



# The Corporation of the Town of Milton

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**Report To:** Council

**From:** Jill Hogan, Commissioner, Development Services

**Date:** February 9, 2026

**Report No:** DS-008-26

**Subject:** Public Meeting and Initial Report: Zoning By-law Amendment and Draft Plan of Subdivision Applications by Milton Meadows Properties Ltd. applicable to lands known as 17, 29, 31 and 33 Milton Heights Crescent and 133, 135, 137 and 149 Tremaine Road, Part of Lot 4, Concession 1, Milton. (Town Files: 24T-15006/M and Z-15/24).

**Recommendation:** **THAT** Development Services Report DS-008-26 be received for information.

## EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Rural and Urban Zoning By-laws to rezone the subject lands from the current Residential Medium Density One (RMD1\*186-H12-H13) and Future Development (FD) zones to a site-specific Residential Low Density Two (RLD2\*XXX) zone. The zoning changes are being requested to facilitate the development of a residential plan of subdivision for the lands located at 17, 29, 31 and 33 Milton Heights Crescent and 133, 135, 137 and 149 Tremaine Road ('subject lands').

The Draft Plan of Subdivision application includes 30 lots to be developed with single detached dwellings and one new public road that will serve as an extension of Tremblett Gate (within the Milton Meadows North registered Plan of Subdivision) to Tremaine Road.

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



## REPORT

### Background

**Owner:** Milton Meadows Properties Ltd., 65 Royal Park Way, Woodbridge, ON.

**Agent:** The Biglieri Group, 2472 Kingston Road, Scarborough, ON.

**Location/Description:** The subject lands are in Ward 1; within the Milton Heights neighbourhood, adjacent to the Milton Meadows North registered Plan of Subdivision (Plan 20M-1303) and lands within the Niagara Escarpment Plan area. The subject lands are municipally known as 17, 29, 31 and 33 Milton Heights Crescent and 133, 135, 137 and 149 Tremaine Road and also include Block 86 - Reserve Block within the Milton Meadows North registered Plan of Subdivision. The subject lands currently contain eight single detached residential dwellings and one commercial use lot. The properties located at 133 and 135 Tremaine Road are listed properties on the Town's Heritage Register. The subject lands do not contain any significant environmental features, are not within a floodplain area and are not regulated by Conservation Halton.

The location of the subject lands is shown on Figure 1 to this Report.

The subject lands are surrounded by existing and planned residential uses. Immediately to the north and east of the subject lands are vacant lands and lands under construction for low-rise residential uses in the registered Milton Meadows North Plan of Subdivision. A village park is also planned to the east of the subject lands in the Milton Meadows North Plan of Subdivision. Existing residential uses are located to the south and west of the subject lands. Lands on the west side of Tremaine Road are within the Niagara Escarpment Plan Area and further west are within the Kelso Conservation Area.

### Proposal:

The applicant has submitted applications to amend the Town's Rural and Urban Zoning By-laws to rezone the subject lands from the current Residential Medium Density One (RMD1\*186-H12-H13) and Future Development (FD) zones to a site-specific Residential Low Density Two (RLD2\*XXX) zone.

An application has also been submitted for a Draft Plan of Subdivision that includes 30 lots for single detached residential dwellings with a density of 15.8 units per net hectare. The Draft Plan of Subdivision also includes a new public road that will serve as an extension of Tremblett Gate, within the Milton Meadows North registered Plan of Subdivision, to Tremaine Road. The proposed Draft Plan of Subdivision is attached as Figure 2 to this Report.

**Submission Materials:**

The following materials have been submitted in support of the applications:

- Complete Application Forms for the Zoning By-law Amendment and Draft Plan of Subdivision dated April 2, 2024;
- Cover letter, prepared by The Biglieri Group Ltd., dated April 15, 2024;
- Envelope Plan, prepared by The Biglieri Group Ltd., dated April 4, 2024 and updated December 22, 2025;
- Concept Plan (3D), prepared by The Biglieri Group Ltd., dated March 28, 2024;
- Planning Justification Report, prepared by The Biglieri Group Ltd., dated April 2024;
- Draft Plan of Subdivision, prepared by The Biglieri Group Ltd., dated March 27, 2024 and revised November 17, 2025;
- Draft Zoning By-law Amendments, prepared by The Biglieri Group Ltd., undated;
- Heritage Impact Assessment, prepared by The Biglieri Group Ltd., dated April 2024;
- Topographical Survey, prepared by Holding Jones Vanderveen, dated December 14, 2022;
- Functional Servicing and Stormwater Management Report, prepared by Crozier Consulting Engineers, dated April 2024 and updated December 2025;
- Noise Impact Assessment, prepared by Valcoustics Canada Ltd., dated April 6, 2023;
- Noise Impact Assessment Addendum, prepared by Valcoustics Canada Ltd., dated March 27, 2024;
- Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated September 24, 2015;
- Stage 1-2 Archaeological Archaeological Report B, prepared by Amick Consultants Limited, dated December 11, 2023;
- Ministry of Citizenship and Multiculturalism Clearance Letter, dated December 18, 2023;
- Transportation Impact Study, prepared by Crozier Consulting Engineers, dated April 2024;
- Preliminary Geotechnical Investigation Report, prepared by Shad & Associates Inc., dated August 22, 2011;
- Preliminary Geotechnical Investigation Report, prepared by Shad & Associates Inc., dated January 20, 2023;
- Environmental Site Assessment A, Pinchin Ltd., dated March 27, 2024;
- Environmental Site Assessment B, Pinchin Ltd., dated April 12, 2023;



## Background

- Streetscape Plan, Crozier Consulting Engineers, dated April 2, 2024;
- Arborist Report, Crozier Consulting Engineers, dated March 28, 2024;
- Tree Inventory and Preservation Management Plan, prepared by Crozier Consulting Engineers, dated March 28, 2024 and updated December 17, 2025; and,
- Landscape Plan, prepared by Crozier Consulting Engineers, dated April 2, 2024 and updated December 17, 2025.

## Discussion

### Planning Policy

As of July 1, 2024, Halton Region became an upper-tier municipality without planning responsibilities. The Halton Region Official Plan (ROP') remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated Urban Area on Map 1: Regional Structure in the ROP. All development is subject to the policies of the ROP. Section 76 of the ROP states that the permitted uses in the Urban Area are to be in accordance with the Local Official Plan and Zoning By-law. Within Urban Areas, the ROP identifies a range of permitted uses in the Urban Area. New development in the Urban Area is required to connect to municipal water and wastewater services.

On December 22, 2025, the Minister of Municipal Affairs and Housing approved the Town of Milton Official Plan, with modifications. However, the Draft Plan of Subdivision application was deemed complete on December 22, 2015, and the Zoning By-law Amendment application was deemed complete on July 9, 2024. This means that the 1996 Town of Milton Official Plan is the applicable Official Plan for these applications.

The subject lands are within the Town's Urban Area and are designated Residential Area on Schedule B: Urban Area Land Use Plan in the Town of Milton Official Plan. Section 3.2 of the Town of Milton Official Plan includes policies that apply to the Residential Area designation within the Urban Area. Residential uses are identified as the predominant form of land use within this designation and infill development is required to be compatible with the surrounding area in terms of dwelling unit type, lot size, configuration and building size and design.

The subject lands are also designated Residential Area in the Sherwood Survey Secondary Plan. Section C.8.5.1 of the Sherwood Survey Secondary Plan includes

## Discussion

policies that apply to development in the Residential Area designation. Residential uses are permitted within this designation, and development is required to reflect the character of the existing residential area as well as the unique setting adjacent to the Niagara Escarpment Plan area.

In the Milton Heights neighbourhood, the Town's Official Plan limits the height of new development to a maximum of two storeys west of New Tremaine Road except for a development block in the Milton Meadows North Plan of Subdivision adjacent to Highway 401. The Town's Official Plan also limits density for development in proximity to the Niagara Escarpment Plan Area. In this regard, the maximum permitted density is 15 units per net hectare.

Town staff is satisfied that the proposed Plan of Subdivision conforms to the policies of the Halton Region Official Plan and the Town of Milton Official Plan and does not require an Official Plan Amendment.

### **Town of Milton Rural Zoning By-law 144-2003 and Urban Zoning By-law 016-2014**

The applicant is seeking amendments to the Town's Rural and Urban Zoning By-laws to rezone the subject lands. The proposed Rural Zoning By-law Amendment seeks to amend the Town's Rural Zoning By-law 144-2003, as amended, to remove a portion of the subject lands (Block 86 - Reserve Block in the Milton Meadows North registered Plan of Subdivision) from the Rural Zoning By-law so that it can be included in the Town's Urban Zoning By-law.

The proposed Urban Zoning By-law Amendment seeks to rezone the subject lands from the Future Development (FD) and site-specific Residential Medium Density One (RMD1\*186-H12-H13) zones to a site-specific Residential Low Density Two (RLD2\*XXX) zone to permit 30 single detached dwellings and to apply site-specific provisions that address maximum building height, minimum landscaped area and minimum lot depth.

Appendices 1 and 2 to this Report include the proposed Zoning By-law Amendments.

### **Public Consultation and Review Process**

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act on January 19, 2026.

The applicant held a Public Information Centre (PIC) meeting on July 3, 2024. The applicant provided a presentation of the proposed development applications followed by a period for questions and discussion. The purpose of the PIC meeting was to provide the public with an informal opportunity to learn more about the proposal and to ask questions of the applicant and technical consultants. Town staff were present at the PIC as well.



## Discussion

There were three individuals that attended the PIC meeting. Questions were asked about the timing of servicing in the area and questions about the construction of the interchange/new bridge over the Highway 401 that was under construction at the time.

With regard to the proposal, Town staff have identified the following matters to be addressed through the review process:

- Compatibility with the existing surrounding neighbourhood;
- Servicing and stormwater management;
- Addendum to the Subwatershed Impact Study; and,
- Consistency with the Provincial Planning Statement and conformity with the Halton Region Official Plan and Town of Milton Official Plan.

A Technical Report with recommendations will be brought forward for Council consideration at a later date, upon completion of the evaluation of the applications.

## Financial Impact

There are no financial implications associated with this Report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Jessica Tijanic MSc., MCIP, RPP      Phone: Ext. 2221  
Senior Planner, Development  
Review

## Attachments

Figure 1 - Location Map

Figure 2 - Proposed Draft Plan of Subdivision

Appendix 1 - Proposed Rural Zoning By-law Amendment

Appendix 2 - Proposed Urban Zoning By-law Amendment

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer



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## 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.



Council Meeting Date:  
February 9, 2026

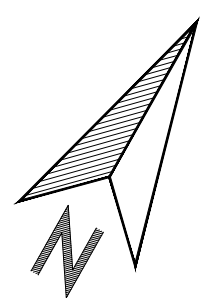
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Files: 24T-15006/M & Z-15/24

Development Services Department



Subject Lands



**BLOCK 32**  
Street Widening  
0.002ha

N00°57'55"W  
C=9.899  
A= 10.996  
R= 7.00

N45°57'55"W  
4.978

**SMOKEY HOLLOW BLVD**

N44°02'05"E

111.928

N89°15'20"W  
C=10.191  
A= 11.414  
R= 7.00

**QUARRY CRESCENT**

Future Common  
Elements  
Condominium

**BLOCK 31**  
Street Widening  
0.11ha

Existing  
Residential

**MILTON HEIGHTS CRESCENT**

N38°14'25"E 123.392

Existing  
Residential

Milton Heights Crescent  
Street Widening

Existing Park

**TREMAINE ROAD**

N38°36'55"E  
40.745

N39°27'10"E  
37.643

N43°32'40"E  
36.103

**STREET A**

Tremblett Gate

N46°00'40"W

16.94

16.90

41.11

N38°46'10"E  
41.108

N45°54'30"W  
19.199

N38°09'10"E  
72.670

18.77

18.32

16.32

15.72

57.05

57.17

56.80

16.94

16.90

41.11

N38°46'10"E  
41.108

N45°54'30"W  
19.199

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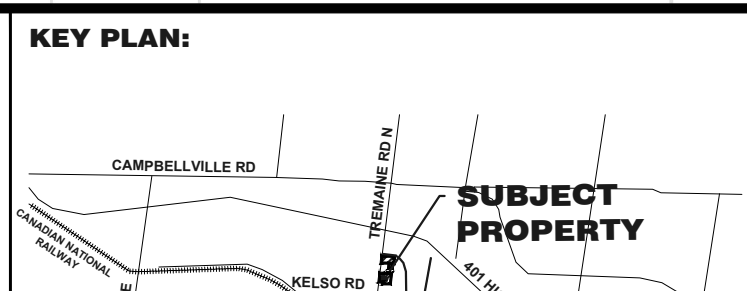
16.32

15.72

**Schedule of Land Use**

Description	Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 15.00m (49')	1-30	30	1.90
Total Single Detached		30	1.90
Street Widening	31, 32		0.12
Right of Way (16.0 metres)	Street A		0.19
<b>Total Site Area</b>			<b>2.21</b>

**TITLE:**  
**DRAFT PLAN  
OF SUBDIVISION**



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

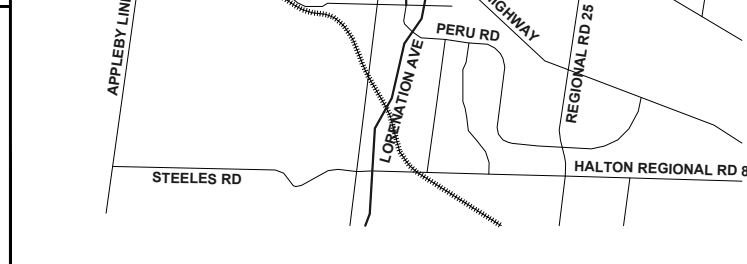
STEPHEN KOSMACHUK O.L.S.  
HOLDING JONES VANDERVEEN INC.  
December 23, 2025  
DATE

**REQUIRED INFORMATION:**  
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN (g) SEE PLAN  
(b) SEE PLAN (h) MUNICIPAL SERVICES AVAILABLE  
(c) SEE KEY MAP (i) SILTY CLAY/CLAYEY SILT TILL  
(d) SEE SCHEDULE OF LAND USE (j) SEE PLAN  
(e) SEE PLAN (k) MUNICIPAL SERVICES AVAILABLE  
(f) SEE PLAN (l) SEE PLAN  
(1) N/A

PROJECT No.: 23069  
DATE: January 16, 2024  
SCALE: 1:500  
DRAFTED BY: MJ CHECKED BY: EC  
DRAWING No.: **DP-02**

**LEGAL DESCRIPTION:**  
ALL OF BLOCK 86, REGISTERED PLAN 20M-1303 AND PART OF LOT 4, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF ESQUEWING) TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON



**OWNER'S CERTIFICATE:**  
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON

DOUG SKEFFINGTON  
MILTON MEADOWS PROPERTIES LTD.  
DATE

**REVISIONS**

No.	Description	Date	Int.
3			
2	SECOND SUBMISSION	2025/11/17	EC
1	FIRST SUBMISSION	2024/06/12	EC

**APPROVAL STAMP:**

**ROYALPARK HOMES**

**MILTON VILLAGE**

NOTE: DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**REVISIONS**

No.	Description	Date	Int.
3			
2	SECOND SUBMISSION	2025/11/17	EC
1	FIRST SUBMISSION	2024/06/12	EC

**BIGLIERI GROUP**

2472 Kingston Road, Toronto  
21 King Street W, Suite 1602, Hamilton  
(416) 693-9155  
thebiglierigroup.com

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT*, AS AMENDED, TO REMOVE LANDS FROM THE RURAL ZONING BY-LAW IN RESPECT OF THE LANDS AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND TO REZONE LANDS IN RESPECT OF THE LANDS DESCRIBED AS ALL OF BLOCK 86, REGISTERED PLAN 20M-1303 (MILTON MEADOWS PROPERTIES LTD.) - FILES: Z-15/24 AND 24T-15006/M.

**WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, as amended;

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

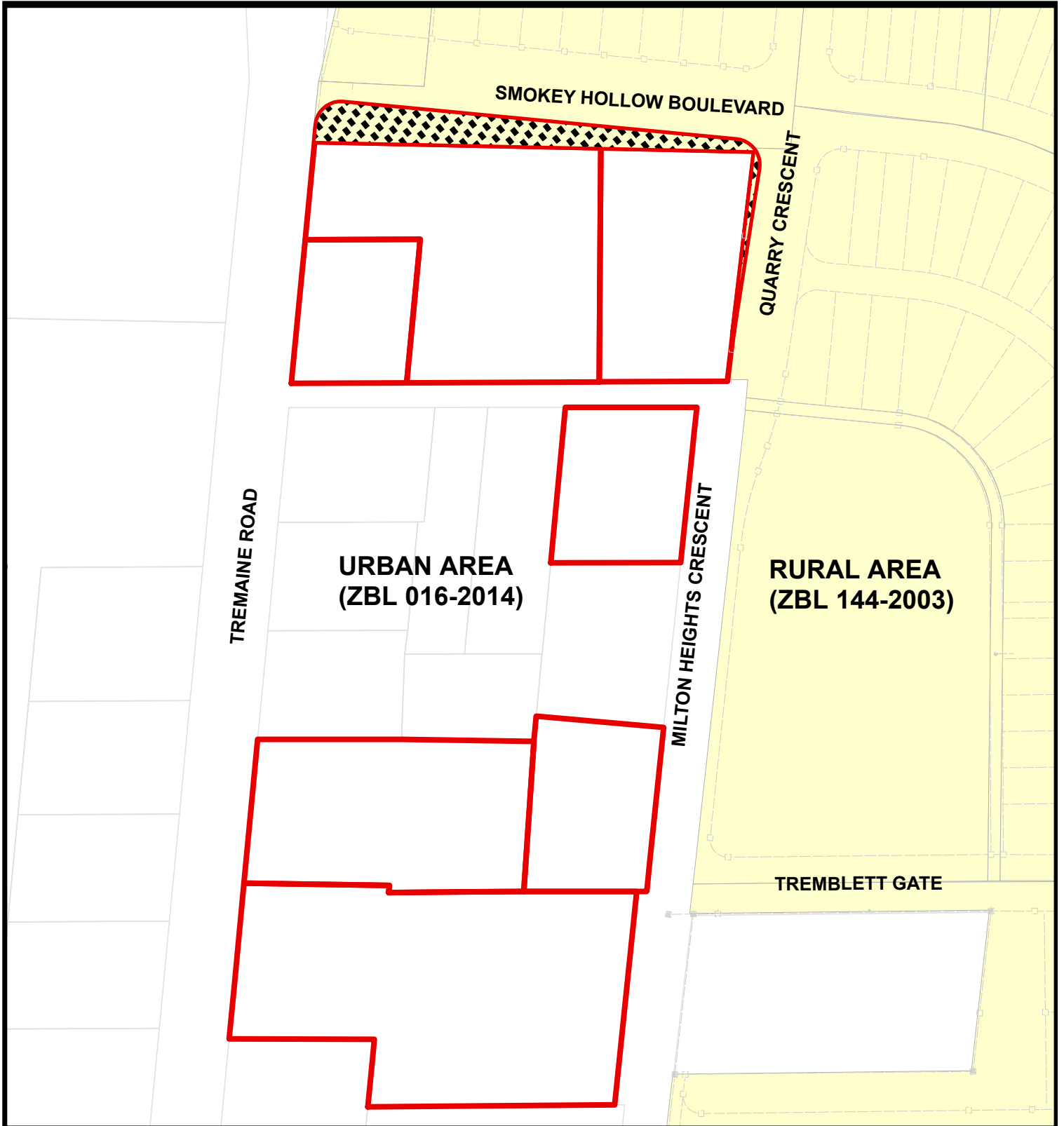
1. **THAT** Comprehensive Zoning By-law 144-2003, as amended, is hereby repealed as it applies to lands identified as 'Subject Area' as shown on 'Figure 1' attached hereto.
2. **THAT** Schedule "A" to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by removing the lands identified as 'Subject Area' as shown on 'Figure 1' attached hereto.
3. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

**PASSED IN OPEN COUNCIL ON XXXXXX, 202X.**

\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Town Clerk

# Figure 1 Zoning Context Map

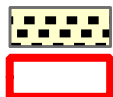


Council Meeting Date:  
February 9, 2026

Scale: 1: 3,333

Files: 24T-15006/M & Z-15/24

Development Services Department



Subject Area Removed from ZBL 144-2003, as amended

Subject Lands

SCHEDULE A  
TO BY-LAW No. -2026  
TOWN OF MILTON

PART OF LOT 4, CONCESSION 1  
(Geographic Township of Esquesing). Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. -2026 PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.



Subject area to be removed from  
Rural Zoning By-law 144-2003,  
as amended

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK - Meaghen Reid



24T-15006/M &  
Z-15/24

## THE CORPORATION OF THE TOWN OF MILTON

### BY-LAW XXX-2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT*, AS AMENDED, TO ADD LANDS INTO THE URBAN ZONING BY-LAW AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND REZONE THE LANDS IN RESPECT OF THE LANDS DESCRIBED AS ALL OF BLOCK 86, REGISTERED PLAN 20M-1303 AND THE PROPERTIES LOCATED AT 17, 29, 31 AND 33 MILTON HEIGHTS CRESCENT AND 133, 135, 137 AND 149 TREMAINE ROAD, PART OF LOT 4, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESTING, TOWN OF MILTON, (MILTON MEADOWS PROPERTIES LTD.) - FILE: Z-15/24 AND 24T-15006/M.

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

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

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

1. **THAT** Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the lands identified as 'Subject Area' as shown on 'Figure 1: Zoning Context Map' attached hereto.
2. **THAT** Schedule "A" to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the existing Future Development (FD) and Residential Medium Density One (RMD1\*186-H12-H13) zone symbols to a site-specific Residential Low Density Two (RLD2\*XXX) zone symbol on the lands shown on Schedule "A" attached hereto.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned in the site-specific Residential Low Density 2 (RLD2\*XXX) zone the following standards and provisions shall apply:

a. Special Zone Standards

i. The maximum building height shall be:

1. 8.0m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.

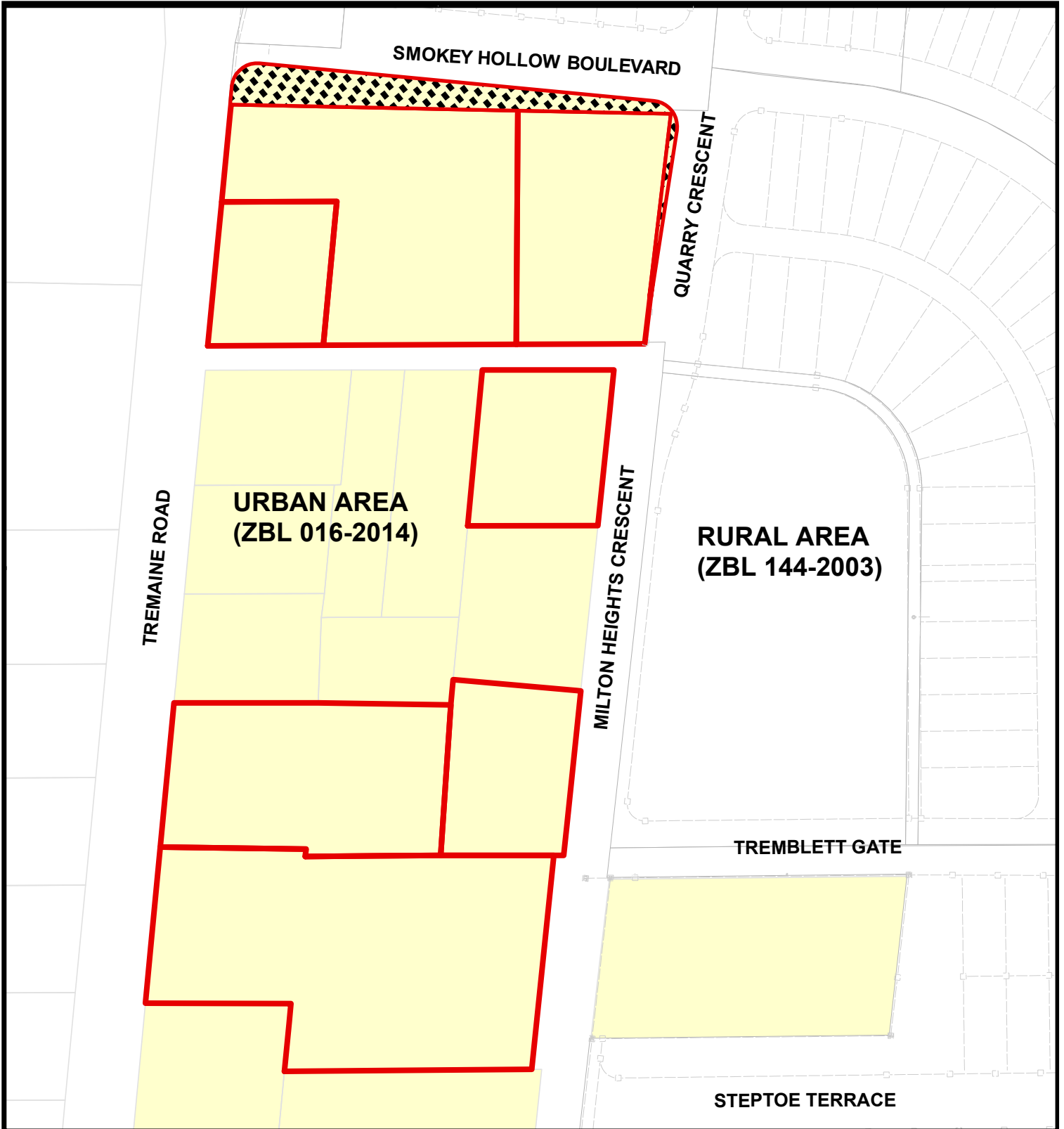
2. 9.5m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.
    - ii. The minimum front yard setback shall be 6.0 metres.
    - iii. The minimum landscaped open space shall be 20%.
    - iv. The minimum lot depth shall be: 23.0 metres.
4. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

**PASSED IN OPEN COUNCIL ON XXXXXX, 202X.**

\_\_\_\_\_ Mayor  
Gordon A. Krantz

\_\_\_\_\_ Town Clerk  
Meaghen Reid

# Figure 1 Zoning Context Map

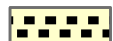


Council Meeting Date:  
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Scale: 1: 3,333

Files: 24T-15006/M & Z-15/24

Development Services Department



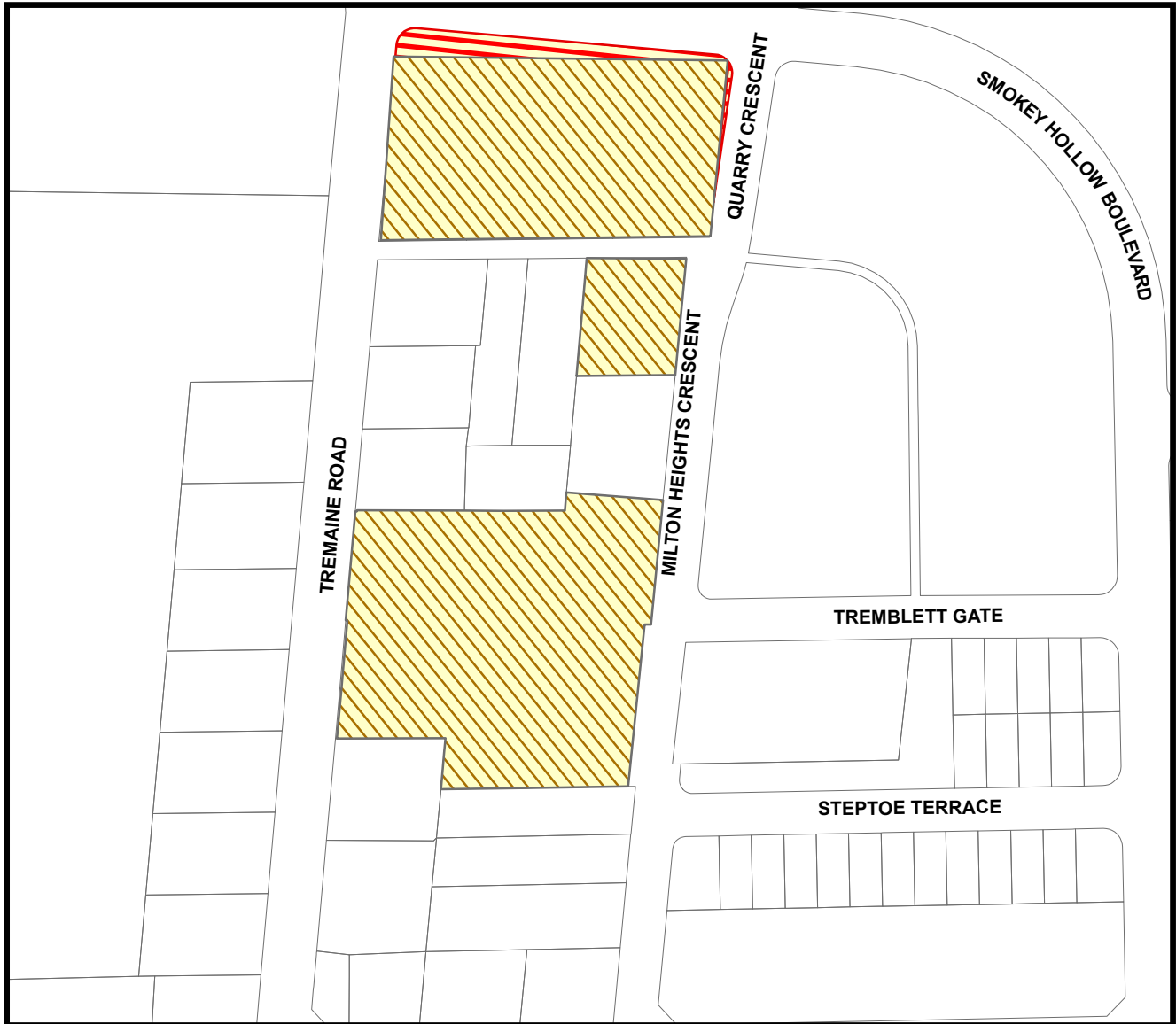
Subject Area added to ZBL 016-2014, as amended



Subject Lands

SCHEDULE A  
 TO BY-LAW No. -2026  
 TOWN OF MILTON

PART OF LOT 4, CONCESSION 1  
 (Geographic Township of Esquesing). Town of Milton

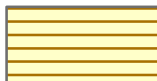


THIS IS SCHEDULE A  
 TO BY-LAW NO. -2026 PASSED  
 THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.


\_\_\_\_\_  
 MAYOR - Gordon A. Krantz

\_\_\_\_\_  
 CLERK - Meaghen Reid

**To be rezoned from Future Development (FD):**

 Low Density Residential Zone 2  
 with exception (RLD2\*XXX)

**To be added to the Urban ZBL (016-2014) and  
 rezoned from Residential Medium Density 1  
 with exception (RMD1\*186-H12-H13):**

 Low Density Residential Zone 2  
 with exception (RLD2\*XXX)

