



# 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-010-26

**Subject:** Public Meeting and Initial Report: Plan of Subdivision and Zoning By-law Amendment Application by Hannover Trafalgar Farms Ltd. and Milton Sheva Land Ltd., to facilitate the development of a residential plan of subdivision, applicable to lands known as Part Lot 9, Concession 8 (Trafalgar), Milton. (Files:24T-25010 & Z-24/25)

**Recommendation:** **THAT** Development Services Report DS-010-26 **BE RECEIVED FOR INFORMATION.**

## EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density 1 (RMD1\*XXX) Zone, site-specific Residential Medium Density 2 (RMD2\*XXX) Zone, site-specific Mixed Use (MU\*XXX) zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone, Open Space 2 (OS-2) Zone and Minor Institutional (I-A) Zone symbols. 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:** Hannover Trafalgar Farms Ltd./Milton Sheva Land Ltd., 1039 Fourth Line, Milton ON L9T 6P9

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

## Background

### Location:

The subject lands are in Ward 3, on the east side of Trafalgar Road, south of the existing Union Gas corridor, and north of the future Louis St. Laurent extension. The lands are used for agricultural purposes and largely vacant. Surrounding land uses include agricultural uses, rural residential and commercial uses (i.e. Van Dongen's garden centre and plant nursery). A location map is attached as Figure 1 to this report.

### Proposal:

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density 1 (RMD1\*XXX) Zone, site-specific Residential Medium Density 2 (RMD2\*XXX) Zone, site-specific Mixed Use (MU\*XXX) zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone, Open Space 2 (OS-2) Zone and Minor Institutional (I-A) Zone symbols. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The development proposes 189 single detached dwellings, 199 street townhouse dwellings, 134 back-to-back townhouse dwellings and 34 rear-lane townhouse dwellings for a total of 556 residential units on the subject lands. Additionally, the proposed development provides 2.41 hectares of land for medium density residential dwellings including stacked towns, rear-lane towns and apartment buildings and 1.16 hectares of land for standalone and/or mixed-use buildings. The proposed development will provide a portion of the secondary school site and a portion of the Park Type 1 along the east boundary of the subject lands abutting the future collector road (Street "C") as shown on the proposed draft plan of subdivision.

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

- Completed Zoning By-law Amendment Application Form, prepared by Korsiak Urban Planning, dated December 17, 2025;
- Completed Draft Plan of Subdivision Application Form, prepared by Korsiak Urban Planning, dated December 17, 2025;
- Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated August 30, 2010;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated May 21, 2025;
- Draft Zoning By-law, prepared by Korsiak Urban Planning, dated December 10, 2025;
- Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated November 26, 2021;
- Architectural Control Guidelines, prepared by SGL Planning & Design Inc., dated October 8, 2025;
- Noise Report, prepared by Jade Acoustics Inc., dated December 3, 2025;

## Background

- Phase One ESA, prepared by Terraprobe, dated February 5, 2020;
- Phase Two ESA, prepared by Terraprobe, dated November 23, 2020;
- Tree Inventory and Preservation, prepared by Dillon Consulting, dated December 2024;
- Planning Justification Report, prepared by SGL Planning & Design Inc., dated December 2025;
- Heritage Report, prepared by The Biglieri Group, dated November 4, 2025;
- Environmental Site Screening Questionnaire, dated December 18, 2025;
- Geotechnical Investigation, prepared by Terraprobe Inc., dated June 8, 2021;

## Discussion

### Planning Policy

On December 19, 2025, the Ministry of Municipal Affairs and Housing approved with modifications, the Town of Milton Official Plan Amendment 92 (We Make Milton Part I). As the applications were deemed complete on January 6, 2026, they will be reviewed under the new Official Plan. Under the new Plan, the subject lands are designated as New Complete Community on Schedule 2 - Growth Phases and Planning Policy Areas, Urban Area and Local Natural Heritage System on Schedule 3 - Municipal Structure, and Complete Neighbourhoods on Schedule 4 - Urban Structure, and "SHP Growth Area" (Sustainable Halton Growth Plan Urban Area) and Natural Heritage System Area on Schedule A - Urban Land Use Area within 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.

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 Low Density Residential Area, Medium Density Residential 1, Medium Density Residential II, and Neighbourhood Centre Mixed Use II, as shown on Schedule C.11.C - Trafalgar Land Use Plan.

The Low-Density Residential designation consists predominantly of ground-related housing types and is generally located internal to development blocks. Permitted uses

## Discussion

include low-rise residential uses such as single detached dwellings, semi-detached dwellings, street townhouses, and back-to-back townhouses, excluding stacked townhouses.

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).

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 (with a maximum height of 8 storeys). Within this designation, shown as Block 245 on the Draft Plan of Subdivision, the applicant is conceptually proposing seven 8-storey buildings and five 3.5 storey stacked townhouse buildings (with amenity area). Additionally, Block 244, located along the future Louis St. Laurent extension, is also within this category and the applicant proposes five 8-storey buildings and 42 rear-land townhomes.

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 Block 248 on the Draft Plan (located along Trafalgar Road), the applicant is conceptually proposing a 15-storey building, 10-storey building and a 6-storey building.

Please refer to Figure 3 - Conceptual Medium Density and Neighbourhood Centre Node for an illustration of the proposed built form within the Medium Density II and Neighbourhood Centre Mixed II nodes. The approval of the built form of these areas will be subject to the technical Site Plan review.

### **Zoning By-law 016-2014, as amended**

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density 1 (RMD1\*XXX) Zone, site-specific Residential Medium Density 2 (RMD2\*XXX) Zone, site-specific Mixed Use (MU\*XXX) zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone, Open Space 2 (OS-



## Discussion

2) Zone and Minor Institutional (I-A) Zone symbols. 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 built form.

### 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 consistency to the Tertiary Plan
- Site design, built form, density and urban design
- Development Co-ordination with adjacent developments
- 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 Medium Density and Neighbourhood Centre Node  
Appendix 1 -Draft Zoning By-law and Schedule A

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

## Recognition of Traditional Lands



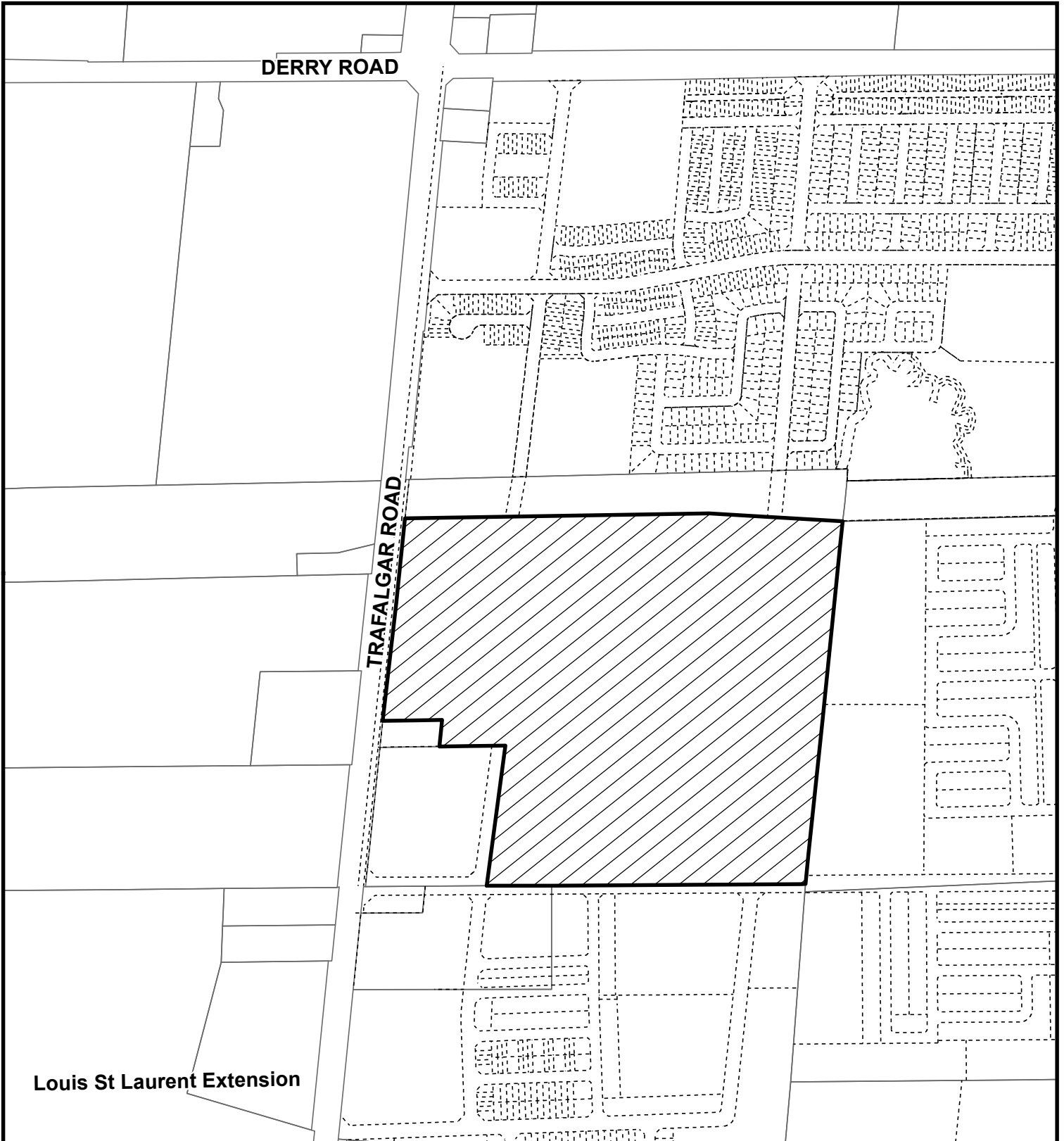
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The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility 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-24/25

Development Services Department

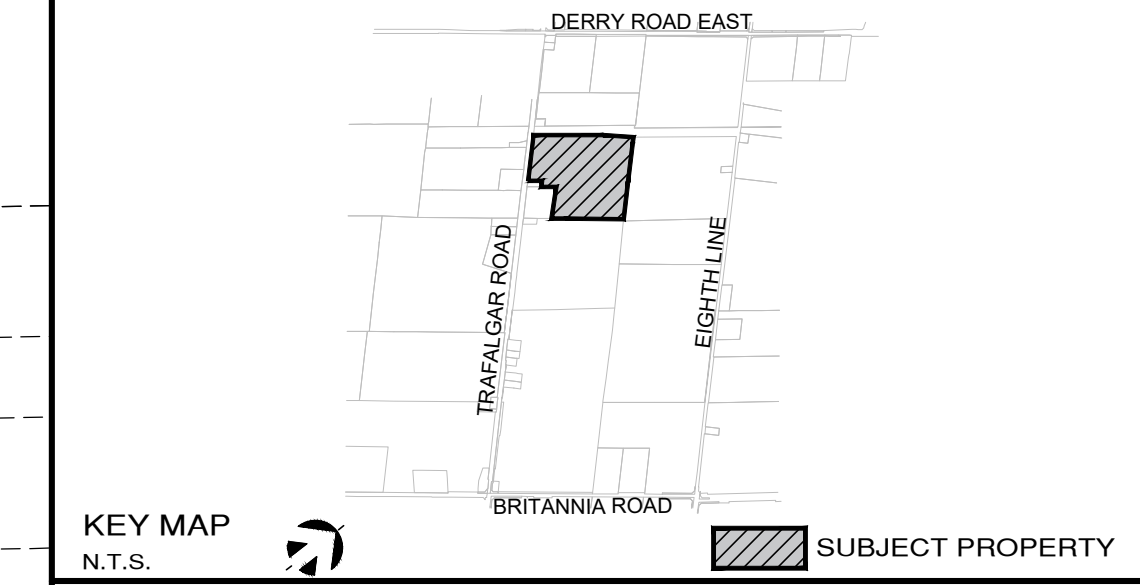


Subject Property

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

**PART OF LOT 9  
CONCESSION 8, NEW SURVEY**

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



**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 *[Signature]* DATE December 19, 2025  
Yorik Gruhl  
HANNOVER TRAFALGAR FARMS LTD. / MILTON SHEVA LAND LTD.  
1039 FOURTH LINE  
MILTON, ON L9T 6P9

**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 *[Signature]* DATE May 12, 2025  
Ross DenBroeder, Ontario Land Surveyor  
R-PE Surveying LTD.  
ONTARIO LAND SURVEYORS  
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3  
Tel: (416) 935-5000 Fax: (416) 935-5001

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

**LAND USE SCHEDULE**

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-189	189	7.05	189
Street Townhouse (TH) (6.7m)	190-224	35	4.05	199
B2B Townhouse (B2B) (6.4m)	225-235	11	1.28	134
Rear Lane Townhouses (RL) (6.4m)	236-243	8	0.50	34
Medium Density Residential II	244, 245	2	5.96	
Secondary School	246	1	1.95	
Park	247	1	2.41	
Neighbourhood Centre Mixed Use II	248	1	1.16	
Walkway Block	249-251	3	0.06	
8.5m ROW (141 m)			0.12	
16m ROW (3,103 m)			5.06	
18m ROW (163 m)			0.32	
20m ROW (345 m)			0.69	
21.5m ROW (540 m)			1.17	
26m ROW (484 m)			0.63	
<b>Total</b>	<b>251</b>	<b>251</b>	<b>32.41</b>	<b>556</b>

DATE	REVISION	A	WS	BY
May 21, 2025	First Submission			

**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

**SDE CALCULATIONS**

Unit Type	Blocks	Units	SDE*
Single Detached	1-189	189	189.0
Street Townhouse	190-224	199	161.2
Back-to-Back Townhouse	225-235	134	65.7
Rear-Lane Townhouse	236-243	34	27.5
<b>Totals</b>		<b>556</b>	<b>443.39</b>

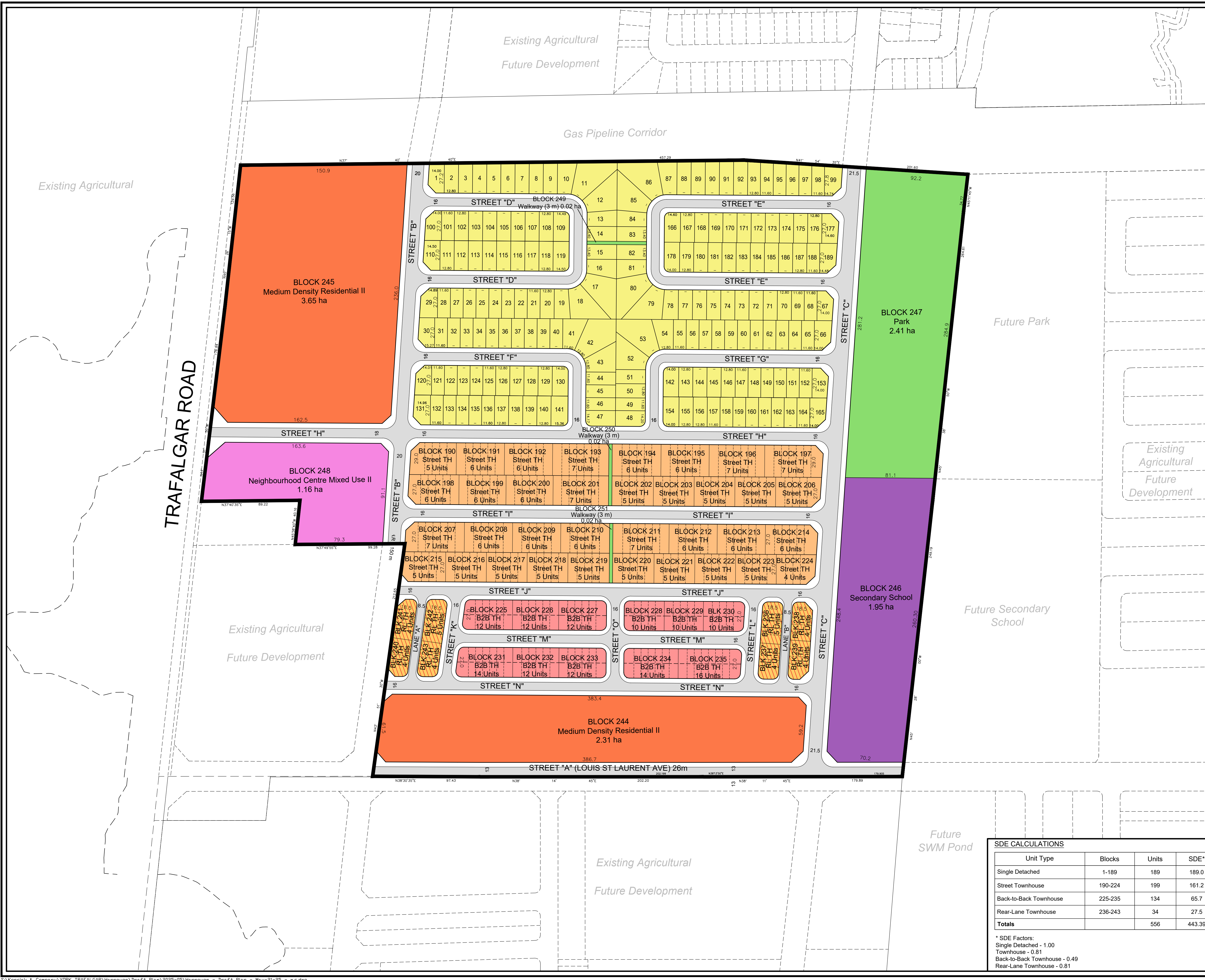
\* SDE Factors:  
Single Detached - 1.00  
Townhouse - 0.81  
Back-to-Back Townhouse - 0.49  
Rear-Lane Townhouse - 0.81

**YT YORK TRAFALGAR**

SCALE 1:1500 May 21, 2025

DRAWN BY: JH CHECKED BY: KC

**KORSIAK Urban Planning**



## 5 || DESIGN GUIDELINES FOR MAJOR NODE DEVELOPMENTS

The Medium Density Residential II and Neighbourhood Centre Mixed Use II nodes at the corner of Trafalgar Road and Street H (DIAGRAM F), and along Louis St. Laurant Avenue (DIAGRAM G) will be subject to the Town of Milton's Mid-Rise Guidelines (May 2018) and Tall Building Guidelines (May 2018), as applicable, and a Site Plan Approval process conducted by the Town of Milton.

Building forms within the Major Nodes may include:

- Medium Density Residential II Uses;
- Limited grade-related multiple attached housing forms such as townhouses and rear-lane townhouses;
- Potential for retail and service commercial uses occurring within the first floor of a multi-storey building; and
- Apartments ranging from 8 - 25 storeys, with a maximum Floor Space Index (FSI) of 3.0 - 6.0.

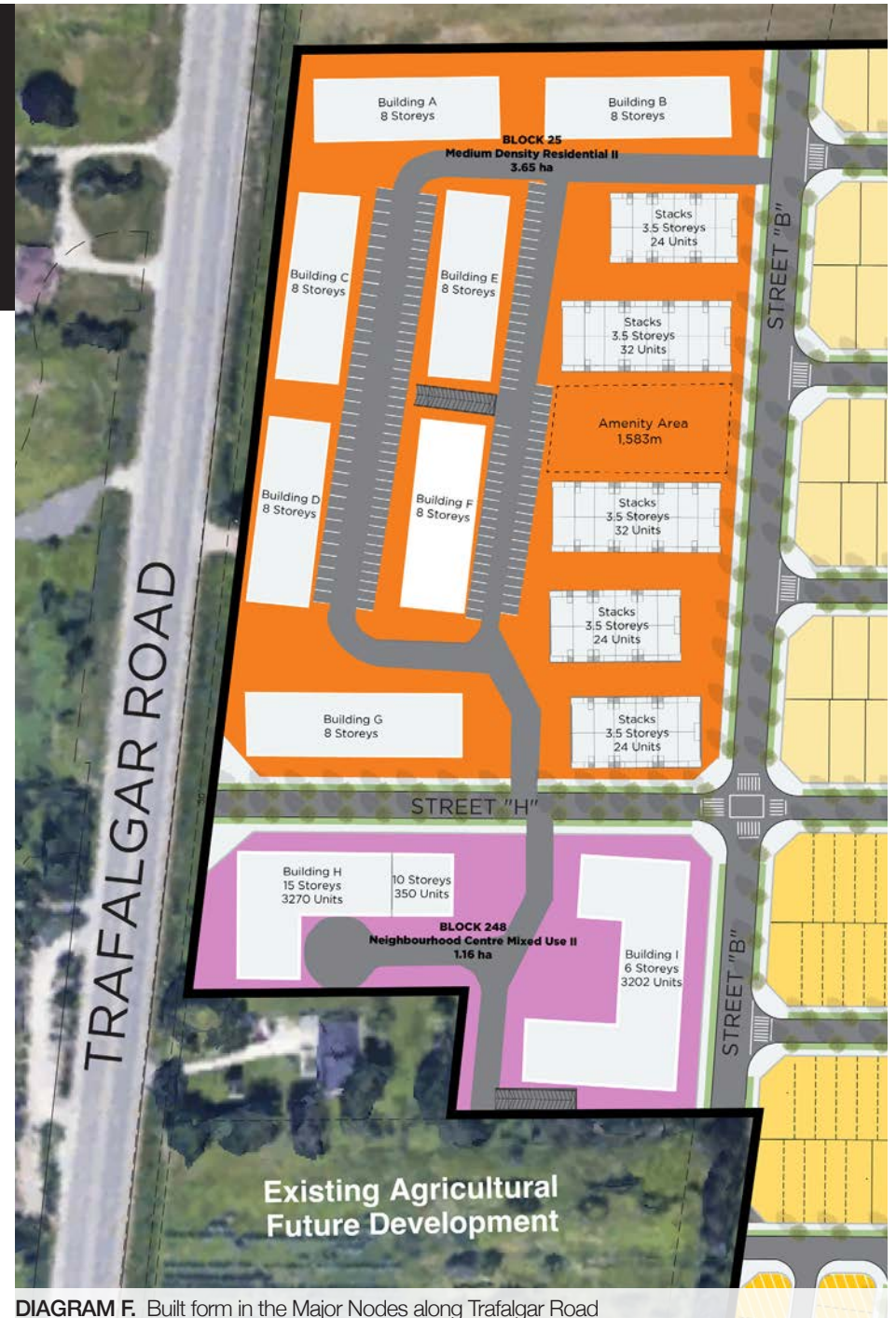


DIAGRAM F. Built form in the Major Nodes along Trafalgar Road

The design of a successful and attractive development should provide the following characteristics:

- Well articulated buildings that appropriately address the street and public areas that provide visual interest to pedestrians.
- Building entrances directly visible accessible from the street;
- Parking provided through integrated garages, underground parking garages, small short-term surface parking areas behind the main front wall of the building or at the rear or lay-by street parking on side streets in front of the building;
- Signage that is incorporated into the building design; and
- Attractive pedestrian friendly landscaping that focuses attention on the building.

*Note: The following section provides general / high level design objectives and guidelines only. Prior to development of the Major Node a site specific Urban Design Brief that articulates a refined design vision for this site may be required by the Town.*



DIAGRAM G. Built form in the Major Nodes along Louis St. Laurant Avenue

# THE CORPORATION OF THE TOWN OF MILTON

## BY-LAW XXX-2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 9, CONCESSION 8, N.S. FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (YORK TRAFALGAR) - 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 (I-A) Zone symbols on the land shown on Schedule A attached hereto.
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, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
- 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 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.
- d. 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.
  - e. 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.
  - f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
  - g. 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.
  - h. A balcony with vertical uprights may project into the rear yard 2.5 metres.
  - i. 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. Stairs and boxed/bay windows shall be permitted in a required interior side yard for interior lots adjacent to a corner lot on a roundabout.
  - e. 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. Where a garage is accessed by a residential driveway crossing the exterior side lot line:
    - i. An attached garage may be located no closer than 0.6 metres from the rear lot line.
    - ii. Air conditioning and heat exchange units are permitted to be located within that portion of the yard located between the dwelling unit and the attached garage, however such units are not permitted to encroach into the exterior side yard.
    - iii. Fences and walls having a maximum height of 2.0 metres are permitted to enclose that portion of the yard bounded by the dwelling unit, the exterior side lot line, and the residential driveway.
  - b. 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.
  - c. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 62% of the building face is used for the garage portion of the elevation.
- 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. The minimum required outdoor amenity area per unit is 5 m<sup>2</sup>, to be provided on a balcony.
- i. 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.
- j. 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.
- k. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.
- l. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.
- m. Section 5.6.2 viii 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*
  - b. *Dwelling, stacked townhouse* with surface parking.
- 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, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
  - 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 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.
  - d. 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.
  - e. 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.
  - f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
  - g. 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.
  - h. Minimum Lot frontage (corner unit): 8.0 metres
  - i. Minimum Front yard setback (all unit types): 2.0 metres to building
  - j. The minimum required outdoor amenity area per unit is 5 m<sup>2</sup>, to be provided on a balcony.
  - k. Porches/verandas and balconies are permitted to be located no closer than 1.0 metre to a street line.
  - l. 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.
  - m. Notwithstanding Section 5.6.2 iv) 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.
  - n. For units that do not have an interior side yard, 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.

- o. 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) Stacked Townhouse Buildings, Apartment Building Street Access shall be subject to the provisions of the Mixed Use Special Section CCC (MU\*CCC) Zone subject to the following:
  - a. Maximum building height - Apartment Buildings: 8 storeys
  - b. Maximum Floor Space Index (FSI) - Apartment Buildings: 3.0
- i) 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. 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.
- ii) 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 or below grade parking structure 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
- iii) 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 a. above, visitor parking requirements shall not apply to dwellings with individual driveway access from a public street.
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 RMD2-BBB 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, duplex* subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
  - d. *Dwelling, stacked townhouse* with surface parking.
- 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. More than one (1) residential building is permitted on a lot.
  - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area or below grade parking structure 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. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
  - l. Ventilation associated with the underground parking shall be set back a minimum of 1.2 metres from a street line.
  - m. Minimum landscaped open space shall not apply.
  - n. 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. The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
  - d. The maximum main wall length shall be 75 metres.
  - e. 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.
  - f. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
  - g. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.5 metres.
  - h. Maximum building height: 25 storeys
  - i. Maximum Floor Space Index (FSI) : 6.0
  - j. 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.

- k. Notwithstanding Table 6A-1, Footnote 3, all outdoor open space areas shall be considered outdoor communal amenity space.
- l. 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:

- f. Minimum setback from a lot line: 3 metres
- g. Minimum setback from a lot line abutting a different residential zone: 6 metres
- h. Minimum setback of a residential building to a private road: 1.8 metres
- i. Minimum building separation: 3 metres
- j. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
- k. 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.
- l. Maximum building height: 14 metres
- m. Parking:
  - ii. 1 resident spaces and 0.20 visitor spaces per unit
  - iii. 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.
  - iv. Accessible parking requirement shall apply only to visitor parking.
  - v. For the purpose of providing visitor parking only, adjacent blocks within the same zone shall be treated as one lot.
- n. Notwithstanding Table 6A-1, Footnote 3, a minimum of 3m<sup>2</sup> of communal amenity area shall be provided for units outside of a 400 metre radius of public parkland.

5. 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, 2026.**

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

Mayor

\_\_\_\_\_  
Meaghen Reid

Town Clerk

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

PART OF LOT 9, CONCESSION 8, N.S. (TRAFALGAR)  
TOWN OF MILTON

