



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 13, 2026

Report No: DS-049-26

Subject: Recommendation Report: Plan of Subdivision and Zoning By-law Amendment Application by Remington Trafalgar Inc., TRGI West Properties Inc., to permit the development of a residential plan of subdivision, application to lands known as Part of Lot 8, Concession 8 (Trafalgar), Milton. (Files: 24T-25008/M & Z-17/25)

Recommendation: **THAT** Application Z-17/25 - 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-049-26 for Council Adoption;

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning Bylaw to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I with a Holding Provision (RMD1-389-H107-H108-H109-H110-H111-H112), a site-specific Residential Medium Density II with a Holding Provision (RMD2-390-H107-H108-H109-H110-H111-H112-H113), site-specific Mixed Use Zone with a Holding Provision (MU*391-H107-H109-H110-H111-H112-H114), Open Space (OS), Stormwater Management (OS-2), a Minor Institutional with a Holding Provision (I-A-H107-H111-H112), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision

The Plan of Subdivision, filed concurrently under File 24T-25008/M, proposes 228 single detached dwellings (Lots 1-228), 113 street townhouse units (Blocks 229-246), 48 back-to-back townhouse units (Blocks 2247-250), one Medium Density Residential I block (Block 251), and two Medium Density Residential II blocks (Blocks 252, 267). The subdivision includes two Neighbourhood Centre Mixed Use II, shown as Blocks 253 & 254, with

EXECUTIVE SUMMARY

maximum heights of 25 storey's, located at the future intersection of Trafalgar Road and Louis St. Laurant (future extension). Additionally, the plan proposes one elementary school (Block 255), one Neighbourhood Park Type 2 block (Block 256), three Natural Heritage System (NHS) blocks (Blocks 257, 258, 259), and two stormwater management ponds (Block 260, 261).

Conclusions and Recommendations

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 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: Remington Trafalgar Inc, TRGI West Properties., and TRGI Properties Inc., 7501 Keele Street, Unit 100, Vaughan, ON. L4K 1Y2

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 future Louis St. Laurant extension and within the Trafalgar Secondary Plan. The lands are used for agricultural purposes and largely vacant. Surrounding land uses include agricultural uses and existing rural residential uses. A location map is attached as Figure 1 to this report.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning Bylaw 016-2014, as amended, to rezone the subject lands from the current Future Development (FD)

Background

and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I with a Holding Provision (RMD1-389-H107-H108-H109-H110-H111-H112), a site-specific Residential Medium Density II with a Holding Provision (RMD2-390-H107-H108-H109-H110-H111-H112-H113), site-specific Mixed Use Zone with a Holding Provision (MU*391-H107-H109-H110-H111-H112-H114), Open Space (OS), Stormwater Management (OS-2), a Minor Institutional with a Holding Provision (I-A-H107-H111-H112), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision

Figure 2 illustrates the proposed Plan of Subdivision. The proposed development includes 228 single detached dwellings (Lots 1-228), 113 street townhouse units (Blocks 229-246), 48 back-to-back townhouse units (Blocks 2247-250), one Medium Density Residential I block (Block 251), and two Medium Density Residential II blocks (Blocks 252, 267). The subdivision includes two Neighbourhood Centre Mixed Use II, shown as Blocks 253 & 254, with maximum heights of 25 storey's, located at the future intersection of Trafalgar Road and Louis St. Laurant (future extension). Additionally, the plan proposes one elementary school (Block 255), one Neighbourhood Park Type 2 block (Block 256), three Natural Heritage System (NHS) blocks (Blocks 257, 258, 259), and two stormwater management ponds (Block 260, 261). Staff note that following discussions with the staff and the School Board, the applicant has switched the locations of the Park and School Blocks to align with the Trafalgar Tertiary Plan and to address concerns regarding locating the proposed school at the intersection.

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

- Completed Application Form, prepared by Korsiak Urban Planning, dated August 19, 2025;
- Remington Trafalgar Inc. - Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated September 30, 2020;
- Remington Trafalgar Inc. - Archeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated January 2021;
- Remington Trafalgar Inc. - ESSQ., prepared by Remington Group, dated August 15, 2025;
- Remington Trafalgar Inc. - Geotechnical Report, prepared by Aecon Materials Engineering Corp., dated June 2021;
- Remington Trafalgar Inc., - Chemical Characterization of Soil, prepared by Aecon Materials Engineering Corp., dated April 9, 2021
- Record of Site Condition, prepared by Ontario Ministry of the Environment, Conservation and Parks
- Remington Trafalgar Inc - Report on Delineation of Impacted Soils, prepared by Aecon Materials Engineering Corp., dated May 31, 2021
- Remington Trafalgar Inc - Remediation Report, prepared by Aecon Materials Engineering Corp., dated June 21, 2021

Background

- Remington Trafalgar Inc. - Noise Report (Remington Trafalgar Inc.), prepared by Jade Acoustics Inc., dated August 18, 2025, updated April 27, 2026;
- Remington Trafalgar Inc. - Phase One ESA Update Letter, prepared by GIP Construction Engineering, dated April 21, 2025;
- Remington Trafalgar Inc. - Phase One ESA, prepared by Aecon Materials Engineering Corp., dated October 19, 2021;
- Remington Trafalgar Inc. - Tree Inventory and Preservation, prepared by Dillon Consulting, dated November 2021;
- Remington Trafalgar Inc. and TGR West - ESSQ, prepared by Remington Group, dated August 18, 2025;
- TRGI West - Survey, Schaeffer Dzaldov Bennett Ltd., dated January 31, 2023;
- TRGI West - ESSQ prepared by Remington Group, dated August 18, 2025;
- TRGI West - Geotechnical Report, prepared by Terraprobe Inc., dated September 8, 2022;
- TRGI West - Noise Report, prepared by Jade Acoustics Inc., dated August 18, 2025;
- TRGI West - Noise Report Addendum, prepared by Jade Acoustics Inc, dated April 27, 2026
- TRGI West - Phase One ESA Update Letter, prepared by GIP Construction Engineering, dated April 21, 2025;
- TRGI West - Phase One ESA, prepared by Terraprobe Inc., dated March 9, 2022;
- TRGI West - Phase Two ESA, prepared by Terraprobe Inc., dated August 23, 2022;
- TRGI West - Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated August 14, 2025;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated August 22, 2025, revised April 23, 2026;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated August 21, 2025, revised April 20, 2026;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated August 22, 2025;
- Planning Justification Report Addendum, prepared by Korsiak Urban Planning, dated April 27, 2026;
- Functional Servicing Report Conformance Letter, prepared by DSEL, dated August 19, 2025, updated April 28, 2026;
- Traffic Impact Study (TIS), prepared by TYLin, dated July 2025, revised April 2026;
- Urban Design Brief, prepared by John G. Williams Limited Architects, dated June 18, 2025, revised April 27, 2026;
- State 1 Archaeological Study of 6463 Trafalgar Road, prepared by Lincoln Environmental Consulting, dated September 23, 2025.

Discussion

Planning Policy

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

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

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. With the Tertiary Plan being deemed substantially advanced, development applications have begun to be submitted.

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

The Neighbourhood Centre Mixed-Use II designation is intended to be the focus of intensification within the Secondary Plan and serves as a community focal point and serves the retail commercial needs of the surrounding neighbourhood. It is the intent of this Secondary Plan that the lands within this designation are the focus of retail uses and in the longer term, higher density residential uses in a mixed-use setting. Residential uses including street townhouses, stacked townhouses, back-to-back townhouses, multiplexes 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. As shown on the draft plan, Blocks 253 and 254, are located within the

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Neighbourhood Centre Mixed Use II designation. The concept plan, attached as Figure 3, shows the development for Block 253 to include one 25-storey mixed-use building, one 12-storey apartment building, and two 3.5-storey stacked townhouse blocks (48 units in total). Residential density for Block 253 is calculated at 114 units per hectare for the stacked townhouses and 5.4 FSI for the apartments. Block 254 includes one 25-storey mixed-use building, one 12-storey apartment building, one back-to-back townhouse blocks (12 units in total) and two 3.5-storey stacked townhouse blocks (48 units total). Residential density for Block 253 is 113 units per hectare for the townhouses and a 5.8 FSI for the apartments. Commercial GFA will be provided on the ground floor of the mixed-use buildings. The conceptual plan of this area is shown on Figure 3 attached to this report.

The Medium Density Residential I designation is intended to provide a range and mix of housing types to provide transition between more intensive development within Medium Density Residential II designations and Neighbourhood Centres to the Low Density Residential designations. Permitted uses include low-rise residential units such as single detached dwellings, semi-detached dwellings, and townhouses (i.e., stacked and back-to-back townhouses) at a minimum density of 35 units per hectare and a maximum of 100 units per hectare. The proposed draft plan shows a mix of freehold single detached (Lots 1-228) and street townhouse dwellings (Lots 239-258) at a proposed density of 50 units per hectare. A separate Medium Density Residential I block is shown as Block 251 and will consist of 9 street townhouses, 14 back-to-back townhouses and what the applicant is referring to as 16 Live/Rent units, with a density in conformity with the 35-100 units permitted. The applicant describes a “Live/Rent” unit as *a lane-based townhouse purpose-built to provide a self-contained, ground-floor Additional Residential Units (ARU). The primary residential unit is located on the second and third floors. Each unit has one parking space to the rear of the dwelling. The Live/Rent units meet the intent of the Official Plan to increase the supply of ground-related and rental housing, allow flexibility for multi-generation living, and increase opportunities for affordable housing.* Planning staff encourage the introduction of “Live/Rent” units within the development.

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 at a minimum of 60 units per hectare. Apartments are permitted with a maximum density of 3.0 Floor Space Index (FSI) and a maximum height of 8 storeys. The applicant is proposing three blocks within this designation, Blocks 252, 267 & 268, which are located on both sides of Street ‘B’, adjacent to Trafalgar Road. The concept plan for Block 252 consists of a mix of townhouses and an 8-storey apartment. The concept plan is attached as Figure 3.

Block 267 and 268 will be consolidated in the future with the other lands owned by the applicant to be developed comprehensively. A Holding Provision will be placed on the blocks

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until such time as the land consolidation occurs and a development plan has been provided to staff's satisfaction.

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. The proposed low-density residential lots are located south of the proposed Street "B" and along the west side of the proposed Elementary School Block and Park Block.

As noted, the draft plan contains both an elementary school (Block 255) and a neighbourhood park (Block 256). The Trafalgar Secondary Plan generally permits these uses in all land use designations.

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, the Trafalgar Secondary Plan including the Trafalgar Tertiary Plan. Town staff and our agency partners are satisfied that the draft plan of subdivision and 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 Bylaw to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I with a Holding Provision (RMD1-389-H107-H108-H109-H110-H111-H112), a site-specific Residential Medium Density II with a Holding Provision (RMD2-390-H107-H108-H109-H110-H111-H112-H113), site-specific Mixed Use Zone with a Holding Provision (MU*391-H107-H109-H110-H111-H112-H114), Open Space (OS), Stormwater Management (OS-2), a Minor Institutional with a Holding Provision (I-A-H107-H111-H112), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision. The applicant is seeking site specific provisions generally related to how the Zoning By-law is applied, as well as to accommodate design standards for their proposed dwellings.

A number 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

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allocation, transportation impact, and the advancement of the Development Area Environmental & Functional Servicing Study (DAEFS), among others.

The lands within the Neighbourhood Centre II area currently proposed for high density and commercial development will be zoned in a site-specific Mixed Use zone with a Holding Provision H391. The H391 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 November 3, 2025. No members of the public spoke at the public meeting, nor did staff receive any written correspondence regarding this development.

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 applications. Where appropriate, agencies have requested Holding Provisions be applied to the Zoning to ensure technical matters have been satisfied prior to development occurring.

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

School & Park Blocks

In the first submission, the applicant had proposed to locate the proposed Elementary School at the SW corner of the future Louis St. Laurent Avenue extension and the proposed Street "B" and the proposed Park Block immediately south. Following discussions with the Town and School Board, and concerns with potential traffic and safety issues, the applicant has

Discussion

agreed to essentially flip the locations of the School and Park Blocks, to not only align with the Secondary Plan and Tertiary Plan, but also to alleviate concerns. Staff are in full support of the revision to the draft plan.

Development of Nodes

As discussed previously, Blocks 253 and 254, are located within the Neighbourhood Centre Mixed Use II designation and are to be developed for the purpose of high density mixed use development. Block 253 is proposed to include one 25-storey mixed-use building, one 12-storey apartment building, and two 3.5-storey stacked townhouse blocks (48 units in total). Block 254 includes one 25-storey mixed-use building, one 12-storey apartment building, one back-to-back townhouse blocks (12 units in total) and two 3.5-storey stacked townhouse blocks (48 units total). Through the current Zoning By-law Amendment application, the applicants have proposed to rezone the lands to a Mixed Use (MU) zone to bring the lands in line with the permissions granted under the Secondary Plan. 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.

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,

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

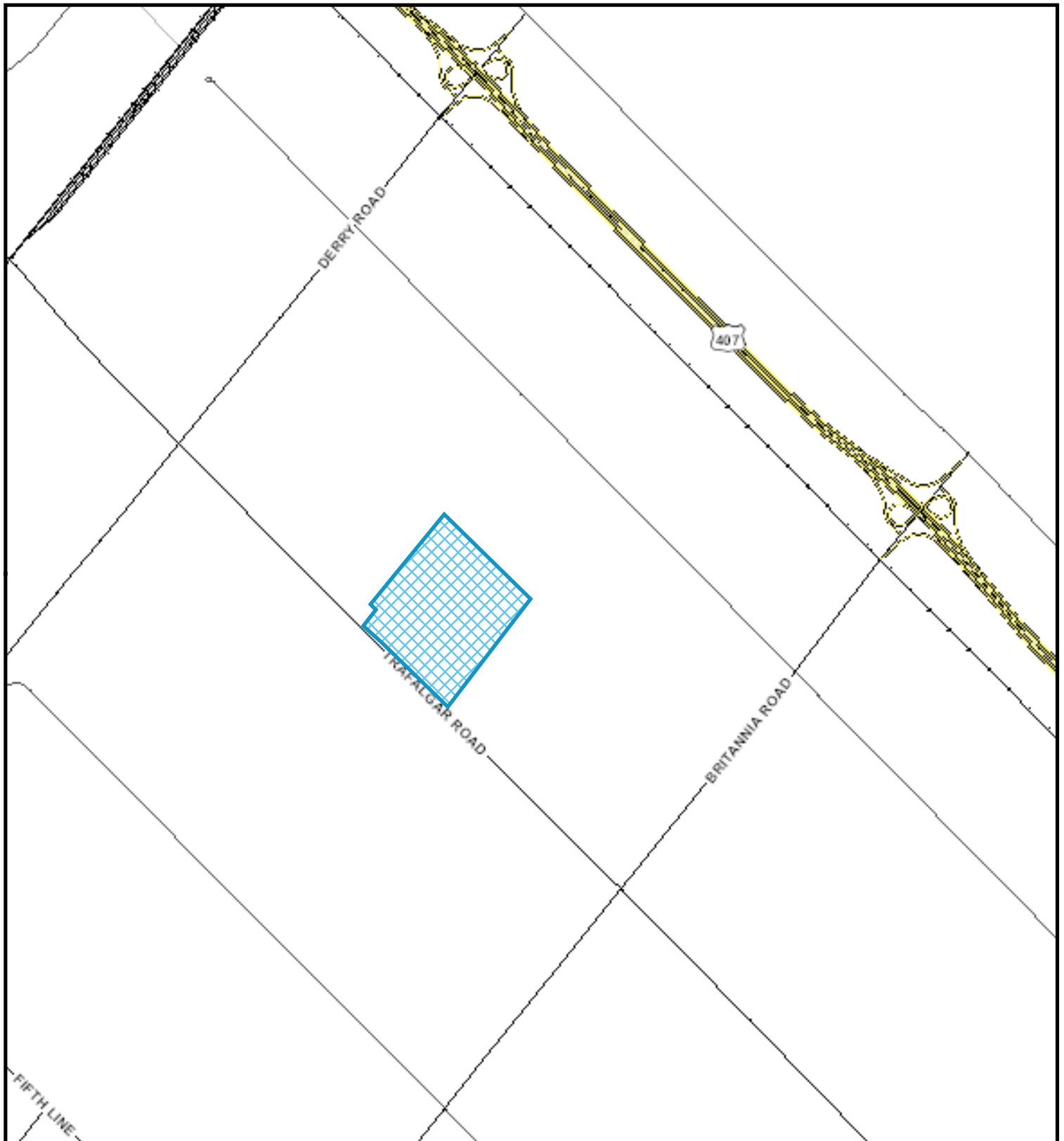
Appendix 1 - Zoning By-law Amendment & Schedule A

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: 1:36,111.91 File: Z- 17/25

Development Services

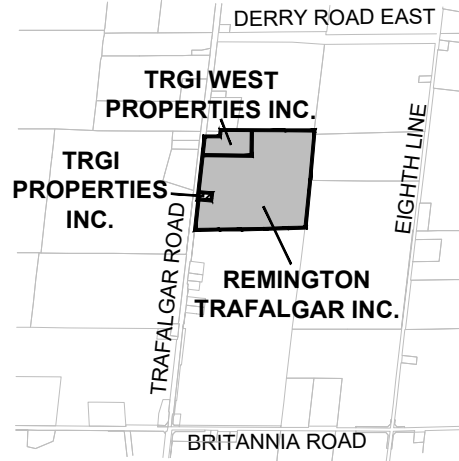


Subject Property

DRAFT PLAN OF SUBDIVISION
FILE 24T - 25008

PART OF LOT 8
CONCESSION 8, NEW SURVEY

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



KEY MAP
N.T.S.
SUBJECT PROPERTIES
ADDITIONAL LANDS OWNED BY APPLICANT

OWNER'S AUTHORIZATION

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

SIGNED  DATE August 21, 2025
Christopher Bratty
Remington Trafalgar Inc.
TRGI Properties Inc.
TRGI West Properties Inc.

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

SIGNED  DATE May 12, 2025
Dan Dzaldov, Ontario Land Surveyor
SCHAFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE
CONCORD, ONTARIO L4K 3P3

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

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

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-228	228	7.13	228
Street Townhouse (TH) (7.01 m)	229-246	18	2.14	113
Back to Back Townhouse (B2B) (6.4 m)	247-250	4	0.48	48
Medium Density Residential I	251	1	1.03	TBD
Medium Density Residential II	252, 267, 268	3	1.72	TBD
Neighborhood Centre Mixed Use II	253, 254	2	3.16	TBD
Elementary School	255	1	2.83	
Park Block (Type 2)	256	1	2.50	
Natural Heritage System (NHS) Block	257-259, 269	4	6.84	
Stormwater Management Block	260, 261	2	4.48	
Servicing and Walkway Block	262	1	0.03	
Walkway Block	263	1	0.01	
Servicing Block	264	1	0.02	
Road Widening	265	1	0.16	
0.3m Reserve	266	1	0.00	
16m ROW (1,934m)			3.14	
18m ROW (273 m)			0.52	
20m ROW (341 m)			0.70	
21.5m ROW (922 m)			2.00	
26m ROW (572 m)			0.75	
Total	1-269	269	39.64	389

NOTES:

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



SCALE 1:1500 April 20, 2026

DRAWN BY: KC CHECKED BY:

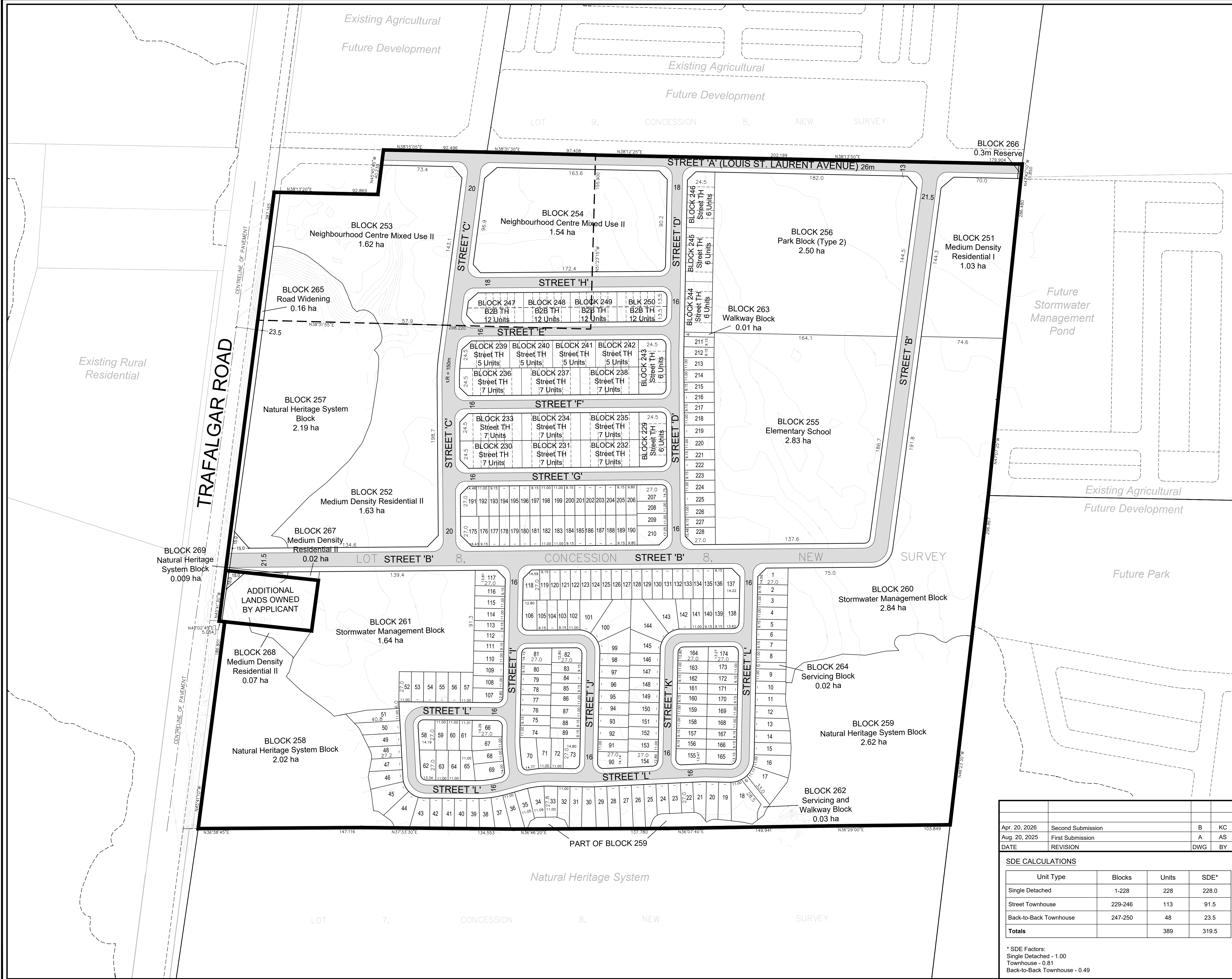
KORSIAK Urban Planning

DATE	REVISION	DWG	BY
Apr. 20, 2026	Second Submission	B	KC
Aug. 20, 2025	First Submission	A	AS

SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-228	228	228.0
Street Townhouse	229-246	113	91.5
Back-to-Back Townhouse	247-250	48	23.5
Totals		389	319.5

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





Concept Plan of the Trafalgar and Louis St. Laurent Neighbourhood Centre

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 LOT 8, CONCESSION 8, N.S. FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (REMINGTON TRAFALGAR INC.) - FILE: Z-17/25

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*389) Zone, a site specific Residential Medium Density 2 (RMD2*390) Zone, a site specific Mixed Use (MU* 391) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone, Open Space 2 (OS-2) Zone and a site specific Minor Institutional (I-A*392) Zone symbols and adding the Holding (H) symbols H107, H108, 109, H110, H111, H112, H113 and H114 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 13.1.1.389 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 1 (RMD1*389) 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. 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. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
 - f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback a minimum of 1.2 metres from any other lot line, except where a parking area abuts a sidewalk the setback shall be a minimum of 1.5 metres.
 - g. A balcony with vertical uprights may project into the rear yard 2.5 metres.
 - h. Stairs are permitted to encroach up to 0.3 metres into a side yard with a setback of 1.2 m or greater.
 - i. Lots abutting a Servicing Block shall have a minimum 1.8 metre side yard setback
- ii. Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access (All Types) the following shall apply:
- a. Minimum rear yard setback: 6.0 metres.
 - b. 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.
 - c. Notwithstanding Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required rear yard setback and 0.6 metres into the required exterior or interior side yard setback provided it is located beyond an exterior side access or where no side access is proposed.
 - d. 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.
 - e. 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.
 - f. 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.

- g. Bay or boxed windows may encroach into a required front and rear yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- h. Bay or boxed windows may encroach into a required exterior side yard up to a maximum of 0.6 metres 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.

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.

iv. Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Corner Lot, the following shall apply:

- a. At the intersection of two local public or private streets:
 - i. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. No part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
- 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. 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 front and rear yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- c. Bay or boxed windows may encroach into a required exterior side yard up to a maximum of 0.6 metres 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.

d. Notwithstanding Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required rear setback, and exterior side yard setback provided it is located beyond an exterior side access or where no side access is proposed.

a. 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. Minimum rear yard setback 1.0 metre

f. 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.

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) 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.

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 Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required exterior side yard setback.

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 ixi 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 13.1.1.390 to read as follows:

Residential Medium Density 2 (RMD2*390) Zone

i. Additional Permitted Uses:

- a. Dwelling, Stacked Townhouses

ii. Special Site Provisions Applicable to All Dwelling Types

- a. In addition to Section 4.19.6 i), for the purpose of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
- b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
- c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- d. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
- e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
- f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback a minimum of 1.2 metres from any other lot line.

iii. 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*389) Zone above.

iv. Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:

- a. Minimum Lot depth: 12.7 metres
- b. Minimum Lot frontage (corner unit): 8.0 metres
- c. Minimum Front yard setback (all unit types): 2.0 metres to building
- d. 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.
- e. 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:

- a. Stacked townhouse dwellings shall be subject to the multiple dwelling provisions unless otherwise modified by this bylaw.
- b. Minimum yard setback: 3 metres
- c. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
- d. Minimum landscaped open space: 15%
- e. Parking: 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:

- a. Minimum yard setback: 3 metres
- b. Maximum building height: 8 storeys
- c. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres
- d. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, maximum 0.15 metres encroachment is permitted within parking spaces for support columns within the underground parking structure.
- e. Minimum landscaped open space: 15%
- f. Maximum FSI: 3.0
- g. Minimum landscaped open space: 15%

vii. 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 13.1.1.391 as follows:

Mixed Use (MU*391) Zone

i) Additional Permitted Uses:

- a. Dwelling, townhouse subject to the RMD1-AAA provisions unless otherwise modified by this by-law.
- b. Dwelling, back-to-back townhouse, subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
- c. Dwelling, stacked townhouse with surface parking, subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
- d. Uses permitted in the C2 zone, in a standalone format subject to the C2 provisions unless otherwise modified by this by-law, or in a mixed-use format subject to the MU provisions unless otherwise modified by this by-law.

ii) Special Site Provisions:

- a. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
- c. No non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
- d. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area or below grade parking structure within a plan of condominium may be located within 0 metres of a private street line.
- e. 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.
- f. Minimum setback of an above or below grade parking structure within a plan of condominium from a lot line or street line: 0 metres
- g. 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.

- h. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
- i. Ventilation associated with the underground parking shall be set back a minimum of 1.2 metres from a street line.
- j. 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 (RMD2*390) Zone above.

iv) Notwithstanding any provisions to the contrary, for Apartment Buildings and Mixed Use Buildings, the following shall apply:

- a. Minimum setback of a residential building to a street line: 2.0 metres.
- b. Minimum setback to Natural Heritage System Zone: 7.0 metres, except for an above or below grade parking structure which shall be setback 0.0 metres.
- c. Where a drive aisle is located under a portion of a building the setback of a parking area from a building shall be 0 metres.
- d. The setbacks to all other zones and grade related dwellings shall be 7.5 metres.
- e. The maximum main wall length shall be 75 metres.
- f. The access to at-grade units provision shall not apply to apartment or mixed-use dwelling units located at grade that do not have any exterior walls facing a public street.
- g. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
- h. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.0 metres.
- i. Maximum building height: 25 storeys
- j. Maximum Floor Space Index (FSI): 6.0
- k. The apartment dwelling parking rate shall apply to dwelling units in a mixed-use building.
- l. Shared parking provision for mixed-use buildings: The greater of 0.20 residential visitor parking spaces per dwelling unit or parking space per 25 square metres of non-residential gross floor area shall be required.
- m. Minimum landscaped open space: 15%
- n. 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.

5. 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 “H107” Holding Provisions:

For lands with Holding Provision H107, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H107) symbol is removed. The Holding (H107) symbol shall only be removed upon fulfillment of the following conditions:

- 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 (H107) symbol has been removed.

6. THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016- 2014, as amended, is hereby amended by adding subsection 13.2.1.159 as follows:

For lands zoned site specific Mixed Use (MU*391), site specific Residential Medium Density 1 (RMD1*389), site specific Residential Medium Density 2 (RMD2*390) and Institutional Minor (I-A) as shown on Schedule “A” to this By-

law, only legally established existing uses are permitted until the conditions for removal in the “H107” Holding Provision are satisfied.

7. **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 “H108” Holding Provisions:

Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H108) symbol is removed. The Holding (H108) symbol shall only be removed upon fulfillment of the following conditions to the satisfaction of the Town and Conservation Halton:

- a) A stormwater management report has been prepared in accordance with:
 - i. The approved sub-watershed study;
 - ii. the approved Master Environmental Servicing Plan (MESP) Report;
 - iii. the approved DAEFFS Terms of Reference; and
 - iv. all applicable municipal and agency standards, legislation and guidelines;
- b) The stormwater management report has been approved by the Town, confirming that:
 - i. all components of the approved Terms of Reference have been satisfactorily addressed;
 - ii. the stormwater management configuration, including required quantity and quality control measures has been finalized;
 - iii. the proposed stormwater management system can accommodate the development, or that required modifications have been identified; and
 - iv. no unresolved design elements remain that would affect the size or configuration of the stormwater management facility or adjacent development blocks;
- c) The Town has confirmed that the Draft Plan of Subdivision has been revised, if required, to reflect:
 - i. the ultimate limits of the stormwater management block; and ii. any required adjustments to adjacent development blocks;
- d) The Town has confirmed that the zoning of the lands has been revised, if required, to reflect:
 - i. the ultimate limits of the open space zone containing the stormwater management pond; and
 - ii. any required adjustments to adjacent development zones.

No building permits shall be issued until the Holding (H108) symbol has been removed.

8. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.160 as follows:

For lands zoned site specific Residential Medium Density 1 (RMD1*389), site specific Residential Medium Density 2 (RMD2*390) as shown on Schedule "A" to this By-law, only legally established existing uses are permitted until the conditions for removal in the "H108" Holding Provision are satisfied.

9. **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 "H109" Holding Provisions:

For lands with Holding Provision H109, Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H109) symbol is removed. The Holding (H109) symbol shall only be removed upon fulfillment of the following conditions:

- a) Detailed roadway and municipal servicing design has been prepared in accordance with all applicable municipal standards and guidelines;
- b) The detailed design has been approved by the Town, confirming that:
 - i. the requirement for underground infrastructure within the roadway, including water, sanitary, and storm infrastructure has been determined;
 - ii. the interaction and coordination of all underground infrastructure including water, wastewater, and stormwater has been fully assessed and resolved;
 - iii. the ultimate roadway cross-sections, including all underground and surface infrastructure, have been finalized; and
 - iv. no unresolved design assumptions remain that would affect the required right-of-way width;
- c) The Town has confirmed that detailed plan and profile drawings and typical cross-sections have been reviewed and establish the required ultimate right-of-way widths;
- d) The Town has confirmed that the Draft Plan of Subdivision has been revised, if required, to:
 - i. reflect the ultimate right-of-way widths; and
 - ii. incorporate any lands required for municipal infrastructure;

No building permits shall be issued until the Holding (H109) symbol has been removed.

10. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.161 as follows:

For lands zoned site specific Residential Medium Density 1 (RMD1*389), site specific Residential Medium Density 2 (RMD2*390), and site specific Mixed Use (MU*391) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H109” Holding Provision are satisfied.

11. **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 “H110” Holding Provisions:

That prior to the lifting of the H110, 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.

12. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.162 as follows:

For lands zoned site specific Residential Medium Density 1 (RMD1*389), site specific Residential Medium Density 2 (RMD2*390), and site specific Mixed Use (MU*391) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H110” Holding Provision are satisfied.

13. **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 “H111” Holding Provisions:

Prior to lifting the Holding Provision 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

14. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.163 as follows:

For lands zoned site specific Residential Medium Density 1 (RMD1*389), site specific Residential Medium Density 2 (RMD2*390), and site specific Mixed Use (MU*391) and Institutional -Minor (I-A) as shown on Schedule "A" to this By-law, only legally established existing uses are permitted until the conditions for removal in the "H111" Holding Provision are satisfied.

15. **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 "H112" Holding Provisions:

That prior to lifting the H112, 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.

16. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.164 as follows:

For lands zoned site specific Residential Medium Density 1 (RMD1*389), site specific Residential Medium Density 2 (RMD2*390), and site specific Mixed Use (MU*391) and Institutional -Minor (I-A) as shown on Schedule "A" to this By-law, only legally established existing uses are permitted until the conditions for removal in the "H112" Holding Provision are satisfied.

17. **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 "H113" Holding Provisions:

- a) The Holding (H113) symbol shall only be removed upon fulfillment of the following conditions to the satisfaction of the Town and Conservation Halton:
 - a. A top of bank staking has been undertaken with Conservation Halton staff and the survey of that staking has been deemed acceptable to Conservation Halton.
 - b. A slope stability assessment has been prepared in accordance with CH's Guidelines for Slope Stability Assessments for Valleys as all applicable municipal and agency standards, guidelines and requirements that identifies:
 - I. the long-term stable top-of-bank; and
 - II. all required setbacks, buffers, and allowances
 - c. The Town has confirmed that the Draft Plan of Subdivision has been revised, if required, to reflect:
 - I. the limits of the hazard lands with all required setbacks, buffers and allowances within the NHS block; and
 - II. any required adjustments to adjacent development blocks.
 - d. The Town has confirmed that the zoning of the lands has been revised, if required, to reflect:
 - I. the limits of the hazard lands with all required setbacks, buffers and allowances within an appropriate NHS zone; and

II. any required adjustments to adjacent development zones.

No building permits shall be issued until the Holding (H113) symbol has been removed.

- b) And that Blocks 267 and 268 shall be consolidated with the lands described as “Additional Lands Owned by the Applicant” as shown on the Draft Plan of Subdivision to the satisfaction of the Town of Milton.

18. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.165 as follows:

For Blocks 267 and 268 on the Draft Plan of Subdivision and zoned site specific Residential Medium Density 2 (RMD2*390), and shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H113” Holding Provision are satisfied.

19. **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 “H114” Holding Provisions:

The Holding (H114) 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.

20. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.166 as follows:

For Blocks 253 and 254 on the Draft Plan of Subdivision and zoned site specific Mixed Use (MU*391), as shown on Schedule “A” to this By-law, only legally

established existing uses are permitted until the conditions for removal in the "H114" Holding Provision are satisfied.

21. 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.

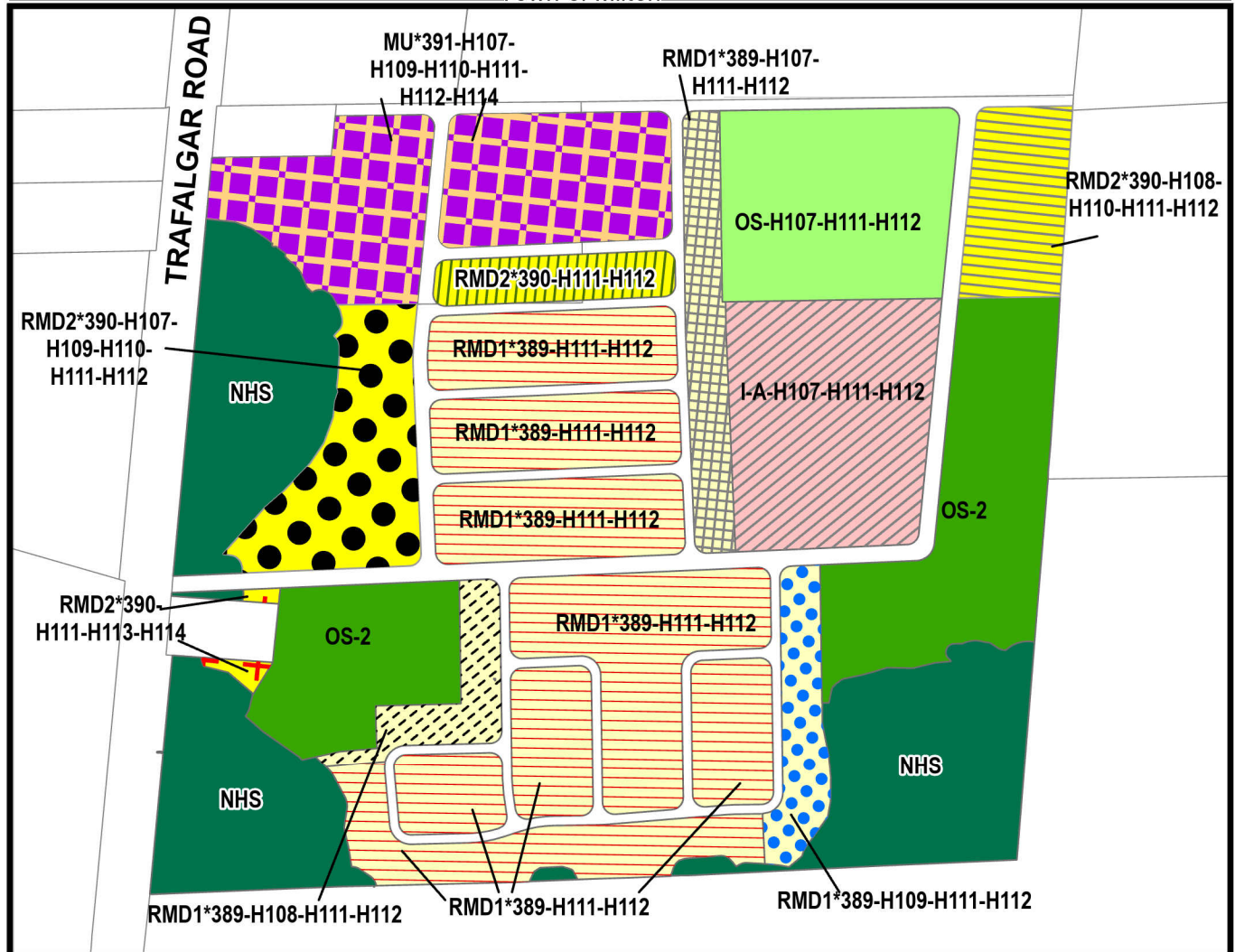
PASSED IN OPEN COUNCIL ON (DATE)

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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

PART OF LOT 8, CONCESSION 8
Town of Milton



Rezoned from FD

- NHS
- OS-2

Rezoned from FD to Open Space Zone with Holdings

- OS-H107-H111-H112

Rezoned from FD to Mixed Use Zone Special Provision with Holdings

- MU*391-H107-H109-H110-H111-H112-H114

Rezoned from FD to Minor Institutional Zone with Holdings

- I-A-H107-H111-H112

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

- RMD1*389-H108-H111-H112
- RMD1*389-H109-H111-H112
- RMD1*389-H111-H112
- RMD1*389-H107-H111-H112

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

- RMD2*390-H107-H109-H110-H111-H112
- RMD2*390-H108-H110-H111-H112
- RMD2*390-H111-H113-H114
- RMD2*390-H111-H112

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

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

