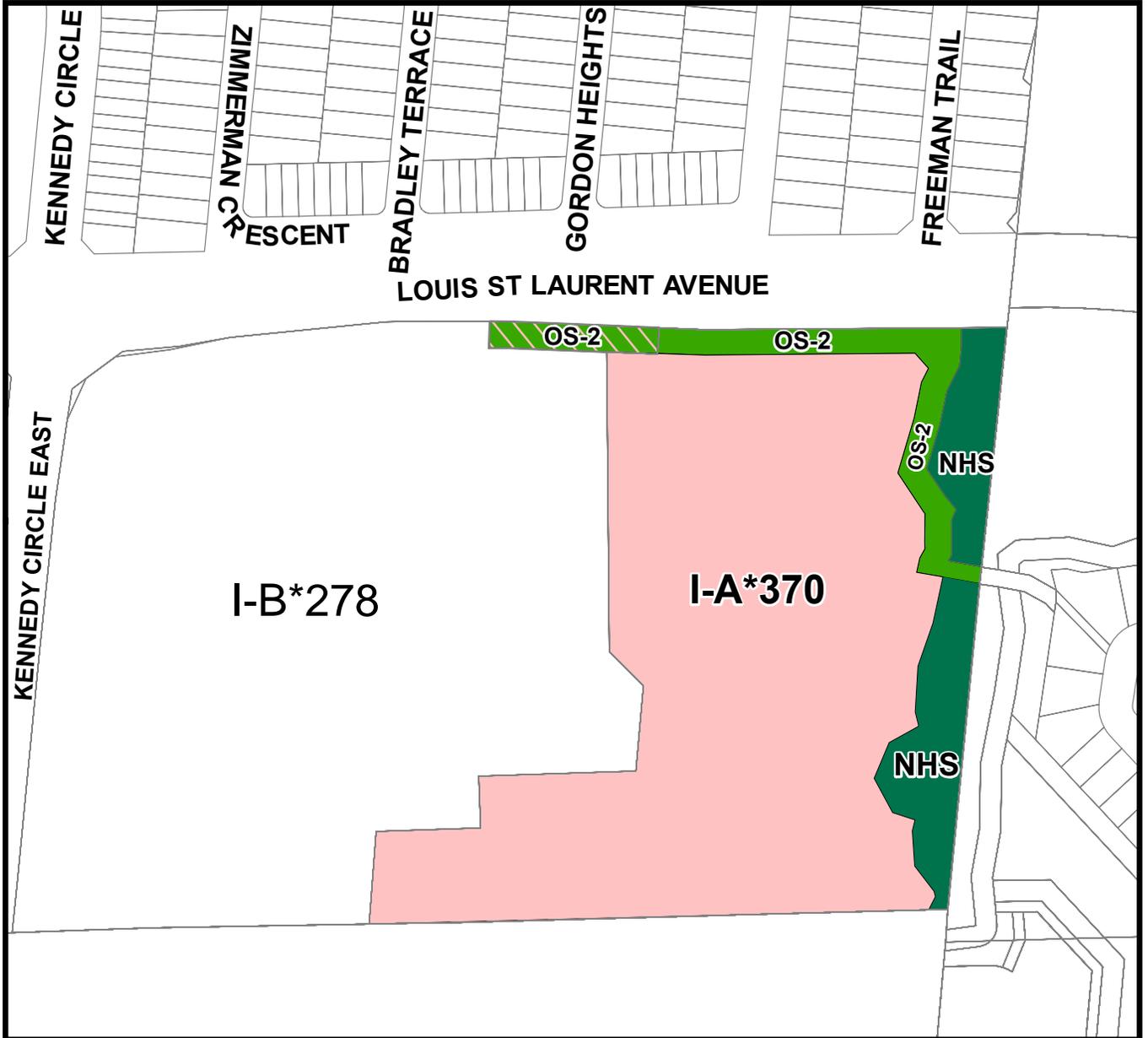
Meaghan Reid Town Clerk



SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON
PART LOT 8 CONCESSION 4 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton

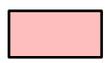


THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS 14TH DAY OF JULY, 2025.

MAYOR - Gordon A. Krantz

DEPUTY CLERK - Meaghen Reid

Lands to be rezoned from Future Development (FD) to:

 I-A*370 - Minor Institutional Zone
Special Provision 370

 NHS - Natural Heritage System

 OS-2 - Open Space Storm Water Management Zone

Lands to be rezoned from Major Institutional Zone Special Provision 278 (I-B*278) to:

 OS-2 - Open Space Storm Water Management Zone

Angela Janzen

From: Soovir. J [REDACTED]
Sent: August 5, 2024 12:44 PM
To: Angela Janzen
Cc: MB-Planning@milton.ca; MB-townclerk@milton.ca
Subject: Town Files: 24T-24002/M &Z-14/24

Dear Town of Milton members,

I got your letter last week regarding the above mentioned project, it's a good project and I have no objection. The only issue that I have is that there is no garbage bins at all along louis st laurent. There is already 2 schools and now will have 2 more and a day care. As of now there is lots of garbage dumped all along louis st laurent because of the absence of bins. I'm a tax payer of Town of milton since 2015 and I have never seen that much garbage dumped all along, the city is also growing too fast, I would be highly grateful if bins can be installed all along the louis st laurent. Thank you.

Regards

Soovir [REDACTED]
[REDACTED]

Angela Janzen

From: Angela Janzen
Sent: Thursday, September 19, 2024 1:32 PM
To: 'Emran Aziz'
Subject: Public Meeting DS-063-24

Hi Emran,

Thanks for reaching out.

I think the best way to see where the existing schools are in the area of the proposed catholic elementary school is to use our interactive mapping <https://discover-milton.hub.arcgis.com/pages/applications> - scroll down on this page and choose zoning by-laws. Then Urban Zoning By-law.

Here is a snapshot of what I can see on the mapping - the red flag is the proposed location for the elementary school and the pink blocks that have I-A (minor institutional) or I-B (major institutional) on the zoning layer are typically locations where schools are located. If you zoom in a bit, some of the school building outlines and names are labelled underneath. I-A zones usually have elementary schools and I-B Secondary Schools.



With respect to the comments provided, only one member of the public spoke. His concern related to the number of schools located along Louis St. Laurent within 1 km and the traffic that would be generated by this. Council also had questions and noted their concerns. You can view the conversation at Council at this link. <https://pub->

milton.escribemeetings.com/Meeting.aspx?Id=b3a1ecba-c842-4508-a380-05cbd62fd4f6&Agenda=Agenda&lang=English&Item=55&Tab=attachments Click on item 7.2 in the agenda. The video will come up in the upper right hand corner.

If you'd like to be notified of when the recommendation report will be going to Council, please provide a request in writing. We can add you to the interested parties list. We also welcome written comments on the proposal and if they are provided, we will add your name to the list as well.

I hope you find the information herein helpful.

Angela

-----Original Message-----

From: Emran Aziz [REDACTED]
Sent: Monday, September 16, 2024 10:58 AM
To: Angela Janzen <angela.janzen@milton.ca>
Subject: Public Meeting DS-063-24

Hi Angela

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 imm

Unfortunately, I wasn't able to attend this public meeting.

Is it possible for you to share a map showing all the existing schools and this proposed school please? Also, appreciate if you could share a summary of the comments/ questions raised at the public meeting.

Thanks
Emran

September 09, 2024

Town of Milton
Development Services
50 Mary Street,
Milton, Ontario
L9T 6Z5

Attention : Ms. Angela Janzen MCIP, RPP

Re: Halton Catholic District School Board (HCDSB) Draft Plan of Subdivision & Zoning By-Law Amendment Applications. Part of Lot 8, Concession 4, N.S Trafalgar, East of 1125 Kennedy Circle East (24-T-24002/M & Z-14/24)

We are the owners of Sundial Homes (3rd Line) Limited at 1305 Thompson Road, which is a property of approximately 41.38 ha located east of 3rd Line, and south of Louis St. Laurent Avenue, abutting directly south of the proposed Halton Catholic District School Board ('HCDSB') site of which this Draft Plan of Subdivision Application has been filed.

Sundial Homes (3rd Line) Limited, through its representatives, planners and engineers have been in ongoing discussions with the HCDSB for this proposed school site to understand the proposal and collaborate on design changes to our shared benefit. Sundial Homes (3rd Line) Limited intends to construct homes at this site and has applied for future infrastructure units in the Halton Region 2024 Allocation Program. We are currently preparing a Draft Plan of Subdivision Application, anticipated to be submitted to town planning staff by the end of this year.

We appreciate that you have circulated the above noted application to provide us an opportunity for comments. We have been in ongoing discussions with the HCDSB regarding same, to understand the impacts of their Draft Plan design on our own future design capacity. We note a couple of issues we continue to discuss with the HCDSB both directly and through their representatives, namely:

- The impact of shifting floodplain lines, *resulting from* the current HCDSB design and *resulting in* an enhanced Conservation Halton Regulation Area limit on our property.
- Confirmation from the HCDSB that servicing infrastructure design is in conformity with the approved Subwatershed Impact Study (SIS) for the Boyne Survey Secondary Plan Area.

We have no doubt HCDSB will continue to work in good faith with us and provide us with updates on any relevant design changes impacting our lands, including reconciliation on the above. We request the opportunity to convey our final acceptance of any design being brought forward to Council for final approval at a future date.

With thanks,

Mara Samardzic

Mara Samardzic, MCIP RPP, PLE
Director, Planning and Development

cc:
Daniel Yanowski, Sundial Homes (3rd Line) Limited
Richard Tyler, Sundial Homes (3rd Line) Limited
Chris Matson, Matson Planning
Sara Kurtz, SCS Consulting Ltd.
Malcolm Catto, SCS Consulting Ltd.