



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 26, 2026

Report No: DS-006-26

Subject: LOPA-08-25 & Z-19-25 - Milton Education Village (The Conestoga College Institute of Technology and Advanced Learning, Mattamy (Brightpoint) Homes, and Mattamy (Brownbridge) Homes) - Initial Report and Public Meeting

Recommendation: That Development Services Report DS-006-26 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of the proposed applications is to facilitate the development of a complete community that offers a diverse range of housing options and employment opportunities. To complement an existing Draft Plan of Subdivision, the applicant is seeking an Official Plan Amendment to undergo a conformity exercise whereby the policy permissions will reflect the lands' removal from the 'Employment Area' overlay. The amendment further seeks to increase the maximum threshold of townhouse dwelling units within a zone to allow greater flexibility in housing options (while maintaining the established density requirements), and to permit a standalone food store at the gateway to the community. The Zoning By-law Amendment seeks to implement the proposed Official Plan policies and address technical zone standards such as setbacks to adjacent zones, private lanes, parking requirements, and how density is calculated.

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

REPORT

Background

Owners:



Background

The Conestoga College Institute of Technology and Advanced Learning, 299 Doon Valley Drive, Kitchener, ON N2G 4M4; and,

Mattamy (Brightpoint) Homes and Mattamy (Brownbridge) Homes, 6696 Financial Drive, Mississauga, ON L5N 7J6

Applicant:

Korsiak Urban Planning (c/o Constance Ratelle), 277 Lakeshore Road East (Unit 206), Oakville, ON L6J 1H9

Location/Description:

The subject lands are located in Ward 4 and are municipality known as 215 Pan Am Boulevard, 6270 Tremaine Road, and 6400 Tremaine Road. The properties are located on the west side of Tremaine Road and abut both the north and south side of the Louis St. Laurent Avenue extension. The westerly portion of the subject lands abut the rural area which are subject to the Greenbelt Plan. The subject lands comprise a cumulative area of approximately 38.71 hectares (95.65 acres) and are currently vacant, being used for agricultural purposes.

Surrounding land uses include a newly constructed long-term home to the north, existing agricultural lands to the west and south, and existing low-density residential communities to the east.

A Location Map is included as Figure 1 to this Report.

Proposal:

Concurrent to the landowners' existing Draft Plan of Subdivision (Town File: 24T-25002/M) that was previously submitted, the applicant is seeking an Official Plan Amendment and Zoning By-law Amendment.

The intent of the Official Plan Amendment is to seek conformity with previous planning approvals that removed the lands from a designated Employment Area and thereby allowing a wider-scope of permitted uses, address technical policies that impact how density is calculated and to create a Specific Policy Area that would permit a single-storey standalone food store.

The Zoning By-law Amendment seeks to implement the above-noted Official Plan amendments by amending existing zones that were established through Ministerial Zoning Order 476/21 and update the type and ratio of dwelling unit types that are permitted within each respective zone. A series of performance standards are proposed to be amended and clarified. The Innovation District Mixed Use (ID-MU) Zone is specifically being amended to allow a single-storey standalone food store that would allow the developer to deliver this commercial product, as an interim use, at the north-west corner of Louis St. Laurent Avenue and Tremaine Road, where it will eventually transition and

Background

integrate with the higher-density, multi-storey development envisioned for this intersection as the community achieves full build-out in the fullness of time.

A fulsome description of the amendments being proposed is discussed further in this Report. However, it is noted that the applicant has worked extensively with Town Staff to refine the proposals to achieve the landowners' objective of allowing greater flexibility in terms of residential product types and permitted uses, while also doing so in a manner that ensures that the integrity of the vision for the MEV is maintained and delivered with a high order of urban design.

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

- Aerial Photo, prepared by Korsiak Urban Planning, dated September 23, 2025.
- Concept Plan, prepared by Korsiak Urban Planning, dated September 26, 2025.
- Cover Letter, prepared by Korsiak Urban Planning, dated September 26, 2025.
- Draft Official Plan Amendment, prepared by Korsiak Urban Planning.
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning.
- Official Plan Amendment / Zoning By-law Amendment Application Forms.
- Planning Justification Report, prepared by Korsiak Urban Planning, dated September 22, 2025.

Staff advise that a series of technical documents, including a Secondary-Plan wide Subwatershed Impact Study, are being reviewed concurrent to this process through the Draft Plan of Subdivision application. The Official Plan Amendment and Zoning By-law Amendment, as proposed, address policy matters and as such, Staff are satisfied at this time that separate technical documents are not required and those previously submitted through concurrent planning applications are sufficient.

Discussion

Planning Policy:

With the Minister's approval of Official Plan Amendment 92 (We Make Milton Part I), the subject lands are designated as New Complete Community on Schedule 2 - Growth Phases and Planning Policy Areas, Urban Area on Schedule 3 - Municipal Structure and Schedule A - Urban Land Use Plan, and Education Village Centre on Schedule 4 - Urban Structure within the Town of Milton Official Plan.

The Town's Urban Areas are intended for development that will accommodate population and employment growth with the New Complete Community designation further identifying the lands as an area where residential development will take place with associated facilities, including retail uses and complementary services.

The lands are subject to the Milton Education Village (MEV) Secondary Plan and through that document are partially designated as Innovation District (including the Landmark Gateway, Village Centre, and Innovation Hub), Innovation Neighborhood, High Density

Discussion

Residential and Medium Density Residential II on Schedule C.12.A - MEV Secondary Plan Land Use Plan.

The MEV Secondary Plan envisions the community as an area where residents can seek employment, learning opportunities, housing, and recreation and entertainment options while being surrounded by development that is both compact, transit-supportive and respectful of the natural heritage system abutting the community.

The Innovation District designation affects lands directly abutting - both to the north and south - of the Louis St. Laurent Avenue extension. These lands are intended to be the gateway to the community where a significant number of office and employment opportunities shall be located. Section C.12.8.2 of the Secondary Plan direct that lands within this designation shall have a strong building presence with multi-storey, mixed-use buildings.

Through Section C.12.8.4, lands within the Landmark Gateway are intended to be high-density residential, office and institutional uses with opportunity for retail/service commercial and entertainment uses that may be complementary. Any buildings abutting Louis St. Laurent Avenue are intended to act as a catalyst for an active street environment that reinforces the area as the 'grand entrance' to the community and frames the future post-secondary institution and escarpment area.

Section C.12.8.9.1 and C.12.8.9.2 speak to the High Density Residential and Medium Density Residential II designations, respectively, and establish permitted residential unit types, unit mix, and density requirements.

While the proposal is generally in conformity with Official Plan policies, the applicant is has applied for an Official Plan Amendment (OPA) that seeks to amend specific policies that will secure a range of permitted uses and development parameters.

The majority of amendments being proposed will seek to bring the lands into conformity with their previous removal from the Employment Area through Regional Official Plan Amendment (ROPA 38) and subsequently, clarify uses (i.e. retail, commercial, and office) that are permitted within the community as originally envisioned through the Secondary Plan. The applicant is also seeking to amend Section C.12.8.9.2 of the Secondary Plan to allow a maximum of 50% of dwelling units within the Medium Density II designations to be townhouse dwelling unit, whereas the existing Official Plan policies permit 20%. The approach to how density is calculated - by excluding the road network from the total area figure - is also being clarified.

Further, the Specific Policy Area being proposed seeks to allow a standalone food store at the north-west corner of Louis St. Laurent Avenue and Tremaine Road (lands designated as a Landmark Gateway). Policies have been proposed that, if approved, would ensure this type of single-storey food store would reflect a high order of urban design, indicating the prominence of this area within the MEV, and reinforce Louis St. Laurent Avenue as an active street environment. To this end, the amendment proposes to add a new schedule (C.12.B1 - MEV Active Frontage) to the Secondary Plan that will

Discussion

identify lands fronting on Louis St. Laurent Avenue and Pan Am Boulevard that are currently identified as Flexible Streets and Main Streets on Schedule C.12.B - MEV Secondary Plan Transportation as Active Frontages. The intent of this is to ensure any development along these areas shall offer an appropriate ratio of non-residential opportunities at-grade to serve residents and intentionally create the envisioned active street environment.

The Draft Official Plan Amendment and Schedules are attached to Appendix 1 of this Report.

Official Plan policies relevant to this proposal include:

- Section 12.4.5.3 - MEV Street Designs: Road typology and design criteria;
- C.12.8.2 - Innovation District: Permitted uses, required densities, and site design;
- C.12.8.4 - Landmark Gateway: Permitted uses and site design;
- C.12.8.9 - Residential Area: Permitted uses, required densities, and site design for High Density Residential and Medium Density Residential designations; and,
- C.12.9 - Urban Design: Design criteria and guiding policies.

Ministerial Zoning Order 476/21

The subject lands are zoned through Ministerial Zoning Order (MZO) 476/21 which was approved by the Minister of Municipal Affairs and Housing on June 17, 2021. Section 14 of the MZO states: "This Order is deemed for all purposes, except the purposes of Section 24 of the Act, to be and to always have been a by-law passed by the Council of the Town of Milton." As such, Town Council has the authority to amend the provisions set out in the MZO as it is deemed to be a by-law of the Town and can be amended as such through the tools permitted under Section 34 of the Planning Act. Staff have confirmed this direction both with staff at the Ministry of Municipal Affairs and Housing and the Town's solicitor.

The applicant is seeking to amend Map 256 of MZO 476/21 by applying site-specifics as follows: re-zoning existing High Density Residential II (HDR2) south of Dymott Avenue to a site-specific a High-Density Residential II (HDR2*XA) Zone and the existing High Density Residential II (HDR2) Zone south of Louis St. Laurent Avenue to High Density Residential II (HDR2*XB). The existing Innovation District Mixed Use (ID-MU) Zone will be amended to a site-specific ID-MU*XX Zone and the existing Institutional Campus Zone will be amended to a site-specific IC*XX Zone. Finally, the MEV Medium Density Residential II (MEV-MDR2) Zone will be re-zoned to a site-specific MEV Medium Density Residential II (MEV-MDR2*XX) Zone.

Each site specific will include provisions that address how density is calculated (i.e. excluding rights-of-ways from the area figure), amend the definition of a 'Lane' to accommodate proposed townhouse blocks, address setbacks from a lot line to a private

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roadway, and accommodate electric vehicle infrastructure encroachments into parking spaces.

Both the proposed High Density Residential II (HDR2*XA) and High Density Residential II (HDR2*XB) Zones include provisions that will require any residential unit to have an outdoor amenity area requirement of four square metres (versus six as currently required), parking requirements of one space per dwelling unit with 0.20 spaces for visitor parking (to clarify the parking space requirement for any dwelling unit - regardless of product type - with 0.25 spaces for visitor parking), clarify parking requirements for non-residential uses, and allow a minimum height of six storeys for an apartment building. Unlike HDR2*XA, the HDR2*XB Zone is proposed to permit a limited number of rear-lane townhouse and townhouse dwelling units south of the future Street 'C'.

The proposed Innovation District Mixed Use (ID-MU*XX) Zone seeks to expand uses, concurrent to the OPA, specifically by allowing a single-storey standalone food store (which otherwise isn't permitted in the MZO). Further, it include provisions that will require any residential unit to have an outdoor amenity area of four square metres (versus six as currently required), clarify parking requirements, and amend the requirement that non-residential uses must occupy a minimum of 15% of all gross floor area on a per-zone basis (rather than per development block). Finally, to complement the proposed change in how non-residential gross floor area shall be distributed, the right-of-way (being Louis St. Laurent Avenue and a portion of Pan Am Boulevard) would be identified as an Active Frontage (on proposed Schedule E2 - MEV Active Frontages) to ensure the appropriate ratio and delivery of non-residential gross floor area along critical streets in the community with an objective of creating an active street environment.

The proposed Institutional Campus (IC*XX) Zone seeks to allow stacked townhouse dwellings as a permitted use, along with provisions that will require any residential unit to have an outdoor amenity area of four square metres (versus six as currently required), clarify parking requirements, establish a maximum height of 12 storeys and set performance standards for side yards and encroachments (with regard for future additional residential units).

Finally, the proposed MEV-MDR2*XX Zone include provisions that will require any residential unit to have an outdoor amenity area of four square metres (versus six as currently required), allow an increased ratio of townhouse dwelling units, in context of the overall residential unit requirement, to 50% (versus the 30% currently permitted), and further, amend the parking requirements to one space per dwelling unit (to clarify the parking space requirement for any dwelling unit (regardless of product type)) with 0.20 spaces for visitor parking). It should be noted that for all other lands within the Town outside of the MEV, the standard zoning requirement for amenity area is four square metres per residential unit.

Site Plan Control:

Discussion

Should the development applications be approved, the applicant is required to obtain Site Plan Approval, prior to Building Permit issuance, for any development blocks that include mixed-use buildings, apartment buildings and non-residential buildings. Detailed site plan drawings addressing matters such as building elevations, lot grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also be required to enter into a Site Plan Agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on January 5, 2026. Signage providing information on the proposed application was posted on the property along Tremaine Road, Louis St. Laurent Avenue, Pan Am Boulevard, and Bell School Line. In addition, notice was sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, staff has identified the following matters to be addressed through the review process:

- Consistency with the Provincial Planning Statement and conformity with the Town Official Plan - including the Milton Education Village Secondary Plan;
- Proposed non-residential uses, including appropriate allocation and delivery;
- Appropriate residential unit types, site design, and configuration; and,
- Urban design throughout the area with particular emphasis on the Innovation District, Gateway Area and High-Density areas.

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services



The Corporation of the Town of Milton

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For questions, please contact: Rachel Suffern, MPA, M.Sc. (PI), Phone: Ext. 2263
MCIP, RPP
Senior Planner, Development
Review

Attachments

Figure 1 - Location Map

Figure 2 - Draft Plan of Subdivision

Appendix A - Draft Official Plan Amendment

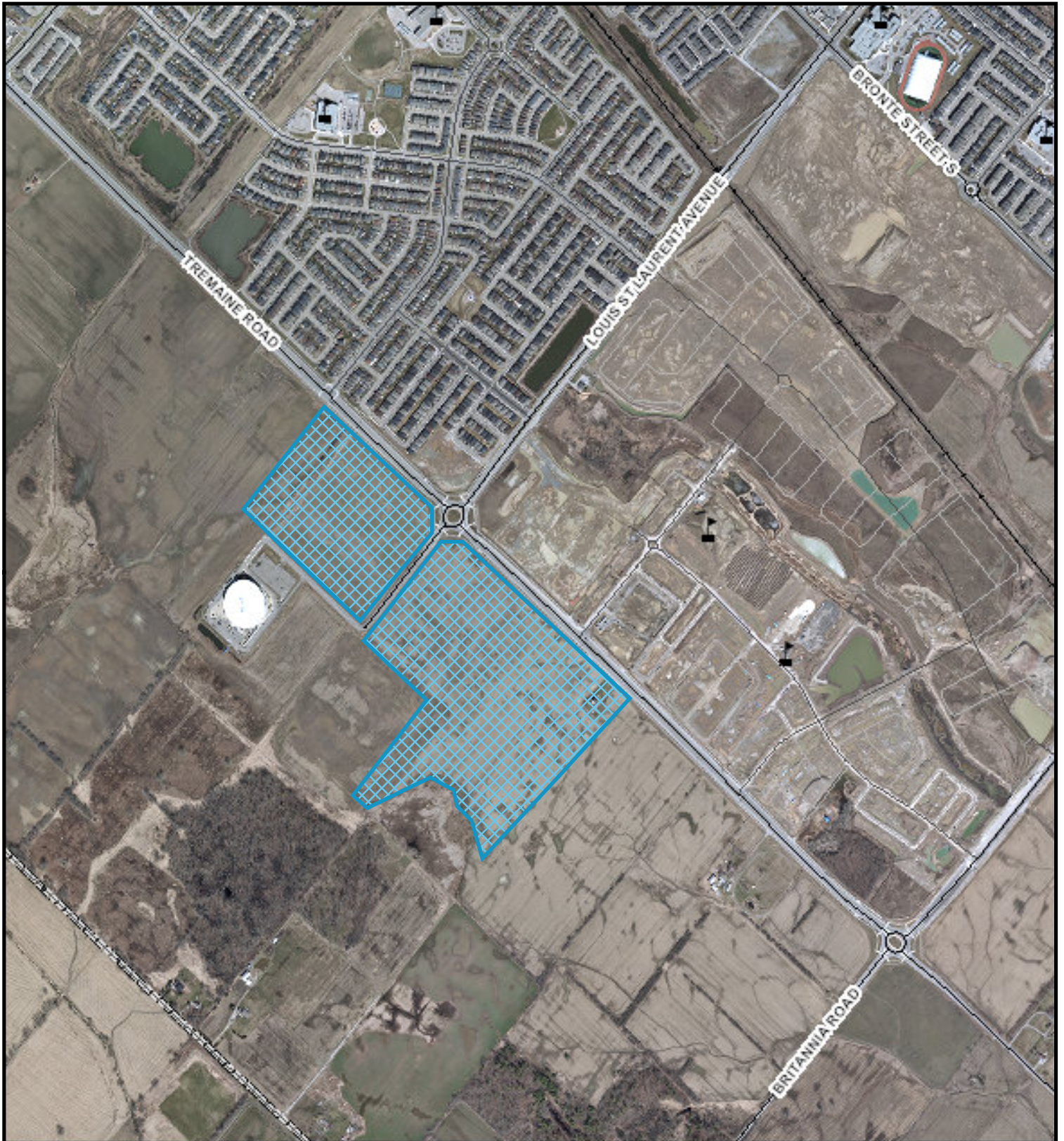
Appendix B - Draft Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



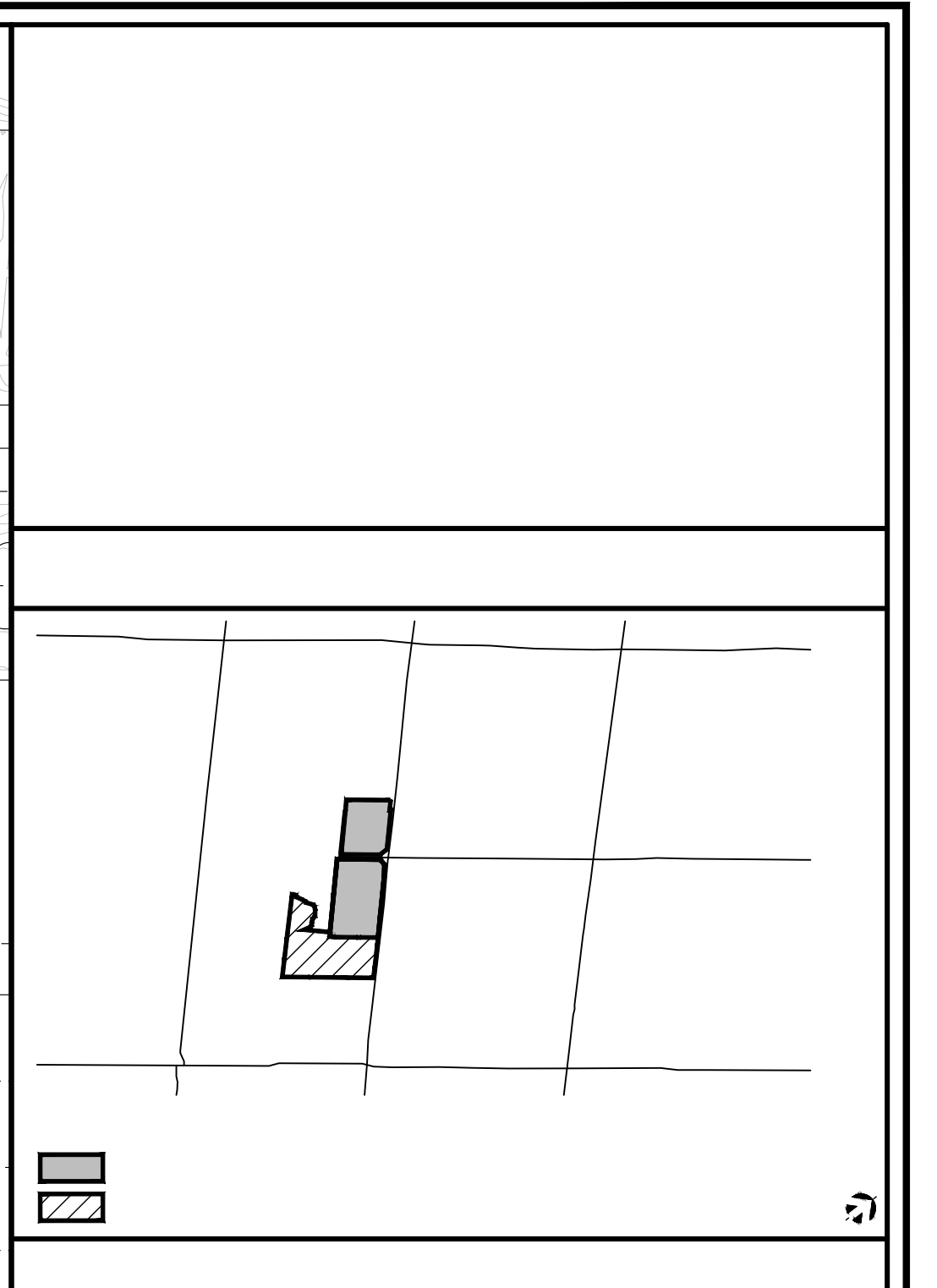
Council Meeting Date:
January 26, 2025

Scale: 1:18,055.50
SPPA-08/25 & Z-19/25

Development Services



Subject Property



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

SIGNED: *Jason Sudderwaard* DATE: October 24, 2024
 JASON SUDDERWAARD
 792388 ONTARIO LIMITED
 6696 FINANCIAL DRIVE
 MISSISSAUGA, ON L5N 7J6

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

SIGNED: *Ross DenBroeder* DATE: October 10, 2024
 ROSS DENBROEDER, Ontario Land Surveyor

RPE R-PE Surveying LTD.
 ONTARIO LAND SURVEYORS
 643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
 Tel: (416) 635-5000 Fax: (416) 635-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)
 A) SHOWN ON PLAN G) SHOWN ON PLAN
 B) SHOWN ON PLAN H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
 C) SHOWN ON PLAN I) CLAY LOAM
 D) SHOWN ON PLAN J) SHOWN ON PLAN
 E) SHOWN ON PLAN K) SANITARY AND STORM SEWERS TO BE PROVIDED
 F) SHOWN ON PLAN L) SHOWN ON PLAN

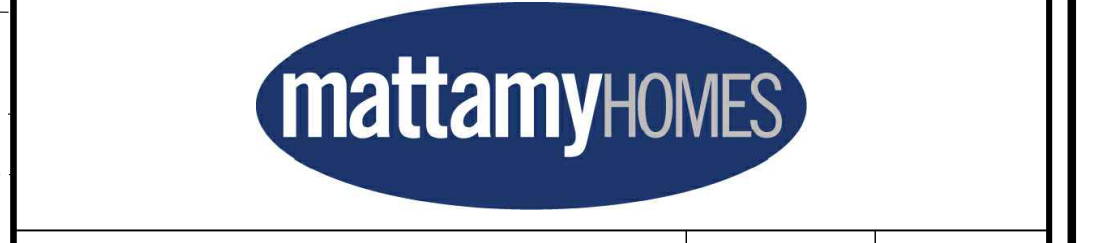
LAND USE SCHEDULE

Land Use	Blocks	Block Total	Area (ha)
Innovation District Mixed Use	1, 5-8	5	9.72
High Density Residential II	2-4, 9	4	8.70
Medium Density Residential II	10-12	3	7.44
Park	13-15	3	1.63
Greenway (5 m)	16	1	0.06
16m ROW (204m)			0.33
18m ROW (606m)			1.14
22m ROW (1750m)			3.90
Totals	1-16	16	32.92

NOTE:
 The full right-of-way requirements for Collector Roads (per the Official Plan) should be protected for as depicted by the dashed lines until such time that the Transportation Impact Study prepared by NexTrans (as part of the SIS) is provided (and accepted by technical staff) demonstrating that any deviation from the OP can be technically supported.

Oct. 10, 2024	First Submission	A	WS
DATE	REVISION	DWG	BY

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



SCALE 1:2000 October 10, 2024
 DRAWN BY: WS CHECKED BY: KC



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 215 PAN AM BOULEVARD, 6270 TREMAINE ROAD, AND 6400 TREMAINE ROAD AND LEGALLY DESCRIBED AS PART OF LOTS 7, 8 AND 9, ON CONCESSION 7, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNBIDGE) HOMES, MATTAMY (BRIGHTPOINT) HOMES, AND THE CONESTOGA COLLEGE INSTITUTE OF TECHNOLOGY AND ADVANCED LEARNING) - FILES: LOPA-08/25 AND Z-19/25

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to add Schedule C.12.B1 and Section 12.4.5.4, amend Policy C.12.8.2.1 - C.12.8.2.5, C.12.8.9.2, and C.12.8.9.4, and Schedule 11 of the Town of Milton Official Plan to permit a standalone food store, at lands located at 215 Pan Am Boulevard, 6270 Tremaine Road, and 6400 Tremaine Road, and legally described as Part of Lots 7, 8, and 9, Concession 7 NS, Town of Milton, Town of Milton, consisting of the attached map(s) and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17(24) and (25). Where one or more appeals have been filed under Subsection 17(24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON MONTH XX, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton
215 Pan Am Boulevard, 6270 Tremaine Road, and 6400 Tremaine Road
Part of Lots 7, 8, and 9, Concession 7, New Survey, Town of Milton
(File: LOPA 08/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify certain policies of the Milton Education Village (MEV) Secondary Plan of the Town of Milton to expand the land use permissions within the Innovation District to be consistent with the Province's definition of an Employment use. The amendment seeks to amend the maximum ratio of grade-related townhouse dwelling units within the Medium Density Residential II designation. Further, the amendment seeks to clarify how residential density shall be calculated within the Secondary Plan. In addition, the amendment seeks to create Specific Policy Area No. XX to the lands at 215 Pan Am Boulevard to establish land use permissions for a single-storey food store. Finally, the amendment seeks to create Schedule C.12.B1 - MEV Secondary Plan Active Frontages to identify Active Frontages within the community.

LOCATION OF THE AMENDMENT

The subject lands are located on the west side of Tremaine Road and are bisected by Louis St. Laurent Avenue and are approximately 112.50 hectares in size. The lands are legally described as Part of Lots 7, 8, and 9, Concession 7 NS, Town of Milton, and municipally known as 215 Pan Am Boulevard, 6270 Tremaine Road, and 6400 Tremaine Road.

The subject lands are located within the Milton Education Village (MEV) Secondary Plan and are identified as High Density Residential, Medium Density Residential II, Innovation Neighbourhood, Village Centre, and Landmark Gateway designations on Schedule C.12.A of the Milton Education Village Secondary Plan.

BASIS OF THE AMENDMENT

The amendment proposes a series of policy updates that broadens the range of housing types within a development block, along with seeking consistency with Provincial policy. The amendment also adds a new Specific Policy Area No XX to permit a food store within a single-storey building, along with associated development criteria, and adds appropriate mapping and policies to identify and implement Active Frontages within the community. The following provides basis for the amendment:

- a) The subject application proposes development, including land uses, that is consistent with the Provincial Planning Statement (PPS). The Provincial policies contained in the PPS encourage a range and mix of housing supply and development that is compact and transit-supportive that supports access to quality employment, services, and recreation.
- b) The subject lands have been removed from the Employment Area designation through Regional Official Plan Amendment (ROPA) 48, which determined that the subject lands are suitable for non-employment uses. The amendment will ensure conformity with the Regional Official Plan.
- c) The proposal will facilitate the development of office, commercial, and retail space that will meet residents' daily needs within a short trip from home, including jobs, shopping, learning entertainment, and other amenities and services.
- d) The proposal will supports the vision of the MEV by providing a full range of housing types that allows individuals to live, work, and study within the area, while providing integrated active transportation opportunities throughout the area.
- e) The proposal ensures that development will achieve the planned growth targets for the MEV by way of residential units per net hectare, jobs per hectare, and anticipated office, commercial and retail space.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

- 1.0 Map Change(s)
- 1.1 Adding 'Schedule C.12.B1 - MEV Active Frontages' as shown on Schedule A of this amendment.
- 2.0 Text Change(s) (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
1.	C.12.4.5.4	<p>Add this section as follows:</p> <p><u>“In conjunction with the policies in Section C.12.4.5.3, Louis St. Laurent Avenue and rights-of-way identified as Flexible Streets shall be further recognized as an Active Frontage on Schedule C.12.B1 - MEV Active Frontages.</u></p> <p><u>Active Frontages have been delineated to reinforce the character of these frontages as lively, pedestrian oriented, and interactive street fronts. Generally, buildings along Active Frontages will be located at the minimum setback to help frame and animate the street.</u></p> <p><u>In areas identified as Active Frontages, residential uses will not be permitted to occupy more than 40% of the building front wall on the main floor of a building. Where residential uses are permitted, an accessible principal entrance must be provided to any at-grade units or a common foyer/corridor to a multi-unit or mixed-use building.”</u></p>
2.	C.12.8.2.1	<p>Amend this section as follows:</p> <p>“The Innovation District identified on Schedule “C.12.1” includes lands in the Innovation Hub, Landmark Gateway, and Village Centre designations. This area</p>

No.	Section No.	Modification
		will be a focus for employment office, retail and commercial uses in the MEV.”
3.	C.12.8.2.3	<p>Amend this section as follows:</p> <p>“To achieve these targets, the Innovation District shall include a significant amount of office or other employment retail and commercial space. Employment Office, commercial, and retail uses shall occupy a minimum of 15% of the planned total gross floor area proposed in each development block the Innovation District. Development applications will demonstrate how the proposal contributes to the achievement of the jobs target.”</p>
4.	C.12.8.2.4	<p>Amend this section as follows:</p> <p>“To encourage the development of buildings which will accommodate the employment office, commercial, and retail uses maximum permitted height may be exceeded by one storey for every storey of office uses, up to a maximum of five additional storey provided that a minimum 10,000 square metres of office space is provided on a lot.”</p>
5.	C.12.8.2.5	<p>Amend this section as follows:</p> <p>“Low density commercial or employment commercial and retail uses, including generally any buildings of less than two storeys, shall not be permitted in the Innovation District. Single storey commercial and retail uses may only be permitted, where:</p> <ul style="list-style-type: none"> a) the single storey component is physically connected and integrated with a larger multi-storey development; or, b) the development block is designed and planned to achieve a minimum floor space index (FSI) of 1.2.”
6.	C.12.8.9.1	<p>Amend this section as follows:</p> <p>“In the High-Density Residential designation uses consisting of apartment buildings shall be permitted. In accordance with policies C.12.9.4, stacked and back-to-back townhouses and multiplexes may also be included as a secondary part of such development</p>

No.	Section No.	Modification
		including as part of the podium of apartment buildings <u>or comprehensive development block</u> . In addition, small scale retail, service commercial or office uses, together with ancillary residential amenities shall be encouraged at the base of apartment buildings.”
7.	C.12.8.9.2	Amend this section as follows: “In the Medium Density Residential II designation, uses consisting of mid-rise multiple attached residential units such as stacked townhouses, multiplexes, and mid-rise apartments shall be permitted. In addition, other forms of townhouses including back-to-back and street townhouses shall be permitted but shall be limited to a maximum of <u>20%</u> <u>50%</u> of the units within a development block.”
8.	C.12.8.9.4	Amend this section as follows: “Residential densities are to be achieved a Secondary Plan-wide level and calculated on a net residential hectare basis. <u>For the purpose of determining a block’s net residential hectare(s), private roads shall be excluded from the calculation.</u> ”
	4.11	<i>Specific Policy Areas</i>
9.	4.11.3.XX	New Specific Policy Area No. XX to read as follows: <u>“4.11.3.XX: Notwithstanding Policies C.12.8.2.4, the lands identified as Specific Policy Area No. XX on Schedule “11” of this Plan - being the lands legally described as Part of Lots 7, 8, and 9, Concession 7 NS, Town of Milton, and municipally known as 215 Pan Am Boulevard, 6270 Tremaine Road, and 6400 Tremaine Road - shall be developed according to the land use designations shown on Schedule B - Urban Land Use Plan and Schedule C.12.A - MEV Secondary Plan Land Use Plan and the policies of this Specific Policy Area.</u> <u>The following policies apply to development of the lands subject to Special Policy Area XX:</u> <u>a) Within the Innovation District, including the Landmark Gateway and Village Centre, one Food Store may be permitted in a single storey</u>

No.	Section No.	Modification
		<p><u>building that is not physically connected or integrated with a larger multi-storey development, subject to the following:</u></p> <ul style="list-style-type: none"> a. <u>The development shall be designed with a high order of urban design that both complements Louis St. Laurent Avenue as the 'main street' within the Village and acts as a catalyst for an active street environment.</u> b. <u>Where setbacks allow, the development shall incorporate enhanced landscaping throughout with emphasis on the Louis St. Laurent Avenue frontage.</u> c. <u>The development shall incorporate transparent windows for the majority of the street facing ground wall.</u> d. <u>The development shall include at least one accessible principal entrance from the sidewalk located on Louis St. Laurent Avenue.</u> e. <u>Parking shall be prohibited between the building and Louis St. Laurent Avenue or Tremaine Boulevard. All surface parking shall be located to the rear of the building.</u> <p>b) <u>Within the High-Density Residential designation, rear-lane and street townhouses may be permitted subject to restrictions set out in the implementing Zoning By-law.”</u></p>

End of text

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**TOWN OF MILTON
OFFICIAL PLAN**

Schedule C.12.B1

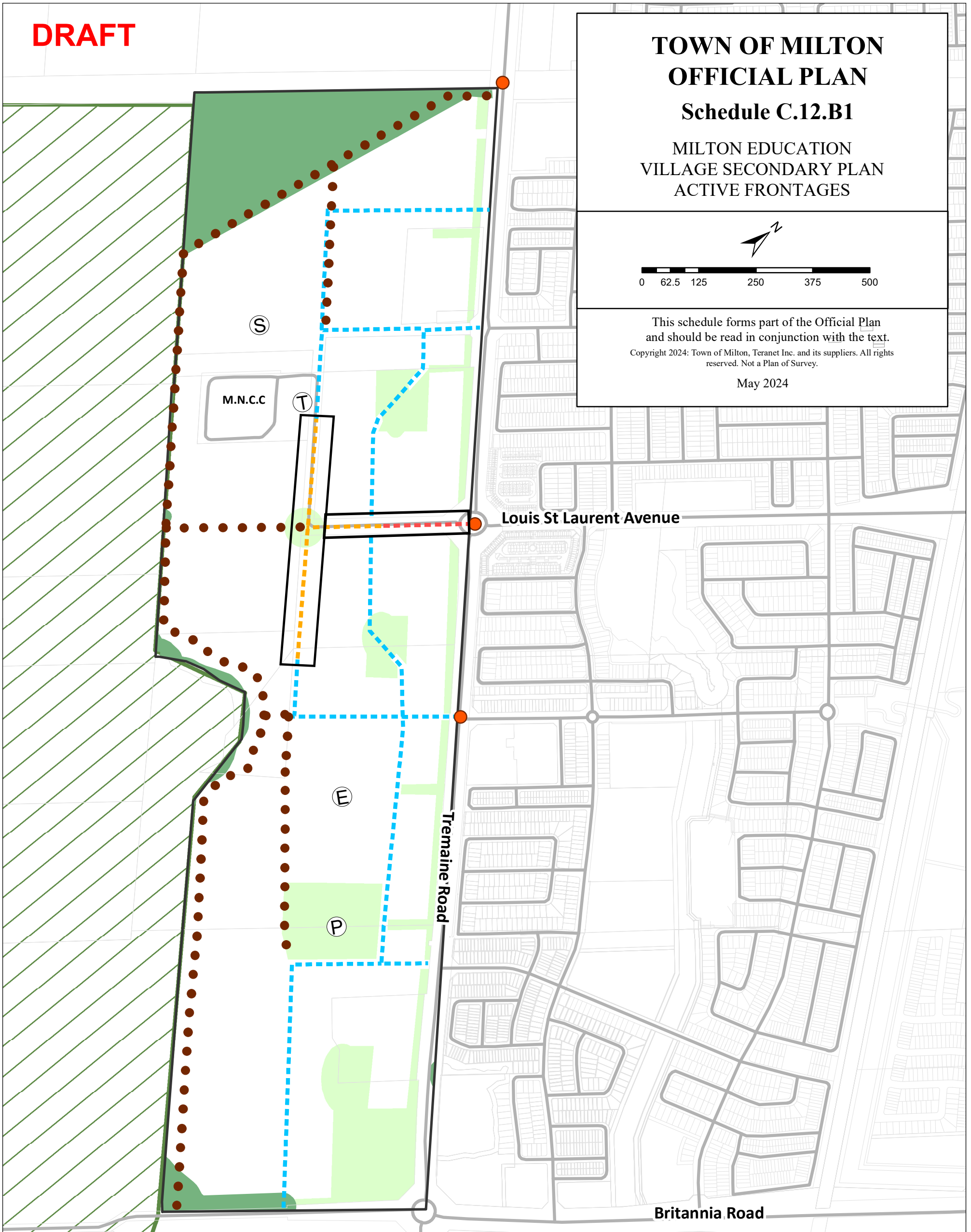
MILTON EDUCATION
VILLAGE SECONDARY PLAN
ACTIVE FRONTAGES



0 62.5 125 250 375 500

This schedule forms part of the Official Plan
and should be read in conjunction with the text.
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May 2024



- Active Transportation Link
- ⓔ Elementary School
- Ⓟ Park
- Ⓢ Secondary School
- Ⓣ Transit Hub

- Road Network**
- Road Network
 - - - Main Street
 - · - · Collector Road
 - · - · Flexible Street
 - ▭ Active Frontage

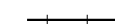





- ● ● Proposed Trail Network
- ▭ Secondary Plan Boundary
- 🌿 NHS
- 🌿 Public Open Space
- 🌿 Greenbelt Plan Protected Countryside

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TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA SPECIFIC POLICY AREAS (Refer to section 4.11)

-  Rail
-  Urban Area Specific Policy Area
-  Milton Boundary
-  Urban Area
-  Established Urban Area
-  HUSP Area

**SCHEDULE 'XX' TO OFFICIAL
PLAN AMENDMENT NO.XX**

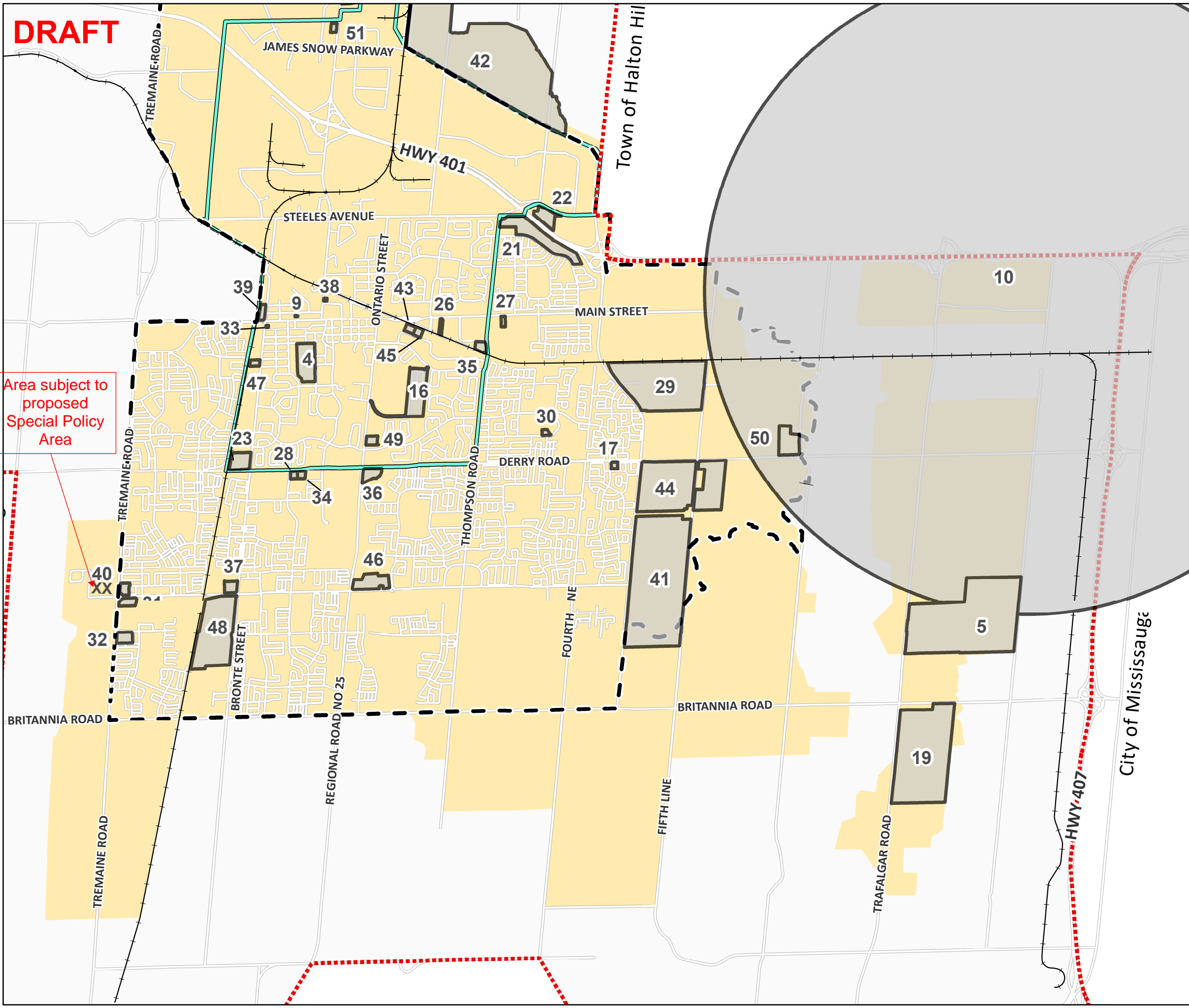


0 0.75 1.5 3 Km

This schedule forms part of the Official Plan
and should be read in conjunction with the text.

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September, 2025



Area subject to
proposed
Special Policy
Area

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 7, 8 AND 9, ON CONCESSION 7, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNBRIDGE) HOMES, MATTAMY (BRIGHTPOINT) HOMES, AND THE CONESTOGA COLLEGE INSTITUTE OF TECHNOLOGY AND ADVANCED LEARNING) - FILE: Z-19/25

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

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 MEV Medium Density Residential II (MEV-MDR2), Institutional Campus (IC), High Density Residential II (HDR2), and Innovation District Mixed Use (ID-MU) Zone Symbol to a site-specific MEV Medium Density Residential II (MEV-MDR2*XX), Institutional Campus (IC*XX), High Density Residential II (HDR2*XA), High Density Residential II (HDR2*XB), and Innovation District Mixed Use (ID-MU*XX) Zone Symbol on the lands shown on Schedule "A" attached hereto.
2. **THAT** Schedule 'E2' - 'Milton Education Village - Active Frontage Areas' attached hereto as Schedule B to this by-law, is added to Comprehensive Zoning By-law 016-2014, as amended.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:
Notwithstanding any provisions of the By-law to the contrary, for lands zoned MEV Medium Density Residential II (MEV-MDR2*XX), the following standards and provisions shall apply:
 - i. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A "lane" shall mean "a public or private roadway providing secondary vehicular access."

- ii. For residential uses within this Zone, excluding an apartment, a minimum of four-square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
- iii. For apartment buildings within this Zone, a minimum of four-square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.
- iv. Back-to-back townhouses, rear-lane townhouses, stacked townhouses, and street townhouses shall be limited to a combined maximum of 50 percent of units within the Zone.
- v. Parking Requirements
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
 - ii. Equipment for the charging of an electric vehicle is permitted to encroach within a parking space provided that the charging equipment is in the same parking space as the vehicle to be charged and that:
 - a. When EV charging equipment is mounted on a pedestal, it shall be located within 0.50 metres of the corner of the parking space at the furthest end from the drive aisle from which vehicle access is provided, measured at the right angles;
 - b. Where the EV charging equipment is mounted on a wall, it shall be setback a minimum of 5.3 metres from the drive aisle from which vehicle access is provided, measured at right angles, and be mounted a minimum of 1.0 metres from the ground; and.
 - c. Equipment for the charging of an electric vehicle shall not encroach into a required landscape buffer or loading space and shall not obstruct pedestrian walkways or vehicular traffic.
 - iii. A parking area may be located within 0.0 metres of a private street line.
- vi. Lot Standards:
 - i. For apartments, back-to-back townhouses and stacked townhouses, air conditioning and heat exchange units may be

located on a balcony or in a required front or exterior side yard and are permitted to be located no closer than 1.2 metres to a front or exterior side lot line.

- ii. For rear lane and street townhouses, where an interior or exterior side yard has a setback of 1.2 metres or greater, stairs, landings and window wells may be permitted to encroach up to a maximum of 0.30 metres. For interior or exterior side yards with less than 1.2 metres, stairs, landings and window wells shall not be permitted to encroach into the required setback.

- 4. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Institutional Campus (IC*XX), the following standards and provisions shall apply:

- i. The following uses shall also be permitted:
 - a. Dwelling, Stacked Townhouse
- ii. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of ‘net hectare’ shall exclude private roads.
 - ii. A “lane” shall mean “a public or private roadway providing secondary vehicular access.”
- iii. For residential uses within this Zone, excluding an apartment, a minimum of four-square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
- iv. For apartment buildings within this Zone, a minimum of four-square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.
- v. Back-to-back townhouses, rear-lane townhouses, stacked townhouses, and street townhouses shall be limited to a combined maximum of 50 percent of units within the Zone.
- vi. Parking Requirements
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.

- ii. Equipment for the charging of an electric vehicle is permitted to encroach within a parking space provided that the charging equipment is in the same parking space as the vehicle to be charged and that:
 - a. When EV charging equipment is mounted on a pedestal, it shall be located within 0.50 metres of the corner of the parking space at the furthest end from the drive aisle from which vehicle access is provided, measured at the right angles;
 - b. Where the EV charging equipment is mounted on a wall, it shall be setback a minimum of 5.3 metres from the drive aisle from which vehicle access is provided, measured at right angles, and be mounted a minimum of 1.0 metres from the ground; and.
 - c. Equipment for the charging of an electric vehicle shall not encroach into a required landscape buffer or loading space and shall not obstruct pedestrian walkways or vehicular traffic.
- iii. A parking area may be located within 0.0 metres of a private street line.

vii. Lot Standards:

- i. A maximum of 12 storeys is permitted.
- ii. For apartments, back-to-back townhouses and stacked townhouses, air conditioning and heat exchange units may be located on a balcony or in a required front or exterior side yard and are permitted to be located no closer than 1.2 metres to a front or exterior side lot line.
- iii. For rear lane and street townhouses, where an interior or exterior side yard has a setback of 1.2 metres or greater, stairs, landings and window wells may be permitted to encroach up to a maximum of 0.30 metres. For interior or exterior side yards with less than 1.2 metres, stairs, landings and window wells shall not be permitted to encroach into the required setback.
- iv. The minimum setback to adjacent Zones is 7.5 metres, except where grade-related dwellings are proposed.

5. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned High Density Residential II (HDR2*XA), the following standards and provisions shall apply:

- i. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A "lane" shall mean "a public or private roadway providing secondary vehicular access."
 - ii. For residential uses, excluding apartments, within this Zone, a minimum of four-square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
 - iii. For apartment buildings within this Zone, a minimum of four-square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.
 - iv. Parking Requirements
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
 - ii. A mixed-use building shall have one parking space per dwelling unit plus the greater of 0.2 parking spaces per residential dwelling unit for visitor parking or one parking space per 25 square metres of non-residential gross floor area for the non-residential component in a mixed-use building.
 - iii. Any non-residential development, in a mixed-use building, shall have one parking space per 40 square metres of gross floor area.
 - iv. A parking area may be located within 0.0 metres of a private street line.
 - v. Lot Standards:
 - i. The minimum height of an apartment building is six storeys.
6. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned High Density Residential II (HDR2*XB), the following standards and provisions shall apply:

- i. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A "lane" shall mean "a public or private roadway providing secondary vehicular access."
 - ii. The following uses shall be permitted, in accordance with Section 10(3), (5) and (6) of Ontario Regulation 476/21, south of Street 'C':
 - i. Dwelling, Townhouse; and,
 - ii. Lane Access, Townhouse
 - iii. For residential uses, excluding apartments, within this Zone, a minimum of four-square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
 - iv. For apartment buildings within this Zone, a minimum of four-square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.
 - v. Parking Requirements
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
 - ii. A mixed-use building shall have one parking space per dwelling unit plus the greater of 0.2 parking spaces per residential dwelling unit for visitor parking or one parking space per 25 square metres of non-residential gross floor area for the non-residential component in a mixed-use building.
 - iii. Any non-residential development, in a mixed-use building, shall have one parking space per 40 square metres of gross floor area.
 - iv. A parking area may be located within 0.0 metres of a private street line.
 - vi. Lot Standards:
 - i. The minimum height of an apartment building is six storeys.
7. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Innovation District Mixed Use (ID-MU*XX), the following standards and provisions shall apply:

- i. The following uses shall also be permitted:
 - a. Banquet Facility
 - b. Commercial School - Trade/Profession
 - c. Convention Centre
 - d. Dog Daycare
 - e. Hotel
 - f. Place of Assembly
 - g. Standalone Food Store
 - h. Veterinary Hospital - Small Animal
- ii. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A 'lane' shall mean "a public or private roadway providing secondary vehicular access."
 - iii. A Standalone Food Store shall mean "a retail store with a gross floor area greater than 2750m² wholly located within a single-storey building. The retail shall generally comprise of a general line of food, such as canned, dried, and frozen food; fresh fruits and vegetables; fresh and prepared meats, fish, poultry, dairy products, baked products and snack foods; and which also retails a range of non-food products, such as household paper products, toiletries, personal care products, hardware and non-prescription drugs, and in which a minimum of 51% of the total of the sales floor area of the building is devoted to the sale of food."
- iii. For residential uses, excluding apartments, within this Zone, a minimum of four-square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
- iv. For apartment buildings within this Zone, a minimum of four-square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.

- v. Non-residential uses must occupy a minimum of 15 percent of gross floor area within the Zone.
- vi. Residential uses are not permitted to occupy more than 40% of the building front wall on the main floor of a building located on a frontage identified as an Active Frontage in accordance with Schedule E2.
- vii. Any residential unit located at-grade on an Active Frontage, in accordance with Schedule E2, excluding those contained within an apartment, mixed-use or live-work building, must have one principal entrance accessible from, and oriented towards, Louis St. Laurent Avenue or Pan Am Boulevard.
- viii. Where an apartment, mixed-use or live-work building is located along an Active Frontage, in accordance with Schedule E2, and occupies a main floor, a principal entrance to the common lobby or corridor must be accessible from, and oriented towards, Louis St. Laurent Avenue or Pan Am Boulevard.
- ix. Parking Requirements
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
 - ii. A mixed-use building shall have one parking space per dwelling unit plus the greater of 0.2 parking spaces per residential dwelling unit for visitor parking or one parking space per 25 square metres of gross floor-area for the non-residential component in a mixed-use building.
 - iii. A parking area may be located within 0.0 metres of a private street line.
- 8. 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 MONDAY XX, 2026.

Gordon A. Krantz Mayor

_____ Town Clerk
Meaghen Reid

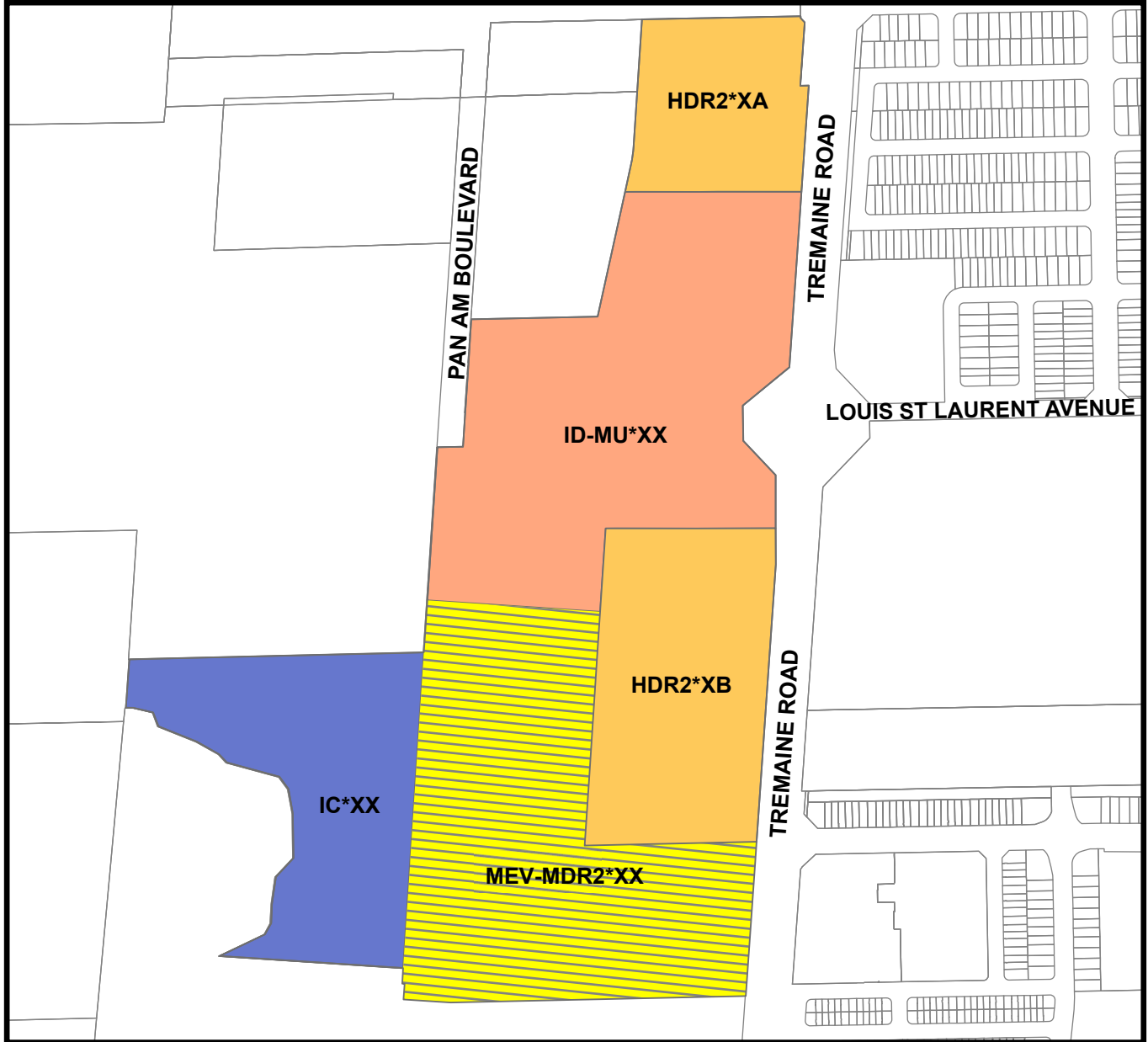
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**SCHEDULE A
TO BY-LAW No. -2026**

TOWN OF MILTON

Part of Lot 7,8,9 Concession 7, New Survey
FORMER TOWNSHIP OF TRAFALGAR, REGIONAL MUNICIPALITY OF HALTON






Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS XX TH DAY OF _____, 2026.

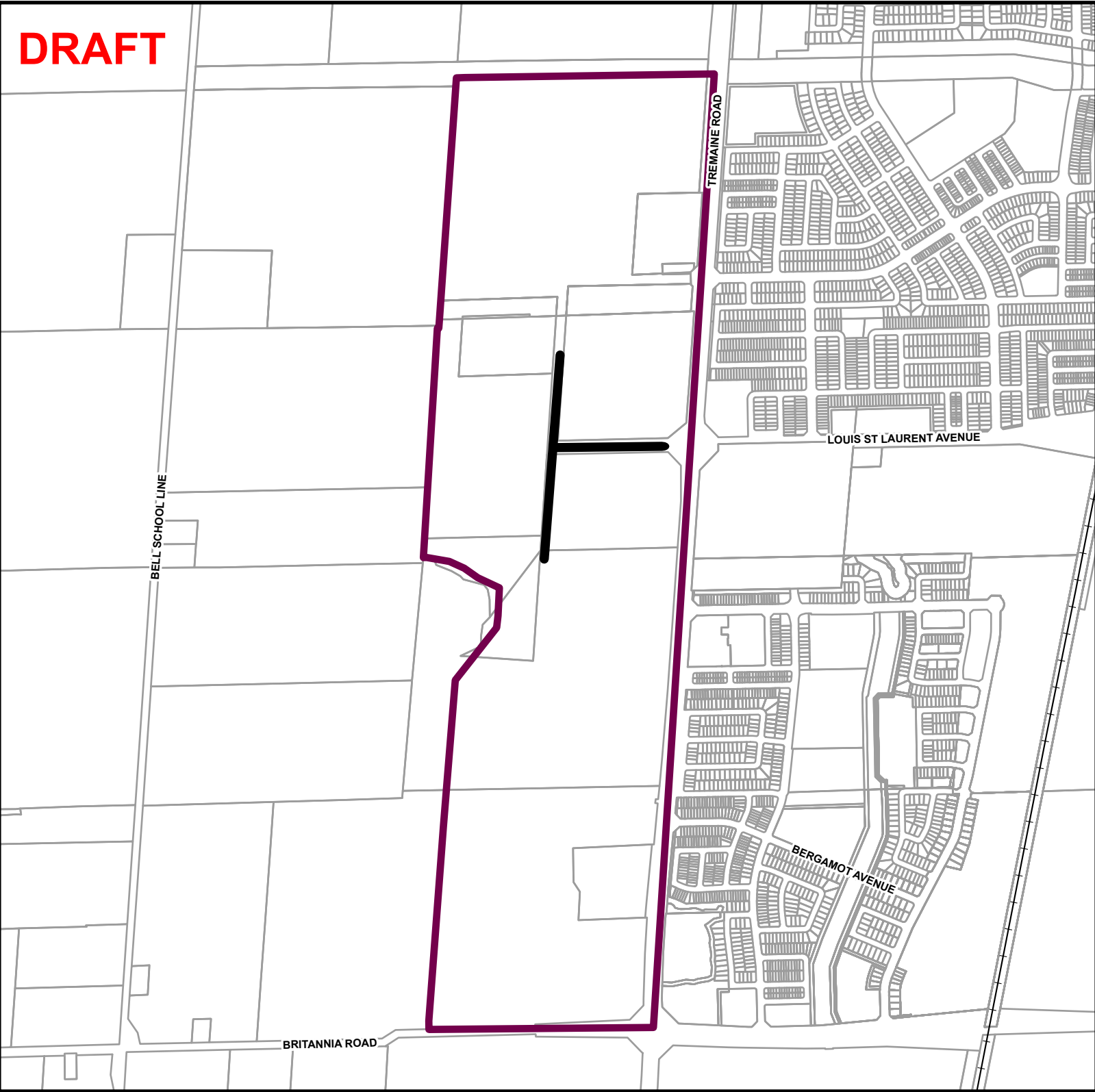
MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

-  IC*XX - Institutional Campus Zone
-  ID-MU*XX - Innovation District Mixed Use Zone
-  MEV-MDR2*XX - MEV Medium Density Residential II Zone
-  HDRII*XA - High Density Residential II Zone
-  HDRII*XB - High Density Residential II Zone



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Schedule E2

Milton Education Village Active Frontage Areas

- Active Frontages
- ▭ MEV



0 140 280 420 560 Meters