



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 9, 2026

Report No: DS-009-26

Subject: Public Meeting and Initial Report: Zoning By-law Amendment Application by White Squadron Development Corporation to facilitate the development of a plan of subdivision, applicable to lands known as Part of Lots 6 & 7, Concession 8 (Trafalgar), Milton. (Files 24T-25009/m & Z-21/25)

Recommendation: THAT Development Services Report DS-009-26 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning Bylaw to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I Special Zone (RMD1-XXX), Residential Medium Density II Special Zone (RMD2-XXX), Mixed Use Special Zone (MU-XXX), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

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

REPORT

Background

Owner: White Squadron Development Corporation, 6696 Financial Drive, Mississauga, ON. L5N 7J6

Applicant: Korsiak Urban Planning, 277 Lakeshore Road East, Unit 206, Oakville, ON. L6J 6J3

Location:

Background

The subject lands are located on the east side of Trafalgar Road, north of Britannia Road and within the Trafalgar Secondary Plan. The lands are used for agricultural purposes and largely vacant. Surrounding land uses include agricultural uses and existing rural residential uses. A location map is attached as Figure 1 to this report.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning Bylaw 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I Special Zone (RMD1-XXX), Residential Medium Density II Special Zone (RMD2-XXX), Mixed Use Special Zone (MU-XXX), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a mixed-use plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The proposed development includes 396 single detached dwellings (Lots 1-396), 155 street townhouse units (Blocks 397-426), two Medium Density Residential II blocks (Blocks 427, 428), one Medium Density Mixed Use block (Block 429), three Neighbourhood Centre Mixed Use II blocks (Blocks 430-432), one elementary school (Block 433), one Park Type 2 block (Block 434), two village squares (Blocks 435, 436), three Natural Heritage System (NHS) blocks (Blocks 438-440), and one stormwater management pond (Block 441), all connected via a series of public roads. Access to the development is provided from Trafalgar Road and Britannia Road.

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Completed Application Forms, prepared by Korsiak Urban Planning, dated November 28, 2025;
- Surveys, prepared by Rady-Pentek & Edward Surveying Ltd., dated May 17, 2021, May 25, 2021, and October 19, 2016;
- Survey (Britannia Road), prepared by Cunningham McConnell Ltd., dated November 6, 2017;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated August 13, 2025;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated November 4, 2025;
- Concept Plan, prepared by Korsiak Urban Planning, dated October 7, 2025;
- Planning Justification Report (including Public Engagement Strategy and Urban Design sections), prepared by Korsiak Urban Planning, dated November 7, 2025;
- Tree Inventory & Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated February 28, 2022;

Background

- Environmental Site Screening Questionnaire, prepared by White Squadron Development Corp Ltd., dated May 1, 2025;
- Phase One and Phase Two Environmental Site Assessment and Reliance Letter, prepared by R.J. Burnside & Associates Limited, dated May 2, 2025, June 18, 2025 and July 18, 2025;
- Stage 1-2 Archaeological Assessment, prepared by Golder Associates, dated November 6, 2017;
- Stage 4 Archaeological Mitigation Report, prepared by Golder Associates, dated October 28, 2016;
- Transportation Impact Study (including Pedestrian and Active Transportation Plan), prepared by TYLin, dated July 2025;
- Noise & Vibration Study, prepared by HGC Noise Vibration Acoustics, dated June 9, 2025;
- Neighbourhood Centre Massing Study, prepared by NAK Design Strategies, dated June 17, 2025;
- Hydrogeological Assessment Plan, prepared by Burnside, dated February 23, 2021;
- Preliminary Geotechnical Investigation Report, prepared by Shad & Associates Inc., dated April 10, 2021;
- Built Form Guidelines, prepared by NAK Design Strategies, dated Sep 16, 2025;
- Allocation Allotment Plan, prepared by Mattamy, dated October 7, 2025.

Discussion

Planning Policy

The lands are designated Urban Area and Regional Natural Heritage System under the Region of Halton Official Plan (now under the purview of the Town of Milton). The Urban Area is described as lands where urban services are provided to accommodate concentrations of existing and future development. The Regional Natural Heritage System represents a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions with Halton.

The subject lands are designated “SHP Growth Area” (Sustainable Halton Growth Plan Urban Area) and Natural Heritage System Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. The SHP Growth Area represents lands that have been designated to accommodate population and employment growth in the Town for the planning period 2021-2031. Prior to development with the SHP Urban Area, lands uses shall be established through a secondary planning exercise. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

Discussion

The Trafalgar Secondary Plan was adopted by the Town of Milton on March 25, 2019 and approved through Orders of the Ontario Land Tribunal on February 8, 2024 and July 22, 2024. Since its approval, the participating landowners have been working with the Town and outside agencies on completing the necessary Trafalgar Tertiary Plan. On December 8, 2025, Town Council endorsed the Trafalgar Tertiary Plan.

The subject lands are located within Phase 1 of the Trafalgar Secondary Plan and are designated Neighbourhood Centre Mixed Use II, Medium Density I, Medium Density II, Low Density Residential, Medium Density Mixed Use and Natural Heritage System on Schedule C.11.C of the Trafalgar Secondary Plan Land Use Plan. Additionally, the Plan shows an elementary school to be located within the development lands.

The Neighbourhood Centre Mixed-Use II designation is intended to be the focus of intensification within the Secondary Plan and serves as a community focal point and serves the retail commercial needs of the surrounding neighbourhood. It is the intent of this Secondary Plan that the lands within this designation are the focus of retail uses and in the longer term, higher density residential uses in a mixed-use setting. Residential uses including street townhouses, stacked townhouses, back-to-back townhouses, multiplexes and apartments (at a maximum height of 25 storeys) are permitted. Additionally, neighbourhood retail uses and local institutional uses are permitted. Within this designation, shown as Blocks 430, 431, 432 on the draft plan, the applicant is conceptually proposing six 6-storey modular apartment buildings, rear lane townhouses, back-to-back townhomes, street townhomes and retail/commercial uses. The conceptual plan of this area is shown on Figure 3 attached to this report.

The Medium Density Residential I designation is intended to provide a range and mix of housing types to provide transition between more intensive development within Medium Density Residential II designations and Neighbourhood Centres to the Low Density Residential designations. Permitted uses include low-rise residential units such as single detached dwellings, semi-detached dwellings, and townhouses (i.e., stacked and back-to-back townhouses). Within this designation, the plan of subdivision is proposing single detached and street townhouse dwellings.

The Medium Density Residential II designation is intended to provide a range and mix of housing types and to locate more intensive residential development along arterial roads, collector roads proximal to transit stops/stations, and Neighbourhood Centres. Permitted uses include mid-rise multiple attached residential units such as street townhouses, stacked townhouses, back-to-back townhouses, multiplexes and apartments. Within the Medium Density Residential II area, the application proposes a mix of rear-lane townhouses and back-to-back townhomes.

The Medium Density Mixed-Use designation permits residential uses in accordance with the Medium Density Residential II designation (with the exception that single and semi-detached units are not permitted). Additionally, local commercial and local institutional uses are also permitted. Within this designation, shown as Block 429 on the Draft Plan,



Discussion

the applicant is proposing a mix of rear lane townhouses, back-to-back townhouse and street townhouses.

Zoning By-law 016-2014, as amended

The applicant is seeking an amendment to the Town's Zoning Bylaw to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I Special Zone (RMD1-XXX), Residential Medium Density II Special Zone (RMD2-XXX), Mixed Use Special Zone (MU-XXX), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a mixed-use plan of subdivision. The applicant is seeking site specific provisions generally related to how the Zoning By-law is applied, as well as to accommodate design standards for their proposed dwellings.

The Draft Zoning By-law is attached as Appendix 1.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act.

Staff has identified the following issues to be reviewed:

- Secondary Plan conformity and Tertiary Plan consistency
- Site design, built form, density and urban design
- Environmental Impacts
- Servicing and Stormwater Management
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Aaron Raymond, Senior Planner, Phone: Ext. 2313
Development Review



Attachments

Figure 1 – Location Map

Figure 2 – Draft Plan of Subdivision

Figure 3 – Conceptual Neighbourhood Centre

Appendix 1 –Draft Zoning By-law and Schedule A

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

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

FIGURE 1 LOCATION MAP



Council Meeting Date:
February 09, 2026

Scale: 1: 8,000

Files: Z-21/25

Development Services Department

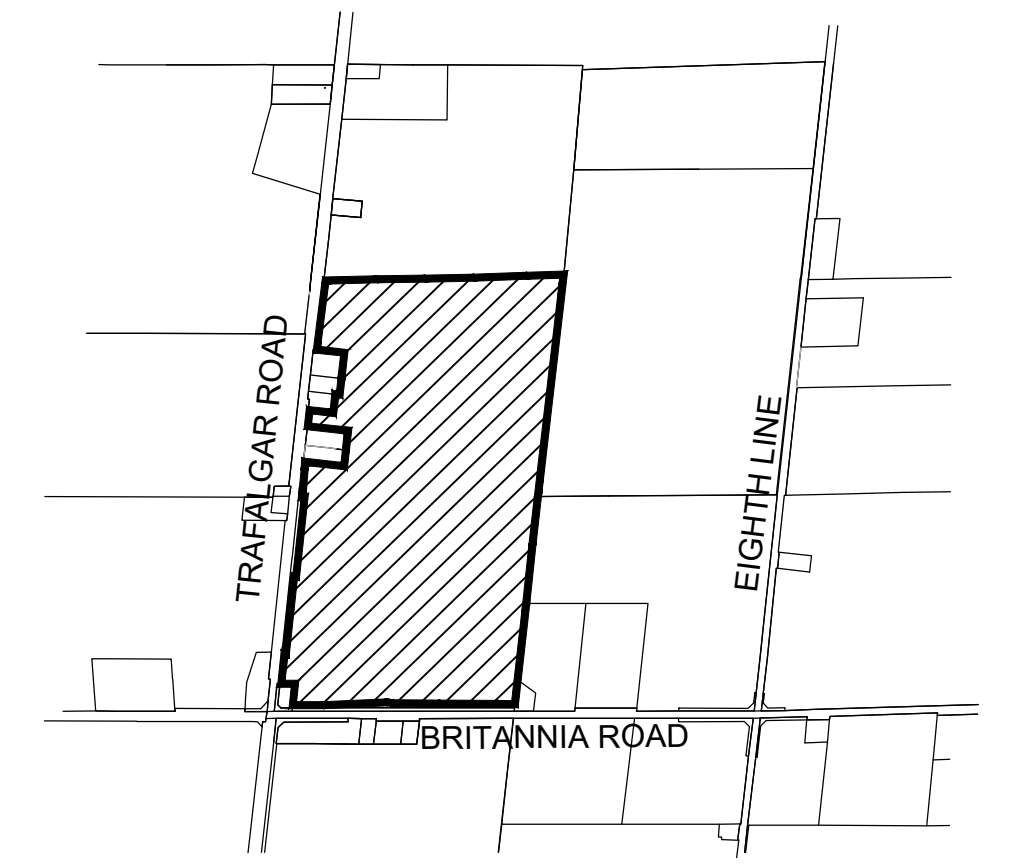


Subject Property

**DRAFT PLAN OF SUBDIVISION
FILE 24T -**

**PART OF LOTS 6 AND 7
CONCESSION 8, NEW SURVEY**

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
**TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON**



KEY MAP
N.T.S. **SUBJECT PROPERTY**

OWNER'S AUTHORIZATION

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

SIGNED DATE June 2, 2025
Jason Suddergaard
White Squadron Development Corporation
6896 Financial Drive
Mississauga, ON L5N 7J6

SURVEYOR'S CERTIFICATE

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

SIGNED DATE May 12, 2025
Ross DenBroeder, Ontario Land Surveyor
rpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
845 CHRISTIE ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) CLAY LOAM
- J) SHOWN ON PLAN
- K) SANITARY AND STORM SEWERS TO BE PROVIDED
- L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-397	397	13.06	397
Townhouse	398-426	29	3.08	155
Medium Density Residential II	427, 428	2	3.06	
Medium Density Mixed Use	429	1	1.06	
Neighbourhood Centre Mixed Use II	430-432	3	6.73	
Elementary School	433	1	2.64	
Park Type 2	434	1	2.43	
Village Square	435, 436	2	0.72	
Open Space Block	437, 445	2	0.16	
Natural Heritage System (NHS)	438-440	3	33.46	
Stormwater Management Pond Block	441	1	1.74	
Servicing Block	442-444	3	0.05	
0.3m Reserve	446	1	0.00	
Road Widening	447-450	4	0.14	
16m ROW (4,351 m)			7.06	
20m ROW (813 m)			1.71	
24m ROW (274 m)			0.69	
Total	1-450	450	77.79	552

SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-397	397	397.0
Townhouse	398-426	155	125.6
Totals		552	522.6

* SDE Factors:
Single Detached - 1.00
Townhouse - 0.81

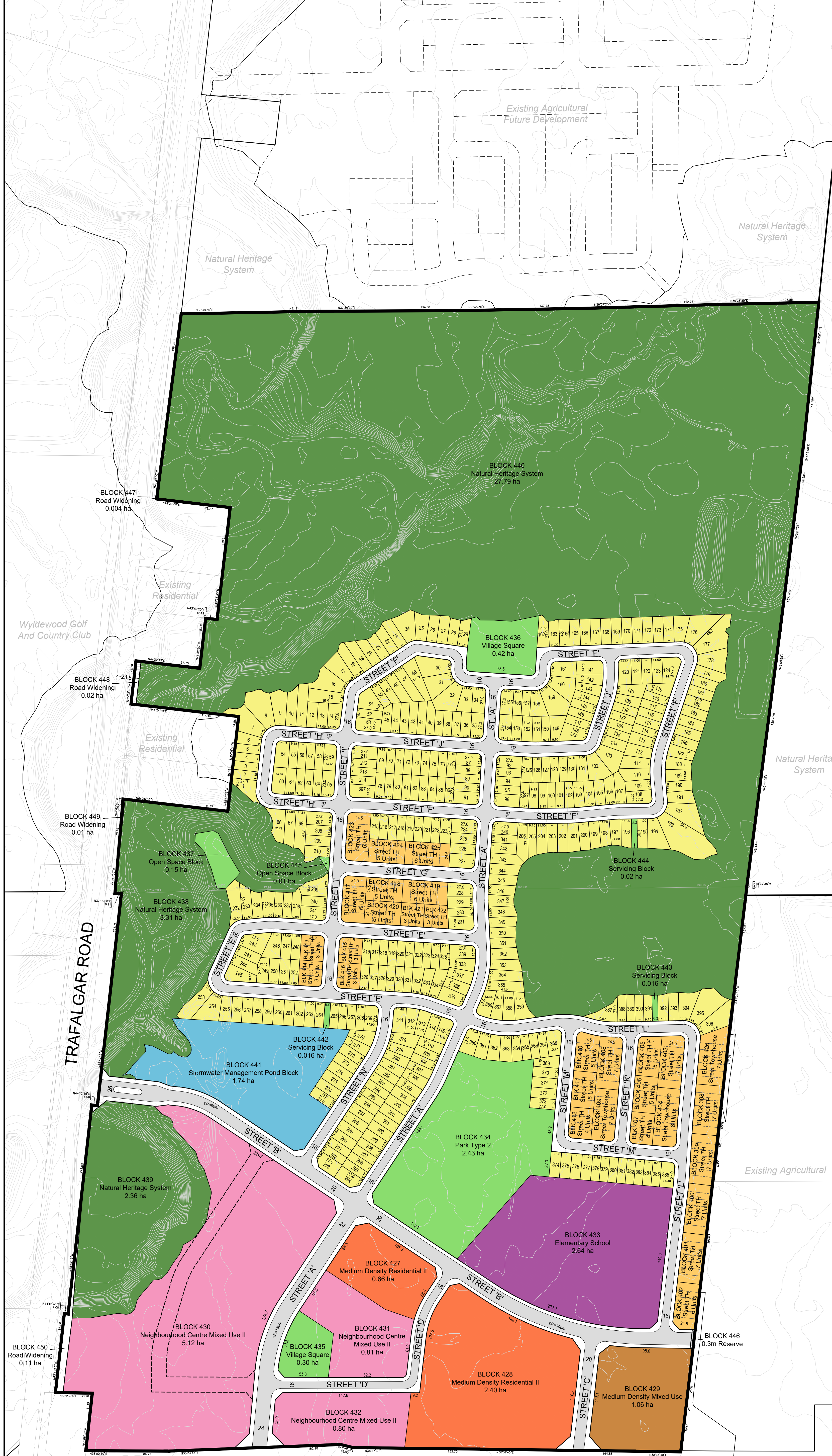
DATE	REVISION	DWG	BY
August 13, 2025	First Submission	A	KC

NOTES:

- *Local/Local corner radii = 5m
- *Local/Collector daylight triangle = 7.5m
- *Collector/Collector daylight triangle = 10m
- *Collector/Regional Road daylight triangle = 15m
- *Pavement illustration is diagrammatic



SCALE 1:2000 August 13, 2025
DRAWN BY: KC CHECKED BY: **A**



MP4 White Squadron

Neighbourhood Centre Concept Study 2.0





- LEGEND**
- RETAIL / COMMERCIAL
 - MODULAR APARTMENTS (294 UNITS)
 - BACK-TO-BACK TOWNHOMES (228 UNITS)
 - REAR LANE TOWNHOMES (134 UNITS)
 - DUAL FRONTAGE / POTENTIAL LIVELINE TOWNHOMES (8 UNITS)
 - STREET TOWNHOMES (44 UNITS)
 - VILLAGE SQUARE
 - NHS
 - PRIVATE OPEN SPACE
 - PRIVATE DRIVEWAY

TOTAL RESIDENTIAL 708 UNITS

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOTS 6 & 7, CONCESSION 8, N.S. FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED - FILE: Z-

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

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

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone symbols to the Residential Medium Density 1 - Special Provision AAA (RMD1*AAA) Zone, Residential Medium Density 2 - Special Provision BBB (RMD2*BBB) Zone, Mixed Use CCC (MU-CCC), Natural Heritage System (NHS) Zone, Open Space (OS) Zone, Open Space 2 (OS-2) Zone and Minor Institutional - Special Provision DDD (I-A*DDD) Zone symbols on the land.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.AAA to read as follows:

Residential Medium Density 1 - Special Provision AAA (RMD1*AAA) Zone

- i) Special Site Provisions Applicable to All Dwelling Types
 - a. In addition to Section 4.19.6 i), for the purpose of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
 - b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
 - c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town

to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.

- d. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
 - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
 - f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback a minimum of 1.2 metres from any other lot line, except where a parking area abuts a sidewalk the setback shall be a minimum of 1.5 metres.
 - g. A balcony with vertical uprights may project into the rear yard 2.5 metres.
 - h. Stairs to a side entrance are permitted in the interior side yard.
- ii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access (All Types) the following shall apply:
- a. Notwithstanding Section 4.19.5, Table 4H, porches/verandas encroaching into the required interior side yard are permitted to be located 0.9 metres to the interior side lot line.
 - b. Where located on top of a porch/veranda, balconies are permitted to encroach into the required interior side yard and shall be provided in accordance with b) above.
 - c. Notwithstanding any regulation of this By-law to the contrary, on any lot where a residential driveway enters a street, no obstruction to sight lines, including fencing, shall be permitted within the triangular area formed by the street line, the residential driveway edge and the line connecting them at points 1.0 metre from their intersection.
 - d. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- iii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Interior Lot:
- a. Lot Frontage (minimum), interior lot: 9.15 metres
 - b. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.2 metres or 36% of the building face, whichever is less.
 - c. Notwithstanding b. above, where a second floor balcony projects beyond the garage, it will be considered part of the dwelling face.
 - d. For a triangular lot with converging side lot lines, no lot depth requirement or minimum rear yard depth shall apply.

- iv) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Corner Lot, the following shall apply:
 - a. At the intersection of two local public or private streets:
 - i. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. No part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
- v) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Street Access, the following shall apply:
 - a. At the intersection of two local public or private streets, no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
 - b. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
 - c. For the purpose of this By-law, units with a primary entrance fronting an Open Space or Natural Heritage System zone instead of a street shall be considered through lots and shall have a minimum lot depth of 19 metres.
- vi) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Lane Access, the following shall apply:
 - a. For the purpose of this by-law, lane shall also mean a private lane or private street providing rear garage access.
 - b. For all lane access townhouses, the yard where the driveway is located is deemed to be the rear yard.
 - c. Minimum Lot Depth (all unit types): 18.0 metres
 - d. For the purpose of this By-law, where applicable, lot depth is measured from the limit of the right-of-way to the rear lot line, inclusive of the 0.3 metre reserve and Common Element Exclusive Use Areas.
 - e. Rear yard setback (minimum), all unit types - 1.0 metre
 - f. Notwithstanding Section vi) d. above, units with driveways abutting the inside or outside of a rounding or curve shall have a minimum rear yard setback of 0.6 metres.
 - g. At the intersection of two streets, no part of any residential driveway shall be located closer than:
 - i. 3.0 metres from the point of intersection of two private street lines, or;
 - ii. 4.5 metres from the point of intersection of one private street line and one public street line.
 - h. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
 - i. Notwithstanding any provisions of the By-law to the contrary, in those instances where the front yard is included as part of a

common element of a condominium, the minimum required front yard setback between a condominium dwelling unit and a common element shall be 0.0 metres.

- j. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.
- k. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.
- l. Section 5.6.2 ix b) shall not apply.

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.BBB to read as follows:

Residential Medium Density 2 - Special Provision BBB (RMD2*BBB) Zone

- i) Additional Permitted Uses:
 - a. Dwelling, *stacked townhouse*
- ii) Townhouse Dwelling, Street Access, and Townhouse Dwelling, Lane Access shall be subject to the provisions of the Residential Medium Density 1 - Special Provision AAA (RMD1*AAA) Zone above.
- iii) Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:
 - a. In addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
 - b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
 - c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
 - d. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
 - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
 - f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback a minimum of 1.2 metres from any lot line,

except where a parking area abuts a sidewalk the setback shall be a minimum of 1.5 metres.

- g. Minimum Lot frontage (corner unit): 8.0 metres
 - h. Minimum Front yard setback (all unit types): 2.0 metres to building
 - i. For a corner unit at the intersection of two local streets:
 - i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
 - j. Notwithstanding Section 5.6.2 v) d) A), a maximum driveway width of 3.5 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.
 - k. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- iv) Notwithstanding any provisions to the contrary, for stacked townhouse dwellings, the following shall apply:
- a. Stacked townhouse dwellings shall be subject to the multiple dwelling provisions unless otherwise modified by this bylaw.
 - a. Minimum setback from a lot line: 3 metres
 - b. Minimum setback of a residential building to a private road: 1.8 metres
 - c. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
 - d. Air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.
 - e. No minimum landscaped open space shall apply.
 - f. Parking:
 - 1. 1 resident spaces and 0.20 visitor spaces per unit
 - 2. Where the lot fronts a public road less than 26 metres in width, the visitor parking rate shall be reduced to 0.15 visitor spaces per unit.
 - 3. Accessible parking requirement shall apply only to visitor parking.
 - 4. For the purpose of providing visitor parking only, adjacent blocks within the same zone shall be treated as one lot.
- v) Notwithstanding any provisions to the contrary, for apartment dwellings, the following shall apply:
- a. Front yard setback: 3 metres
 - b. Interior yard setback: 3 metres
 - c. Exterior yard setback: 3 metres
 - d. Maximum building height: 8 storeys
 - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area

may be located within 0 metres of a private street line.

- f. Minimum setback of a parking area from a lot line: 0 metres, except for a lot line abutting a different zone category the minimum setback shall be 0.5 metres.
 - g. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres
 - h. Maximum surface parking area shall not apply.
 - i. Above grade parking structures shall not be included in FSI calculations.
 - j. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.
 - k. Maximum FSI: 3.0
 - l. Minimum landscaped open space: 15%
- vi) Notwithstanding any provisions to the contrary, for all dwelling types, the following shall apply:
- a. Within a plan of condominium, visitor parking shall be provided at a rate of 0.20 parking spaces per unit.
 - b. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0 metres of a private street line.
 - c.

4. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.CCC as follows:

Mixed Use - Special Section CCC (MU*CCC) Zone

- i) **Additional Permitted Uses:**
 - a. *Dwelling, townhouse* subject to the RMD1-AAA provisions unless otherwise modified by this by-law.
 - b. *Dwelling, back-to-back townhouse*, subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
 - c. *Dwelling, stacked townhouse* with surface parking, subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
 - d. Uses permitted in the C2 zone, in a standalone format subject to the C2 provisions unless otherwise modified by this by-law, or in a mixed-use format subject to the MU provisions unless otherwise modified by this by-law.
- ii) **Special Site Provisions:**
 - a. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to

- have frontage on a public street.
- b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
 - c. No non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
 - d. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0 metres of a private street line.
 - e. Minimum setback of a parking area from a lot line: 0 metres, except for a lot line abutting a different zone category the minimum setback shall be 0.5 metres.
 - f. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres
 - g. Maximum surface parking area shall not apply.
 - h. Above grade parking structures shall not be included in FSI calculations.
 - i. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.
 - j. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
 - k. Ventilation associated with the underground parking shall be set back a minimum of 1.2 metres from a street line.
 - l. Minimum landscaped open space shall not apply.
 - m. A transformer may project towards a public street beyond the main wall of a building to no closer than 2.0 metres from the street line.
- iii) Notwithstanding any provisions to the contrary, for Apartment Buildings and Mixed Use Buildings, the following shall apply:
- a. Minimum setback of a residential building to a street line: 2.0 metres.
 - b. Minimum setback to Natural Heritage System Zone: 7.0 metres, except for an above or below grade parking structure which shall be setback 0.0 metres
 - c. Where a drive aisle is located under a portion of a building the setback of a parking area from a building shall be 0 metres.
 - d. The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
 - e. The maximum main wall length shall be 75 metres.
 - f. The access to at-grade units provision shall not apply to apartment or mixed-use dwelling units located at grade that do not have any exterior walls facing a public street.

- g. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
 - h. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.5 metres.
 - i. Shared parking provision for mixed-use buildings: The greater of 0.20 residential visitor parking spaces per dwelling unit or 1 parking space per 25 square metres of non-residential gross floor area shall be required.
 - j. Notwithstanding Table 6A-1, Footnote 3, all outdoor open space areas shall be considered outdoor communal amenity space.
 - k. Notwithstanding Table 6A-1, Footnote 3, a minimum of 3 square metres of outdoor communal amenity space per apartment or mixed-use dwelling unit shall be provided at grade and/or as a rooftop amenity area and shall be maintained and operated by a common entity (such as a condominium corporation). The amenity area requirement will be calculated over all apartment and mixed-use dwelling units on a site plan or adjacent site plans.
- iv) Notwithstanding any provisions to the contrary, for Stacked Townhouse Buildings, the following shall apply:
- a. Minimum setback from a lot line: 3 metres
 - b. Minimum setback from a lot line abutting a different residential zone: 6 metres
 - c. Minimum setback of a residential building to a private road: 1.8 metres
 - d. Minimum building separation: 3 metres
 - e. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
 - f. Air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.
 - g. Maximum building height: 14 metres
 - h. Parking:
 - i. 1 resident spaces and 0.20 visitor spaces per unit
 - ii. Where the lot fronts a public road less than 26 metres in width, the visitor parking rate shall be reduced to 0.15 visitor spaces per unit.
 - iii. Accessible parking requirement shall apply only to visitor parking.
 - iv. For the purpose of providing visitor parking only, adjacent blocks within the same zone shall be treated as one lot.
 - i. Notwithstanding Table 6A-1, Footnote 3, a minimum of 3m² of communal amenity area shall be provided for units outside of a 400 metre radius of public parkland.

5. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.DDD as follows:

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

i) Additional Permitted Uses

- a. Residential uses permitted in RMD1-AAA

ii) Additional Zone Standards:

Notwithstanding the provisions of Section 9.1 (Table 9A) hereof to the contrary, the specific zoning provisions of RMD1-AAA shall apply to the following uses permitted in Minor Institutional Special (I-A*DDD):

- Residential uses.

6. **THAT** pursuant to Section 34(21) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the Planning Act, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

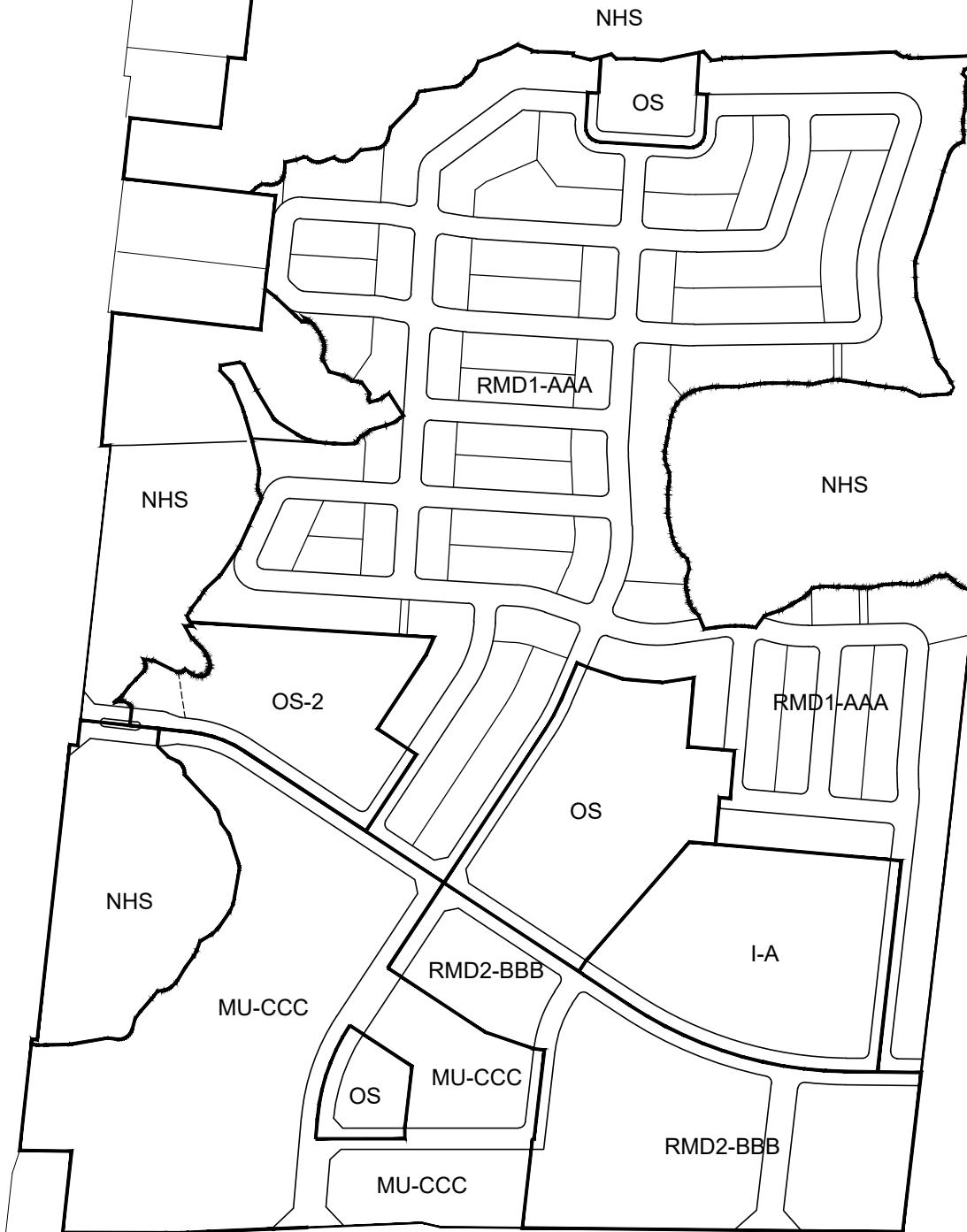
PASSED IN OPEN COUNCIL ON, 2025.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. ***-2025
TOWN OF MILTON

PART OF LOTS 6 AND 7
CONCESSION 8, NEW SURVEY (TRAFALGAR)
TOWN OF MILTON



SCHEDULE A
TO BY-LAW No. ***-2025
TOWN OF MILTON

PART OF LOTS 6 AND 7
CONCESSION 8, NEW SURVEY (TRAFALGAR)
TOWN OF MILTON

