



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 8, 2025

Report No: DS-071-25

Subject: Public Meeting and Technical Report: Town-Initiated Housekeeping Amendments to Comprehensive Zoning By-law 016-2014, as amended, and Comprehensive Zoning By-law 144-2003, as amended (Town File: HKA-01/25).

Recommendation: THAT Staff Report DS-071-25 outlining Town-initiated housekeeping amendments to Comprehensive Zoning By-law 016-2014, as amended, and Comprehensive Zoning By-law 144-2003, as amended, BE APPROVED;

AND THAT staff be authorized to bring forward amending Zoning By-laws in accordance with the draft By-laws attached as Appendix 3, 4 and 5 to Report DS-071-25 for Council adoption.

EXECUTIVE SUMMARY

Staff continues to monitor the effectiveness of its current Comprehensive Zoning By-laws, recommending changes through housekeeping amendments to keep the by-laws as up to date as possible. Staff has been aiming to bring forward proposed amendments of a housekeeping nature, to Council for consideration every 6 months to a year.

The purpose of this report is to provide Council with an update on the consultation process relating to the proposed Town-initiated housekeeping amendments prepared for public and agency review in November 2025, and the final housekeeping amendment by-laws, attached as Appendix 3, 4 and 5 as a result of the full evaluation of the application.

REPORT

Background

Location: Town-wide (both the Urban and Rural Areas), except for one site-specific matter relating to 485, 501 and 511 Ontario Street South.

Proposal: The purpose of the proposed Town-initiated housekeeping amendments is to amend various parts of the Town's Urban Area Zoning By-law 016-2014, as amended, and Rural Area Zoning By-law 144-2003, as amended, for the purpose of updating, clarifying and correcting various provisions and regulations within the by-laws.

Planning Policy:

Provincial Planning Statement

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 Grow: Growth Plan for the Greater Golden Horseshoe and consolidated both previous land use policy documents into one PPS.

The PPS 2024 provides municipalities with the tools and flexibility needed to build more homes. It enables municipalities to:

- plan for and support development, and increase the housing supply across the province
- align development with infrastructure to build a strong and competitive economy that is investment-ready
- foster the long-term viability of rural areas
- protect agricultural lands, the environment, public health and safety

Halton Region Official Plan

On 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.

All development is subject to the policies of the ROP. Section 76 of the ROP states that the permitted uses in the Urban Area and Rural Area are to be in accordance with Local Official Plans and Zoning By-laws.



Background

Town of Milton Official Plan

The Town of Milton Urban Area is intended to be the focus of urban development in Milton. It encompasses a full range of residential, commercial, employment, institutional and open space land uses. The Town of Milton Rural Area comprises natural heritage features, rural settlement areas (i.e. the Hamlets of Campbellville, Brookeville and Moffat), rural lands and prime agricultural lands. The predominant land use in the rural area is agriculture and agriculture related uses.

The Planning Act requires that all municipal Zoning By-laws conform to provincial plans and applicable official plans.

Town Comprehensive Zoning By-laws

The Town currently has two Comprehensive Zoning By-laws that regulate land use and development within the Town: Urban Area By-law 016-2014, as amended; and, Rural Area Zoning By-law 144-2003, as amended. Currently, there are no comprehensive reviews of these by-laws being undertaken.

To ensure that the by-laws are as accurate and up to date as possible, staff monitors these by-laws regularly and proposes amendments for Council's consideration from time to time, to improve, clarify and update existing regulations with the by-laws. The subject housekeeping amendments propose revisions to both the Urban and Rural By-laws.

Proposed Amendments

This staff report provides details with respect to a series of Town-initiated housekeeping amendments (the majority of which related to the Town's Comprehensive Urban Area Zoning By-law 016-2014, as amended; and one relating to Comprehensive Rural Area Zoning By-law 144-2003, as amended) to be discussed at a public meeting on December 8, 2025. The proposed modifications to the Urban By-law are general in nature and applied Town-wide, except for one site-specific property (i.e. 485, 501 & 511 Ontario Street South) where mapping changes are proposed. The proposed modification to the Rural By-law is general in nature and affects all lands governed by the Rural By-law.

The proposed modifications relate to the following definitions, regulations and mapping associated with each of the Town's Comprehensive Zoning By-laws:

Background

Comprehensive Zoning By-law 016-2014, as amended

To revise the following:

- The definition of “Lot”
- The minimum off-street parking requirements for Mixed Use buildings within an MU (Mixed Use) Zone
- Numerical references to footnotes under and within Table 7A - Permitted Uses in Central Business District Zones
- the “H82” holding provision reference to “H91” in Section 13.2.1.141 and in the holding symbol descriptions listed at the beginning of Section 13.2
- Section 13.2.1.114 to clarify how holding Zones will be applied in the Milton GO / MTSA and to allow some expansion to legally existing non-residential uses in the area prior to the removal of holding provisions
- The NHS*337 (Natural Heritage System Site-Specific) Zone boundary on the lands municipally known as 485, 501 and 511 Ontario Street South

To add the following:

- Provisions that describe how the Zoning By-law will be administered for different types of condominium developments

To delete the following:

- The “Service Retail Office” use in its entirety from Table 7A - Permitted Uses in Central Business District Zones

Comprehensive Zoning By-law 144-2003, as amended

To revise the following:

- provisions for the parking of oversized motor vehicles in the Rural Zones and Greenlands Zones

The specific details on the draft housekeeping amendments, which included tracked changes of the proposed text revisions, illustrations of the proposed mapping changes, along with the accompanying staff rationale, was attached to the public meeting notice and can be

Background

found in Appendix 1 to this report. It is the opinion of staff that all the identified modifications are minor and considered housekeeping in nature.

Discussion

Staff regularly consolidates the Town's Urban and Rural Zoning By-laws and often brings forward proposed zoning by-law revisions outside of a Comprehensive Zoning Review for the purposes of updating, clarifying and correcting various provisions, as well as addressing issues resulting from multiple supported variances, matters of interpretation, and suggestions from other departments within the Corporation. It is the intention of staff to monitor the by-laws on a regular basis and bring forward revisions at appropriate times (i.e. every six months to a year) to aid in improving their effectiveness and ensure the continued relevance of the by-laws.

Public Consultation and Review Process

The statutory public meeting relating the proposed housekeeping amendments is to be held on December 8, 2025. Notice for the statutory public meeting (and technical report), along with the proposed amendments and rationale was provided pursuant to the requirements of the Planning Act and the Town of Milton Official Plan through a public notice on the Town's website on November 19, 2025. In addition, the Owner and planning consultants associated with the site-specific amendment proposed for 485, 501 and 511 Ontario Street South were directly notified.

Staff also provided a copy of the same notice and materials to a variety of developers who currently have or will be filing condominium applications soon and/or have developments that contain multiple land parcels, and consultants that have regularly provided planning advice to applicants and are familiar with our zoning provisions to review the proposed changes.

The proposed housekeeping amendments were also circulated to internal and external agencies on November 19, 2025, and no concerns or objections were received.

Staff did receive confirmation via email from the Owner of 485, 501 and 511 Ontario Street South that the mapping changes made to their site-specific zoning boundary to reflect the updated Conservation Halton flood line mapping was satisfactory and they had no concerns with the other amendments proposed. Staff also received no objections from the group of developers and consultants canvassed in relation to the minor revisions to the lot definition

Discussion

and the condominium provisions but did receive a series of clarifying questions from Mattamy Homes. See written submissions attached in Appendix 2.

The questions brought forward by Mattamy along with staff's recommended actions, are outlined below.

Summary of Issues

Definition of Lot

The purpose of the proposed modifications relating to a lot, is only to clarify the intent of the definition. There are circumstances where parcels of contiguous land under one ownership do not merge under the Planning Act. Where a merger has not occurred, the lands can be separately conveyed and should be treated as separate lots for the purposes of applying zoning standards and assessing compliance. Otherwise, separate conveyance could have the effect of rendering the lots non-compliant after the fact. There are also processes available to owners of contiguous lots that wish to have their lots merge so as to be treated as one.

With respect plans of condominium, staff did not add this reference to the definition, rather it already existed. It is likely that the first portion of the definition (now shown as subsection a) may not have been a fit for a standard unit based condominium, since it is the units that would be conveyable under the Planning Act, but it is the entire property on which the registered plan of condominium is sitting on that we would want to refer to as a lot for the purposes of lot standards. To keep the two items in the definition more distinct, staff added the a) and b) subsection references and clarified that it is the land that is being referred to not the units within.

It should be noted that there are zone standards that apply to the overall lot (i.e. referring to the initial land parcel) and to individual units (usually grade related dwelling types) within the plan of condominium. See the Plans of Condominium section below for further details.

Plan of Condominium Provisions

Through this housekeeping amendment, staff has introduced general provisions to clarify how the review of plans of condominium are currently undertaken following the site plan approval of a comprehensive development plan. The goal of the language is to recognize the most common situations that the Town has handled to date as staff does not always know what the condominium plan will look like or if the development will contain multiple condominium registrations which can complicate the zoning review later. It is acknowledged

Discussion

that there could be other scenarios not covered by the provisions presented, and if that occurs, they can be addressed through remedies such as minor variance applications.

To date, staff has addressed the elimination of condominium lot lines for the purposes of administering the zoning by-law relating to a site plan approved comprehensive development through site-specific provisions in the zoning by-law when an applicant has applied to rezone their property. However, we are aware of developments that will not require an amendment to the by-law but have been comprehensively planned and site plan approved that will face non-compliance with the by-law if a plan or multiple plans of condominium are applied for and registered. Staff's main goal is to remove the condominium boundary lines for the purposes of eliminating non-compliance issues after a thorough and comprehensive development review has occurred and been approved. These provisions also assist in eliminating barriers to achieving more housing faster.

While eliminating lot lines created by the boundaries of condominium applications that are only created for registration purposes is beneficial in applying the zoning provisions in a comprehensively planned development, there are conditions where internal units within a single condominium application (i.e. generally grade related product such as single detached, semi-detached and townhouses) need to contain detailed lot boundaries in order to determine where certain improvements (e.g. decks, sheds, air conditioners, etc.) can be located for each unit. These individual units treated as a lot for the purposes of administering the zoning by-law are like freehold lots within a plan of subdivision where the lot boundaries provide a lot line for which zoning standards can be applied. This also avoids having to create very complex by-law provisions to address these scenarios on a site-specific basis. Subsection ii) of the proposed amendment clarifies that the removal of condominium lot lines would not apply where the plan of condominium creates separate units or associated parcels of tied land containing a detached, semi-detached, or townhouse dwelling and private, outdoor amenity space at grade associated with each dwelling unit.

Zoning By-law Amendments

Given that there are two separate Comprehensive Zoning By-laws, and one site-specific matter being considered as part of the proposed housekeeping amendments, a series of amending by-laws have been prepared to distinguish between amendments that fall under the Urban By-law and Rural By-law and apply on a Town-wide basis or site-specifically. The proposed draft amending by-laws are attached as Appendix 3, 4, and 5 to this report.



Discussion

Conclusion and Recommendation

Town Planning Staff are satisfied that the proposed housekeeping amendments conform to Provincial, Regional and Town planning policies, and align with current best practices. Therefore, staff recommends approval of the proposed Zoning By-law Amendments as presented through this report.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Angela Janzen, Sr. Planner Phone: Ext. 2310
Development Review

Attachments

- Appendix 1: Proposed Housekeeping Amendments and Rationale
- Appendix 2: Written Submissions
- Appendix 3: Draft Zoning Amendment to By-law 016-2014, as amended
- Appendix 4: Draft Zoning Amendment to By-law 144-2003, as amended
- Appendix 5: Draft Zoning By-law Amendment for 485, 501 & 511 Ontario Street South

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.

PROPOSED HOUSEKEEPING AMENDMENTS

The following table outlines the changes that are proposed in the housekeeping amendments. Text that is **underlined** indicates new text to be inserted in the By-law. Text that is crossed out ("~~strikethrough~~") is to be deleted from the By-law, unless otherwise described.

BY-LAW 016-2014, as amended (Urban)

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Schedule A Zoning Map	Revise the NHS*337 (Natural Heritage System Site-Specific) Zone on Schedule A for the lands municipally known as 485, 501 and 511 Ontario Street South (see map attached showing the general area to be revised).	- Updating NHS*337 Zone to reflect revised flood plain mapping and regulated area of Conservation Halton.
2	Section 3 (Definitions)	Revise the definition of "Lot" as follows: LOT Means a parcel <u>of land</u> , or contiguous parcels of land in one ownership <u>that have legally merged as one</u> , which is capable of being legally conveyed in accordance with the Planning Act or is described in accordance with a registered Plan of Condominium.	- Clarifying intent of the definition. - There are circumstances where parcels of contiguous land under one ownership do not merge under the Planning Act. - Where merger has not occurred, the lands can be separately conveyed and should be treated as separate lots for the purposes of applying zoning standards and assessing compliance.
3	Section 4.21 (Special Lot Provisions)	Add the following new section 4.21.5 to the by-law: <u>4.21.5 Plans of Condominium</u> i) <u>In condominium developments involving the registration of multiple plans of condominium by the same declarant that are comprehensively planned together, with integrated services and access to a public street, through a development agreement and site plan approved under Section 41 of the Planning Act, lot lines between each plan of condominium created through registration shall be</u>	- Clarifying how the zoning will be administered in relation to different types of condominium developments (i.e. those that have been planned comprehensively and contain various construction phases and/or separate condominium boundaries on one lot;

Item No.	Section or Schedule	Description of Change in By-law	Rationale		
		<p><u>deemed not to exist for the purposes of administering this zoning by-law.</u></p> <p>ii) <u>Subsection i) above shall not apply where the registration of a plan of condominium is intended to create separate units or parcels of tied land containing a detached, semi-detached, or townhouse dwelling and private, outdoor amenity space at grade associated with each dwelling unit.</u></p>	<p>and, where separate parcels are being created).</p> <ul style="list-style-type: none"> - This will also ensure that dividing lines will not create non-compliance with the by-law when the registrations of condominiums are phased. 		
4	Section 5.8.2 (Non-Residential Parking Requirements)	<p>Revise the minimum off-street parking requirements for Mixed Use buildings within an MU (Mixed Use) Zone in Section 5.8.2, Table 5F as follows:</p> <table border="1" data-bbox="332 720 1198 1035"> <tr> <td data-bbox="332 720 654 1035"> <p>MU (*2) Mixed Use Buildings</p> </td> <td data-bbox="654 720 1198 1035"> <ul style="list-style-type: none"> • 4.25 <u>1.0</u> parking spaces per dwelling unit <u>PLUS</u> • The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building </td> </tr> </table>	<p>MU (*2) Mixed Use Buildings</p>	<ul style="list-style-type: none"> • 4.25 <u>1.0</u> parking spaces per dwelling unit <u>PLUS</u> • The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building 	<ul style="list-style-type: none"> - To reduce the residential parking rates in accordance with current best practices and most recent Milton transportation studies - This was accidentally omitted from the housekeeping amendments approved in 2024 likely due to this reference being located within the non-residential parking section rather than the residential parking requirement section, where the other categories were listed.
<p>MU (*2) Mixed Use Buildings</p>	<ul style="list-style-type: none"> • 4.25 <u>1.0</u> parking spaces per dwelling unit <u>PLUS</u> • The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building 				
5	Section 7.1 (Commercial Zones)	<p>Revise Section 7.1, Table 7A as follows:</p> <ol style="list-style-type: none"> Delete the “Service Retail Office” in its entirety from the table; Renumber the second duplicate “(*7)” footnote to “(*8)” and renumber the subsequent numbers; accordingly, and, Revise the references in the table to reflect the renumbered footnotes. <p>See Schedule 1 attached demonstrating the revisions proposed above.</p>	<ul style="list-style-type: none"> - The table contained duplicate (*7) footnote references. - The Service Retail Office use is no longer required as offices are now permitted on the ground floor of buildings within the downtown commercial zones. 		
6	Section 13.2 (Holding Provisions)	<p>Revise the following “H82” holding provision description in Section 13.2 to an “H91” holding provision reference, and relocate the description to the appropriate numerical position in the list:</p> <p>“H82 <u>H91</u>” Shall not be removed until:</p>	<ul style="list-style-type: none"> - Eliminating duplicate holding provision references. 		

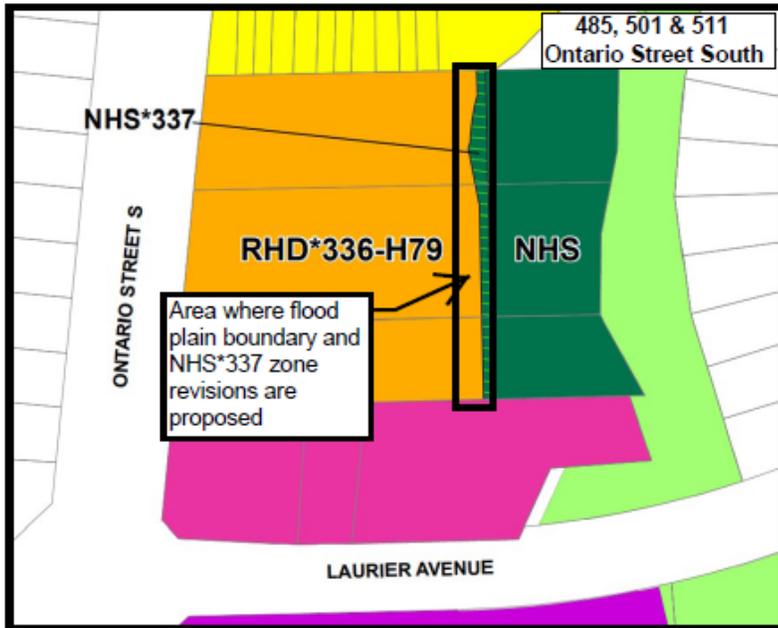
Item No.	Section or Schedule	Description of Change in By-law	Rationale					
		<p>The Owner has submitted a detailed conceptual site plan that demonstrates that a right-in/right out access to Louis St. Laurent Avenue for the proposed development is acceptable to the satisfaction of the Town of Milton.</p>						
7	<p>Section 13.2.1 (Holding Provisions) & Schedule A</p> <p>Subsection 13.2.1.141</p>	<p>Further to item 7 above, revise the “H82” holding provision reference to “H91” in Section 13.2.1.141 as follows, and on the property described below on Schedule A: (See map attached)</p> <table border="1" data-bbox="331 548 1222 611"> <tr> <td data-bbox="331 548 526 611">13.2.1.141</td> <td data-bbox="526 548 704 611">MU*369</td> <td data-bbox="704 548 867 611">064-2025</td> <td data-bbox="867 548 1062 611">H82-H91</td> <td data-bbox="1062 548 1222 611">Jun 23, 2025</td> </tr> </table> <p>PART OF LOT 8, CONCESSION 4, NEW SURVEY, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED – GARITO BARBUTO TOR) – FILE: Z-24/24</p> <p>For the lands zoned Mixed Use – Special Provision 369 (MU*369) on the property legally described as Part of Lot 8, Concession 4, NS (Trafalgar), development in accordance with the site-specific zoning provisions of the MU*369 Zone, with the exception of Section 13.1.1.369 ii) e. (drive aisle under building) can proceed if no access is required to Louis St. Laurent Avenue to service the development. Access to Louis St. Laurent is not permitted until the conditions for removal identified in the “H82 H91” Holding provision are satisfied.</p>	13.2.1.141	MU*369	064-2025	H82-H91	Jun 23, 2025	<ul style="list-style-type: none"> - Revised to reflect the change in holding provision description number as described in item 6 above.
13.2.1.141	MU*369	064-2025	H82-H91	Jun 23, 2025				
8	<p>Section 13.2.1 (Holding Provisions)</p> <p>Subsection 13.2.1.114 (UGC-MU & UGC-MU-2)</p>	<p>Revise Section 13.2.1.114 as follows:</p> <table border="1" data-bbox="331 1136 1222 1226"> <tr> <td data-bbox="331 1136 493 1226">13.2.1.114</td> <td data-bbox="493 1136 688 1226">UGC-MU UGC-MU-2</td> <td data-bbox="688 1136 883 1226">089-2022</td> <td data-bbox="883 1136 1110 1226">H1, H2, H4, H31, H71, H72, H73, H74</td> <td data-bbox="1110 1136 1222 1226">Sep 12, 2022</td> </tr> </table> <p>Lands identified as Milton GO MTSA/Downtown Milton UGC on Schedule A of this By-law</p> <p>For lands zoned UGC-MU or UGC-MU-2 and subject to one or more of the holding zones listed above, the only uses permitted prior to the lifting of the Holding provisions are as follows <u>a holding zone as identified on Schedule A to this by-law, the following provisions shall apply:</u></p> <p>a) <u>The applicability of each of the holding zones listed above will be determined on a site-specific basis by Town Staff upon application for redevelopment of the lands;</u></p> <p>b) <u>The only uses permitted prior to the lifting of the holding provisions are:</u></p> <ol style="list-style-type: none"> Legally established existing uses; Uses permitted in the UGC-MU-2 Zone <u>in accordance with Table 7A for lots zoned UGC-MU-2; and,</u> <u>Uses permitted in the UGC-MU Zone in accordance with Table 7A for lots zoned UGC-MU, with the exception of residential uses and mixed-use buildings.</u> <p>c) <u>Prior to the lifting of the holding provisions, small scale building additions or stand-alone buildings in connection with a legally existing use may be permitted provided:</u></p>	13.2.1.114	UGC-MU UGC-MU-2	089-2022	H1, H2, H4, H31 , H71, H72, H73, H74	Sep 12, 2022	<ul style="list-style-type: none"> - Clarifying how holding zones will be applied in the MTSA (i.e. they will remain where residential uses are permitted and ensure that all aspects are covered prior to approval of redevelopment). - Recognizing non-residential uses that existed prior to the proposed passing of this housekeeping amendment by-law to expand slightly while minimizing the need for Planning Act applications such as minor variances and removal of holding zones. - The H31 holding provision applied to one
13.2.1.114	UGC-MU UGC-MU-2	089-2022	H1, H2, H4, H31 , H71, H72, H73, H74	Sep 12, 2022				

Item No.	Section or Schedule	Description of Change in By-law	Rationale
		<p>i. <u>The gross floor area in existence on the lot as of December 8, 2025, is not increased by more than 500 square metres; and,</u></p> <p>ii. <u>The development shall not include residential uses.</u></p>	specific site and is no longer required.

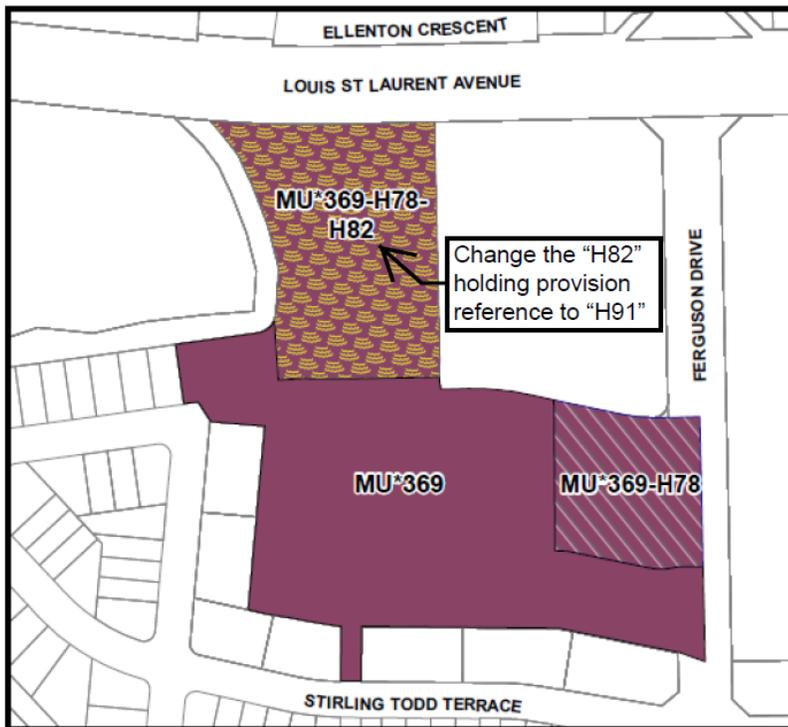
BY-LAW 144-2003, as amended (Rural)

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Section 5.11 (Parking of Oversized Motor Vehicles)	<p><i>Revise subsection 5.11.iii) as follows:</i></p> <p>5.11 Parking of Oversized Motor Vehicles</p> <p>i) Within any <i>Zone</i>, with the exception of the <i>Employment Zones</i>, the parking or storage of any <i>motor vehicle</i> exceeding a registered gross vehicle weight of 4500 kg, an overall length of 7.0m or an overall <i>height</i> of 2.6m is not permitted unless wholly located within an enclosed garage or on lands where a <i>home industry</i> is legally located.</p> <p>ii) The parking or storage of any oversized <i>motor vehicle</i> is permitted in any <i>Employment Zone</i> subject to the provisions of Section 5.7, provided that it is located outside of any <i>parking spaces</i>, aisles and <i>landscaped open space</i> otherwise required by this By-law.</p> <p>iii) Notwithstanding the foregoing, the parking of oversized vehicles related to a public service or publicly funded school service (eg. Buses, ambulances, fire trucks) is permitted in any non-residential zone, <u>except the Rural Zones and Greenlands Zones</u>, within designated areas that are located no closer than 25 m to any lot zoned or used for residential purposes.</p>	<ul style="list-style-type: none"> - This provision was intended to be more urban in nature when both urban and rural provisions were included in one by-law. - Clarifying to ensure protection of the rural area and its residents, and also addresses complaints received.

MAPS – Not to scale. For demonstration purposes only.



Mattamy Garito Barbuto Tor Minor Sub-Node



Angela Janzen

From: Jon Rafter <Jon.Rafter@mattamycorp.com>
Sent: November 24, 2025 11:14 AM
To: Angela Janzen
Subject: RE: [EXTERNAL] Proposed Housekeeping Amendments - December 8, 2025 Council Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Angela,

Here's a consolidated list of comments from the Mattamy team. Let me know if there's any in particular you wish to discuss further:

The "lot" definition is could have two separate issues:

1. There will be some scenarios where you have two parcels that haven't merged (say, part of two blocks on a plan of subdivision) and you have a building straddling the two. I can't remember the exact site, but Mattamy had this a few years ago with a midrise building straddling two lines. This would result in that building having to meet the ZBL requirements twice.
2. The definition does not make sense when it says "or is described in accordance with a registered plan of condominium.". it isn't clear what this even means? Do they mean that " all land within a single registered plan of condominium are a lot." That might be what they mean, and it would be helpful in some scenarios. As written, it seems to say that every unit in a condo would be a lot because they can be separately conveyed, which doesn't make sense.

The latter issue is the bigger, more common one.

This definition does not address the situation where you get a single approval (like at Mile & Creek) and need to share parking, density, whatever.

The "Plans of Condominium" language does try to address this situation, but I don't quite think it gets there. It's conditions limit the usefulness of the provision v. our normal "for the purpose of this by-law, the lands shown on map X shall be treated as one lot". As an example:

- The definition appears to require one development agreement for each (and what, exactly is a "development agreement"
- The definition also appears to imply one site plan approval (these first two are a bit unclear). I think they should just say "planned together, and are subject to site plan approval", or, ideally, "are comprehensively planned together" and remove from "through" to "Act".
- Also, here it is limited to eliminating the "lot lines", which would primarily only benefit setbacks, but would not treat them as "one lot" which would provide much more flexibility on things like shared parking, loading, etc.
- Finally, ii) is a bit too broad, I think it should be limited to "POTLs" as I don't see why a standard condo would lose any exemption just because it has ground level units. But this is a very rare situation, so much less of an issue than the earlier comments.

Item 3: Remove “by the same declarant”. Although its unlikely to be a Mattamy problem, it’s possible for a developer to sell a subsequent phase of a development (or go into receivership?), but still hold the intent of the original comprehensive plan.

Thanks,

Jon Rafter
Director, Land Development



Mattamy Homes Canada | GTA Low Rise Division
6696 Financial Drive, Mississauga, ON L5N 7J6
Cell: 905.399.2371
Email: jon.rafter@mattamycorp.com

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From: angela.janzen@milton.ca <angela.janzen@milton.ca>
Sent: November 20, 2025 11:29 AM
To: Jon Rafter <Jon.Rafter@mattamycorp.com>
Subject: RE: [EXTERNAL] Proposed Housekeeping Amendments - December 8, 2025 Council Meeting

By Monday if possible. It's a tight deadline.



Angela Janzen
Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2310
www.milton.ca

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From: Jon Rafter <Jon.Rafter@mattamycorp.com>
Sent: November 20, 2025 11:21 AM
To: Angela Janzen <angela.janzen@milton.ca>
Cc: Colin Rauscher <crauscher@branthaven.com>
Subject: RE: [EXTERNAL] Proposed Housekeeping Amendments - December 8, 2025 Council Meeting

Hi Angela,
Thanks for sending along. Should we have any comments, when do you need them provided by to ensure there's time to make any revisions leading up to the Council date?

Thanks,

Jon

From: angela.janzen@milton.ca <angela.janzen@milton.ca>

Sent: November 20, 2025 10:59 AM

To: Jon Rafter <Jon.Rafter@mattamycorp.com>; Colin Rauscher <crauscher@branthaven.com>

Subject: [EXTERNAL] Proposed Housekeeping Amendments - December 8, 2025 Council Meeting

Hi Jon and Colin,

I just wanted to make you aware of some proposed housekeeping amendments that we are taking for a public meeting and tech report to be considered by Council on Dec 8th. We added some provisions relating to condo lines and how the zoning is applied and also some clarification on the definition of lot. Thought I'd canvass a couple of developers who have condos to see if there are any concerns. <https://www.milton.ca/en/business-and-development/development-applications-notices.aspx>

Jon - feel free to send to Tim, Jason, Anthony etc.

Angela

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* TO INCORPORATE A SERIES OF HOUSEKEEPING AMENDMENTS THAT AFFECTS ALL LANDS WITHIN THE URBAN AREA OF THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: HKA-01/25

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. **THAT** Schedule A and the text of the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended as follows:

The following table outlines the changes that are included in this zoning by-law amendment. Text that is underlined indicates new text to be inserted in the By-law. Text that is crossed out ("~~strikethrough~~") is to be deleted from the By-law.

Item No.	Description of Change in By-law
1	<p><i>Revise the definition of "Lot" in Section 3 as follows:</i></p> <p>LOT</p> <p>Means:</p> <p>a) a parcel <u>of land,</u> or contiguous parcels of land in one ownership <u>that have legally merged as one,</u> which is capable of being legally conveyed in accordance with the Planning Act; or is</p> <p>b) <u>land</u> described in accordance with a registered Plan of Condominium.</p>
2	<p><i>Add the following new Section 4.21.5 to the by-law:</i></p> <p><u>4.21.5 Plans of Condominium</u></p> <p>i) <u>Where a condominium development consists of one or more plans of condominium registered by the same declarant and is comprehensively planned with integrated services and shared access to a public street pursuant to a development agreement and site plan approval under Section 41 of the Planning Act, any lot lines created within the original lot boundaries shall be</u></p>

Item No.	Description of Change in By-law		
	<p><u>deemed not to exist for the purposes of administering this Zoning By-law.</u></p> <p>ii) <u>Subsection i) above shall not apply where the registration of a plan of condominium is intended to create separate units or associated parcels of tied land containing a detached, semi-detached, or townhouse dwelling and private, outdoor amenity space at grade associated with each dwelling unit.</u></p>		
3	<p>Revise the minimum off-street parking requirements for Mixed Use buildings within an MU (Mixed Use) Zone in Section 5.8.2, Table 5F as follows:</p> <table border="1" data-bbox="479 705 1346 957"> <tr> <td data-bbox="479 705 800 957"> <p>MU (*2) Mixed Use Buildings</p> </td> <td data-bbox="800 705 1346 957"> <p>4.25 <u>1.0</u> parking spaces per dwelling unit PLUS The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building</p> </td> </tr> </table>	<p>MU (*2) Mixed Use Buildings</p>	<p>4.25 <u>1.0</u> parking spaces per dwelling unit PLUS The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building</p>
<p>MU (*2) Mixed Use Buildings</p>	<p>4.25 <u>1.0</u> parking spaces per dwelling unit PLUS The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building</p>		
4	<p>Revise Section 7.1, Table 7A as follows:</p> <ul style="list-style-type: none"> a) Delete the “Service Retail Office” in its entirety from the table; b) Renumber the second duplicate “(*7)” footnote to “(*8)” and renumber the subsequent numbers accordingly; and, c) Revise the references in the table to reflect the renumbered footnotes. 		
5	<p>Revise the following “H82” holding provision description in Section 13.2 to an “H91” holding provision reference, and relocate the description to the appropriate numerical position in the list:</p> <p>“H82” <u>“H91”</u> Shall not be removed until:</p> <p>The Owner has submitted a detailed conceptual site plan that demonstrates that a right-in/right out access to Louis St. Laurent Avenue for the proposed development is acceptable to the satisfaction of the Town of Milton.</p>		
6	<p>Revise the “H82” holding provision reference to “H91” in Section 13.2.1.141 as follows, and on the property described below on Schedule A:</p>		

Item No.	Description of Change in By-law				
	13.2.1.141	MU*369	064-2025	H82-H91	Jun 23, 2025
PART OF LOT 8, CONCESSION 4, NEW SURVEY, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED – GARITO BARBUTO TOR) – FILE: Z-24/24					
For the lands zoned Mixed Use – Special Provision 369 (MU*369) on the property legally described as Part of Lot 8, Concession 4, NS (Trafalgar), development in accordance with the site-specific zoning provisions of the MU*369 Zone, with the exception of Section 13.1.1.369 ii) e. (drive aisle under building) can proceed if no access is required to Louis St. Laurent Avenue to service the development. Access to Louis St. Laurent is not permitted until the conditions for removal identified in the “ H82 H91 ” Holding provision are satisfied.					
7	<i>Revise Section 13.2.1.114 as follows:</i>				
13.2.1.114	UGC-MU UGC-MU-2	089-2022	H1, H2, H4, H31 , H71, H72, H73, H74	Sep 12, 2022	
Lands identified as Milton GO MTSA/Downtown Milton UGC on Schedule A of this By-law					
For lands zoned UGC-MU or UGC-MU-2 and subject to one or more of the holding zones listed above, the only uses permitted prior to the lifting of the Holding provisions are as follows <u>a holding zone as identified on Schedule A to this by-law, the following provisions shall apply:</u>					
<p>a) <u>The applicability of each of the holding zones listed above will be determined on a site-specific basis by Town Staff upon application for redevelopment of the lands;</u></p> <p>b) <u>The only uses permitted prior to the lifting of the holding provisions are:</u></p> <ul style="list-style-type: none"> i. Legally established existing uses; ii. <u>Uses permitted in the UGC-MU-2 Zone in accordance with Table 7A for lots zoned UGC-MU-2; and,</u> iii. <u>Uses permitted in the UGC-MU Zone in accordance with Table 7A for lots zoned UGC-MU, with the exception of residential uses and mixed-use buildings.</u> <p>c) <u>Prior to the lifting of the holding provisions, small scale building additions or stand-alone buildings in connection with a legally existing use may be permitted provided:</u></p> <ul style="list-style-type: none"> i. <u>The gross floor area in existence on the lot as of December 8, 2025, is not increased by more than 500 square metres; and,</u> ii. <u>The development shall not include residential uses.</u> 					

2. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON DECEMBER 8, 2025.

Gordon A. Krantz

Mayor

Meaghen Reid

Town Clerk

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 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* TO INCORPORATE A SERIES OF HOUSEKEEPING AMENDMENTS THAT AFFECTS ALL LANDS WITHIN THE RURAL AREA OF THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: HKA-01/25

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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** Section 5.11 (Parking of Oversized Motor Vehicles) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the words “except the Rural Zones and Greenlands Zones,” after the words “non-residential zone” in subsection iii).
2. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal’s Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON DECEMBER 8, 2025.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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* TO INCORPORATE A HOUSEKEEPING AMENDMENT THAT AFFECTS THE LANDS MUNICIPALLY IDENTIFIED AS 485, 501 AND 511 ONTARIO STREET SOUTH, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (501 OSS INC.) - FILE: HKA-01/25

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Natural Heritage System Special Provision 337 (NHS*337) Zone boundary to reflect the Zone boundary on the lands shown on Schedule "A" attached hereto.
2. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

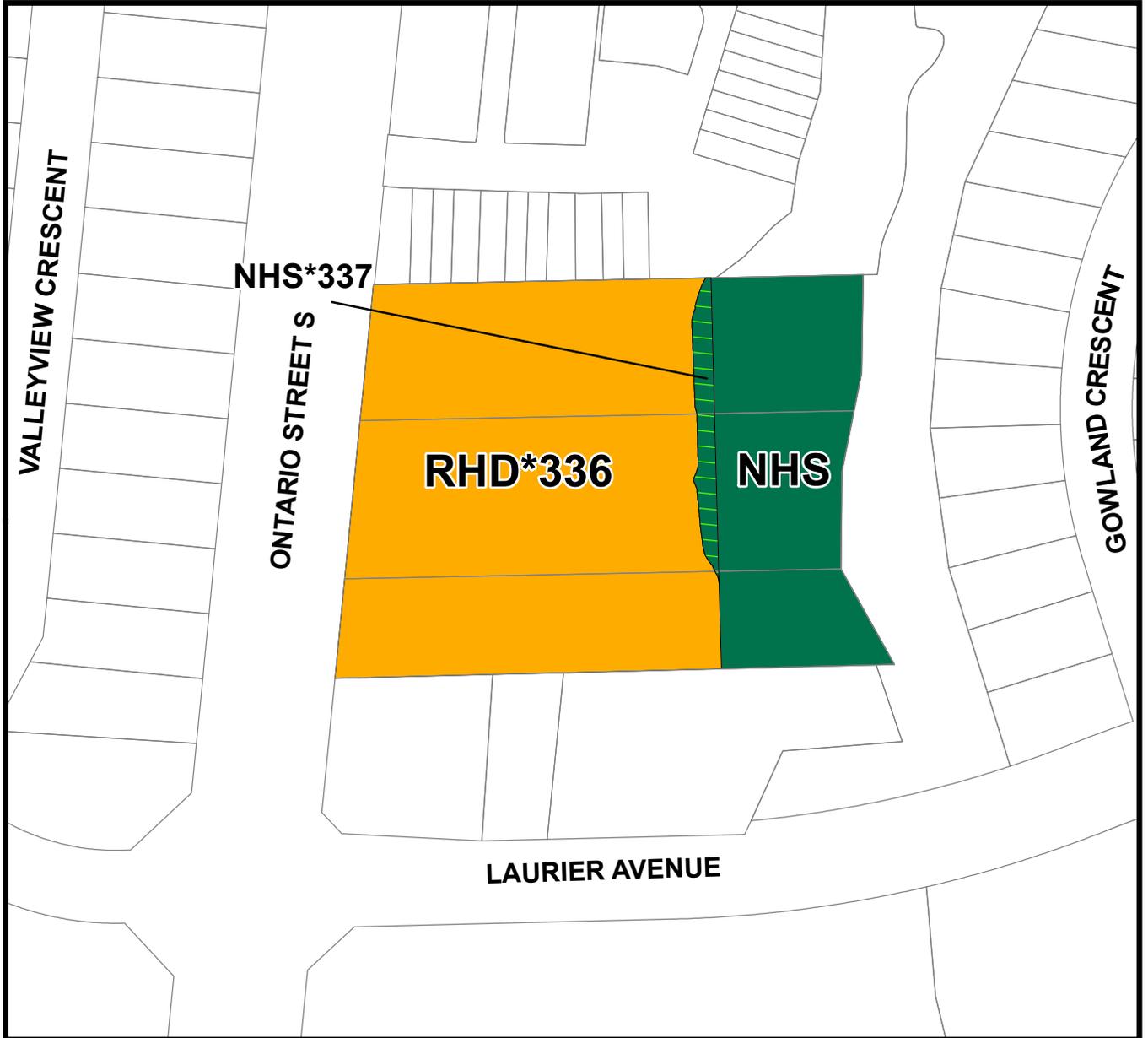
PASSED IN OPEN COUNCIL ON DECEMBER 8, 2025.

Gordon A. Krantz Mayor

Meaghan Reid Town Clerk

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON
PART OF LOTS 7, 8 & 9
AND LOT 10 ON PLAN 375
TOWN OF MILTON



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

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

-  RHD*336 - High Density Residential Zone Special
-  NHS - Natural Heritage System
-  NHS*337 - Natural Heritage System Zone Special



File: HKA-01/25
Related Files:
24T-20004/M,
LOPA-04/20, Z-07/20,
& SP-25/24