



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 13, 2026

Report No: DS-050-26

Subject: Recommendation Report: Plan of Subdivision and Zoning By-law Amendment Application by Hannover Trafalgar Farms Ltd. / 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** Application Z-24/25 - for an amendment to the Town of Milton's Comprehensive Zoning By-law 016-2014, as amended, **BE APPROVED**;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-050-26 for Council Adoption;

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 with a Holding Provision (RMD1*392-H115-H116-H118-H119-H120-H121-H122)) Zone, site-specific Residential Medium Density 2 with a Holding Provision (RMD2*393-H115-H116-H119-H120-H121-H122) Zone, site-specific Mixed Use with a Holding Provision (MU*394-H115-H119-H120-H121-H122-H123) zone, Natural Heritage System (NHS) Zone, Open Space with a Holding Provision (OS-H117-H119-H120-H121-H122) Zone, and a site-specific Institutional Major with a Holding Provision (I-B*395-H115-H119-H120-H121-H122) Zone symbols. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

The development proposes 166 single detached dwellings and 194 street townhouse dwellings, for a total of 360 residential units on the subject lands. Additionally, the proposed development provides two Blocks (Block 203 & 204) totalling 9.66 hectares of land for medium density residential development (including stacked towns, rear-lane towns and apartment buildings) and 1.37 hectares of land for standalone and/or mixed-use high density



EXECUTIVE SUMMARY

buildings (Block 205). 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.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision, subject to the requested conditions of draft plan approval and the site-specific zoning provisions attached as Appendix 1, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Planning Statement and conforms to the Town of Milton Official Plan and the Trafalgar Secondary Plan.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town planning staff indicating their support for the applications. Where appropriate, agencies have requested Holding Provisions be applied to the Zoning to ensure technical matters have been satisfied prior to development occurring. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the applications as submitted are prepared in a manner that would allow them to be considered by Town Council for approval. Therefore, staff recommends approval of the Zoning By-law Amendment as presented through this Report.

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

Location:

The subject lands are located 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

Background

agricultural purposes and largely vacant. Surrounding land uses include agricultural uses, rural residential and commercial uses (ie 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 with a Holding Provision (RMD1*392-H115-H116-H118-H119-H120-H121-H122)) Zone, site-specific Residential Medium Density 2 with a Holding Provision (RMD2*393-H115-H116-H119-H120-H121-H122) Zone, site-specific Mixed Use with a Holding Provision (MU*394-H115-H119-H120-H121-H122-H123) zone, Natural Heritage System (NHS) Zone, Open Space with a Holding Provision (OS-H117-H119-H120-H121-H122) Zone, and a site-specific Institutional Major with a Holding Provision (I-B*395-H115-H119-H120-H121-H122) Zone symbols. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

The development proposes 166 single detached dwellings and 194 street townhouse dwellings, for a total of 360 residential units on the subject lands. Additionally, the proposed development provides two Blocks (Block 203 & 204) totalling 9.66 hectares of land for medium density residential development (including stacked towns, rear-lane towns and apartment buildings) and 1.37 hectares of land for standalone and/or mixed-use high density buildings (Block 205). 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 April 30, 2026;
- Draft Zoning By-law, prepared by Korsiak Urban Planning, dated April 30, 2026;
- Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated November 26, 2021;

Background

- Urban Design Brief, prepared by Williams & Steward Associates Limited, dated December 4, 2025
- Noise Report, prepared by Jade Acoustics Inc., dated December 3, 2025;
- Phase One ESA, prepared by Terraprobe, dated February 5, 2020;
- Phase 1 ESA Updated, prepared by Englobe, dated April 30, 2026
- Phase Two ESA, prepared by Terraprobe, dated November 23, 2020;
- Phase TOW ESA Update, prepared by Englobe, dated April 30, 2026
- 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;
- Functional Servicing Letter, prepared by David Schaeffer Engineering Ltd, dated April 28, 2025

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

Discussion

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 with 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 include low-rise residential uses such as single detached dwellings, semi-detached dwellings, street townhouses, and back-to-back townhouses excluding stacked townhouses at a minimum density of 27 units per hectare. Within the Draft Plan, a total of 166 single detached units are proposed.

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). A maximum of 20% single and semi-detached units are permitted and densities for the designation range from 35 units per net hectare to 100 units per net hectare with a maximum height of 4 storeys. The draft plan proposes 194 street townhouse units at an approximate density of 53 units per hectare.

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 stories). A minimum density of 60 units per net hectare up to a maximum density of 120 units per net hectare is required for the townhouse dwelling types as well as multiplexes. Apartment buildings in this designation will have a maximum density of 3.0 Floor Space Index (FSI) and heights that do not exceed 8 storeys. Within this designation, shown as Block 204

Discussion

on the draft plan, the applicant is conceptually proposing seven 8-storey buildings (at an FSI of 3.0) and five 3.5 storey stacked townhouse buildings (at a density of 109 units per hectare) (with amenity area). Additionally, Block 203, located along the future Louis St. Laurent extension, is also within this category and the applicant proposes five 8-storey buildings (FSI of 3.0) and a mix of townhouse dwellings within the density range permitted in the designation.

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 at a minimum density of 60 units per hectare and a maximum density of 120 units per hectare are permitted. Apartments are permitted at a maximum height of 25 storeys and a maximum Floor Space Index (FSI) of 6.0. 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 with 522 units and an FSI of 3.57. Figure 3 - Conceptual Medium Density and Neighbourhood Centre Node

Staff reviewed the application in relation to the policies of the Provincial Planning Statement, the Halton Region Official Plan and the Town of Milton Official Plan, and the Trafalgar Secondary Plan including the Trafalgar Tertiary Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conform to the applicable Provincial, Regional and Town land use planning policies and regulations.

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 with a Holding Provision (RMD1*392-H115-H116-H118-H119-H120-H121-H122) Zone, site-specific Residential Medium Density 2 with a Holding Provision (RMD2*393-H115-H116-H119-H120-H121-H122) Zone, site-specific Mixed Use with a Holding Provision (MU*394-H115-H119-H120-H121-H122-H123) zone, Natural Heritage System (NHS) Zone, Open Space with a Holding Provision (OS-H117-H119-H120-H121-H122) Zone, and a site-specific Institutional Major with a Holding Provision (I-B*395-H115-H119-H120-H121-H122) Zone symbols. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision. The

Discussion

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.

Several of the lots and blocks within the Plan of Subdivision have been placed with Holding Provisions (H) on the zones. These are applied and are not to be removed until specific technical requirements have been met to the satisfaction of the Town, and/or Region of Halton and Conservation Halton. These include Holdings related to servicing, servicing allocation, transportation impact, public road access, and the advancement of the Development Area Environmental & Functional Servicing Study (DAEFS).

The lands within the Neighbourhood Centre II area currently proposed for high density and commercial development will be zoned a site-specific Mixed-Use zone with a Holding Provision (H123), among others. The H123 Holding Provision shall not be removed until a site plan application has been made to the Town of Milton including a Sun-Shadow Analysis, a Pedestrian Impacts Wind Study, and an Urban Design Brief, where required, and the Owner has entered into a site plan agreement with the Town with respect to the proposed development and has posted the associated securities.

Public Consultation and Review Process

The statutory public meeting was held February 9, 2026. No members of the public spoke at the public meeting.

Agency Circulation

The draft plan of subdivision, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Conservation Halton, Town Departments, School Boards and other agencies offered no objection to the application. Agencies will continue to work with the applicants through the detailed draft approval process.

The Mississaugas of the Credit First Nation (MCFN) have provided comments indicating that as Treaty Holder of the subject lands, they have flagged the project for review. The Landowners for Phase 1 of the Trafalgar Secondary Plan have provided additional information through a letter dated April 15, 2026 and have suggested further discussion. The Landowners will continue to work with the MCFN through the detailed technical review process.

Summary of Issues

Development of Nodes

Discussion

As discussed previously, Block 205, are located within the Neighbourhood Centre Mixed Use II designation and are to be developed for the purpose of high-density mixed-use development. Within Block 205, the applicant is conceptually proposing a 15-storey building, 10-storey building and a 6-storey building with 522 units and an FSI of 3.57. The development is conceptual at this time and dependant on the market and will be developed through a future Site Plan application. Figure 3 demonstrates how a high-density development can be accommodated within the blocks. As indicated in the Zoning By-law section of this report, a Holding provision has been placed on the zoning of the Blocks to ensure the appropriate technical studies and review have been satisfactorily provided to Planning staff's satisfaction. In addition, staff will be requiring warning clauses in any future purchase and sale agreements, notifying purchasers of the location of these high-density developments.

Heritage Resource

The subject lands contain a listed heritage resource, known municipally as 6583 Trafalgar Road. In support of the delisting of this dwelling, the applicant provided a Cultural Heritage Evaluation Report, prepared by the Biglieri Group Ltd. This report was reviewed by the Town's Heritage Planner, and a local historian, who agreed with the findings of the report and the delisting of the property.

Development Area Environmental & Functional Servicing Study (DAEFS)

As a requirement of the Trafalgar Secondary Plan, the Landowners were required to submit a DAEFS which will lay out the necessary environmental and engineering requirements to support the Phase 1 plans of subdivision. This report was submitted in August 2025 and is being updated and refined in cooperation with the Landowners, Town of Milton, Region and Conservation Halton staff. Prior to Draft Plan approval of the subdivision, the DAEFS Terms of Reference shall be approved and the report accepted, as per Section C.11.7.5.4 from the Trafalgar Secondary Plan.

Conclusion

Planning staff is satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Planning Statement and conforms to the Town of Milton Official Plan, including the Trafalgar Secondary Plan.

Financial Impact

None arising from this report.

Respectfully submitted,



The Corporation of the Town of Milton

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Jill Hogan
Commissioner, Development Services

For questions, please contact: Aaron Raymond, MCIP, RPP, Phone: Ext. 2313
Senior Planner

Attachments

Figure 1 - Location Map

Figure 2- Draft Plan of Subdivision

Figure 3 - Conceptual Neighbourhood Centre

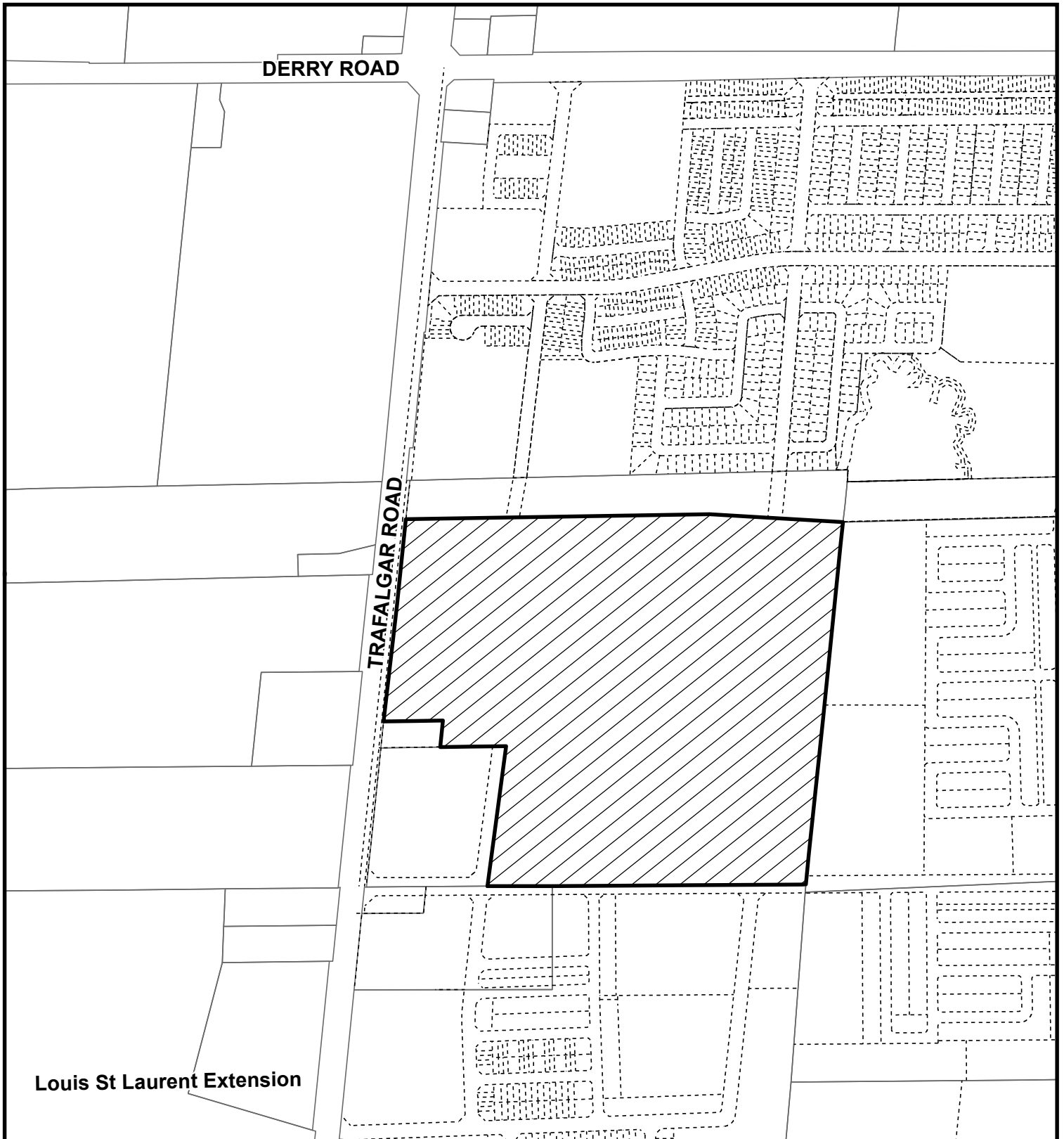
Appendix 1 - Zoning By-law Amendment & Schedule A

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

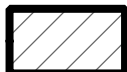


Council Meeting
Date: July 13, 2026

Scale: 1: 8,000

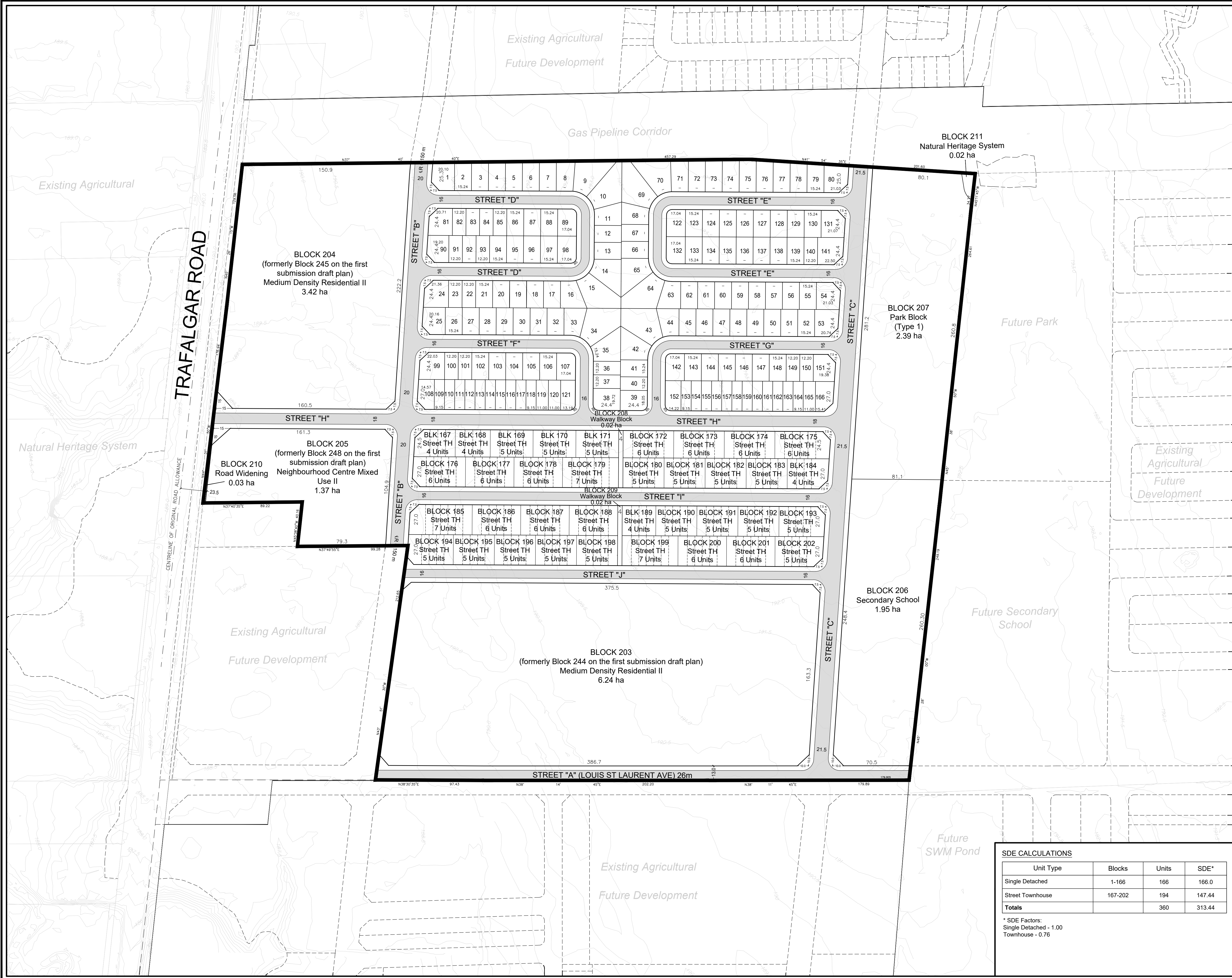
Files: Z-24/25

Development Services Department



Subject Property

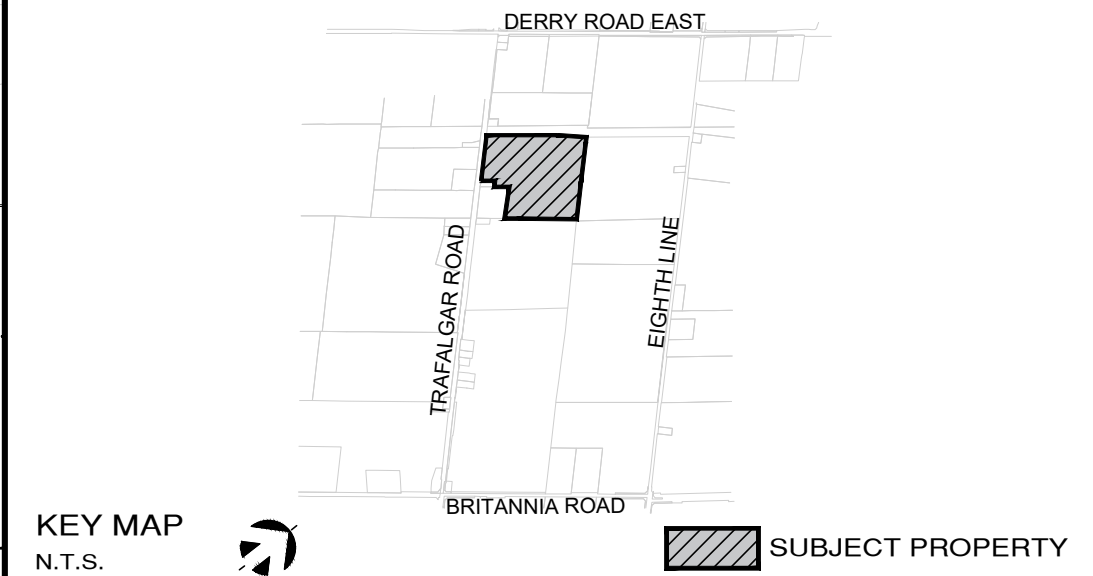
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DRAFT PLAN OF SUBDIVISION
FILE 24T-25010/M

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 KORSIK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED _____ DATE _____
York 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 *R. Den Broeder* DATE May 12, 2025
Ross DenBroeder, Ontario Land Surveyor
rpe R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001

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

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

LAND USE SCHEDULE				
Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-166	166	6.51	166
Street Townhouse (TH) (6.7m)	167-202	36	3.87	194
Medium Density Residential II	203, 204*	2	9.66	
Neighbourhood Centre Mixed Use II	205**	1	1.37	
Secondary School	206	1	1.95	
Park Block (Type 1)	207	1	2.39	
Walkway Block	208, 209	2	0.04	
Road Widening	210	1	0.03	
Natural Heritage System	211	1	0.02	
16m ROW (1,890 m)			3.08	
18m ROW (536 m)			1.00	
20m ROW (345 m)			0.69	
21.5m ROW (540 m)			1.17	
26m ROW (484 m)			0.63	
Total	211	211	32.41	360

*Formerly Blocks 244 and 245 on the First Submission Draft Plan
**Formerly Block 248 on the First Submission Draft Plan

DATE	REVISION	DWG	BY
June 5, 2026	NHS block added	C	KC
April 30, 2026	Second Submission	B	KC
May 21, 2025	First Submission	A	WS

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	1-166	166	166.0
Street Townhouse	167-202	194	147.44
Totals		360	313.44
* SDE Factors: Single Detached - 1.00 Townhouse - 0.76			

SCALE 1:1500

June 5, 2026

DRAWN BY: KC

CHECKED BY:

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 (Hannover Trafalgar Farms Ltd. / Milton Sheva Land Ltd.) - FILE: Z-24/25

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

AND WHEREAS the 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 a site-specific Residential Medium Density 1 (RMD1*392) Zone, a site-specific Residential Medium Density 2 (RMD2*393) Zone, a site-specific Mixed Use (MU*394), Natural Heritage System (NHS) Zone, Open Space (OS) Zone, and a site-specific Institutional Major (I-B*395) Zone symbols and adding the Holding (H) symbols H115, H116, H117, H118, H119, H120, H121, H122, H123 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 13.1.1.392 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 1 (RMD1*392) Zone, the following standards and provisions shall apply:

- 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 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.

- c. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area within a plan of condominium may be located within 0.0 metres of a private street line.
 - 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 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.
 - e. 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.
 - f. A balcony with or without vertical uprights may project into the rear yard 2.5 metres.
 - g. Stairs to a side entrance are permitted to encroach up to 0.3 metres into a side yard with a setback of 1.2 metres or greater.
 - h. 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.
 - i. Bay or boxed windows may encroach into a front yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
 - j. Bay or boxed windows may encroach into an exterior side yard or rear yard up to a maximum of 1.0 metre for a width of up to 4.0 metres provided it is located beyond an exterior side access or where no side access is proposed.
- ii. Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access (All Types) the following shall apply:
 - a. Minimum Lot Depth: 22.7 metres
 - b. Minimum rear yard setback: 6.0 metres
 - c. A one-storey projection may be permitted to encroach 1m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one-storey projection shall have a maximum vertical distance of 4.0m measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection.
- iii. Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Interior Lot:

- a. Minimum Lot Frontage, 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.
 - a. No part of any residential driveway shall be located closer than 4.75 metres from the point of intersection of the two street lines.
 - b. 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. Minimum Lot Frontage (corner) - 7.9 metres
 - b. Minimum Lot Frontage (interior unit) - 6.0 metres
 - c. Minimum Lot depth: 22.7 metres
 - d. Minimum rear yard setback: 6.0 metres
 - e. 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.
- VI. Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Lane Access, the following shall apply:
 - a. Minimum Lot Frontage (interior) - 6.1 metres
 - b. For the purpose of this by-law, lane shall also mean a private lane or private street providing rear garage access.
 - c. For all lane access townhouses, the yard where the driveway is located is deemed to be the rear yard.
 - d. Minimum Lot Depth (all unit types): 18.0 metres
 - e. Minimum Amenity Area per unit is 7 m², to be provided on a balcony.
 - f. Maximum Building Height -12.75 metres

- g. 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.
 - h. Rear yard setback (minimum), all unit types - 1.0 metre
 - i. Notwithstanding Section vi) e) 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.
 - j. 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.
 - k. 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.
 - l. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.
 - m. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.
 - n. 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 13.1.1.393 to read as follows:

Residential Medium Density 2 (RMD2*393) Zone

- i. Additional Permitted Uses:
 - i. Dwelling, *stacked townhouse*
- ii. Special Site Provisions Applicable to All Dwelling Types
 - i. 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.
 - ii. Despite any provisions to the contrary, more than one residential building is permitted on a lot.
 - iii. 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.

- iv. 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.
 - v. 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.
 - vi. 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.
 - vii. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
- iii. Townhouse Dwelling, Street Access, and Townhouse Dwelling, Lane Access shall be subject to the provisions of the site-specific Residential Medium Density 1 (RMD1*392) Zone above.
- iv. Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:
- i. Minimum Lot depth: 12.5 metres
 - ii. Minimum Lot frontage (corner unit): 6.6 metres
 - iii. Minimum Front yard setback (all unit types): 2.0 metres to building
 - iv. The minimum required outdoor amenity area per unit is 6 m², to be provided on a balcony.
 - v. Notwithstanding Section 4.19.5 i), Table 4H, Porches/verandas are permitted to be setback 0.85 metres to a street line.
 - vi. Notwithstanding Section 4.19.5 i), Table 4H, Balconies are permitted to project 0.85 metres into a required yard.
 - vii. For a corner unit at the intersection of two local

streets:

- a. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - viii. Notwithstanding Section 5.6.2 v) d) A), a maximum driveway width of 3.2 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.
- v. Notwithstanding any provisions to the contrary, for stacked townhouse dwellings, the following shall apply:
- i. Stacked townhouse dwellings shall be subject to the multiple dwelling provisions unless otherwise modified by this bylaw.
 - ii. Minimum yard setback: 3 metres
 - iii. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
 - iv. 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.
 - v. Minimum landscaped open space: 15%
 - vi. Parking:
 - a. 1 resident space per unit plus 0.2 per unit for visitors
- vi. Notwithstanding any provisions to the contrary, for Apartment Dwellings, the following shall apply:
- i. Minimum yard setback: 3 metres
 - ii. Maximum building height: 8 storeys
 - iii. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres
 - iv. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metres encroachment is permitted within parking spaces for support columns within the underground parking structure.
 - v. Maximum FSI: 3.0
 - vi. Minimum landscaped open space: 15%
- vii. Notwithstanding any provisions to the contrary, for all dwelling types, the following shall apply:

- i. Within a plan of condominium, visitor parking shall be provided at a rate of 0.20 parking spaces per unit.
- ii. Notwithstanding vii i). 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 13.1.1.394 as follows:

Mixed Use - Special Provision (MU*394) Zone

- i. Additional Permitted Uses:
 - i. *Dwelling, townhouse* subject to the RMD1-392 provisions unless otherwise modified by this by-law.
 - ii. *Dwelling, back-to-back townhouse*, subject to the site specific RMD2*393 provisions unless otherwise modified by this by-law.
 - iii. *Dwelling, stacked townhouse* with surface parking, subject to the RMD2*393 provisions unless otherwise modified by this by-law.
 - iv. 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:
 - i. Despite any provisions to the contrary, more than one residential building is permitted on a lot.
 - ii. 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.
 - iii. 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.
 - iv. 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.

- v. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area or below grade parking structure within a plan of condominium may be located within 0 metres of a private street line.
 - vi. Minimum setback of a parking area within a plan of condominium from a lot line: 0 metres, except for a lot line abutting a different zone category the minimum setback shall be 0.5 metres.
 - vii. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres.
 - viii. 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.
 - ix. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
 - x. Ventilation associated with the underground parking shall be set back a minimum of 1.2 metres from a street line.
 - xi. 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. Stacked Townhouse Dwelling shall be subject to the provisions of the Residential Medium Density 2 - Special Provision (RMD2*393) Zone above.
- iv. Notwithstanding any provisions to the contrary, for Apartment Buildings and Mixed Use Buildings, the following shall apply:
- i. Minimum setback of a residential building to a street line: 2.0 metres.
 - ii. 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.
 - iii. The Setbacks to All Other Zones and Grade Related Dwellings shall be 7.5 metres.
 - iv. The maximum main wall length shall be 75 metres.
 - v. 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.
 - vi. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
 - vii. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.0 metres.
 - viii. Maximum building height: 25 storeys

- ix. Maximum Floor Space Index (FSI): 6.0
- x. The apartment dwelling parking rate shall apply to dwelling units in a mixed-use building.
- xi. 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.
- xii. Minimum landscaped open space: 15%
- xiii. Notwithstanding Table 6A-1, Footnote 3, a minimum of 4 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.

5. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.395 as follows:

Institutional Major (I B*395) Zone

- ii) Special Site Provisions:
 - a. Notwithstanding Section 4.2.3, Table 4B, accessory buildings and structure located within a childcare or kindergarten playground area shall be permitted in any yard.
 - b. Notwithstanding Section 4.19.1 subsections i), ii) a) - b), iii) and iv), conditional building permits, excluding occupancy, as described in the Building By-law, may be issued.
 - c. Notwithstanding the provisions of Section 4.19.1(ii)(b) only a portion of the school frontage will be required to have a base course of asphalt to be occupied.
 - d. Notwithstanding Section 5.1 ii) to the contrary, parking spaces required by this by-law for a school are permitted to be located on the adjacent neighbourhood park in accordance with the terms of an agreement executed by the Town and the applicable school board.
 - e. Parking:
 - i. Elementary School: 2 parking spaces per classroom; 1.25 spaces per portable.

- f. No more than one loading space shall be required.
- g. Notwithstanding Section 9.2 Table 9B:
 - i. No minimum or maximum lot area shall be required.
 - ii. No maximum lot coverage shall be required.
 - iii. Minimum yard setback: 3.0 metres
 - iv. Maximum building height: 18.0 metres
 - v. Maximum building height - sports dome: 30 metres
 - vi. Minimum landscape buffer abutting a street line: 2.5 metres
 - vii. Artificial Field shall be considered landscaped open space for the purpose of calculating minimum percentage of lot area.

6. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H115” Holding Provisions:

For lands with Holding Provision H115, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H115) symbol is removed.

- a) A Transportation Impact Study has been prepared in accordance with:
 - i. the approved, site-specific Terms of Reference;
 - ii. the Town of Milton Transportation Impact Study Guidelines;
 - iii. the Region of Halton Transportation Impact Study Guidelines, as applicable to Region infrastructure; and
 - iv. the Town’s Engineering and Parks Standards Manual; and has been approved by the Town, having regard for comments received from the Region.
- b) The approved Transportation Impact Study identifies the ultimate transportation and active transportation network configuration required to support the proposed development, including but not limited to:
 - i. road widenings;
 - ii. intersection daylight triangles;
 - iii. revised right-of-way widths; and
 - iv. any required realignment or reconfiguration of streets;
- c) The Town has confirmed that the Draft Plan of Subdivision has been revised, if required, to incorporate the ultimate transportation and active transportation network configuration identified in the approved Transportation Impact Study;

No building permits shall be issued until the Holding (H115) symbol has been removed.

7. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.167 as follows:

For lands zoned site-specific Residential Medium Density 1 (RMD1*392), site-specific Residential Medium Density 2 (RMD2*393), site-specific Mixed Use (MU*394) and Institutional Major (I-B) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H115” Holding Provision are satisfied.

8. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H116” Holding Provisions:

For lands with Holding Provision H116, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H116) symbol is removed. The Holding (H116) symbol shall only be removed upon fulfillment of the following conditions:

- a) The Municipality has confirmed that appropriate public road access is available to serve the lands, either through:
 - i. the extension of a permanent public road; or
 - ii. the provision of an interim public road within a block identified for such purpose on an approved Draft Plan of Subdivision;
- b) Where an interim road is required, the Draft Plan of Subdivision has been revised to identify the lands required for such interim road purposes;
- c) The Municipality has accepted a plan and agreement providing for the construction, operation, and removal or conversion of the interim road;
- d) The Draft Plan of Subdivision, as revised, has been approved.

No building permits shall be issued until the Holding (H116) symbol has been removed.

9. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.168 as follows:

For lands zoned site-specific Residential Medium Density 1 (RMD1*392) and site-specific Residential Medium Density 2 (RMD2*393), as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H116” Holding Provision are satisfied.

10. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H117” Holding Provisions:

For lands with Holding Provision H117, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H117) symbol is removed. The Holding (H117) symbol shall only be removed upon fulfillment of the following conditions to the satisfaction of the Town and Conservation Halton:

- a) The Town has confirmed that the limits of the park block exclude the Conservation Halton regulated area associated with wetland #156 as identified in the MESP;
- b) The Town has confirmed that the Draft Plan of Subdivision has been revised, if required, to:
 - i. establish a separate block for lands to be used for park purposes; and
 - ii. establish a separate block for lands containing the regulated wetland and its associated buffer;
- c) The Town has confirmed that the zoning of the lands has been revised, if required, to reflect:
 - i. park uses on the park block; and
 - ii. NHS zoning for the wetland and associated buffer lands on the NHS block;
- d) The Town has confirmed that the park block, as revised, satisfies the minimum parkland area requirements established through the applicable parkland dedication agreement, exclusive of any lands associated with the regulated wetland and its required buffer;

No building permits shall be issued until the Holding (H117) symbol has been removed.

11. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.169 as follows:

For lands zoned Open Space (OS) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H117” Holding Provision are satisfied.

12. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H118” Holding Provisions:

For lands with Holding Provision H118, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H118) symbol is removed. The Holding (H118) symbol shall only be removed upon fulfillment of the following conditions:

- a) A municipal servicing report has been prepared in accordance with all applicable municipal standards and guidelines;
- b) The municipal servicing report has been approved by the Town, confirming that:
 - i. the water, sanitary, and storm servicing strategy for the lands has been finalized; and
 - ii. all required servicing infrastructure, including any required easements, servicing blocks, or infrastructure corridors, has been identified;
- c) The Town has confirmed that the Draft Plan of Subdivision has been revised, if required, to:
 - i. incorporate all required servicing blocks, easements, and infrastructure corridors; and
 - ii. ensure all development blocks can be serviced in accordance with municipal requirements;

No building permits shall be issued until the Holding (H118) symbol has been removed.

13. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.170 as follows:

For lands zoned site-specific RMD2*393 as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H118” Holding Provision are satisfied.

14. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H119” Holding Provisions:

For lands with Holding Provision H119, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H119) symbol is removed. The Holding (H119) symbol shall only be removed upon fulfillment of the following conditions:

That prior to the lifting of the H119, the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed: That prior to the lifting of the H, the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
- b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
- c) The Owner shall have made all required payments associated with the Allocation Program; and,
- d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.

15. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.171 as follows:

For lands zoned site-specific RMD1*392, site-specific RMD2*393, site-specific Mixed Use (MU*394), site-specific Institutional Major (I-B*395) and Open Space (OS) as shown on Schedule "A" to this By-law, only legally established existing uses are permitted until the conditions for removal in the "H119" Holding Provision are satisfied.

16. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this "H120" Holding Provisions:

For lands with Holding Provision H120, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H120) symbol is removed. The Holding (H120) symbol shall only be removed upon fulfillment of the following conditions:

Prior to lifting the Holding Provision (H120) the Owner shall provide an updated Transportation Impact Study and Terms of Reference that addresses Halton Region's outstanding technical comments, to the Region's satisfaction.

The final study, must identify the ultimate transportation configuration to support the proposed development, including but not limited to:

- a) Road widenings
- b) Intersection daylight triangles
- c) Access to the Regional Road network

17. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.172 as follows:

For lands zoned site-specific RMD1*392, site-specific RMD2*393, site-specific Mixed Use (MU*394), site-specific Institutional Major (I-B*395) and Open Space (OS) as shown on Schedule "A" to this By-law, only legally established

existing uses are permitted until the conditions for removal in the “H120” Holding Provision are satisfied.

18. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H121” Holding Provisions:

That prior to lifting the H121, matters related to Regional interests in the Development Area Environmental & Functional Servicing Study (DAEFSS) must be completed and accepted to the satisfaction of Halton Region.

19. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.173 as follows:

For lands zoned site-specific RMD1*392, site-specific RMD2*393, site-specific Mixed Use (MU*394), site-specific Institutional Major (I-B*395) and Open Space (OS) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H121” Holding Provision are satisfied.

20. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H122” Holding Provisions:

The Holding Provision (H122) is to be applied to the Zoning of the subject lands and shall only be lifted upon the following conditions being satisfied:

- a) An updated Noise Feasibility Study in support of the proposed development that addresses Halton Region’s outstanding technical comments must be submitted for Halton Region’s review and approval. The final study, its assumptions and recommendations must be to the satisfaction of Halton Region.

21. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.174 as follows:

For lands zoned site-specific RMD1*392, site-specific RMD2*393, site-specific Mixed Use (MU*394), site-specific Institutional Major (I-B*395) and Open Space (OS) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H122” Holding Provision are satisfied.

22. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions of this “H123” Holding Provisions:

The Holding (H123) symbol shall only be removed upon fulfillment of the following conditions:

That a site plan application has been made to the Town of Milton including, but not limited to, a Sun-Shadow Analysis, a Pedestrian Impacts Wind Study, and an Urban Design Brief, where required, and the Owner has entered into a site plan agreement with the Town with respect to the proposed development and has posted the associated securities, to the satisfaction of the Town of Milton.

23. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.175 as follows:

For lands zoned site-specific Mixed Use (MU*394), as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H123” Holding Provision are satisfied.

24. 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.

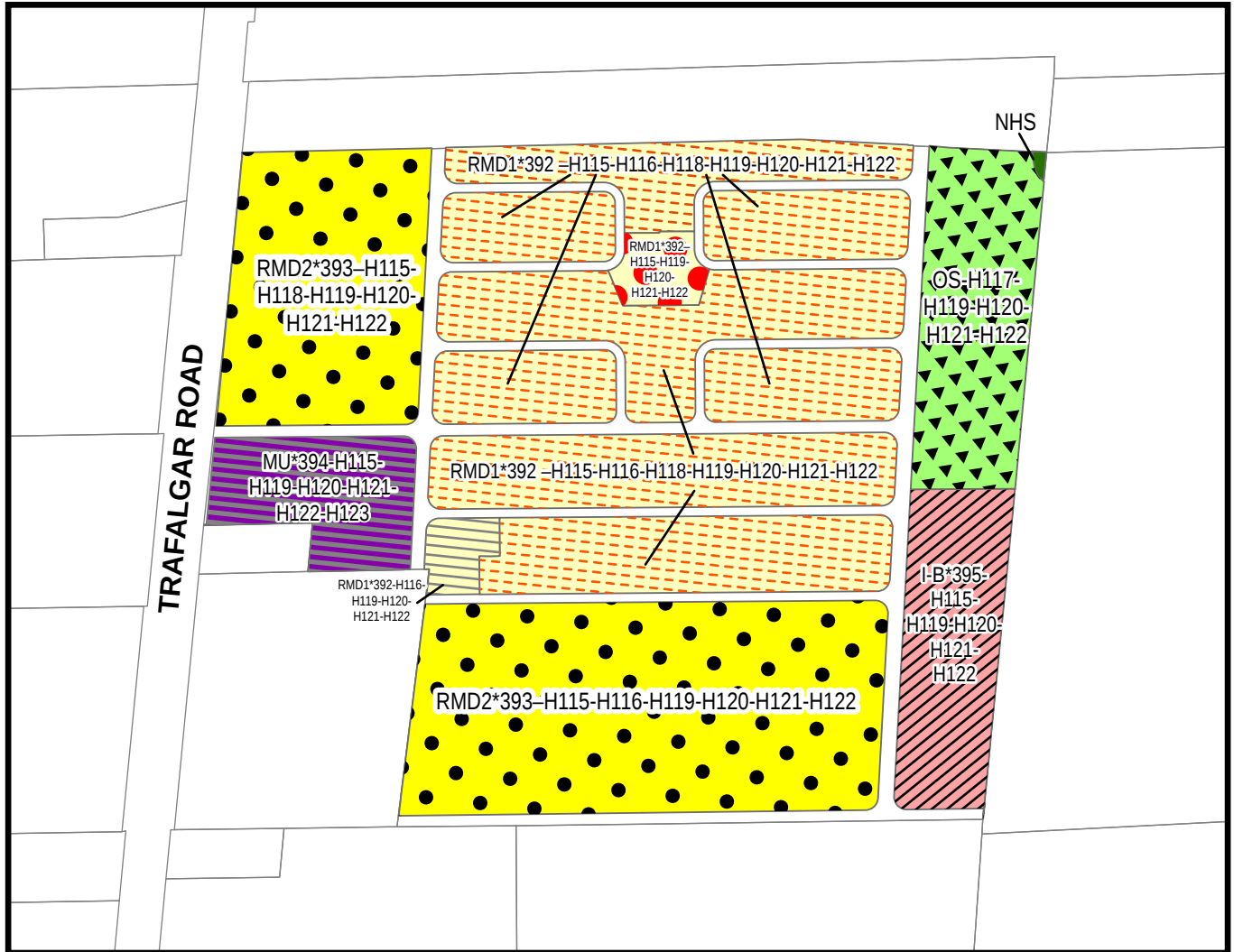
PASSED IN OPEN COUNCIL ON (DATE)

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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

PART OF LOT 9, CONCESSION 8
Town of Milton



Rezoned from FD

 NHS - Natural Heritage System

Rezoned from FD to Open Space Zone with Holdings

 OS-H117-119-H120-H121-H122

Rezoned from FD to Mixed Use Zone Special Provision with Holdings

 MU*394-H115-H119-H120-H121-H122-H123

Rezoned from FD to Major Institutional Zone Special Provision with Holdings

 I-B*395-H115- H119-H120-H121-H122

Rezoned from FD to Residential Medium Density 1 Zone Special with Holdings

 RMD1*392-H115-H116-H118-H119-H120-H121-H122

 RMD1*392-H116-H119-H120-H121-H122

 RMD1*392-H115-H119-H120-H121-H122

Rezoned from FD to Residential Medium Density 2 Zone Special with Holdings

 RMD2*393-H115-H116-H118-H119-H120-H121-H122

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS 13TH DAY OF JULY, 2026.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid