



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 26, 2026

Report No: DS-003-26

Subject: Technical Report - Official Plan and Zoning By-law Amendments for Additional Residential Units in the Rural Area (LOPA-01/25 & Z-04/25)

Recommendation: **THAT** Report DS-003-26 regarding Official Plan and Zoning By-law Amendments for additional residential units in the Rural Area be APPROVED;

AND THAT Council ADOPTS Official Plan Amendment No. 94 attached as Appendix A to Report DS-003-26;

AND THAT Council ENACTS the Zoning By-law Amendment to Comprehensive Zoning By-law 144-2003, as amended, attached as Appendix B to Report DS-003-26.

EXECUTIVE SUMMARY

The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA), attached as Appendix A and B respectively, are being recommended for approval to permit additional residential units (ARUs) within the Town's Rural Area, where permitted by provincial policies.

In accordance with the provincial policies of the Niagara Escarpment Plan (NEP), the Greenbelt Plan, and the Provincial Planning Statement (PPS):

- Within the parts of the Hamlet of Campbellville located within the NEP Area, one (1) ARU per lot, which can be located within or attached to a single detached dwelling, is being proposed to be permitted on lands within the Escarpment Rural Area designation of the NEP;
- Within the Greenbelt Plan Area, but not including Hamlet Areas and outside of the Greenbelt Natural Heritage System, one (1) ARU per lot is being proposed to be permitted within a single detached dwelling or within an existing accessory building on the same lot;
- Within the Hamlets of Brookville, Moffat, and the portion of Campbellville not located within the NEP, one (1) ARU per lot is being proposed to be permitted either within a single detached dwelling or within an accessory building on the same lot; and

EXECUTIVE SUMMARY

- Within prime agricultural areas outside of the Greenbelt Plan Area and the NEP Area, up to two (2) ARUs per lot are being proposed to be permitted where only one of these ARUs may be located within an accessory building on the lot. *NOTE: Through the Minister's decision on OPA92 the Town's Official Plan was modified to add a similar policy, which thereby came into effect on December 20.*

The OPA also proposes policies that aim to maintain public health and safety, minimize the impacts of private sewage systems, and protect agricultural land and operations. The ZBA implements the policies of the Official Plan and includes provisions such as minimum lot size, maximum ARU size, minimum setbacks, maximum height, parking requirements, and emergency services access.

The OPA and ZBA being recommended for approval include changes that have been made to the draft amendments that were presented at the Public Meeting, resulting from the consideration of comments received and further review. Some notable changes that have been incorporated include:

- Updates to the mapping of the Niagara Escarpment Plan designations for Campbellville as shown on the new Schedule F being proposed as part of the ZBA, to conform with updated mapping from the Niagara Escarpment Commission;
- Removal of the requirement that an existing accessory building that is permitted to contain an ARU in the Greenbelt Plan Area (outside of the Greenbelt Natural Heritage System and the Hamlets) must have been existing on July 1st, 2017; and
- Changes to the minimum lot size requirement for ARUs on lots with private servicing. Whereas the Public Meeting draft amendments proposed that a minimum lot size of 0.625 hectares (1.544 acres) be required for a lot with one (1) ARU and 0.875 hectares (2.162 acres) for a lot with two (2) ARUs, it is now being recommended that an ARU in a detached accessory building be required to have a minimum lot size of 1.5 hectares (3.71 acres) and there be no minimum lot size requirement for an ARU located within or attached to the principal dwelling.

REPORT

Background

An additional residential unit (ARU) is a self-contained dwelling unit with its own kitchen, bathroom and sleeping facilities, located within a single detached, semi-detached or townhouse dwelling, or within a detached accessory building on the same lot as the foregoing.

Background

In accordance with the Planning Act, Council approved changes on June 3rd, 2024 (through report [DS-047-24](#)) to the Town's Official Plan and Urban Zoning By-law to permit ARUs on lots with municipal water and sewage servicing.

The Planning Act does not require municipalities to permit ARUs on lots without municipal water and sewage servicing. However, considering the points raised by the public in support of rural ARUs, Council directed Staff (through report [DS-030-24](#)) to draft amendments to the Official Plan and Rural Zoning By-law (By-law 144-2003) to allow ARUs within the Town's Rural Area, where permitted by provincial policies.

A statutory Public Meeting was held on June 23, 2025 (report [DS-036-25](#)) to present and seek feedback on the draft Official Plan and Rural Zoning By-law amendments for rural ARUs.

Discussion

The Rural Area

The Town's Rural Area consists of all lands outside of the Urban Area, as shown on Figure 1, and includes lands within the former townships of Nassagaweya, Nelson, Trafalgar, Esquesing, as well as the Hamlets of Campbellville, Brookville, and Moffat. While there are some limited areas, such as in Campbellville, that are on municipal water services, all lots in the Rural Area are served by private sewage servicing (i.e., septic systems).

The majority of the Rural Area is located within either the provincial Niagara Escarpment Plan Area or the Greenbelt Plan Area. The policies of these provincial plans apply respectively to these areas. The Town's Official Plan policies and Zoning By-law regulations must be in conformity with these provincial plans, as well as being consistent with the Provincial Planning Statement.

Consultations

Prior to the Public Meeting that was held on June 23, 2025, two public information sessions were held on May 29, 2025 and June 03, 2025 to explain the proposed changes from the draft Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to residents, and to obtain feedback and answer questions. Approximately 37 participants attended the virtual session on May 29, 2025, and 30 participants attended the in-person session on June 03, 2025. At the Public Meeting on June 23, 2025, staff presented the proposed draft amendments. Ahead of the Public Meeting, the draft amendments were posted on the Town's website for public review and comment. No delegations were received at the Public Meeting. Some written correspondences were received prior to and following the Public Meeting, which are attached in Appendix E.

Discussion

The draft amendments presented at the Public Meeting were circulated to Town departments and external agencies for review and comment. External agency comments were received from Halton Region, the Halton District School Board, and the Halton Catholic District School Board. The comments received are attached in Appendix E. Staff also consulted the Province and the Niagara Escarpment Commission on interpretation and implementation of the Greenbelt Plan and the Niagara Escarpment Plan.

All feedback received from the public information sessions, the Public Meeting, internal Town departments, external agencies, the Province, and the Niagara Escarpment Commission were considered. Changes were made to Public Meeting drafts of the amendments where appropriate.

Niagara Escarpment Plan Area

The Niagara Escarpment Plan (NEP) Area is located immediately northwest of the Urban Area, as shown in Figure 1, and includes a portion of the Hamlet of Campbellville. The majority of the NEP Area is regulated by the Niagara Escarpment Commission (NEC). The Town's zoning by-laws do not apply within the NEC Development Control area. The exceptions are the parts of Campbellville located within the NEP Area, which are not located within the NEC's Development Control Area and are instead regulated by the Town's Rural Zoning By-law (By-law 144-2003). Although not located within the NEC's Development Control Area, the Town's policies and zoning regulations for these parts of Campbellville must still be consistent with the NEP.

The NEP does not permit ARUs within its Escarpment Natural Area and Escarpment Protection Area designations. Within its Escarpment Rural Area, one (1) ARU is permitted within a single detached dwelling, or within an addition to a single detached dwelling, but not permitted within a detached accessory building. The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) being recommended for adoption, attached as Appendix A and B respectively, implements these policies of the NEP pertaining to ARUs. To identify which lands within Campbellville are located within the NEP Area and their designations under the NEP, a new schedule (Schedule F) is being proposed to be added to Zoning By-law 144-2003 as part of the ZBA attached as Appendix B. Please note that the draft Schedule F that was presented at the Public Meeting has since been updated to conform with updated mapping of the NEP designations by the NEC.

Staff confirmed with the Niagara Escarpment Commission the interpretation and implementation of the NEP policies described above.

Greenbelt Plan Area

The remainder of the Rural Area north of the NEP Area and small portions of the Rural Area south of the Urban Area are located within the Greenbelt Plan Area. The Greenbelt Plan does not permit additional residential units (ARUs) within the Greenbelt's Natural Heritage

Discussion

System (NHS). Outside of the Greenbelt NHS, excluding Hamlet Areas which are subject to different policies, one (1) ARU is permitted per lot within a single detached dwelling or within an existing accessory building on the same lot.

In the Public Meeting drafts of the amendments, Staff used the interpretation that an existing accessory building that would be permitted to contain an ARU must have existed on July 1st, 2017, which is the date when this policy of the Greenbelt Plan came into effect. This interpretation was used by another municipality who had passed policies and regulations for ARUs in their Greenbelt Plan Area. After the Public Meeting, Staff consulted with the Province on this interpretation of the Greenbelt Plan policy. It was advised by the Province that the policy in the Greenbelt Plan does not specify a date when the existing accessory building must have existed by. As long as an accessory building is existing, then it could be converted to contain an ARU. The proposed Official Plan and Zoning By-law amendments have been revised to reflect this updated interpretation.

To identify which lands are located outside of the Greenbelt's NHS, a new schedule (Schedule G) is proposed to be added to Zoning By-law 144-2003 as part of the ZBA attached as Appendix B.

The Natural Heritage System policies of the Greenbelt Plan pertaining to ARUs do not apply within the Hamlet Areas. The Hamlet Areas, except for the parts of Campbellville that are located within the NEP Area, are permitted under the Greenbelt Plan policies to have limited growth through infill and intensification subject to appropriate water and sewage services. The OPA and ZBA being recommended for adoption is proposing to permit one (1) ARU per lot, which can be located within a single detached dwelling or within an accessory building on the same lot, within the Hamlets of Brookville, Moffat and the portion of Campbellville not located within the NEP Area.

Provincial Planning Statement

A new Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS permits up to two ARUs on lands in a prime agricultural area. Where two ARUs are proposed, only one ARU can be located within a detached accessory building. An ARU within a detached accessory building must comply with the minimum distance separation formulae (for calculating setback of dwelling units from livestock barns, manure storages or anaerobic digesters); be compatible with, and not hinder surrounding agricultural operations; is of limited scale and is located within, attached, or in close proximity to the principal dwelling or farm building cluster; and minimize land taken out of agricultural production. The two ARUs permitted on a lot in a prime agricultural area are in addition to any farm worker housing.

While there are prime agricultural areas located within the Greenbelt Plan Area and the NEP Area, the Greenbelt Plan and NEP policies take precedence over the policies of the PPS to the extent of any conflict. As such, the PPS policies regarding ARUs in prime agricultural



Discussion

areas only apply to the prime agricultural areas outside of the Greenbelt Plan Area and the NEP Area, which include the parts of the Rural Area located south of the Urban Area.

The OPA and ZBA being recommended for adoption, attached as Appendix A and B respectively, implements the policies of the PPS regarding ARUs in prime agricultural areas that are located outside of the Greenbelt Plan and the NEP by permitting up to two (2) ARUs along with policies and regulations regarding not hindering surrounding agricultural operations, sewage and water services, public health, and protection of agricultural land, etc.

Private Servicing and Minimum Lot Size

All lots in the Town's Rural Area are served by private sewage servicing (i.e., septic systems). For conventional Class 4 sewage systems, sewage treated by septic tanks drains from a leaching bed before eventually reaching the water table. A sewage leachate plume can travel tens of metres or more in the direction of ground water flow, potentially impacting the water quality of private wells within the plume.

In the Public Meeting draft of the amendments, minimum lot sizes were proposed to avoid the potential impacts of sewage leachate plumes on public health and the environment. It was proposed that a minimum lot size of 0.625 hectares (1.544 acres) be required for a lot with one (1) ARU and 0.875 hectares (2.162 acres) for a lot with two (2) ARUs. These minimum lot sizes were based on technical advice from a professional hydrogeologist and expert in well water and groundwater supply protection. However, these minimum lot sizes that were proposed in the Public Meeting draft were based on the assumption that advanced treatment systems with a minimum 50% passive nitrate-nitrogen reduction would be installed on lots with ARUs.

Upon further review, it was determined that the Town cannot require and ensure that applicants install an advanced treatment system through the building permit process for ARUs. The Building Code only allows municipalities to require a conventional Class 4 sewage system that provides level 1 sewage treatment. As such, the minimum lot size recommendations for lots with ARUs were revised to assume a conventional septic system.

Taking into consideration the Provincial hydrogeological guidance, Building Code requirements, and the technical advice received by Staff, this report is recommending revised minimum lot size requirements for ARUs on private servicing. The ZBA attached as Appendix B is proposing that lots with an ARU in a detached accessory building be required to have a minimum lot size of 1.5 hectares (3.71 acres). This minimum lot size requirement allows for the dilution of potential contaminants based on a conventional sewage system. No minimum lot size requirement is being proposed for an ARU within or attached to the principal dwelling.

Property owners may apply for a Minor Variance to request a reduced minimum lot size requirement for an ARU in a detached accessory building based on site-specific situations

Discussion

and considerations. A reduced minimum lot size may be considered if it can be demonstrated by the applicant that there will be no negative impacts to surrounding properties. A hydrogeological assessment may be required in support of the application, and any approvals may be subject to appropriate conditions (i.e., the installation of advanced sewage treatment systems).

Other Policies and Regulations

The Official Plan Amendment (OPA) being recommended for adoption, attached as Appendix A, builds upon and amends the ARU policies that were established through the Urban Area ARUs amendment. The provincial policies that apply to ARUs in Milton's Rural Area are implemented in the OPA. The OPA proposes additional policies for rural ARUs that aim to maintain public health and safety, minimize the impacts of private sewage systems, and protect agricultural land and operations. Like the Urban Area, ARUs in the Rural Area would also not be permitted to be severed from the lot of the principal dwelling.

The policy changes being proposed in the OPA would also permit ARUs on lots in the Urban Area that are served by private on-site water and/or sewage servicing. A Zoning By-law Amendment (ZBA) for ARUs in the Urban Area is also being proposed, through technical report DS-005-26, to implement this policy change.

To implement the policies of the Official Plan and adequately regulate ARUs that may be permitted in the Rural Area, new zoning regulations are being proposed as part of the ZBA attached as Appendix B. ARUs are proposed to be permitted in the Rural Estate Residential (RE), Village Residential (RV), Agricultural (A1) and Rural (A2) zones, subject to the applicable provincial policies. In all the aforementioned zones, the maximum size of an ARU is proposed to be 110 m² (1184 ft²), including any finished basement space. Other proposed zoning provisions include provisions such as minimum setbacks, maximum height, maximum building footprint, minimum parking, emergency services access, etc.

Some revisions were made to the Public Meeting drafts of the OPA and ZBA in consideration of comments received. Versions of the OPA and ZBA that show the changes made to the Public Meeting drafts are included for reference in Appendix C and D respectively.

Recommendation for Approval

The Official Plan Amendment (OPA) attached as Appendix A and the Zoning By-law Amendment (ZBA) attached as Appendix B are being recommended for approval to permit ARUs in the Rural Area and on lots with private servicing. The OPA and ZBA are consistent with provincial plans and policies and further advance the housing goals of the Town to provide opportunities for the creation of a range and mix of housing to meet the needs of the current and future households. The amendments consider, and incorporate where



Discussion

appropriate, all feedback received through the public consultation process. In the opinion of Staff, the proposals represent good planning and are in the public interest.

If Council approves the proposed OPA and ZBA, a 20-day appeal period, in accordance with the Planning Act, will be provided after the Notice of Passing is issued. If no appeals are filed, the OPA and ZBA will come into effect the day after the last day of the appeal period.

The Town is currently undergoing its Official Plan review process. On March 17th, 2025, Council approved Official Plan Amendment 92 which implement the first set of changes for the We Make Milton Official Plan review. OPA 92 was approved by the Minister of Municipal Affairs and Housing and came into effect on December 20th, 2025. The OPA attached as Appendix A to this report amends the Town's Official Plan as amended by OPA 92. If Council approves the OPA proposed by this report, the OPA, once it comes into effect, will be consolidated into the new Official Plan.

Financial Impact

This review, including the drafting of the official plan and zoning by-law amendments as well as the information sessions, has been undertaken with resources provided for in the approved budget.

ARUs are exempt from the payment of development charges (DC), as well as for the conveyance of parkland, under a combination of Provincial legislation and the Town's related by-laws.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: David Twigg, Phone: Ext. 2205
Director, Planning Policy & Urban
Design



Attachments

Figure 1 - Map of the Rural Area

Appendix A - Official Plan Amendment

Appendix B - Zoning By-law Amendment with Schedules G and F

Appendix C - Track-changes Draft Official Plan Amendment

Appendix D - Track-changes Draft Zoning By-law Amendment

Appendix E - Written Comments

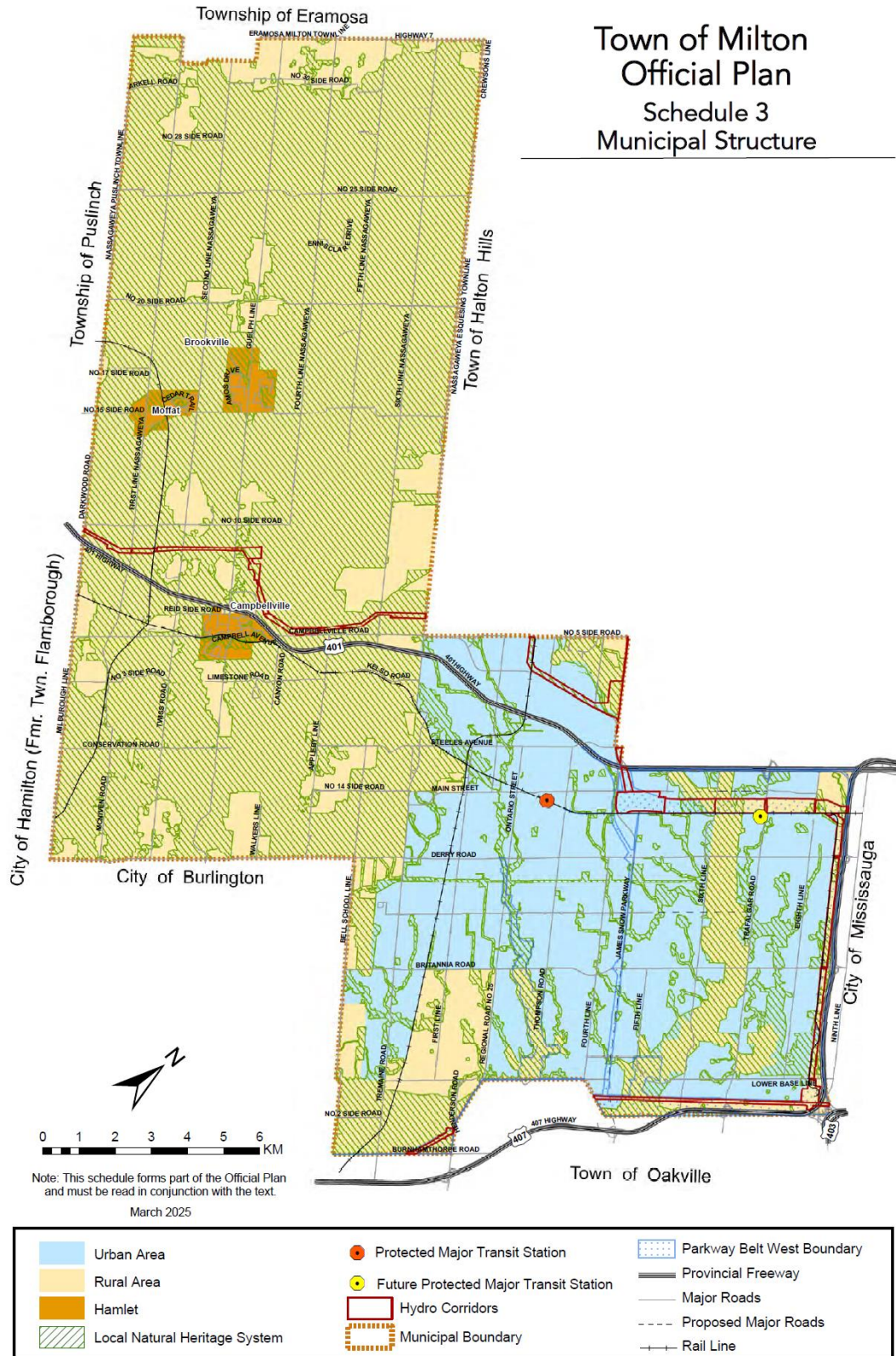
Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

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 - Map of the Rural Area

Town of Milton
Official Plan
Schedule 3
Municipal Structure



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 ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: LOPA-01/25.

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. THAT Amendment No. 94 to the Official Plan of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27.1) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect on the day after the day it was adopted by Council, if no appeal is filed pursuant to Subsections 17 (24.1.1) and (25). Where an appeal has been filed under Subsection 17 (24.1.1) 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.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 94

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. 94 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. 94 to the Official Plan of the Town of Milton
(File: LOPA 01/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to update the Town of Milton's Official Plan to permit additional residential units in the Town's rural areas, where permitted by provincial policies, and on lots that are served by private water and sewage services.

LOCATION OF THE AMENDMENT

The policies apply Town-wide.

BASIS OF THE AMENDMENT

To further advance the housing goals in the Town of Milton's Official Plan to provide opportunities for the creation of a range and mix of housing to meet the needs of the full range of current and future households, this amendment establishes policies that enable the creation of additional residential units in the Town's rural areas, where permitted by provincial policies, and on lots that are served by private water and sewage services, in a safe and sustainable manner.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 94 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. 94, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

- 1.0 Text Change (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
	2.4.4	Prime Agricultural Area
1	2.4.4.3	Permit <i>agricultural uses</i> and <i>normal farm practices, agriculture-related uses</i> and <i>on-farm diversified uses, <u>and additional residential units.</u></i> in accordance with the policies of this Plan, Niagara Escarpment Plan, Greenbelt Plan and applicable provincial guidance.
	3.1.1	Housing Options
2	3.1.1.11	Increase the supply of ground-related and rental housing, <u>allow flexibility for multi-generational living,</u> and increase opportunities for <i>affordable housing</i> by permitting <i>additional residential units (ARUs)</i> within the Urban Area in accordance with the policies of this Plan.
	7.1.4	Additional Residential Units
3	7.1.4.1	To increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, increase opportunities for <i>affordable housing</i> and provide gentle intensification, a <u>Additional residential units (ARUs)</u> shall be permitted <u>either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot as a detached, semi-detached or townhouse dwelling,</u> within the Urban Area subject to conformity with the following: <ul style="list-style-type: none"> a. An ARU shall not be located on lands identified as <i>hazard lands</i> or as being within the <i>regulatory flood plain</i>, unless where specifically permitted by the <i>Conservation Authority</i>; b. <u>Within the Greenbelt Plan Protected Countryside, but not including Hamlet Areas:</u>

No.	Section No.	Modification
		<ul style="list-style-type: none"> i) <u>No ARUs shall be permitted within the Greenbelt Natural Heritage System as identified on Schedule 1;</u> ii) <u>Outside of the Greenbelt Natural Heritage System, one ARU per lot is permitted within a detached dwelling or within an existing ancillary building or structure on the same lot as the detached dwelling;</u> <p>c. <u>Within the areas of Campbellville that are within the Niagara Escarpment Plan Area:</u></p> <ul style="list-style-type: none"> i) <u>No ARUs shall be permitted within the Escarpment Natural Area and the Escarpment Protection Area as identified on Schedule 1;</u> ii) <u>Within the Escarpment Rural Area, as identified on Schedule 1, one ARU may be permitted within a detached dwelling, but shall not permitted within a detached accessory building or structure;</u> iii) <u>An ARU shall not be permitted on a lot that has more than one detached dwelling, or within shared housing or a detached dwelling containing a bed and breakfast establishment; and</u> iv) <u>A home occupation or home industry shall not be permitted within an ARU;</u> <p>d. <u>Within Hamlet Areas not located within the Niagara Escarpment Plan Area, one (1) ARU per lot is permitted within a detached dwelling or within a detached ancillary building or structure on the same lot as the detached dwelling;</u></p> <p>e. <u>Within Prime Agricultural Areas outside of the Greenbelt Plan Area and the Niagara Escarpment Plan Area, as shown on Schedule 5, up to two ARUs per lot shall be permitted in accordance with provincial guidance, where</u></p>

No.	Section No.	Modification
		<p><u>only one ARU may be located within a detached ancillary building or structure;</u></p> <p>f. <u>Outside of the Urban Area and the Hamlets, an ARU within a detached ancillary building or structure shall be compatible with, and not hinder, surrounding agricultural operations, and comply with the minimum distance separation formulae;</u></p> <p>g. <u>Where municipal water services and/or municipal sewage services are available to a lot, an ARU must be connected to any available municipal water services and/or municipal sewage services;</u></p> <p>h. <u>In the Urban Area, notwithstanding Section 3.7.1.23, and for all lands in the Rural Area, where municipal water services and/or municipal sewage services are not available to a lot, an ARU may be served by adequate individual on-site water services and/or individual on-site sewage services only where the site conditions are suitable for the long-term provision of such services, including capacity to service all other dwellings on the lot, with no negative impacts, as may be confirmed by a hydrogeological assessment prepared by a qualified professional;</u></p> <p>i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;</p> <p>An ARU must be connected to adequate municipal water and sewage services;</p> <p>j. <u>On a lot designated for agricultural use, to minimize land taken out of agricultural production, an ARU must be of limited scale and be located within, attached, or in close proximity to the principal dwelling or farm building cluster;</u></p> <p>k. An ARU must have no adverse effect on stormwater management systems;</p>

No.	Section No.	Modification
		<ul style="list-style-type: none"> I. An <i>ARU</i> must have no <i>adverse effect</i> on site drainage as demonstrated through a grading plan; m. Safe access to an <i>ARU</i> must be ensured by meeting fire and emergency service requirements; n. Severance of an <i>ARU</i> from the <i>lot</i> shall not be permitted; and o. An <i>ARU</i> shall be registered with the <i>Town</i> in accordance with the provisions of the Municipal Act.
	9.2	Agricultural System
	9.2.2	Permitted Uses
4	9.2.2.1	<p>Is modified by adding a new policy 9.2.2.1 f. after policy 9.2.2.1 e. as follows and renumbering the remaining subsections accordingly:</p> <p><u><i>f. additional residential units in accordance with the policies of Section 7.1.4.1;</i></u></p>
	9.2.4	Prime Agricultural Areas
5	9.2.4.2 b.	<p>Is modified by adding a new policy 9.2.4.2 b. iii) after 9.2.4.2 b. ii) as follows:</p> <p>b. Outside the Greenbelt Plan Area, permit non-agricultural uses within <i>Prime Agricultural Areas</i> only for:</p> <ul style="list-style-type: none"> i) ... ii) Extraction of <i>mineral aggregate resources</i> is permitted in <i>Prime Agricultural Areas</i> in accordance with Section 9.4.3.14; <u>and</u> iii) <u><i>additional residential units in accordance with the policies of Section 7.1.4.1;</i></u>
	9.3	Hamlet Area
		Hamlet Residential Area
6	9.3.3.3	<p>The permitted uses in the Hamlet Residential Area designation shall be single detached dwellings and existing semi-detached and duplex dwellings subject to the zoning by-law of the Town. In addition, home occupation and cottage industry uses and assisted and</p>

No.	Section No.	Modification
		<i>shared housing</i> are permitted in conformity with the relevant policies of subsection 8.2.7.4, Assisted and <i>Shared Housing</i> and subsection 8.2.7.8, Home Occupations and Cottage Industries. <u><i>Additional residential units are permitted in accordance with the policies of Section 7.1.4.1;</i></u>
	11.7	Land Division
		Greenbelt Plan Protected Countryside, Agricultural Rural and Escarpment Areas
7	11.7.3.14	<p>Is modified by adding a new policy 11.7.3.14 b. as follows and renumbering the remainder of the section accordingly:</p> <p><i>Single detached dwellings</i>, where permitted by policies of this Plan, are limited to one permanent dwelling per <i>lot</i> unless:</p> <ul style="list-style-type: none"> a. the residential use is accessory to <i>agriculture</i> in which case <i>objectives</i> and <i>policies</i> relating to the Agricultural Area designation apply; or b. <u><i>additional residential units are permitted on the lot in accordance with the policies of Section 7.1.4.1;</i></u> <u><i>or</i></u>

End of text

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2026

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* IN RESPECT OF ALL LANDS SUBJECT TO ZONING BY-LAW 144-2003 WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-04-25).

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. 94 taking full effect;

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

1.0 **THAT** the List of Schedules of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the following new schedules:

Schedule F Campbellville Niagara Escarpment Plan Designations
Schedule G Greenbelt Natural Heritage System

2.0 **THAT** Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the definition of **ACCESSORY APARTMENT**.

3.0 **THAT** Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the definitions of “**DWELLING UNIT**”, “**DWELLING, TOWNHOUSE**”, and “**LANDSCAPING, RESIDENTIAL**”, and replacing it with the following:

DWELLING UNIT

Means a room or group of rooms designed, occupied, or capable of being occupied as a single, self-contained housekeeping unit which contains separate sanitary facilities, living quarters, and cooking facilities.

DWELLING, TOWNHOUSE

Means a *building* divided vertically by *common walls* into at least three and no more than eight *dwelling units* above *grade*, exclusive of any *additional dwelling unit(s)*, whereby each *dwelling unit* has an independent entrance into the unit from the outside and whereby each unit has access to the *rear yard*.

LANDSCAPING, PERMEABLE RESIDENTIAL

Means landscaped surface areas (level or otherwise) that permit the infiltration of water into the ground such as grass, trees, shrubs, flowers or other plants, berms, river rock, and decorative stone, but does not include gravel or artificial turf, on a *lot* having a residential *use* containing four (4) or fewer *dwelling units*.

- 4.0 THAT Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the following definitions:

COMMON WALL

Means a wall jointly owned and jointly used by two (2) or more parties by right-in-law and separating two (2) or more *dwelling units*, garage, commercial, employment or institutional undertakings, each of which is a separate entity.

DWELLING UNIT, ADDITIONAL

Means a self-contained *dwelling unit* that is subordinate to a principal *dwelling unit* in a *detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* and is located within the same *building*, or within an *accessory building* on the same *lot*, as the principal *dwelling unit*, but does not include an *accessory farm dwelling*.

- 5.0 THAT Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by modifying the definitions below as follows (Note: deletions are shown as a strikethrough and additions are underlined):

DRIVEWAY, RESIDENTIAL

Means a hard ~~sloped~~ surface (consisting of, but not limited to, asphalt, concrete, patterned concrete, interlocking brick, or paving stone) on a *lot* having a residential *zone* containing less than four (4) *dwelling units*, exclusive of any *additional dwelling unit(s)*, upon which vehicles drive and park, and includes an adjacent hard surface, capable of being parked or driven upon by part or the whole of a *motor vehicle*, such as, but not limited to, walkways, banding, or curbing.

DWELLING, DETACHED

Means a *building* containing not more than one *dwelling unit*, exclusive of any *additional dwelling units*.

DWELLING, DUPLEX

Means a *building* divided horizontally above grade into two *dwelling units*, exclusive of any *additional dwelling unit(s)*, where each unit has an independent entrance directly from the outside or through a common vestibule or common corridor.

DWELLING, MULTIPLE

Means a ~~dwelling unit in a~~ *building* containing four or more *dwelling units*, each of which has an independent entrance directly from the outside or through a common vestibule or common corridor but does not include a *townhouse dwelling, quattroplex dweller or an apartment building, or a residential principal building containing additional dwelling unit(s)*.

DWELLING, QUATTROPLEX

Means a *building* containing four *dwelling units* divided vertically and horizontally, and each of which has an independent entrance directly from the outside or through a common vestibule or common corridor, but does not include a residential principal building containing additional dwelling unit(s).

DWELLING, SEMI-DETACHED

Means a *building* divided vertically by a common wall into two *dwelling units* above grade, exclusive of any additional dwelling unit(s).

DWELLING, TRIPLEX

Means a *building* divided horizontally into three *dwelling units*, each of which has an independent entrance directly from the outside or through a common vestibule or common corridor, but does not include a residential principal building containing additional dwelling unit(s).

GARDEN SUITE

Means a detached residential *structure*, containing bathroom and kitchen facilities that is an *accessory use* to an existing *dwelling unit* and is designed to be portable, and is permitted through a temporary use by-law, but does not include an additional dwelling unit or an accessory farm dwelling.

PARKING AREA

Means an open area, other than a street, used for the temporary loading or unloading of service vehicles, or the temporary parking of two or more motor vehicles that includes ~~driveways,~~ *loading spaces, parking spaces* and aisles and is available for public use as an accommodation for clients or customers or residents, and shall also include residential uses containing four or more *dwelling units on the same lot, exclusive of any additional dwelling unit(s)*, but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.

- 6.0 THAT Section 4.1 iii) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “, under,” after the word “on”.
- 7.0 THAT Section 4.1.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “those containing an *additional dwelling unit*,” after the word “excluding”.

8.0 THAT Section 4.1.1.2.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase, “, excluding those containing an *additional dwelling unit*,” after the word “carport”.

9.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting Section 4.1.1.3 and replacing it with the following, including adding a new Table 4B and renumbering the subsequent tables in Section 4:

4.1.1.3 Regulations for *Accessory Buildings* containing an *Additional Dwelling Unit*

In addition to the requirements of Section 4.1, and 4.1.1.2 for a *detached garage*, an *accessory building* that contains a permitted *additional dwelling unit* in accordance with Section 4.25, is permitted subject to the following provisions:

TABLE 4B

PROVISIONS	Accessory Buildings containing an Additional Dwelling Unit			
	RLD	RMD1, RMD2	RE	RV
Location (Permitted)				
<i>Front Yard</i>			√	√
<i>Interior Side Yard</i>	√	√	√	√
<i>Exterior Side Yard</i>			√	√
<i>Rear Yard</i>	√	√	√	√
Setbacks (Minimum)				
<i>Front Lot Line</i>	N/A	N/A	24.0m	6.0m
<i>Interior Side Lot Line</i>	1.2m (*1)	1.2m (*1)	7.5m	6.0m
<i>Ext. Side Lot Line</i>	See Footnote (*2)	See Footnote (*2)	24.0m	6.0m
<i>Rear Lot Line</i>	1.5m (*3) (*4)	1.5m (*3) (*4)	15.0m	10.5m
<i>Principal Building</i>	3.5m (*5)	3.5m (*5)	5.5m (*5)	5.5m (*5)
Total Gross Floor Area of the First Storey (*6) (Maximum)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)
Building Height (Maximum)	3.5m for flat <i>roof</i> , or 4.3m for gable, hip, gambrel or mansard <i>roof</i> (*8) (*9)	3.5m for flat <i>roof</i> , or 4.3m for gable, hip, gambrel or mansard <i>roof</i> (*8) (*9)	6.0m for flat <i>roof</i> , or 7.0m for gable, hip, gambrel or mansard <i>roof</i> (*8)	6.0m for flat <i>roof</i> , or 7.0m for gable, hip, gambrel or mansard <i>roof</i> (*8)
Lot Coverage	See Footnote	N/A	See Footnote	See Footnote

(Maximum)	(*10)		(*10)	(*10)
Other Provisions	(*11) (*12)	(*11) (*12)		

Footnote(s) for Table 4B

- (*1) Does not apply to a *detached garage* attached to a *detached garage* on an abutting *lot*.
- (*2) No closer to an *exterior side lot line* than permitted for the *principal building*.
- (*3) Notwithstanding the above, in the case of an *additional dwelling unit* located in a *detached garage* that is accessed by a *residential driveway* from a *lane* crossing the *rear lot line*, the *detached garage* shall be *setback* a minimum 1.0 m from the *rear lot line*.
- (*4) Notwithstanding the above, in the case of an *additional dwelling unit* located above a *detached garage*, the two-storey *accessory building* shall be *setback* a minimum 2.5 m from the *rear lot line*.
- (*5) *Setback* includes any *structure* with a *roof* that may be attached to the *principal building*.
- (*6) The maximum Floor Area of an *additional dwelling unit* within an *accessory building* is subject to Section 4.25.
- (*7) Notwithstanding the above, in the case of a one-storey *detached garage* containing an *additional dwelling unit*, the *gross floor area* shall be a maximum of 10% of the *lot area* or 145 m².
- (*8) The *height* is measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater. In no case shall the overall height of the *accessory building* containing an *additional dwelling unit* exceed that of the *principal building* on the *lot*.
- (*9) Notwithstanding the above, in the case of an *additional dwelling unit* located above a *detached garage*, the height of the two-storey *accessory building* shall not exceed 6.0 m in the case of a flat *roof* or 7.0 m in the case of a gable, hip, gambrel or mansard *roof*.
- (*10) Subject to the *lot coverage* requirements of the applicable *zone*. Notwithstanding the definition of *Lot Coverage* in Section 3, the *accessory building* containing an *additional dwelling unit* shall be included in the *lot coverage* calculation.
- (*11) Roof-top *amenity areas* shall not be permitted.
- (*12) In addition to the other applicable requirements in this section, *lane access detached garages* shall be subject to the following:
 - i) The required outside *parking spaces* on a *lot* accessed by a *residential driveway* from a *lane* are:
 - A. located parallel to each other, whether in or outside of a *detached garage* or *carport*; and,
 - B. shall be located no farther than 6.0 m from the *rear lot line*.

10.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is further amended by deleting Section 4.1.1.5 in its entirety and replacing it with the following:

4.1.1.5 Heating, Ventilation and Air Conditioning Equipment (HVAC)

- i) HVAC and emergency generators are permitted *accessory* to a *residential use* in the Residential *Zones* provided that:
 - a) They are located in the *rear yard* or *interior side yard*;
 - b) They are not located any closer than 0.6 m to an *interior lot line* or a *rear lot line*;
 - c) They are not located any closer than 1.2 m to an *exterior side lot line*; and
 - d) They are not located on or over any easements in favour of the Town;
- ii) Notwithstanding 4.1.1.5 i) a), HVAC and emergency generators associated with an *accessory building* containing an *additional dwelling unit* in an RE or RV Zone may be located in the *front yard* or the *exterior side yard*; and
- iii) In addition to the requirements of subsection i), HVAC and emergency generators associated with an *accessory building* containing an *additional dwelling unit* shall be *setback* a minimum of 3.5 m from the *principal building*.

11.0 THAT Section 4.1.1.6 of Comprehensive Zoning By-law 144-2003, as amended, is further amended by amending subsection ii) as follows (Note: deletions are shown as a strikethrough and additions are underlined):

- ii) It is attached to the *principal building* or to an *accessory building* containing an *additional dwelling unit*.

12.0 THAT Section 4.1.1.7 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “, under,” after the word “on”; deleting “, and” at the end of subsection ii); deleting the “.” at the end of subsection iii) and by adding the following new subsections as follows:

- iv) Notwithstanding any provisions of Section 4.1.1.7 to the contrary, *decks* associated with an *accessory building* containing an *additional dwelling unit* in an RLD, RMD1, or RMD2 *Zone* shall not exceed 0.6 m above *grade* and in no case shall be higher than the floor of the *first storey*; and
- v) Notwithstanding any provisions of Section 4.1.1.7 to the contrary, *decks* associated with an *accessory building* containing an *additional dwelling unit* shall be subject to the minimum *setbacks* required for the *accessory building*.

13.0 THAT Section 4.1.1.8 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the word “and,” at the end of subsection ii); by replacing the “.” at the end of subsection iv) with “; and,”; and by adding the following new subsections as follows:

- v) Notwithstanding any provisions of Subsection 4.1.1.8 to the contrary, *balconies* associated with an *accessory building* containing an *additional dwelling unit* shall comply with the minimum *setbacks* required for the *accessory building*,
- vi) Notwithstanding any provisions of Section 4.1.1.8 to the contrary, *balconies* associated with an *accessory building* containing an *additional dwelling unit* in the RE and RV zones shall also be permitted in an *interior side yard*,
- vii) Notwithstanding any provisions of Section 4.1.1.8 to the contrary, *balconies* associated with an *accessory building* containing an *additional dwelling unit* in an RLD, RMD1, or RMD2 *Zone* shall not be permitted on any wall facing an abutting residential *zone*; and
- viii) Where the side of a balcony faces an abutting RLD, RMD1 or RMD2 zone, a full visual screen with a minimum height of 1.5 m from the platform of the balcony shall be provided on that side.

14.0 THAT Section 4.1.1.9 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the word “and,” at the end of subsection ii); by replacing the “.” at the end of subsection iii) with “; and,”; and by adding new subsections iv) and v) as follows:

- iv) Notwithstanding any provisions of Section 4.1.1.9 to the contrary, *porches/verandas* associated with a *principal building* shall be *setback* a minimum of 3.5 m to an *accessory building*, including a *detached garage*, containing an *additional dwelling unit*, and,
- v) Notwithstanding any provisions of Section 4.1.1.9 to the contrary, the following provisions shall apply to a *porch/veranda* associated with an *accessory building* containing an *additional dwelling unit*.
 - a) Porches/Verandas shall not be located above the floor of the first *storey*, and,
 - b) Porches/verandas shall comply with the minimum *setbacks* required for the *accessory building*.

15.0 THAT Section 4.1.2.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting “RE and” from subsection iii).

16.0 THAT Section 4.1.2.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “but excluding those containing an *additional dwelling unit*,” after the word “*Carpports*, ”.

17.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new section after Section 4.1.2.2 as follows:

4.1.2.2.1 Regulations for *Accessory Buildings and Structures, Including Detached Garages*, that contain an *Additional Dwelling Unit* in the Rural Zones

- i) Within the A1 and A2 Zones, *accessory buildings*, including *detached garages*, that contain an *additional dwelling unit* are permitted in accordance with Section 4.25 and the following:
 - a. The *building* shall maintain the minimum *yard* requirements of the applicable *zone*;
 - b. The building complies with the applicable special *setbacks* as set out in Section 4.18;
 - c. The *building* does not exceed a maximum height of 9.0 m or the height of the *principal building*, whichever is less, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater;
 - d. The *first storey* does not exceed a maximum *gross floor area* of 145 m²;
 - e. Not more than two *accessory buildings*, including those containing an *additional dwelling unit*, exist on a lot that has a *lot* area of 0.8 hectares or less;
 - f. Notwithstanding the definition of *Lot Coverage* in Section 3, the *accessory building* containing an *additional dwelling unit* shall be included in the *lot coverage* calculation;
 - g. The *building* shall be located no closer than 3.5 m from the *principal building*, including any *structure* with a *roof* that may be attached to the *principal building*, on the *lot*;
 - h. The exterior wall of the *accessory building* containing an *additional dwelling unit* closest to the *principal building* shall not be more than 30 m away from the closest exterior wall of the *principal building*, and
 - i. An *accessory building* containing an *additional dwelling unit* must share the same *driveway* access from the street as the *principal building*.

18.0 THAT Section 4.1.2.5 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting “and,” after subsection i), adding a new subsection ii) as follows and renumbering the remainder of the section accordingly:

- ii) In addition to the requirements of subsection i), ground level HVAC equipment associated with an *accessory building* containing an *additional dwelling unit* shall be *setback* a minimum of 3.5 m from the *principal building*,

19.0 THAT Section 4.3 Table 4E (renumbered to 4F) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding and/or modifying the following in the table (Note: deletions are shown as a strikethrough and additions are underlined):

<i>Structure</i>	<i>Required Setbacks</i>	<i>Maximum Distance</i>
<u>Window Wells</u>	<u><i>Interior Side Setback,</i></u> <u><i>Exterior Side Setback,</i></u> <u><i>Rear Setback</i></u>	<u>0.55m into a required</u> <u><i>interior side yard,</i></u> no closer than 1.2 m from an <u><i>exterior</i></u> <u><i>side lot line,</i></u> and no maximum into a required <u><i>rear yard</i></u>
<i>Stairs, Below Grade Accessing A Principal Building</i>	<i>Rear Setback, <u>Exterior</u> Side Setback</i>	No Maximum into a required <u><i>rear yard</i></u> and no closer than 1 m from an <u><i>exterior side lot line</i></u>

20.0 THAT Section 4.3 of Comprehensive Zoning By-law 144-2003, as amended, is further amended by adding a new subsection iii) and Table 4F(I) as follows:

- iii) Notwithstanding any provision of this by-law to the contrary, no encroachments shall be permitted within the minimum *setbacks* required for an *accessory building* containing an *additional dwelling unit* except in accordance with the following:

TABLE 4F(I)

<i>Structure</i>	<i>Required Setbacks</i>	<i>Maximum Distance</i>
Eaves & Gutters	<i>Rear Setback, Interior Side Setback, Exterior Side Setback, or Setback from Principal Building</i>	0.45m provided that the eaves and gutters are a minimum of 2.0m above <i>grade</i>

21.0 THAT Section 4.8 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new subsection xi) after subsection x) as follows:

xi) A *home occupation* is not permitted within an *additional dwelling unit* located in an RV or C4 *Zone* that is located within the Niagara Escarpment Plan Area as identified on Schedule F.

22.0 THAT Section 4.9 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting “and,” at the end of subsection viii), by replacing “.” with “; and,” at the end of subsection ix) and by adding a new subsection x) after subsection ix) as follows:

x) A *cottage industry* is not permitted within an *additional dwelling unit* located in an RV or C4 *Zone* that is located within the Niagara Escarpment Plan Area as identified on Schedule F.

23.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting Section 4.18.1 in its entirety and replacing it with the following:

Notwithstanding all other provisions and standards of this By-law, no permanent *building or structure*, or *building* containing an *additional dwelling unit*, may be located within 7.0 metres of any natural gas transmission pipeline right-of-way. *Accessory structures* shall have a minimum *setback* of at least 3.0 metres from the limit of the right-of-way. No *building or structure* is permitted within 3 metres of the right-of-way.

24.0 THAT Section 4.24 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by replacing subsection ii) and adding new subsection iii) as follows:

ii) *Parking* for a *short-term rental* shall be provided in accordance with Table 5D;
and

iii) Notwithstanding any provisions of this by-law to the contrary, on a *lot* containing one or more *additional dwelling unit(s)*, the whole or a portion of only one *dwelling unit* on the *lot* may be used as a *short-term rental*.

25.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new section after Section 4.24 as follows:

4.25 ADDITIONAL DWELLING UNITS

Additional dwelling units shall be permitted in accordance with the following:

i) *Additional dwelling units* shall not be permitted on lands identified by a *Conservation Authority* as hazard lands or as being within the regulatory flood plain, unless specifically permitted by the *Conservation Authority* having jurisdiction;

- ii) In an RLD, RMD1 or RMD2 *Zone*, or on lands in an RV or C4 *Zone* that are not located within the Niagara Escarpment Plan Area as identified on Schedule F:
 - a) *additional dwelling units* are permitted within the following *buildings* where permitted by this by-law:
 - A. *Detached dwelling*;
 - B. *Semi-detached dwelling*;
 - C. *Townhouse dwelling*; and
 - D. *Accessory building* located on the same *lot* as the foregoing;
 - b) A maximum of three (3) *additional dwelling units* are permitted on a *lot* that is served by municipal water and wastewater services;
 - c) A maximum of one (1) *additional dwelling unit* is permitted on a *lot* that is served by full or partial private water and wastewater services; and
 - d) Not more than one (1) *additional dwelling unit* shall be located in an *accessory building* on a *lot*;
- iii) On lands in an RV or C4 *Zone* that are located within the Niagara Escarpment Plan Area as identified on Schedule F:
 - a) *Additional dwelling units* shall not be permitted on lands within the Escarpment Natural Area and the Escarpment Protection Area as shown on Schedule F;
 - b) On lands within the Escarpment Rural Area as shown on Schedule F, one (1) *additional dwelling unit* is permitted in a *detached dwelling*; and
 - c) An *additional dwelling unit* shall not be permitted on a *lot* that has more than one *detached dwelling*, or within *shared housing* or a *bed and breakfast establishment*;
- iv) In an A1, A2, or RE *Zone* that is located within the Greenbelt Protected Country Side Area as shown on Schedule G:
 - a) *Additional dwelling units* shall not be permitted on lands within the Greenbelt Natural Heritage System area as shown on Schedule G; and
 - b) Outside of the Greenbelt Natural Heritage System, one *additional dwelling unit* is permitted within a *detached dwelling* or within an existing *accessory building* located on the same *lot*;
- v) In an A1 *Zone* that is not located within the Greenbelt Protected Country Side Area, a maximum of two (2) *additional dwelling units* are permitted on a *lot* and only one (1) *additional dwelling unit* may be located within an *accessory building* on the *lot* in accordance with Section 4.1.2.2.1;

- vi) An *additional dwelling unit* must connect to all available municipal water and/or wastewater service(s);
- vii) Where municipal services are not available, *additional dwelling units*, where permitted, may be on private service(s);
- viii) *Additional dwelling units* that are located within an *accessory building* and are not connected to municipal water and wastewater services are only permitted on *lots* with a minimum *lot area* of 1.5 ha;
- ix) An unobstructed pedestrian access with a minimum width of 1.2 m and minimum vertical clearance of 2.1 m shall be provided and maintained from the *street line* to the exterior entrance to the *building* that provides the most direct access to an *additional dwelling unit*;
- x) Notwithstanding ix) above, the following encroachments shall be permitted within the minimum 1.2 m width of the unobstructed pedestrian access:
 - a) Utility metres;
 - b) Window wells with a maximum projection of 0.3 m;
 - c) Gates with a minimum unobstructed opening of 1.02 m; and,
 - d) *Stairs* and *landings* above *grade* in accordance with Section 4.25 xi);
- xi) Notwithstanding any other provision of this by-law to the contrary, an above *grade* entrance meeting the minimum unobstructed pedestrian access requirements of Section 4.25 ix) and x) and used as the entrance to an *additional dwelling unit* may be accessed by a landing provided it is less than 0.6 m above grade, has a maximum length and width of 0.9 m and in an RLD, RMD1, RMD2, or RV *Zone*, stairs are provided at both the front and rear of the *landing* as may be necessary to provide pedestrian access from the *front yard* to the *rear yard*;
- xii) In an RLD, RMD1, or RMD2 *Zone* where one or more *additional dwelling unit(s)* is located within a *principal building*.
 - a) The Floor Area of each *additional dwelling unit*, or portion(s) thereof, located on the *first storey* or above shall not exceed 85 m²;
 - b) The total Floor Area of all *additional dwelling units*, or portion(s) thereof, located on the *first storey* or above, shall not cumulatively exceed a maximum of 50% of the Floor Area of the principal *dwelling unit*;
 - c) An *additional dwelling unit* that is located in a *basement* may occupy the entire *basement*, and

- d) Notwithstanding any other provision of this by-law to the contrary, for the purposes of Section 4.25 xii), Floor Area shall mean the total area of all floors of a *dwelling unit*, measured from the interior walls, excluding *basements, stairs and landings*, cold *cellars*, and unfinished mechanical rooms;
- xiii) In an A1, A2, RE, RV, or C4 zone, where one or more *additional dwelling unit(s)* is located within a *principal building*:
- a) The Floor Area of each *additional dwelling unit* shall not exceed 110 m²; and
- b) Notwithstanding any other provision of this by-law to the contrary, for the purposes of Section 4.25 xiii), Floor Area shall mean the total area of all floors of a *dwelling unit*, measured from the interior walls, excluding unfinished *basements, stairs and landings*, cold *cellars*, and unfinished mechanical rooms;
- xiv) On a lot containing an *additional dwelling unit* within an *accessory building* in a RMD1 or RMD2 zone, the following minimum *permeable residential landscaping* shall be provided:

Dwelling Type	Minimum Percentage of Lot Area
<i>Detached Dwelling and Semi-Detached Dwelling</i>	35%
<i>Townhouse Dwelling</i>	25%

- xv) The Floor Area of an *additional dwelling unit* within an *accessory building* shall not exceed the Floor Area of the principal *dwelling unit* or 110 m², whichever is less. Notwithstanding any other provision of this by-law to the contrary, for the purposes of this provision, Floor Area shall mean the total area of all floors of a *dwelling unit*, measured from the interior walls, excluding unfinished *basements, stairs and landings*, cold *cellars*, and unfinished mechanical rooms; and
- xvi) In addition to the regulations set out in this section, *accessory buildings* containing an *additional dwelling unit* shall be subject to the applicable regulations of Sections 4.1.1 and 4.1.2.

26.0 THAT Section 5.5.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new subsection iii) as follows and by

renumbering the subsequent subsections and updating any references to those subsections throughout the by-law accordingly:

- iii) Notwithstanding ii) above, on a *lot* in an RLD, RMD1 or RMD2 *Zone*, where one or more *additional dwelling unit(s)* is located, the minimum size of a required *parking space* on a *residential driveway* shall be 2.50 m wide by 5.5 m in length;

27.0 THAT Section 5.5.2 vii) and viii) (formerly vi) and vii)) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by modifying the section as follows (Note: deletions are shown as a strikethrough and additions are underlined):

vii) The following surface areas of a *lot* shall only be permeable residential landscaping, ~~excluding permeable pavers, a permeable Residential landscaped surface such as grass, trees, shrubs, flowers or other plants, river rock, decorative stone, etc. that permits the infiltration of water into the ground,~~ but may include a portion of a retaining wall that is not permeable:

viii) No person shall drive and/or park *motor vehicles* on or over ~~Residential Landscaping~~ permeable residential landscaping area; and

28.0 THAT Section 5.13.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by modifying the following rows in Table 5D as follows (Note: deletions are shown as a strikethrough and additions are underlined):

Type or Nature of Use	Minimum Off-Street Parking Requirements
Detached Dwelling Semi-Detached Dwelling Duplexes Triplexes <u>Dwellings with individual driveway access from a public street</u>	<ul style="list-style-type: none"> • 2 parking spaces per dwelling unit (*1) + 0.25 spaces per unit for visitors on a lot with four or more dwelling units
Townhouses Quattroplexes <u>All other dwellings units</u>	<ul style="list-style-type: none"> • 2 parking spaces per dwelling unit (*1) + 0.25 spaces per unit for visitors on a lot with four or more dwelling units
Accessory apartment <u>Additional Dwelling Units</u>	<ul style="list-style-type: none"> • 1 parking space per accessory apartment <u>additional dwelling unit</u>
<u>Short-Term Rental</u>	<ul style="list-style-type: none"> • 1 parking space per <u>short-term rental</u> in addition to the required parking for the main <u>dwelling unit</u> (*2)

Footnote(s) to TABLE 5D

(*1) In an RLD, RMD1 or RMD2 Zone, where one or more additional dwelling unit(s) is located on the lot, a minimum of 1 parking space per dwelling unit shall be provided.

(*2) An additional parking space shall not be required for a short-term rental where the short-term rental occupies the entire dwelling unit.

29.0 THAT Section 6.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new row for *additional dwelling units* in Table 6A as follows:

TABLE 6A

USE	ZONE						
	RLD Low Density	RMD1 Med. Density I	RMD2 Med. Density II	RHD High Density	RO Res./ Office	RE Rural Estate	RV Village Res.
<i>Additional Dwelling Units</i> (*4)	•	•	•			•	•

Footnotes for Table 6A Above

(*4) *Additional dwelling units* are permitted in accordance with Section 4.25.

30.0 THAT Section 6.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “Notwithstanding the foregoing, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%” at the end of footnote (*4) for Table 6B.

31.0 THAT Section 10.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding new rows for *additional dwelling units* in Table 10A as follows:

TABLE 10A

PERMITTED USES	A1	A2
	Agricultural	Rural
<i>Additional Dwelling Units</i> (*5)	•	•

Footnotes For Table 10A Above





(*5) *Additional dwelling units* are permitted in accordance with Section 4.25.

THAT if no appeal is filed pursuant to Section 34 (19) of the Planning act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force on the day of its passing. If the Land Use Planning Appeal 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 of the Tribunal’s Order is issued directing the amendment or amendments.




PASSED IN OPEN COUNCIL ON....., 2026.

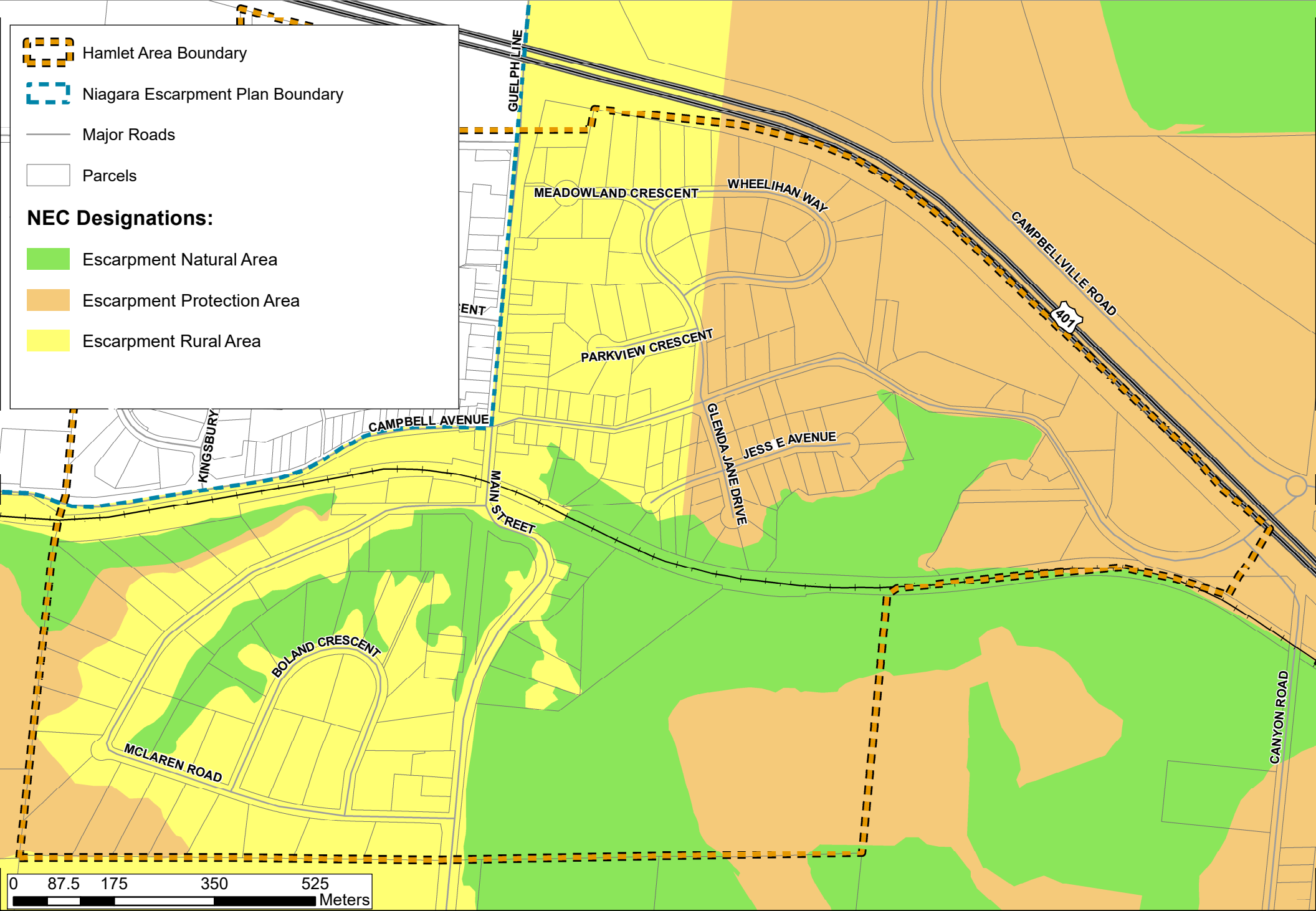
Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

-  Hamlet Area Boundary
-  Niagara Escarpment Plan Boundary
-  Major Roads
-  Parcels

NEC Designations:

-  Escarpment Natural Area
-  Escarpment Protection Area
-  Escarpment Rural Area

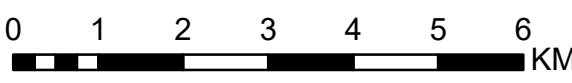
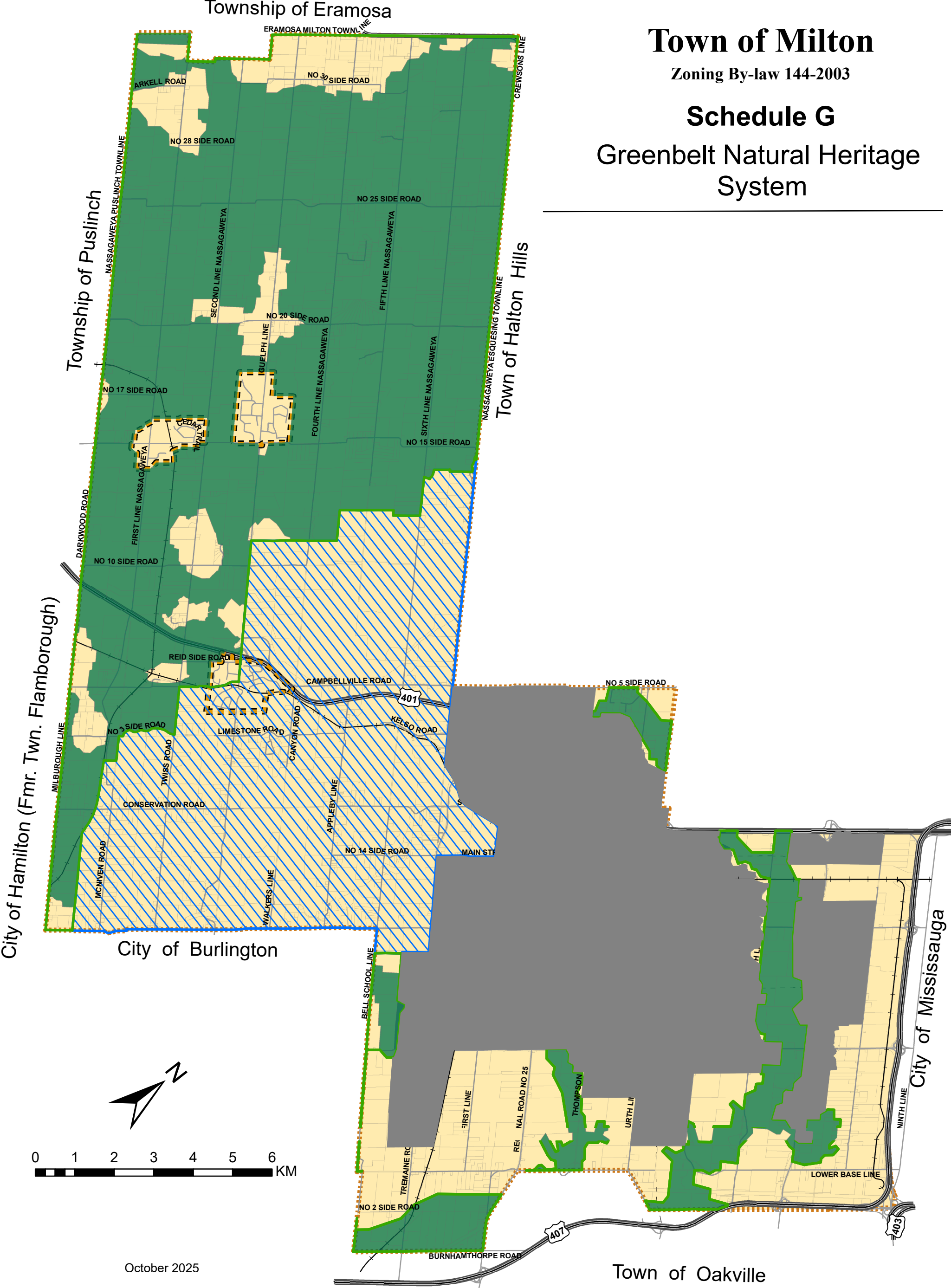


Town of Milton

Zoning By-law 144-2003

Schedule G

Greenbelt Natural Heritage System



October 2025

	Greenbelt Protected Countryside		Greenbelt Natural Heritage System
	Niagara Escarpment Plan		Provincial Freeway
	Hamlet		Rail Line
	Municipal Boundary		Major Roads
	Urban Area		
	Rural Area		

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-202~~65~~⁶⁵

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 ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: LOPA-01/25.

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. THAT Amendment No. ~~XX-94~~ to the Official Plan of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27.1) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect on the day after the day it was adopted by Council, if no appeal is filed pursuant to Subsections 17 (24.1.1) and (25). Where an appeal has been filed under Subsection 17 (24.1.1) 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.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER ~~XX~~94

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~~94 to the Official Plan of the Town of Milton

DRAFT

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-94~~ to the Official Plan of the Town of Milton
(File: LOPA 01/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to update the Town of Milton's Official Plan to permit additional residential units in the Town's rural areas, where permitted by provincial policies, and on lots that are served by private water and sewage services.

LOCATION OF THE AMENDMENT

The policies apply Town-wide.

BASIS OF THE AMENDMENT

To further advance the housing goals in the Town of Milton's Official Plan to provide opportunities for the creation of a range and mix of housing to meet the needs of the full range of current and future households, this amendment establishes policies that enable the creation of additional residential units in the Town's rural areas, where permitted by provincial policies, and on lots that are served by private water and sewage services, in a safe and sustainable manner.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. ~~XX~~94 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~~94, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

- 1.0 Text Change (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
	2.4.4	Prime Agricultural Area
1	2.4.4.3	Permit <i>agricultural uses</i> and <i>normal farm practices, agriculture-related uses</i> and <i>on-farm diversified uses</i> , <u>and additional residential units</u> , in accordance with the policies of this Plan, Niagara Escarpment Plan, Greenbelt Plan and applicable provincial guidance.
	3.1.1	Housing Options
2	3.1.1.11	Increase the supply of ground-related and rental housing, <u>allow flexibility for multi-generational living</u> , and increase opportunities for <i>affordable housing</i> by permitting <i>additional residential units (ARUs)</i> within the Urban Area in accordance with the policies of this Plan.
	7.1.4	Additional Residential Units
3	7.1.4.1	To increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, increase opportunities for affordable housing, and provide gentle intensification in existing urban neighbourhoods, <u>Additional residential units (ARUs)</u> shall be permitted <u>either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot as a detached, semi-detached or townhouse dwelling,</u> within the Urban Area subject to conformity with the following: <ol style="list-style-type: none"> a. An ARU shall not be located on lands identified as <i>hazard lands</i> or as being within the <i>regulatory flood plain</i>, unless where specifically permitted by the <i>Conservation Authority</i>; b. <u>Within the Greenbelt Plan Protected Countryside, but not including Hamlet Areas:</u>

No.	Section No.	Modification
		<p>i) <u>No ARUs shall be permitted within the Greenbelt Natural Heritage System as identified on Schedule 1;</u></p> <p>ii) <u>Outside of the Greenbelt Natural Heritage System, one ARU per lot is permitted within a detached dwelling or within an existing ancillary building or structure, that existed on July 1, 2017, on the same lot as the detached dwelling;</u></p> <p>c. <u>Within the areas of the hamlet of Campbellville that are within the Niagara Escarpment Plan Area:</u></p> <p>i) <u>No ARUs shall be permitted within the Escarpment Natural Area and the Escarpment Protection Area as identified on Schedule 1;</u></p> <p>ii) <u>Within the Escarpment Rural Area, as identified on Schedule 1, one ARU may be permitted within a detached dwelling, but shall not permitted within a detached accessory building or structure;</u></p> <p>iii) <u>An ARU shall not be permitted on a lot that has more than one detached dwelling, or within shared housing or a detached dwelling containing a bed and breakfast establishment; and</u></p> <p>iv) <u>A home occupation or home industry shall not be permitted within an ARU;</u></p> <p>d. <u>Within Hamlet Areas not located within the Niagara Escarpment Plan Area, one (1) ARU per lot is permitted within a detached dwelling or within a detached ancillary building or structure on the same lot as the detached dwelling;</u></p> <p>d.e. <u>Within Prime Agricultural Areas outside of the Greenbelt Plan Area and the Niagara Escarpment Plan Area, as shown on Schedule 5, up to two ARUs per lot shall be</u></p>

No.	Section No.	Modification
		<p><u>permitted in accordance with provincial guidance, provided that at least one of these ARUs is located within or attached to the principal dwelling where only one ARU may be located within a detached ancillary building or structure;</u></p> <p>e-f. <u>Outside of the Urban Area and the Hamlets, An ARU within a detached ancillary building or structure shall be compatible with, and not hinder, surrounding agricultural operations, and comply with the minimum distance separation formulae;</u></p> <p>f. <u>Where municipal wastewater and/or water service(s) are available to a lot, An an ARU must be connected to adequate any available municipal water and sewage wastewater and/or water services(s);</u></p> <p>g. <u>Where municipal water services and/or municipal sewage services are available to a lot, an ARU must be connected to any available municipal water services and/or municipal sewage services;</u></p> <p>g-h. <u>In the Urban Area, notwithstanding Section 3.7.1.2+23, and for all lands in the Rural Area, where municipal wastewater services and/or water-municipal sewage service(s) are not available to a lot, an ARU may be served by adequate private-individual on-site wastewater services and/or water individual on-site sewage services system(s) only where the site conditions are suitable for the long-term provision of such services, including capacity to service all other dwellings on the lot, with no negative impacts, as may be confirmed by a hydrogeological assessment prepared by a qualified professional;</u></p> <p>i. <u>An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;</u></p>

No.	Section No.	Modification
		<p><u>An ARU must be connected to adequate municipal water and sewage services;</u></p> <p>h-j. <u>On a lot designated for agricultural use, to minimize land taken out of agricultural production, an ARU must be of limited scale and be located within, attached, or in close proximity to the principal dwelling or farm building cluster;</u></p> <p>i-k. An ARU must have no adverse effect on stormwater management systems;</p> <p>j-l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;</p> <p>k-m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;</p> <p>l. <u>On a lot designated for agricultural use, to minimize land taken out of agricultural production, an ARU must be of limited scale and be located within, attached, or in close proximity to the principal dwelling or farm building cluster;</u></p> <p>m-n. Severance of an ARU from the lot shall not be permitted; and</p> <p>n-o. An ARU shall be registered with the Town in accordance with the provisions of the Municipal Act.</p>
	9.2	Agricultural System
	9.2.2	Permitted Uses
4	9.2.2.1	<p>Is modified by adding a new <u>subsection policy 9.2.2.1 f.</u> after <u>policy 9.2.2.1 e. subsection e)</u> as follows and renumbering the remaining <u>subsections-policies</u> accordingly:</p> <p><u>f.) additional residential units in accordance with the policies of Section 7.1.4.1;</u></p>
	9.2.4	Prime Agricultural Areas

No.	Section No.	Modification
5	9.2.4.2 b.)	<p><u>Is modified by adding a new policy 9.2.4.2 b. iii) after 9.2.4.2 b. ii) as follows:</u></p> <p>b. Outside the Greenbelt Plan Area, permit non-agricultural uses within <i>Prime Agricultural Areas</i> only for:</p> <p>i) ...</p> <p>ii) Extraction of <i>mineral aggregate resources</i> is permitted in <i>Prime Agricultural Areas</i> in accordance with Section 9.4.3.14; <u>and</u></p> <p><u>iii) <i>additional residential units</i> in accordance with the policies of Section 7.1.4.1;</u></p>
	9.3	Hamlet Area
		Hamlet Residential Area
6	9.3.3.3	<p>The permitted uses in the Hamlet Residential Area designation shall be single detached dwellings and existing semi-detached and duplex dwellings subject to the zoning by-law of the Town. In addition, home occupation and cottage industry uses and assisted and <i>shared housing</i> are permitted in conformity with the relevant policies of subsection 8.2.7.4, Assisted and <i>Shared Housing</i> and subsection 8.2.7.8, Home Occupations and Cottage Industries. <u><i>Additional residential units</i> are permitted in accordance with the policies of Section 7.1.4.1;</u></p>
	11.7	Land Division
		Greenbelt Plan Protected Countryside, Agricultural Rural and Escarpment Areas
7	11.7.3.14	<p><u>Is modified by adding a new policy 11.7.3.14 b. as follows and renumbering the remainder of the section accordingly:</u></p> <p><i>Single detached dwellings</i>, where permitted by policies of this Plan, are limited to one permanent dwelling per <i>lot</i> unless:</p> <p>a. the residential use is accessory to <i>agriculture</i> in which case <i>objectives</i> and <i>policies</i> relating to the Agricultural Area designation apply; or</p> <p>b. <u><i>additional residential units</i> are permitted on the <i>lot</i> in accordance with the policies of Section 7.1.4.1;</u> <u>or</u></p>

End of text

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-202~~65~~⁶⁵

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* IN RESPECT OF ALL LANDS SUBJECT TO ZONING BY-LAW 144-2003 WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-04-25).

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. ~~XX~~^{XX}-94 taking full effect;

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

1.0 THAT the List of Schedules of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the following new schedules:

Schedule F Campbellville Niagara Escarpment Plan Designations
Schedule G Greenbelt Natural Heritage System

2.0 THAT Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the definition of **ACCESSORY APARTMENT**.

3.0 THAT Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the definitions of “**DWELLING UNIT**”, “**DWELLING, TOWNHOUSE**”, and “**LANDSCAPING, RESIDENTIAL**”, and replacing it with the following:

DWELLING UNIT

Means a room or group of rooms designed, occupied, or capable of being occupied as a single, self-contained housekeeping unit which contains separate sanitary facilities, living quarters, and cooking facilities.

DWELLING, TOWNHOUSE

Means a *building* divided vertically by *common walls* into at least three~~3~~ and no more than eight~~or more~~ dwelling units above grade, exclusive of any *additional dwelling unit(s)*, whereby each *dwelling unit* has an independent entrance into the unit from the outside and whereby each unit has access to the *rear yard*.

LANDSCAPING, PERMEABLE RESIDENTIAL

Means landscaped surface areas (level or otherwise) that permit the infiltration of water into the ground such as grass, trees, shrubs, flowers or other plants, berms, river rock, and decorative stone, but does not include gravel or artificial turf, on a *lot* having a residential *use* containing four (4) or fewer *dwelling units*.

- 4.0 THAT Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the following definitions:

COMMON WALL

Means a wall jointly owned and jointly used by two (2) or more parties by right-in-law and separating two (2) or more *dwelling units*, garage, commercial, employment or institutional undertakings, each of which is a separate entity.

DWELLING UNIT, ADDITIONAL

Means a self-contained *dwelling unit* that is subordinate to a principal *dwelling unit* in a *detached dwelling*, *semi-detached dwelling*, ~~*semi-link dwelling*~~, or *townhouse dwelling* and is located within the same *building*, or within an *accessory building* on the same *lot*, as the principal *dwelling unit*, but does not include an *accessory farm dwelling*.

- 5.0 THAT Section 3 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by modifying the definitions below as follows (Note: deletions are shown as a strikethrough and additions are underlined):

DRIVEWAY, RESIDENTIAL

Means a hard ~~sloped~~ surface (consisting of, but not limited to, asphalt, concrete, patterned concrete, interlocking brick, or paving stone) on a *lot* having a residential *zone* containing less than four (4) *dwelling units*, exclusive of any additional *dwelling unit(s)*, upon which vehicles drive and park, and includes an adjacent hard surface, capable of being parked or driven upon by part or the whole of a *motor vehicle*, such as, but not limited to, walkways, banding, or curbing.

DWELLING, DETACHED

Means a *building* containing not more than one *dwelling unit*, ~~exclusive of any *accessory additional dwelling unit(s)*~~, exclusive of any *additional dwelling units*.

DWELLING, DUPLEX

Means a *building* divided horizontally above grade into two *dwelling units*, exclusive of any *additional dwelling unit(s)*, where each unit has an independent entrance directly from the outside or through a common vestibule or common corridor.

DWELLING, MULTIPLE

Means a ~~dwelling unit~~ in a *building* containing four or more *dwelling units*, each of which has an independent entrance directly from the outside or through a common vestibule or common corridor but does not include a *townhouse dwelling*, *stacked townhouse dwelling*, *quattroplex dwelling* or an *apartment building*, or a residential *principal building* containing *additional dwelling unit(s)*.

DWELLING, QUATTROPLEX

Means a *building* containing four *dwelling units* divided vertically and horizontally, and each of which has an independent entrance directly from the outside or through a common vestibule or common corridor, but does not include a residential principal building containing additional dwelling unit(s).

DWELLING, SEMI-DETACHED

Means a *building* divided vertically by a common wall into two *dwelling units* above grade, exclusive of any additional dwelling unit(s).

DWELLING, TRIPLEX

Means a *building* divided horizontally into three *dwelling units*, each of which has an independent entrance directly from the outside or through a common vestibule or common corridor, but does not include a residential principal building containing additional dwelling unit(s).

GARDEN SUITE

Means a detached residential *structure*, containing bathroom and kitchen facilities that is an *accessory use* to an existing *dwelling unit* and is designed to be portable, and is permitted through a temporary use by-law, but does not include an additional dwelling unit or an accessory farm dwelling.

PARKING AREA

Means an open area, other than a street, used for the temporary loading or unloading of service vehicles, or the temporary parking of two or more motor vehicles that includes ~~driveways,~~ *loading spaces, parking spaces* and aisles and is available for public use as an accommodation for clients or customers or residents, and shall also include residential uses containing four or more *dwelling units* on the same *lot*, exclusive of any additional dwelling unit(s), but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.

6.0 THAT Section 4.1 iii) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “, under,” after the word “on”.

7.0 THAT Section 4.1.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “those containing an *additional dwelling unit*,” after the word “excluding”.

7.08.0 THAT Section 4.1.1.2.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase, “, excluding those containing an *additional dwelling unit*,” after the word “carport”.

8.09.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting Section 4.1.1.3 and replacing it with the following, including adding a new Table 4B and renumbering the subsequent tables in Section 4:

4.1.1.3 Regulations for *Accessory Buildings* containing an *Additional Dwelling Unit*

In addition to the requirements of Section 4.1, and 4.1.1.2 for a *detached garage*, an *accessory building* that contains a permitted *additional dwelling unit* in accordance with Section 4.25, is permitted subject to the following provisions:

TABLE 4B

PROVISIONS	Accessory Buildings containing an Additional Dwelling Unit			
	RLD	RMD1, RMD2	RE	RV
Location (Permitted)				
<i>Front Yard</i>			√	√
<i>Interior Side Yard</i>	√	√	√	√
<i>Exterior Side Yard</i>			√	√
<i>Rear Yard</i>	√	√	√	√
Setbacks (Minimum)				
<i>Front Lot Line</i>	N/A	N/A	24.0m	6.0m
<i>Interior Side Lot Line</i>	1.2m (*1)	1.2m (*1)	7.5m	6.0m
<i>Ext. Side Lot Line</i>	See Footnote (*2)	See Footnote (*2)	24.0m	6.0m
<i>Rear Lot Line</i>	1.5m (*3) (*4)	1.5m (*3) (*4)	15.0m	10.5m
<i>Principal Building</i>	3.5m (*5)	3.5m (*5)	5.5m (*5)	5.5m (*5)
Total Gross Floor Area of the First Storey (*6) (Maximum)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)	10% of the <i>lot area</i> or 110 m ² , whichever is less (*7)
Building Height (Maximum)	3.5m for flat <i>roof</i> , or 4.3m for gable, hip, gambrel or mansard <i>roof</i> (*8) (*9)	3.5m for flat <i>roof</i> , or 4.3m for gable, hip, gambrel or mansard <i>roof</i> (*8) (*9)	6.0m for flat <i>roof</i> , or 7.0m for gable, hip, gambrel or mansard <i>roof</i> (*8)	6.0m for flat <i>roof</i> , or 7.0m for gable, hip, gambrel or mansard <i>roof</i> (*8)
Lot Coverage	See Footnote	N/A	See Footnote	See Footnote

(Maximum)	(*10)		(*10)	(*10)
Other Provisions	(*11) (*12)	(*11) (*12)		

Footnote(s) for Table 4B

- (*1) Does not apply to a *detached garage* attached to a *detached garage* on an abutting *lot*.
- (*2) No closer to an *exterior side lot line* than permitted for the *principal building*.
- (*3) Notwithstanding the above, in the case of an *additional dwelling unit* located in a *detached garage* that is accessed by a *residential driveway* from a *lane* crossing the *rear lot line*, the *detached garage* shall be *setback* a minimum 1.0 m from the *rear lot line*.
- (*4) Notwithstanding the above, in the case of an *additional dwelling unit* located above a *detached garage*, the two-storey *accessory building* shall be *setback* a minimum 2.5 m from the *rear lot line*.
- (*5) *Setback* includes any *structure* with a *roof* that may be attached to the *principal building*.
- (*6) The maximum Floor Area of an *additional dwelling unit* within an *accessory building* is subject to Section 4.25.
- (*7) Notwithstanding the above, in the case of a one-storey *detached garage* containing an *additional dwelling unit*, the *gross floor area* shall be a maximum of 10% of the *lot area* or 145 m².
- (*8) The *height* is measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater. In no case shall the overall height of the *accessory building* containing an *additional dwelling unit* exceed that of the *principal building* on the *lot*.
- (*9) Notwithstanding the above, in the case of an *additional dwelling unit* located above a *detached garage*, the height of the two-storey *accessory building* shall not exceed 6.0 m in the case of a flat *roof* or 7.0 m in the case of a gable, hip, gambrel or mansard *roof*.
- (*10) Subject to the *lot coverage* requirements of the applicable *zone*. Notwithstanding the definition of *Lot Coverage* in Section 3, the *accessory building* containing an *additional dwelling unit* shall be included in the *lot coverage* calculation.
- (*11) Roof-top *amenity areas* shall not be permitted.
- (*12) In addition to the other applicable requirements in this section, *lane access detached garages* shall be subject to the following:
 - i) The required outside *parking spaces* on a *lot* accessed by a *residential driveway* from a *lane* are:
 - A. located parallel to each other, whether in or outside of a *detached garage* or *carport*; and,
 - B. shall be located no farther than 6.0 m from the *rear lot line*.

9.010.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is further amended by deleting Section 4.1.1.5 in its entirety and replacing it with the following:

4.1.1.5 Heating, Ventilation and Air Conditioning Equipment (HVAC)

- i) HVAC and emergency generators are permitted *accessory* to a *residential use* in the Residential *Zones* provided that:
 - a) They are located in the *rear yard* or *interior side yard*;
 - b) They are Nnot located any closer than 0.6 m to an *interior lot line* or a *rear lot line*;
 - c) They are Nnot located any closer than 1.2 m to an *exterior side lot line*; and
 - d) They are Nnot located on or over any easements in favour of the Town;
- ii) Notwithstanding 4.1.1.5 i) a), HVAC and emergency generators associated with an *accessory building* containing an *additional dwelling unit* in an RE or RV Zone may be located in the *front yard* or the *exterior side yard*; and
- iii) In addition to the requirements of subsection i), HVAC and emergency generators associated with an *accessory building* containing an *additional dwelling unit* shall be *setback* a minimum of 3.5 m from the *principal building*.

~~10-011.0~~ 11-011.0 **THAT** Section 4.1.1.6 of Comprehensive Zoning By-law 144-2003, as amended, is further amended by amending subsection ii) as follows (Note: deletions are shown as a strikethrough and additions are underlined):

- ii) It is attached to the *principal building* or to an *accessory building* containing an *additional dwelling unit*.

~~11-012.0~~ 11-012.0 **THAT** Section 4.1.1.7 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “, under,” after the word “on”; deleting “, and” at the end of subsection ii); deleting the “.” at the end of subsection iii) and by adding the following new subsections as follows:

- iv) Notwithstanding any provisions of Section 4.1.1.7 to the contrary, *decks* associated with an *accessory building* containing an *additional dwelling unit* in an RLD, RMD1, or RMD2 *Zone* shall not exceed 0.6 m above *grade* and in no case shall be higher than the floor of the *first storey*; and
- v) Notwithstanding any provisions of Section 4.1.1.7 to the contrary, *decks* associated with an *accessory building* containing an *additional dwelling unit* shall be subject to the minimum *setbacks* required for the *accessory building*.

~~12-013.0~~ 12-013.0 **THAT** Section 4.1.1.8 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the word “and,” at the end of

subsection ii); by replacing the “.” at the end of subsection iv) with “; and,”; and by adding the following new subsections as follows:

v) Notwithstanding any provisions of Subsection 4.1.1.8 to the contrary, *balconies* associated with an *accessory building* containing an *additional dwelling unit* shall comply with the minimum *setbacks* required for the *accessory building*; ~~and~~

~~v)vi)~~ Notwithstanding any provisions of Section 4.1.1.8 to the contrary, *balconies* associated with an *accessory building* containing an *additional dwelling unit* in the RE and RV zones shall also be permitted in an *interior side yard*.

vii) Notwithstanding any provisions of ~~Subsection~~ Section 4.1.1.8 to the contrary, *balconies* associated with an *accessory building* containing an *additional dwelling unit* in an RLD, RMD1, or RMD2 *Zone* shall not be permitted on any wall facing an abutting residential *zone*; ~~and~~.

viii) Where the side of a balcony faces an abutting RLD, RMD1 or RMD2 zone, a full visual screen with a minimum height of 1.5 m from the platform of the balcony shall be provided on that side.

~~13.014.0~~ 13.014.0 **THAT** Section 4.1.1.9 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting the word “and,” at the end of subsection ii); by replacing the “.” at the end of subsection iii) with “; and,”; and by adding new subsections iv) and v) as follows:

iv) Notwithstanding any provisions of Section 4.1.1.9 to the contrary, *porches/verandas* associated with a *principal building* shall be *setback* a minimum of 3.5 m to an *accessory building*, including a *detached garage*, containing an *additional dwelling unit*, and,

v) Notwithstanding any provisions of Section 4.1.1.9 to the contrary, the following provisions shall apply to a *porch/veranda* associated with an *accessory building* containing an *additional dwelling unit*.

a) Porches/Verandas shall not be located above the floor of the first *storey*, and,

b) Porches/verandas shall comply with the minimum *setbacks* required for the *accessory building*.

15.0 **THAT** Section 4.1.2.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting “RE and” from subsection iii).

~~14.016.0~~ 14.016.0 THAT Section 4.1.2.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “but excluding those containing an *additional dwelling unit*,” after the word “*Carports*,”.

~~15.017.0~~ 15.017.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new section after Section 4.1.2.2 as follows:

4.1.2.2.1 Regulations for *Accessory Buildings and Structures, Including Detached Garages*, that contain an *Additional Dwelling Unit* in the Rural Zones

- i) Within the A1 and A2 Zones, *accessory buildings and structures*, including *detached garages*, that contain an *additional dwelling unit* are permitted in accordance with Section 4.25 and the following:
- a. ~~The building shall~~ maintain the minimum *yard* requirements of the applicable *zone*;
 - ~~a.~~
 - b. ~~Complies with~~ The building complies with the applicable special *setbacks* as set out in Section 4.18;
 - c. ~~The building~~ does not exceed a maximum height of 9.0 m or the height of the *principal building*, whichever is less, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater;
 - d. The *first storey* does not exceed a maximum *gross floor area* of 145 m²;
 - e. Not more than two *accessory buildings*, including those containing an *additional dwelling unit*, exist on a lot that has a *lot* area of 0.8 hectares or less;
 - f. Notwithstanding the definition of *Lot Coverage* in Section 3, the *accessory building* containing an *additional dwelling unit* shall be included in the *lot coverage* calculation;
 - g. ~~The building~~ shall be located no closer than 3.5 m from the *principal building*, including any *structure* with a *roof* that may be attached to the *principal building*, on the *lot*;
 - g.h. The exterior wall of the *accessory building* containing an *additional dwelling unit* closest to the *principal building* shall not be more than 30 m away from the closest exterior wall of the *principal building*; and
 - h.i. An *accessory building* containing an *additional dwelling unit* must share the same *driveway* access from the street as the *principal building*.

18.0 THAT Section 4.1.2.5 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting “and,” after subsection i), adding a new subsection ii) as follows and renumbering the remainder of the section accordingly:

ii) In addition to the requirements of subsection i), ground level HVAC equipment associated with an *accessory building* containing an *additional dwelling unit* shall be *setback* a minimum of 3.5 m from the *principal building*.

16-019.0 THAT Section 4.3 Table 4E (renumbered to 4F) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding and/or modifying the following in the table (Note: deletions are shown as a strikethrough and additions are underlined):

<i>Structure</i>	<i>Required Setbacks</i>	<i>Maximum Distance</i>
<u>Window Wells</u>	<u><i>Interior Side Setback,</i></u> <u><i>Exterior Side Setback,</i></u> <u><i>Rear Setback</i></u>	<u>0.55m into a required</u> <u><i>interior side yard,</i></u> no closer than 1.2 m from an <u><i>exterior</i></u> <u><i>side lot line,</i></u> and no maximum into a required <u><i>rear yard</i></u>
<u><i>Stairs, Below</i></u> <u><i>Grade Accessing</i></u> <u><i>A Principal</i></u> <u><i>Building</i></u>	<u><i>Rear Setback,</i></u> <u><i>Exterior</i></u> <u><i>Side Setback</i></u>	No Maximum into a <u>required <i>rear yard</i></u> and no closer than 1 m from an <u><i>exterior side lot line</i></u>

17.020.0 THAT Section 4.3 of Comprehensive Zoning By-law 144-2003, as amended, is further amended by adding a new subsection iii) and Table 4F(I) as follows:

iii) Notwithstanding any provision of this by-law to the contrary, no encroachments shall be permitted within the minimum *setbacks* required for an *accessory building* containing an *additional dwelling unit* except in accordance with the following:

TABLE 4F(I)

<i>Structure</i>	<i>Required Setbacks</i>	<i>Maximum Distance</i>
Eaves & Gutters	<i>Rear Setback, Interior Side Setback, Exterior Side Setback, or Setback from Principal Building</i>	0.45m provided that the eaves and gutters are a minimum of 2.0m above <i>grade</i>

18.021.0 THAT [Section 4.8 of](#) Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new subsection xi) after subsection x) as follows:

xi) A *home occupation* is not permitted within an *additional dwelling unit* located in an RV [or C4 Zone](#) that is located within the Niagara Escarpment Plan Area as identified on Schedule F.

19.022.0 THAT [Section 4.9 of](#) Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by [deleting “and,” at the end of subsection viii\), by replacing “.” with “; and,” at the end of subsection ix\) and by](#) adding a new subsection x) after subsection ix) as follows:

x) A *cottage industry* ~~or home industry~~ is not permitted within an *additional dwelling unit* located in an RV [or C4 Zone](#) that is located within the Niagara Escarpment Plan Area as identified on Schedule F.

20.023.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by deleting Section 4.18.1 in its entirety and replacing it with the following:

Notwithstanding all other provisions and standards of this By-law, no permanent *building or structure*, or *building* containing an *additional dwelling unit*, may be located within 7.0 metres of any natural gas transmission pipeline right-of-way. *Accessory structures* shall have a minimum *setback* of at least 3.0 metres from the limit of the right-of-way. No *building or structure* is permitted within 3 metres of the right-of-way.

21.024.0 THAT Section 4.24 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by replacing subsection ii) and adding new subsection iii) as follows:

- ii) *Parking* for a *short-term rental* shall be provided in accordance with Table 5D; and
- iii) Notwithstanding any provisions of this by-law to the contrary, on a *lot* containing one or more *additional dwelling unit(s)*, the whole or a portion of only one *dwelling unit* on the *lot* may be used as a *short-term rental*.

22.025.0 THAT Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new section after Section 4.24 as follows:

4.25 ADDITIONAL DWELLING UNITS

Additional dwelling units shall be permitted in accordance with the following:

- i) *Additional dwelling units* shall not be permitted on lands identified by a *Conservation Authority* as hazard lands or as being within the regulatory flood plain, unless specifically permitted by the *Conservation Authority* having jurisdiction;
- ii) In an RLD, RMD1 or RMD2 *Zone*, or on lands in an RV or C4 *Zone* that are not located within the Niagara Escarpment Plan Area as identified on Schedule F:
 - a) *additional dwelling units* are permitted within the following *buildings* where permitted by this by-law:
 - A. *Detached dwelling*;
 - B. *Semi-detached dwelling*;
 - ~~C. *Semi-link dwelling*;~~
 - ~~D.C. *Townhouse dwelling*;~~ and
 - ~~E.D. *Accessory building* located on the same *lot* as the foregoing;~~
 - b) A maximum of three (3) *additional dwelling units* are permitted on a *lot* that is served by municipal water and wastewater services;
 - c) A maximum of one (1) *additional dwelling unit* is permitted on a *lot* that is served by full or partial private water and wastewater services, ~~subject to Section 4.25 vii) below;~~ and
 - d) Not more than one (1) *additional dwelling unit* shall be located in an *accessory building* on a *lot*;
- iii) On lands in an RV or C4 *Zone* that are located within the Niagara Escarpment Plan Area as identified on Schedule F:
 - a) *Additional dwelling units* shall not be permitted on lands within the Escarpment Natural Area and the Escarpment Protection Area as shown on Schedule F;
 - b) On lands within the Escarpment Rural Area as shown on Schedule F, one (1) *additional dwelling unit* is permitted in a *detached dwelling*; and
 - c) An *additional dwelling unit* shall not be permitted on a *lot* that has more than one *detached dwelling*, or within *shared housing* or a *bed and breakfast establishment*;
- iv) In an A1, A2, or RE *Zone* that is located within the Greenbelt Protected Country Side Area as shown on Schedule G:
 - a) *Additional dwelling units* shall not be permitted on lands within the Greenbelt Natural Heritage System area as shown on Schedule G; and
 - b) Outside of the Greenbelt Natural Heritage System, one *additional dwelling unit* is permitted within a *detached dwelling* or within an existing *accessory*

~~building located on the same lot that existed on (or where building permits were issued prior to) July 1, 2017;~~

v) In an A1 *Zone* that is not located within the Greenbelt Protected Country Side Area, a maximum of two (2) *additional dwelling units* are permitted on a *lot* and only one (1) *additional dwelling unit* may be located within an *accessory building* on the *lot* in accordance with Section 4.1.2.2.1;

vi) An *additional dwelling unit* must connect to all available municipal water and/or wastewater service(s);

~~vii) Where municipal services are not available, *additional dwelling units*, where permitted, may be on private service(s) provided that:-;~~

~~viii) *Additional dwelling units* that are located within an *accessory building* and are not connected to municipal water and wastewater services are only permitted on *lots* with a minimum *lot area* of 1.5 ha;~~

~~a) The *lot* is a minimum 0.625 ha in size for a *lot* with one (1) *additional dwelling unit*;~~

~~b) The *lot* is a minimum 0.875 ha in size for a *lot* with two (2) *additional dwelling units*; and~~

~~c) It is demonstrated to the satisfaction of the Town that the private water and/or wastewater service(s) on the *lot* are adequate and capable of serving the principal *dwelling unit*, the *additional dwelling unit(s)*, and any other dwellings on the *lot*;~~

~~viii)ix) An unobstructed pedestrian access with a minimum width of 1.2 m and minimum vertical clearance of 2.1 m shall be provided and maintained from the *street line* to the exterior entrance to the *building* that provides the most direct access to an *additional dwelling unit*;~~

~~ix)x) Notwithstanding ~~ixviii)~~ above, the following encroachments shall be permitted within the minimum 1.2 m width of the unobstructed pedestrian access:~~

~~a) Utility metres;~~

~~b) Window wells with a maximum projection of 0.3 m;~~

~~c) Gates with a minimum unobstructed opening of 1.02 m; and,~~

~~d) *Stairs* and *landings* above *grade* in accordance with Section 4.25 ~~ix)~~;~~

~~x~~)xi) Notwithstanding any other provision of this by-law to the contrary, an above *grade* entrance meeting the minimum unobstructed pedestrian access requirements of Section 4.25 ~~viii~~x) and ~~viii~~xx) and used as the entrance to an *additional dwelling unit* may be accessed by a landing provided it is less than 0.6 m above grade, has a maximum length and width of 0.9 m and in an RLD, RMD1, RMD2, or RV *Zone*, stairs are provided at both the front and rear of the *landing* as may be necessary to provide pedestrian access from the *front yard* to the *rear yard*;

~~xi~~)xii) In an RLD, RMD1, or RMD2 *Zone* where one or more *additional dwelling unit(s)* is located within a *principal building*.

- a) The Floor Area of each *additional dwelling unit*, or portion(s) thereof, located on the *first storey* or above shall not exceed ~~110~~85 m²;
- b) The total Floor Area of all *additional dwelling units*, or portion(s) thereof, located on the *first storey* or above, shall not cumulatively exceed a maximum of 50% of the Floor Area of the *principal dwelling unit*;
- c) An *additional dwelling unit* that is located in a *basement* may occupy the entire *basement*, and
- d) Notwithstanding any other provision of this by-law to the contrary, for the purposes of Section 4.25 ~~xii~~), Floor Area shall mean the total area of all floors of a *dwelling unit*, measured from the interior walls, excluding *basements*, *stairs* and *landings*, cold *cellars*, and unfinished mechanical rooms;

~~xii~~)xiii) In an A1, A2, RE, ~~or~~ RV, or C4 zone, where one or more *additional dwelling unit(s)* is located within a *principal building*.

- a) The Floor Area of each *additional dwelling unit* shall not exceed 110 m²; and
- b) Notwithstanding any other provision of this by-law to the contrary, for the purposes of Section 4.25 ~~xiii~~), Floor Area shall mean the total area of all floors of a *dwelling unit*, measured from the interior walls, excluding unfinished basements used for storage purposes, *stairs* and *landings*, cold *cellars*, and unfinished mechanical rooms;

~~xiii~~)xiv) On a lot containing an *additional dwelling unit* within an *accessory building* in a RMD1 or RMD2 zone, the following minimum *permeable residential landscaping* shall be provided:

Dwelling Type	Minimum Percentage of Lot Area
<i>Detached Dwelling, Semi-Link Dwelling and Semi-Detached Dwelling</i>	35%
<i>Townhouse Dwelling</i>	25%

~~xiv)~~xv) The Floor Area of an *additional dwelling unit* within an *accessory building* shall not exceed the Floor Area of the principal *dwelling unit* or 110 m², whichever is less. Notwithstanding any other provision of this by-law to the contrary, for the purposes of this provision, Floor Area shall mean the total area of all floors of a *dwelling unit*, measured from the interior walls, excluding unfinished basements used for storage purposes, *stairs* and *landings*, cold *cellars*, and unfinished mechanical rooms; and

~~xv)~~xvi) In addition to the regulations set out in this section, *accessory buildings* containing an *additional dwelling unit* shall be subject to the applicable regulations of Sections 4.1.1 and 4.1.2.

23.026.0 THAT Section 5.5.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new subsection iii) as follows and by renumbering the subsequent subsections and updating any references to those subsections throughout the by-law accordingly:

iii) Notwithstanding ii) above, on a *lot* in an RLD, RMD1 or RMD2 *Zone*, where one or more *additional dwelling unit(s)* is located, the minimum size of a required *parking space* on a *residential driveway* shall be 2.50 m wide by 5.5 m in length;

24.027.0 THAT Section 5.5.2 vii) and viii) (formerly vi) and vii)) of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by modifying the section as follows (Note: deletions are shown as a strikethrough and additions are underlined):

vii) The following surface areas of a *lot* shall only be permeable residential landscaping, ~~excluding permeable pavers, a permeable Residential landscaped surface such as grass, trees, shrubs, flowers or other plants, river rock, decorative stone, etc. that permits the infiltration of water into the ground,~~ but may include a portion of a retaining wall that is not permeable:

viii) No person shall drive and/or park *motor vehicles* on or over ~~Residential Landscaping~~ permeable residential landscaping area; and

25-028.0 THAT Section 5.13.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by modifying the following rows in Table 5D as follows (Note: deletions are shown as a strikethrough and additions are underlined):

Type or Nature of Use	Minimum Off-Street Parking Requirements
Detached Dwelling Semi-Detached Dwelling Duplexes Triplexes <u>Dwellings with individual driveway access from a public street</u>	• 2 parking spaces per dwelling unit (*1) + 0.25 spaces per unit for visitors on a lot with four or more dwelling units
Townhouses Quattroplexes <u>All other dwellings units</u>	• 2 parking spaces per dwelling unit (*1) + 0.25 spaces per unit for visitors on a lot with four or more dwelling units
Accessory apartment <u>Additional Dwelling Units</u>	• 1 parking space per accessory apartment <u>additional dwelling unit</u>
<u>Short-Term Rental</u>	• 1 parking space per short-term rental in addition to the required parking for the main dwelling unit (*2)

Footnote(s) to TABLE 5D

(*1) In an RLD, RMD1 or RMD2 Zone, where one or more additional dwelling unit(s) is located on the lot, a minimum of 1 parking space per dwelling unit shall be provided.

(*2) An additional parking space shall not be required for a short-term rental where the short-term rental occupies the entire dwelling unit.

26-029.0 THAT Section 6.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding a new row for *additional dwelling units* in Table 6A as follows:

TABLE 6A

USE	ZONE						
	RLD Low Density	RMD1 Med. Density I	RMD2 Med. Density II	RHD High Density	RO Res./ Office	RE Rural Estate	RV Village Res.
<u>Additional Dwelling Units (*4)</u>	•	•	•			•	•

Footnotes for Table 6A Above

(*4) Additional dwelling units are permitted in accordance with Section 4.25.

27-030.0 THAT Section 6.2 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding the phrase “Notwithstanding the foregoing, where one or more *additional dwelling unit(s)* is located on the lot, the maximum lot coverage shall be 45%” at the end of footnote (*4) for Table 6B.

28-031.0 THAT Section 10.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding new rows for *additional dwelling units* in Table 10A as follows:

TABLE 10A

PERMITTED USES	A1	A2
	Agricultural	Rural
<i>Additional Dwelling Units</i> (*5)	•	•

Footnotes For Table 10A Above

(*5) *Additional dwelling units* are permitted in accordance with Section 4.25.

THAT if no appeal is filed pursuant to Section 34 (19) of the Planning act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force on the day of its passing. If the Land Use Planning Appeal 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 of the Tribunal’s Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON....., 20265.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Wendy Chen

From: Jonathan Kooiman [REDACTED]
Sent: Monday, June 23, 2025 7:34 PM
To: Robin Campbell; Wendy Chen
Subject: Fw: Rural ARU - [REDACTED]

Good Evening Robin and Wendy,

I attended the recent meeting in which rural ARUs were discussed. Based on info at the time, we are allowed to turn an existing building into an ARU. As discussed with Robin, the building we would like to convert to an ARU is not well suited for a living dwelling for a number of reasons. A few of these are: the building is post construction. I've been advised by a few developers that a full rebuild is the best option, to ensure adequate foundation support. In addition, minor variances will have to be obtained as the existed building is too close to the neighbours property. Converting this building into an ARU is not very practical.

This email is a follow up to that conversation. Curious if there's been any changes or thoughts on changes to this? Also, I'm at the council meeting tonight. For whatever reason, I thought this was the next time this was going to be talked about, but I think I was wrong. Any info on the next meetings or chance to provide my input, would be appreciated.

Finally, thanks for your work for our town. You both show a lot of professionalism and care in your work.

Jonathan Kooiman CPA, CA, LPA

[REDACTED]

Jonathan

Get [Outlook for IOS](#)

Wendy Chen

From: MacDonald, Anna (She/Her) (MMAH) [REDACTED] >
Sent: Thursday, June 19, 2025 3:04 PM
To: Tara Khani
Cc: David Twigg; Colin Best; Jill Hogan; Wendy Chen; Greenbelt (MMAH); Linhares, Maggie (MMAH)
Subject: RE: ARU in Milton Rural - Follow-up

Hi Tara,

Thanks for your email in which you had some comments about how the policies of the Greenbelt Plan impacted your recent application for an ARU with the Town of Milton.

Please note, land use planning in Ontario is a policy-led system under which the provincial government sets out the legislative and policy framework, including the policies in the Greenbelt Plan and the Provincial Policy Statement. Since municipalities are the key decision makers and implementers of the provincial policies, you are encouraged to continue working with the Town of Milton on this matter.

As you may know, the Greenbelt Act requires the Minister, every 10 years, to undertake a review of the Greenbelt Plan, coordinated with the reviews of both the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. At this time there are no further details that can be provided related to the Review. However, to stay up to date, you can sign up to receive Greenbelt-related consultation notifications by creating an account at [Create new account | Environmental Registry of Ontario](#) and adding "Greenbelt" to your Keyword Alerts under "My Account". In addition, please feel free to send any future inquiries to greenbelt@ontario.ca which is monitored by staff who have policy responsibility for the Greenbelt Plan.

Thanks again for writing.

Anna

Anna MacDonald

Director | Provincial Land Use Plans Branch | Housing Policy and Planning Division
Ministry of Municipal Affairs and Housing | Ontario Public Service

[REDACTED]

Ontario |

Taking pride in strengthening Ontario, its places and its people

From: Tara Khani [REDACTED] >
Sent: Saturday, June 14, 2025 9:35 PM
To: MacDonald, Anna (She/Her) (MMAH) [REDACTED] >; Linhares, Maggie (MMAH)

Cc: [REDACTED]

Subject: Re: ARU in Milton Rural - Follow-up

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Dear Mme. Macdonald and Mme. Linhares,

I am writing to you today following my attendance at the Milton rural meeting regarding Additional Residential Units (ARUs) and subsequent discussions with staff and councilor on June 3rd. I was advised to bring my concerns directly to your attention. My email thread with Milton staff is included below for your reference.

My family and I are deeply concerned about the recent rejection of our application to add an ARU on our property, located within the Natural Heritage System (NHS) Greenbelt area. While we fully support the protection of conservation lands, we believe our unique situation warrants further review and discussion with provincial authorities.

Our property has two distinct zoning designations: a significant portion of Conservation Area (forest and pond) at the rear and approximately four acres of Rural Estate (RE) zoning at the front, which is free of trees. Our intention is to construct the ARU exclusively within the designated Rural Estate portion of our land.

We are dedicated stewards of our conservation area, meticulously maintaining its natural state. We understand its crucial role in providing clean air for our family, community, and future generations and have no intention of altering or encroaching upon this vital ecological space.

The primary reason for building an ARU is to provide essential housing for our aging parents. This initiative would not only offer them critical support but also help address the broader housing challenges faced by seniors and young adults in our community.

We firmly believe that adding one ARU on the Rural Estate portion of our property, which is already designated for residential use, will not cause any harm to the adjacent conservation lands. In fact, it represents a thoughtful approach to utilizing existing private land to meet pressing social needs without compromising environmental integrity.

Given the complexities of our property's dual zoning within the Greenbelt NHS, and our commitment to both environmental preservation and addressing family needs, we respectfully request your assistance with the following:

* Please provide us with direct contact information for the relevant provincial authorities (e.g., Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry, Greenbelt Council) who oversee policies related to development within Greenbelt NHS areas, particularly for properties with mixed zoning.

*Alternatively, please inform these provincial authorities of our specific situation and concerns, and encourage them to reach out directly to the City of Milton personnel cc'd on this email for a more detailed discussion.

We are confident that a dialogue with provincial policymakers could help clarify how our proposed ARU aligns with the spirit of both local and provincial planning objectives.

Thank you for your time and consideration of this important matter. We look forward to your prompt response and guidance.

Sincerely,

Tara Khani, MBA, MS.C.



•

On Wed, Jun 11, 2025, 1:53 p.m. Wendy.Chen@milton.ca <Wendy.Chen@milton.ca> wrote:

Hi Tara,

Apologies for the delayed response. Just want to add a bit of information. The 10-year mandatory review of the Greenbelt Plan is supposed to be initiated by the Province this year. The Province should be consulting with members of the public as part of that process. I didn't find an official webpage on the Province's website, but there is a CBC article with a bit of information: <https://www.cbc.ca/news/canada/toronto/mandatory-greenbelt-review-overdue-1.7556250>

Wendy Chen

From: Robin Campbell
Sent: Wednesday, June 4, 2025 1:57 PM
To: Tara Khani
Cc: Wendy Chen
Subject: RE: ARU Rural Milton - follow-up

Hi Tara,

Thank you for attending the Rural ARU Public Information Session last night. It was a pleasure speaking with you as well. I have copied Wendy Chen on this response as she is more familiar with provincial policy and would be best equipped to address the concerns and questions you noted below.

Thanks
Robin



Robin Campbell

Manager, Zoning & Property Information
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2325
www.milton.ca

From: Tara Khani [REDACTED]
Sent: Wednesday, June 4, 2025 12:36 PM
To: Robin Campbell [REDACTED]
Subject: ARU Rural Milton - follow-up

Dear Robin,

It was a pleasure to meet you yesterday at Milton rural community meeting. Thanks for making the effort to educate the community regarding ARU. I also sent this email to Councillor Colin.

I am writing to express my concern regarding the recent rejection of adding an Additional Residential Unit (ARU) on our property located in the Natural Heritage System (NHS) Greenbelt area. While my family and I understand the importance of protecting conservation lands, we believe our specific situation warrants further consideration and discussion with provincial authorities.

Our property, although situated within the NHS, consists of two distinct zoning designations: a significant portion of Conservation Area (forest and pond) at the rear, and approximately four acres of Rural Estate (RE) zoning at the front with no trees. Our intention is to construct the ARU exclusively within the designated Rural Estate portion of our land.

We are deeply committed to the stewardship of our conservation area. We diligently maintain and respect its natural state, recognizing its crucial role in providing clean air for our family, our community, and future generations. We have no intention of altering or encroaching upon this vital ecological space.

Our desire to build an ARU stems from a critical family need: to provide suitable housing for our aging parents. This initiative would not only offer essential support for them but also contribute to addressing the broader housing challenges faced by both seniors and young adults in our community.

We firmly believe that adding one ARU on the Rural Estate portion of our property, which is already designated for residential use, will not cause any harm to the adjacent conservation lands. In fact, it represents a thoughtful approach to utilizing existing private land to meet pressing social needs without compromising environmental integrity.

Given the complexities of our property's dual zoning within the Greenbelt NHS, and our commitment to environmental preservation while addressing family needs, we respectfully request the following:

* Please provide us with direct contact information for the relevant provincial authorities (e.g., Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry, Greenbelt Council) who oversee policies related to development within Greenbelt NHS areas, particularly concerning properties with mixed zoning.

*Alternatively, please inform these provincial authorities of our specific situation and concerns and encourage them to reach out to us directly for a more detailed discussion.

We are confident that a dialogue with provincial policymakers could help clarify how our proposed ARU aligns with the spirit of both local and provincial planning objectives.

Thank you for your time and consideration of this important matter. We look forward to your prompt response and guidance.

Sincerely,

Tara Khani, MBA, MS.C.



Wendy Chen

From: Cindy Fournier [REDACTED]
Sent: Thursday, June 12, 2025 1:38 PM
To: Wendy Chen
Subject: Re: ARUs Milton

Hi Wendy,

Thanks for the response!

Ok let me know what they say. Basement conversion is mute because of stairs issue (I'm looking for long term solution that accommodates for that in my mothers old age). The addition is just much more costly than converting the garage - I have looked into it but quoted 2-3 times more than the cost to convert garage. [REDACTED] hence don't have funds to cover the incremental costs.

I was reading online, and not sure if this is incorrect, that NEP can sometimes allow for temporary allowances - like 10-20 years long for situations like mine where it is to take care of an aging parent.

Again let me know what they say and appreciate the help!

Thanks

Cindy

Sent from my iPhone

On June 12, 2025, at 1:25 PM, wendy.chen@milton.ca wrote:

Hi Cindy,

Apologies for the delayed response.

For your questions from your previous email:

1. The Niagara Escarpment Plan (NEP) policies only permit an ARU within or in an addition to a single detached dwelling, and not permitted within a detached accessory building. So unfortunately you won't be able to convert your existing detached garage into an ARU. The NEP policies are different from the Greenbelt Plan policies. The NEP policies apply to Campbellville.
2. I believe there is a process for applying for amendments to the Niagara Escarpment Plan, but I'm not sure the likelihood of approval for amending these policies. I'll reach out to the Niagara Escarpment Commission to ask if there's any chance that they'd entertain any amendments to the ARU policies.

The Town's Zoning By-law regulate Campbellville, so it may be best if the Town reaches out to the NEC.

As mentioned, the NEP policies do permit an ARU within an addition to a single detached house. Would you consider adding an addition to your house to create the additional unit for your mom?

Best Regards,

Wendy

Wendy Chen

Senior Planner, Policy
150 Mary Street., Milton ON, L9T 6Z5
905-878-7252 ext. 2296
www.milton.ca

Confidentiality notice: This message and any attachments are intended only for the recipient named above. This message may contain confidential or personal information that may be subject to the Municipal Freedom of Information Act and must not be distributed or disclosed to unauthorized persons. If you received this message in error, please notify the sender immediately. Thank you for your assistance.

From: Cindy Fournier
Sent: Monday, June 9, 2025 6:51 AM
To: Wendy Chen
Subject: Fwd: ARUs Milton

Good morning Wendy,

Just wanted to follow up on below. It might make sense for me also to work directly with someone from Niagara escarpment on this?

Just trying to figure out if there's any solution for my mom's living arrangements [REDACTED]

[REDACTED] Figuring out a solution sooner vs later would be helpful.

Thanks

Cindy

Sent from my iPhone

Begin forwarded message:

From: cindy Fournier [REDACTED]
Date: June 4, 2025 at 9:14:15 AM EDT
To: wendy.chen@milton.ca
Subject: ARUs Milton

Hello Wendy,

Thanks for your time to present ARU policy update yesterday evening. Appreciate you also taking the time to answer questions etc.

[REDACTED] As discussed, I'm in the Niagara escarpment rural area. I was hoping to convert a detached until into an apartment for my mom.

A couple questions:

- since the building is already there (detached garage) and has been there for a while (I'll find exact date if needed) is there a chance I might be eligible? Just wondering if there's a difference between people wanting to ADD a building to the property vs those that just want to convert an existing one.
- is there an exception that can be granted (by NE people) because I'm looking to do it for my mom to live here so that she can help with the children but also so I can look after her in her old age?

Thanks

Cindy

[REDACTED]

Sent from my iPhone

Re: Clarification in regards to ARU Campbellville

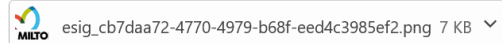


Tai-Cheng Chen <[REDACTED]>
To Wendy Chen

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Wed 7/2/2025 4:13 PM

 You replied to this message on 7/2/2025 4:17 PM.



Hi Wendy,

Thank you for your email and sharing all this information. It has provided me with a lot more clarity. I'm not sure if it is intentional, but there is a discrepancy with your ARU plan terminology of "Rural Village" vs "Residential Village" from the Milton By-Law document which could lead to some confusion. Although, it seems as though they are being treated as the same.

Kind regards,
Tai



July 12, 2025

Wendy Chen, Senior Planner
Policy Planning
Planning and Development Department
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Development Services
Public Works
1151 Bronte Road
Oakville ON L6M 3L1

Dear Ms. Chen,

**RE: Region of Halton Comments
Town Initiated Local Official Plan Amendment and Zoning By-law Amendments
Additional Residential Units (ARUs) – Rural & Urban Areas
File(s): LOPA-01-25, Z-04/25 (RURAL)
Z-12/25 (URBAN)
City Wide (Town of Milton)
Town of Milton**

Regional staff have reviewed the above-noted applications proposing amendments to the Town's Official Plan (LOPA-01/25) and Zoning By-law (Z-04/25) to permit additional residential units (ARUs) on rural residential and agricultural lots, where permitted by Provincial policies. The Official Plan Amendment also includes changes to policies to allow ARUs on lots in the Urban Area that are not serviced by full municipal services.

The Town is also proposing a further amendment (Z-12/25) to their Zoning By-law to permit additional residential units (ARUs) on lots in the Low Density Residential Zones that are not serviced by full municipal wastewater and water services. The amendment also includes changes to conform to updated provincial regulations for ARUs regarding lot coverage and setbacks.

Regional staff have reviewed the submitted materials and offer the following comments:

Bill 185 – Cutting Red Tape to Build More Homes Act, 2024

Due to recent Provincial legislation, on July 1, 2024, the role of Halton Region in land use planning and development matters changed. The Region is no longer responsible for the Regional Official Plan – as this is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities has been prepared and identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
905-825-6000 | Toll free: 1-866-442-5866

As outlined in the MOU, the Region has an interest in supporting our local municipal partners by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional right-of-ways;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. sourcewater protection, public health); and
- Other Regional services that have a land component

Given the above, the Region is no longer providing comments related to the Regional Official Plan or Provincial Policy matters, unless a request is made by the local municipality for assistance.

Hydrogeology

Regional staff note the following comments for the consideration of the Town of Milton:

LOPA-01-25, Z-04/25 (RURAL)

The Region feels that there may be a typographic error in Section 21 of the By-law. It reads:

ii) c) A maximum of one (1) *additional dwelling unit* is permitted on a *lot* that is served by full or partial private water and wastewater services, subject to **Section 4.25 vi)** below.

Should the highlighted section be a reference to **Section 4.25 vii)** instead?

Also, with respect to subsection vii) please confirm if clause (c) applies to clause (a) as well as clause (b) (e.g., the applicant would need to demonstrate to the Town that private water/wastewater services on the lot are adequate and capable of serving the principal dwelling unit and the ADUs for the addition of one or two ADUs).

Urban (Z-12/25) and Rural (LOPA-01-25, Z-04/25)

The minimum lot size included in both the draft urban ARU by-law and draft rural ARU by-law documents assumes the existing lot will be upgraded to a Level IV – Passive Nitrate Reduction (tertiary) treatment system and assumes total number of bedrooms on the property are fixed where one (1) ARU results in a total of 5 bedrooms on the lot and two (2) ARUs results in a total of 7 bedrooms on the lot.

Since the total number of bedrooms is not included in the definition of an ARU, it is possible that a scenario may arise where the proposed ARU meets the minimum lot size requirement but the total number of proposed bedrooms on the property does not meet the minimum requirements as summarized in Tim Lotimer's Revised Minimum Lot Size Table. Further, without the requirement for a hydrogeological assessment in the by-law, any potential negative impacts from the ARU will not be identified.

Section 7.1.4.1 (g) of the draft official plan amendment includes the requirement for a hydrogeological assessment to confirm no negative impacts, however the zoning by-law does not require a hydrogeological assessment if the minimum lot sizes are met. We think a consistent

approach of including a hydrogeological assessment in the zoning by-law would do a better job at implementing the Region's former hydrogeological guidelines.

The Region's former hydrogeological guidelines apply a more conservative nitrate assessment calculation to determine the minimum lot size requirement for a development application. The minimum lot size requirement in the zoning by-law applies a less conservative calculation which allows for an increased number of bedrooms on a smaller lot (and the use of a tertiary treatment system). For clarity, the Town might wish to consider updating the Region's former hydrogeological guidelines to include scenarios where a less conservative calculation can be applied.

The Region's Communal Servicing Study will refine the hydrogeological information and current state of the Region's groundwater resources. As such, the minimum lot sizes in the zoning by-law may need to be refined at a later date to reflect the most up-to-date science and knowledge of the Town's groundwater resources. The Town might wish to consider including a note to Council to allow for future minimum lot size updates based on the results of the Communal Servicing Study.

Source Water Protection:

It should be noted that if an ARU falls within a Source Water Protection Area (WHPA-A or WHPA-B) source water matters will need to be considered. It is our understanding that the Town of Milton's Building Department would typically circulate the Region's Source Water Team on applications in those areas so that we can flag any Source Protection policies that may apply. The Region would like to confirm that the ARU by-laws does not negate the need for a building permit from the Town. A building permit will ensure that the Region is circulated and source water matters are considered.

Conclusion:

Halton Region is pleased to provide these comments in support of the review of the proposed Official Plan Amendment and Zoning By-law Amendment applications. Please provide some clarity to the questions raised above.

I trust these comments are of assistance. Should you have any questions or require additional information, please do not hesitate to contact the undersigned. Please send notice of the Town's decision on these applications.

Sincerely,



Robert Clackett
Senior Planner
Robert.Clackett@halton.ca



June 24, 2025

Planning Policy and Urban Design
Town of Milton, Town Hall
150 Mary Street, Milton, ON L9T 6Z5

Dear Ms. Chen:

Subject: **LOPA-01/25 & Z-04/25 - ARU - Rural Areas**
Z-12/25 - ARU - Urban Areas
Circulated: June 2, 2025
Comments

Thank you for the opportunity to comment on the proposed Zoning By-law and Official Plan Amendments related to Accessory Residential Units (ARUs) in both the rural and urban areas of the Town of Milton.

The Halton District School Board (HDSB) has no objection to the proposed amendments.

Please note that Accessory Dwelling Units (ADUs) constructed before occupancy, as part of a new development, will be subject to applicable Education Development Charges (EDCs). Exemptions will only apply to ADUs that are added within existing residential units, in accordance with the requirements outlined in the current Education Development Charges bylaw.

For further information on EDC applicability to ADUs, please refer to

- The Board's EDC webpage ([LINK](#))
- The EDC Accessory Unit Chart ([LINK](#))

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,

Michelle D'Aguiar

Michelle D'Aguiar
Senior Planner
905-335-3663 ext 3395
daguiarm@hdsb.ca

Street Address: J.W. Singleton Education Centre • 2050 Guelph Line, Burlington, Ontario L7P 5A8
Mailing Address: J.W. Singleton Education Centre • P.O. Box 5005, Stn. LCD 1, Burlington, Ontario L7R 3Z2

Phone: 905-335-3663 | 1-877-618-3456 Fax: 905-335-9802

www.hdsb.ca

cc. Fred Thibeault, General Manager of Planning

cc. Branko Vidovic, Senior Manager of Planning

cc. Dhilan Gunasekara, Manager of Planning Services

Wendy Chen

From: Gunasekara, Dhilan <GunasekaraD@hcdsb.org>
Sent: Tuesday, June 24, 2025 5:26 PM
To: Wendy Chen
Cc: Vidovic, Branko; Panzer, Katarina
Subject: HCDSB Comments re: LOPA-01/25 & Z-04/25

Hello Wendy,

Thank you for circulating the above-noted file regarding the Town's proposed amendment to the Official Plan and Rural Zoning By-law (By-law 144-2003, as amended) to permit additional residential units (ARUs) on rural residential and agricultural lots, where permitted by provincial policies.. HCDSB has no comments on the proposed amendment at this time.

Regards,

Dhilan Gunasekara | he/him
Manager, Planning Services
Halton Catholic District School Board
802 Drury Lane, Burlington, ON L7R 2Y2
905-340-2129 | gunasekarad@hcdsb.org

Achieving Believing Belonging www.hcdsb.org

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