



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 13, 2026

Report No: DS-048-26

Subject: Recommendation Report: Zoning By-law Amendment Application by Frontenac Forest Estates, to permit the development of a residential plan of subdivision, applicable to lands known as Part Lot 10, Concession 8 (Trafalgar), Milton. (Files:24T-25007/M & Z-15/25)

Recommendation: THAT Application Z-15/25 - 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-048-26 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 an Open Space (OS), Open Space - Stormwater Management (OS-2) zone, Natural Heritage System (NHS) zone, a site-specific Mixed Use with a Holding Provision - (MU*383-H104-H105-H106) zone, a site-specific Mixed Use with a Holding Provision (MU*384*H102-H104-H105-H106) zone, a site-specific Residential Medium Density I with a Holding Provision (RMD1*385-H102-H103-H104-H105-H106), a site-specific Residential Medium Density with a Holding Provision (RMD1*386-H102-H103-H105-H106) a site-specific Residential Medium Density 2 with a Holding Provision (RMD2*387-H102-H105-H106), and a site-specific Minor Institutional with a Holding Provision(I-A*388-H105-H106) 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-25007/M, proposes a variety of built forms including single and semi-detached dwellings, on-street townhouse dwellings, back-to-back townhouse dwellings and lane-access townhouses. The plan also proposes mixed-use blocks within the Local Centre/Medium Density Mixed Use designations (Blocks



EXECUTIVE SUMMARY

565 and Block 564), which will accommodate a mix of commercial and retail uses along with residential apartment units in mid building forms (up to 8 stories). There are also a number of public, community, and natural heritage uses proposed to be anchored by a network of new public streets and laneways. These uses include: an elementary school block; two (2) public parks, two (2) village squares; two (2) stormwater management blocks; and 4.58 ha of environmental lands.

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/Applicant:

Frontenac Forest Estates Inc., 8600 Dufferin Street, Vaughan, ON. L4K 3L7

Planning Consultant:

Bousfields Inc., 3 Church Street, Suite 200, Toronto, ON. M5E 1M2

Location:

The subject lands are located on the south side of Derry Road, between Trafalgar Road and Eighth Line and are within the Trafalgar Secondary Plan. Until recently, the site was used for agricultural purposes. Surrounding uses include agricultural uses and existing rural residential uses. To the immediate south of the subject lands is a Union Gas pipeline.

Proposal:

Background

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 an Open Space (OS), Open Space - Stormwater Management (OS-2) zone, Natural Heritage System (NHS) zone, a site-specific Mixed Use with a Holding Provision - (MU*383-H104-H105-H106) zone, a site-specific Mixed Use with a Holding Provision - (MU*384-H102-H104-H105-H106) zone, a site-specific Residential Medium Density I with a Holding Provision (RMD1*385-H102-H103-H104-H105-H106), a site specific Residential Medium Density with a Holding Provision (RMD1*386-H102-H103-H105-H106) a site-specific Residential Medium Density 2 with a Holding Provision (RMD2*387-H102-H105-H106), and a site-specific Minor Institutional with a Holding Provision (I-A*388-H105-H106) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision. Staff note that the applicant has removed the Neighbourhood Centre Mixed Use II blocks from the Zoning By-law Amendment application. These blocks will remain zoned Future Development (FD) and will require a future Zoning By-law Amendment prior to development taking place.

Figure 2 illustrates the proposed Plan of Subdivision. The Plan of Subdivision proposes a variety of built forms including single and semi-detached dwellings, on-street townhouse dwellings, back-to-back townhouse dwellings, lane-access townhouses. The plan also proposes mixed-use blocks are also proposed within the Local Centre/Medium Density Mixed Use designations (Blocks 565 and 564), which will accommodate a mix of commercial and retail uses along with residential apartment units in mid building forms (up to 8 stories). There are also a number of public, community, and natural heritage uses proposed to be anchored by a network of new public streets and laneways. These uses include: an elementary school block; two (2) public parks, two (2) village squares; two (2) stormwater management blocks; and 4.58 ha of environmental lands. Staff note that while the Neighbourhood Centre Mixed Use II blocks will not be zoned at this time, the future development blocks will be created through the Plan of Subdivision (Blocks 560, 561, 562 and 563).

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

- Application Forms
- Allocation Assignment Plan, prepared by Frontenac Forest Estates Inc., dated April 2026
- Boundary Survey prepared by J.D. Barnes dated September 2, 2021;
- Topographic Survey prepared by J.D. Barnes dated April 10, 2025;
- Draft Zoning By-law Amendment dated June 2025, revised April 2026;

Background

- Draft Plan of Subdivision prepared by Bousfields, dated April 29, 2026;
- Concept Plan (Coloured Version of the Draft Plan) prepared by Bousfields, dated January 10, 2025;
- Demonstration Plans prepared by SGL Planning and Design Inc.;
- Planning and Urban Design Rationale (includes Public Engagement Strategy and Phasing Plan) prepared by Bousfields Inc. dated June 2025;
- Woody Vegetation Assessment/Tree Preservation Plan prepared by Cosburn Giberson Landscape Architects dated December 21, 2021;
- Arborist Report prepared by Cosburn Giberson Landscape Architects dated March 27, 2025;
- Environmental Site Screening Questionnaire dated January 30, 2025;
- Environmental Site Assessments (ESA) prepared by Soil Engineers Ltd, including: Phase 1 ESA for 1008 and 1096 Derry Road and 6647 Trafalgar Road, dated June 17, 2011, Phase 1 ESA for 6692 Eighth Line dated December 3, 2010 Phase 1 and 2 ESAs for 6647 Trafalgar Road dated September 18, 2024;
- Phase 1 Environmental Site Assessment (6692 Eighth Line), prepared by Soil Engineers Ltd., dated January 31, 2025
- Phase 2 Environmental Site Assessment (6692 Eighth Line), prepared by Soil Engineers Ltd., dated December 5, 2025
- Stage 1 and 2 Archaeological Assessment prepared by AMICK Consultants Ltd. dated March 2016;
- Geotechnical Report prepared by Soil Engineers Ltd. dated May 18, 2021, revised April 2026;
- Traffic Impact Study prepared by TYLin dated June 2025, revised April 2026;
- Transportation Memo, prepared by TYLin, dated April 30, 2026
- Noise Feasibility Study prepared by HGC Noise Vibration Acoustics dated April 29, 2025;
- Urban Design Brief (includes Urban Design, Architectural Control Guidelines and Architectural Building Elevations) prepared by John G. Williams Limited, Architects dated June 23, 2025, revised April 23, 2026;
- Pedestrian and Active Transportation Plan prepared by John G. Williams Limited, Architect dated May 23, 2025;
- Landscape Plans (Public Park Facility Fit Plans and SWM Pond Landscape and Restoration Plans) prepared by Cosburn Giberson Landscape Architects dated
- March 2025;

Background

Utility Plan Existing Conditions and Removals Plan prepared by T.J. Gayowsky dated April 17, 2025;

- On-Street Parking Plan prepared by TYLin dated May 2025;
- Park Concept Plan prepared by CGLA dated March 3, 2025, revised April 30, 2026;
- Draft Plan Conformance Letter, prepared by Urbantech, dated April 28, 2026;

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.

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). However, as the applications were deemed complete on July 30, 2025, they will be reviewed under the Town's in effect Official Plan at that time.

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 (Office Consolidation December 2025). The SHP Growth Area represents lands that have been designated to accommodate population and employment growth in the Town for the planning period 2021-2031. Prior to development with the SHP Urban Area, lands uses shall be established through a secondary planning exercise. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

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

Discussion

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, Medium Density Mixed Use and Natural Heritage System as shown on Schedule C.11.C of the Trafalgar Secondary Plan Land Use Plan. Additionally, the Plan shows two public parks and an elementary school to be located within the development lands.

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. Within the proposed Draft Plan, these housing types are generally located along proposed Street “A” and are provided at a density of 49 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 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. On the Draft Plan, the Medium Density Residential II uses are generally located along the Derry Road frontages and act as a buffer from the higher density Neighbourhood Centre II uses and the lower density Medium Density I and Low Density Residential uses. These are provided in the form of lane access townhouses at an approximate density of 63 units per hectare.

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. On the draft plan, the low density residential uses are located within the interior of the plan at a proposed density of 30 units per hectare whereas a minimum of 27 units per hectare is permitted through the plan.

The Medium Density Mixed-Use designation is generally located at arterial and collector road intersections to optimize opportunities for access to local transit service, local serving retail commercial, and community uses. The permitted uses include residential uses (in accordance with the Medium Density Residential II designation with the exception of single

Discussion

and semi-detached units not being permitted), local commercial uses and local institutional uses. The applicant has indicated that the two Medium Density Mixed Use blocks (shown as Blocks 564 and 5 on the draft plan), could accommodate 6-8-storey mid-rise buildings (Block 564) and a single storey commercial building with a 6- storey building (Block 565).

Additionally, the Plan proposes two Park Type 2 blocks, shown as Blocks 569 and 570 on the Draft Plan, generally located at the south portions of the development. As per the Secondary Plan, Park Type 2 is intended to serve neighbourhoods within the Secondary Plan and should provide outdoor recreation facilities including sports fields, outdoor rinks, outdoor pools, screened baseball diamonds, softball diamonds, hard surface sport courts, as well as park facilities including playgrounds, spray pads, etc. Generally, Park Type 2 will be approximately 2.5 hectares in size and distributed to allow an approximate 5 to 10 minute walk from most residents within the Secondary Plan. Block 569 is approximately 2.654 hectares in size and Block 570 is 2.959 hectares. The plan also shows two Village Square blocks, Block 566 located in the northwestern portion of the plan, and Block 567, located at the northeastern portion of the development.

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 an Open Space (OS), Open Space - Stormwater Management (OS-2) zone, Natural Heritage System (NHS) zone, a site-specific Mixed Use with a Holding Provision - (MU*383-H104-H105-H106) zone, a site-specific Mixed Use with a Holding Provision - (MU*384-H102-H104-H105-H106) zone, a site-specific Residential Medium Density I with a Holding Provision (RMD1*385-H102-H103-H104-H105-H106), a site-specific Residential Medium Density with a Holding Provision (RMD1*386-H102-H103-H105-H106) a site-specific Residential Medium Density 2 with a Holding Provision (RMD2*387-H102-H105-H106), and a site-specific Minor Institutional with a Holding Provision (I-A*388-H105-H106) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

Discussion

The site-specific Minor Institutional Zone (I-A*388) is being zoned to accommodate a public elementary school and the site-specific provisions were provided by the School Board.

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

The proposed zoning by-law is attached as Appendix 1

Subdivision Approval

Concurrent to the Zoning By-law Amendment, the applicant has applied for a Draft Plan of Subdivision to establish the various blocks, local road network and any required widenings. Approval of the Draft Plan of Subdivision will include conditions from all relevant Town departments and external agencies to outline how the land will be developed and address any technical requirements related to infrastructure (roads, water, sewer and stormwater), transportation network, the design of blocks and coordination with utility providers.

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 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



Discussion

Development of Nodes

In their initial submission, within the Neighbourhood Centre blocks located near the intersection of Derry Road and Trafalgar Road, the applicants had conceptually proposed a 13-storey, a 25-storey apartment building and 7 single-storey commercial buildings, following the direction of the Trafalgar Secondary Plan. The applicant has now decided to remove these blocks from the current approval due to market constraints and technical design matters. The applicants will keep the applications active and will be working towards a future approval of an additional Zoning By-law Amendment by Council.

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



The Corporation of the Town of Milton

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Attachments

Figure 1 - Location Map

Figure 2- Draft Plan of Subdivision

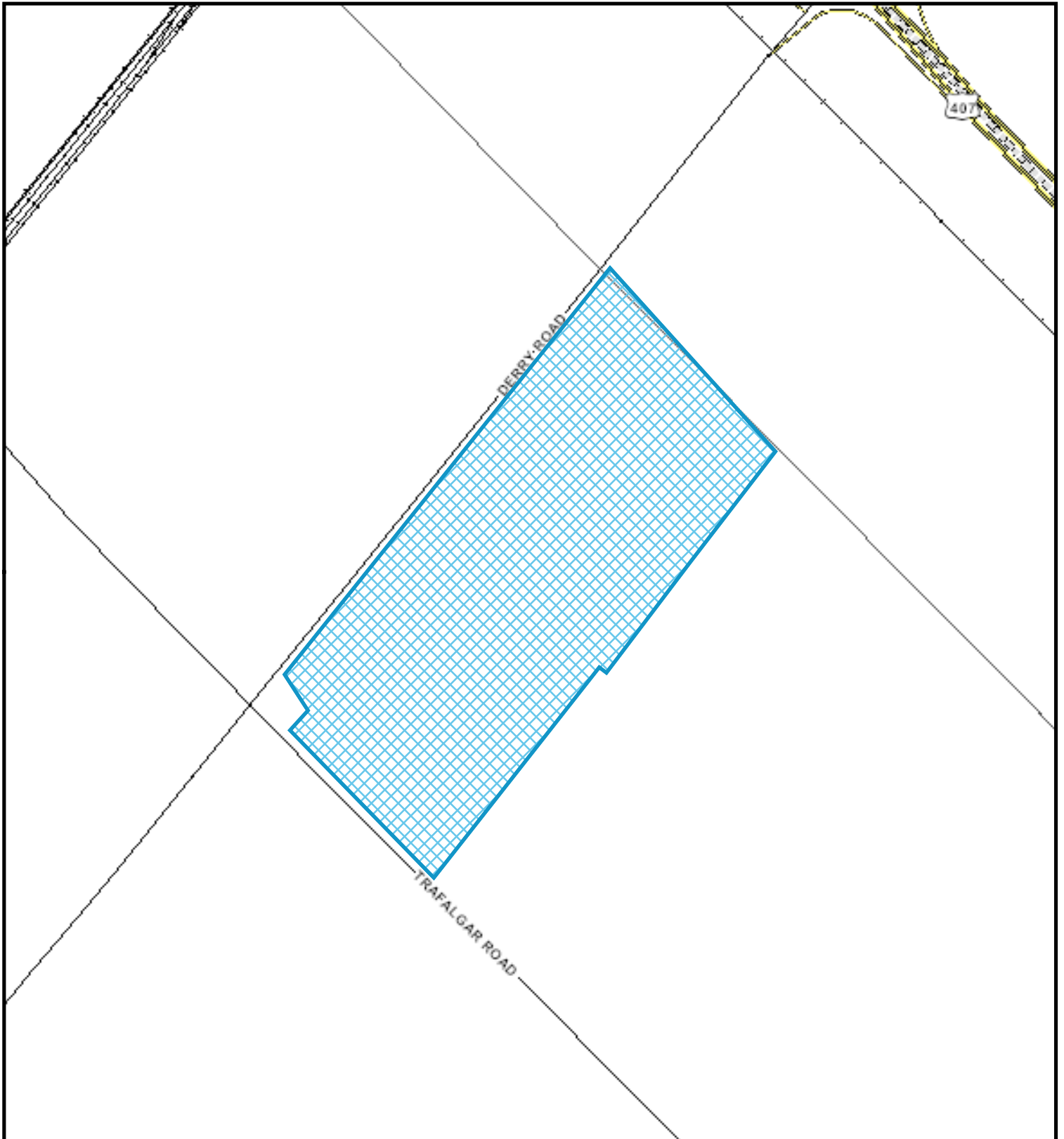
Appendix 1 - Zoning By-law Amendment & Schedule A

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: 1:18,055.95 File: Z- 15/25

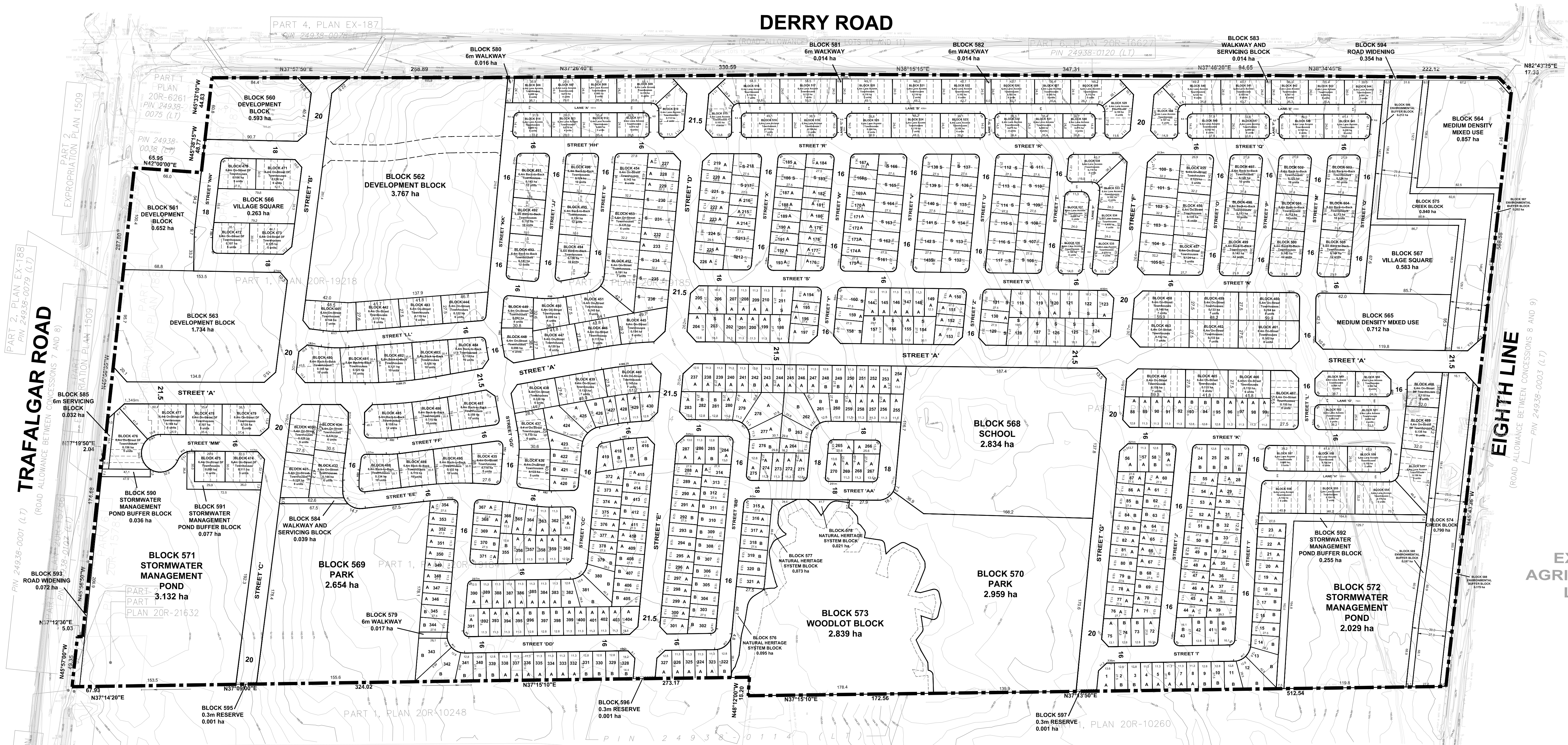
Development Services



Subject Property

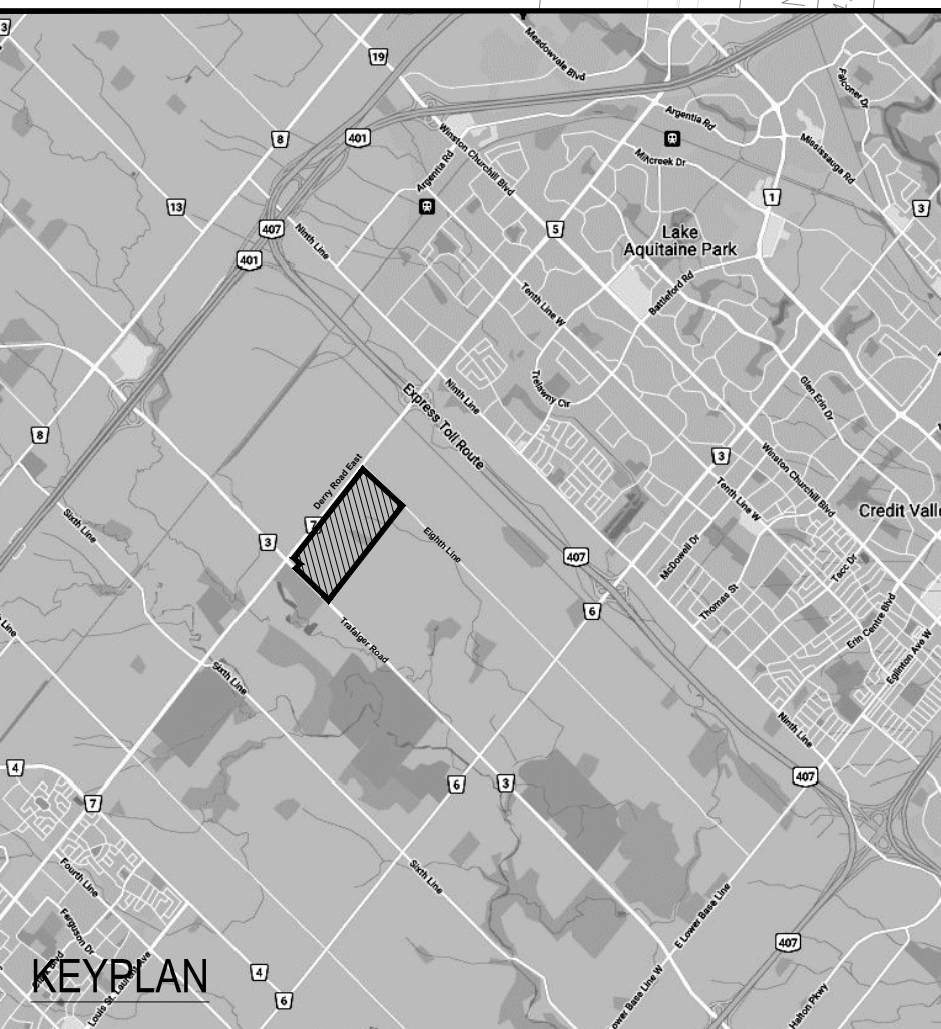
EXISTING AGRICULTURAL LANDS

DERRY ROAD



EXISTING AGRICULTURAL LANDS (FUTURE DEVELOPMENT)

EXISTING AGRICULTURAL LANDS (FUTURE DEVELOPMENT)

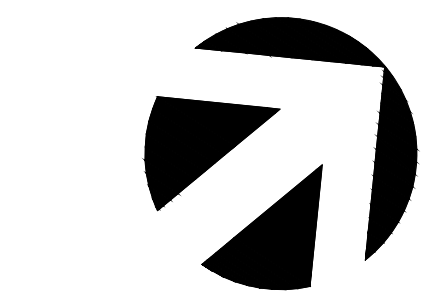


LEGEND

--- Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.



LAND USE	2070 - 126dp	April 29, 2026
Low Density Residential	Lots 1-430 21%	16,452 ha
On-Street Townhouses	Blocks 431-479 8%	6,333
Back-to-Back Townhouses	Blocks 480-505 4%	3,390
Lane Access Townhouses	Blocks 506-559 7%	5,568
Development Blocks	Blocks 560-563 8%	6,747
Medium Density Mixed Use	Blocks 564-565 2%	1,569
Village Square Blocks	Blocks 566-567 1%	0,846
School	Block 568 4%	2,834
Parks	Blocks 569-570 7%	5,615
Stormwater Management Ponds	Blocks 571-572 6%	5,161
Woodlot Block	Block 573 4%	2,839
Creek Blocks	Blocks 574-575 2%	1,730
Natural Heritage System Blocks	Blocks 576-578 0%	0,189
Walkway Blocks	Blocks 579-582 0%	0,045
Walkway and Servicing Blocks	Blocks 583-584 0%	0,053
Servicing Block	Block 585 0%	0,032
Environmental Buffer Blocks	Blocks 586-589 1%	0,779
Stormwater Management Pond Buffer Blocks	Blocks 590-592 0%	0,368
Road Widening	Blocks 593-594 1%	0,432
Reserve Blocks	Blocks 595-597 0%	0,003
Public Roads and Lanes	24%	18,897
TOTAL	100%	79,880 ha

PUBLIC ROWS

20m / 21.5m Public ROW	3,085 m	6,614
16m Public ROW	5,829 m	10,066
18m Public ROW	584 m	1,015
Public Lanes	1,247 m	1,202
TOTAL	10,745 m	18,897 ha

PRELIMINARY UNIT COUNT

11.3m (37') Single Detached	A	19%	257
12.8m (42') Single Detached	B	8%	103
18.3m (60') Semi-Detached	S	10%	140
6.4m (21') On-Street Townhouse		17%	224
6.4m (21') Double-Frontage Townhouse		5%	61
6.4m (21') Lane Access Townhouse		21%	285
6.4m (21') Back-to-Back Townhouse		21%	276
Total		100%	1,346 units

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

- A, B, E, F, G, J, L - As Shown on Plan
C. This represents the Applicant's entire holding of undeveloped land in the vicinity.
D. Residential Singles, On-Street Townhouses, Back-to-Back Townhouses, Lane Access Townhouses, Development Blocks, Medium Density Mixed Use Blocks, Village Square, School, Parks, Stormwater Management Ponds, Woodlot, Creek, Natural Heritage System, Walkways, Servicing Blocks, Environmental Buffer Blocks, Stormwater Management Pond Buffer Blocks, Road Widening, Reserves, Roads and Lanes.
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

-- SEE ORIGINAL SUBMISSION --

Grant Sidwell, O.L.S.
J.D. BARNES LIMITED

OWNER'S AUTHORIZATION

I/we, **FRONTENAC FOREST ESTATES INC.**, being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDS INC.** to prepare and submit a draft plan of subdivision for approval.

-- SEE ORIGINAL SUBMISSION --

Mauro Baldassarri
FRONTENAC FOREST ESTATES INC.

DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 10
CONCESSION 8, NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGER)
TOWN OF MILTON
(REGIONAL MUNICIPALITY OF HALTON)

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1 : 2000
Scale Date Drawing Number

**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 10, CONCESSION 8, NEW SURVEY OF THE GEOGRAPHIC TOWNSHIP OF TRAFALGAR, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (FRONTENAC FOREST ESTATES INC.) - TOWN FILE: Z-15/25

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) Zone symbol to Open Space (OS), Open Space - Stormwater Management (OS-2), Natural Heritage System (NHS), a site specific Mixed Use A (MU*383), a site specific Mixed Use B (MU*384), site specific Residential Medium Density I (RMD1*385), site specific Residential Medium Density I - Special Provision (RMD1*386), a site specific Residential Medium Density 2 (RMD2*387), and a site specific Institutional Minor (I*388) and adding the Holding (H) symbols H102, H103, H104, H105 and H106 as 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 13.1.1.385 to read as follows:

Residential Medium Density 1 Zone - Special (RMD1*385)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 1 (RMD1*385) the following zone standards shall apply:

- i. Special Zone Standards:
 - a. For all dwelling types, in addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight

radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.

- b. For the 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. *Back-to-back Townhouse Dwellings* shall also be permitted and shall be subject to Table 6D unless otherwise amended by this by-law.
- d. Minimum required *Rear Yard Setback* for *Single Detached Dwellings*, *Duplex Dwellings*, *Semi-Detached Dwellings*, and *Townhouse Dwellings* - 6.0 m.
- e. Maximum *Building Height* for all *Single Detached Dwellings*, *Semi Detached Dwellings*, *Townhouse Dwellings*, and *Back-to-Back Townhouse Dwellings* - 14.0 m.
- f. Despite Section 6.3.1.1, clauses iii) and iv), Section 6.3.1.2, clauses iii) and iv), and 6.3.1.3 clauses iv) and v), the *building face* shall have a minimum *dwelling face* of 3.3 metres OR the *dwelling face* shall be a minimum 36% of the *main floor building face*.
- g. For *Townhouse Dwellings* where both the *front lot line* and *rear lot line* front on either a public road, private road, stormwater management pond, or open space zone, the rear yards shall also be considered front yards for the purposes of determining permitted encroachments and projections.
- h. For *Townhouse Dwellings* accessed by a *lane*, the following shall apply:
 - i. Minimum *Lot Depth* - 23.5 m
 - ii. Minimum required *Rear Yard Setback* on the ground floor - 0.6 metres
 - iii. Minimum required *Rear Yard Setback* to garage face - 5.5 metres
 - iv. Minimum required *Rear Yard Setback* above the ground floor - 3.6 metres
 - v. Section 5.6 regarding maximum driveway widths shall not apply
 - vi. Porches/verandas and balconies are permitted in the rear yard, but at no time shall be permitted closer than 0.6 m to the property line

- i. Minimum *Front Yard Setback* for *Back-to-Back Townhouse dwellings* (corner, interior, and end units) - 3.0 metres
 - j. Despite Section 4.19.5 i) Table 4H, Bay and Boxed Windows are permitted to project into a required yard up to a maximum of 1.0 m for a width of up to 4.0 m.
- 3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.386 to read as follows:

Residential Medium Density 1 (RMD1*386)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 1 (RMD1*386) the following zone standards shall apply:

- i. Special Zone Standards:
 - a. For all dwelling types, in addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
 - b. For the 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. *Back-to-back Townhouse Dwellings* shall also be permitted and shall be subject to Table 6D unless otherwise amended by this by-law.
 - d. Minimum required *Rear Yard Setback* for *Single Detached Dwellings, Duplex Dwellings, Semi-Detached Dwellings, and Townhouse Dwellings* - 6.0 m.
 - e. Maximum *Building Height* for all *Single Detached Dwellings, Semi Detached Dwellings, Townhouse Dwellings, and Back-to-Back Townhouse Dwellings* - 14.0 m.
 - f. Despite Section 6.3.1.1, clauses iii) and iv), Section 6.3.1.2, clauses iii) and iv), and 6.3.1.3 clauses iv) and v), the *building face* shall have a minimum *dwelling face* of 3.3 metres OR the *dwelling face* shall be a minimum 36% of the *main floor building face*.

- g. For *Townhouse Dwellings* where both the *front lot line* and *rear lot line* front on either a public road, private road, stormwater management pond, or open space zone, the rear yards shall also be considered front yards for the purposes of determining permitted encroachments and projections.
- h. For *Townhouse Dwellings* accessed by a *lane*, the following shall apply:
 - i. Minimum *Lot Depth* - 23.5 m
 - ii. Minimum required *Rear Yard Setback* on the ground floor - 0.6 metres
 - iii. Minimum required *Rear Yard Setback* to garage face - 5.5 metres
 - iv. Minimum required *Rear Yard Setback* above the ground floor - 3.6 metres
 - v. Section 5.6 regarding maximum driveway widths shall not apply
 - vi. Porches/verandas and balconies are permitted in the rear yard, but at no time shall be permitted closer than 0.6 m to the property line
- i. Minimum *Front Yard Setback* for *Back-to-Back Townhouse dwellings* (corner, interior, and end units) - 3.0 metres
- j. Despite Section 4.19.5 i) Table 4H, Bay and Boxed Windows are permitted to project into a required yard up to a maximum of 1.0 m for a width of up to 4.0 m.
- k. *Single Detached Dwellings* and *Semi-Detached Dwellings* shall comprise no more than 20 percent of the total number of dwelling units to be measured across the RMD1*386 zone.

4. **THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.387 to read as follows:

Residential Medium Density 2 (RMD2*387)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 2 *A the following zone standards shall apply:

- i. Special Zone Standards:
 - a. For all dwelling types, in addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.

- b. For the 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. Stacked Townhouse Dwellings shall also be permitted.
- d. Apartment Buildings shall also be permitted and shall be subject to Table 6E (Residential High Density) unless otherwise amended by this by-law.
- e. Apartment Buildings shall have a maximum Floor Space Index of 3.0.
- f. Despite Table 6D, the minimum required Rear Yard Setback for Townhouse Dwellings- 6.0 m.
- g. Despite Table 6D, the minimum Front Yard Setback for Back-to-Back Townhouse dwellings (corner, interior, and end units) - 3.0 metres
- h. Despite Table 6D, the maximum Building Height for all Townhouse Dwellings, Back-to-Back Townhouse Dwellings, and Stacked Townhouse Dwellings - 14.0 metres
- i. Despite 6.3.1.3 clauses iv) and v), the building face shall have a minimum dwelling face of 3.3 metres OR the dwelling face shall be a minimum 36% of the main floor building face.
- j. For Townhouse Dwellings where both the front lot line and rear lot line front on either a public street, private street, stormwater management pond, or open space zone, the rear lot line shall also be considered the front lot line for the purposes of determining permitted encroachments and projections.
- k. For Townhouse Dwellings accessed by a lane, the following shall apply:
 - i. Minimum Lot Depth - 23.5 m;
 - ii. Minimum required Rear Yard Setback on the ground floor - 0.6 metres;
 - iii. Minimum required Rear Yard Setback to garage face - 5.5 metres;
 - iv. Minimum required Rear Yard Setback above the ground floor - 3.6 metres;
 - v. Section 5.6 regarding maximum driveway widths shall not apply; and
 - vi. Porches/verandas and balconies are permitted in the rear yard, but at no time shall be permitted closer than 0.6 m to the property line.
- l. Despite Section 4.19.5 i) Table 4H, Bay and Boxed Windows are permitted to project into a required yard up to a maximum of 1.0 m for a width of up to 4.0 m.

5. **THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.383 to read as follows:

Mixed Use – Special (MU*383)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Mixed Use - Special *386 the following zone standards shall apply:

- i. Special Zone Standards:
 - a. All uses permitted in the RMD2*387 shall also be permitted in accordance with the zone provisions of the RMD2*387 zone;
 - b. The following uses shall also be permitted:
 - i. Bank;
 - ii. Banquet Facility;
 - iii. Community Centre;
 - iv. Department Store;
 - v. Food Bank;
 - vi. Food Store;
 - vii. Medical Clinic;
 - viii. Office Use;
 - ix. Office Building;
 - x. Personal service shop;
 - xi. Place of assembly;
 - xii. Place of entertainment;
 - xiii. Recreation and Athletic Facility;
 - xiv. Restaurant;
 - xv. Restaurant, Take Out;
 - xvi. Retail Store 2;
 - xvii. Service Retail Outlet;
 - xviii. Social Services Establishment; and
 - xix. Theatre.
 - c. The maximum *gross floor area* of all *retail* and commercial uses per node shall be 2,000 m².
 - d. Outdoor communal *amenity space* shall also be permitted as a rooftop *amenity area* on the podium.
 - e. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *building height* shall be 8 storeys.
 - f. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *floor space index* shall be 3.0.

- g. For Commercial stand-alone buildings, the minimum height shall be 1 storey.
 - h. Notwithstanding footnote 6 in Table 6A-1, standalone *retail* and commercial uses are permitted to exceed 1860 m² within a single node.
- 6. **THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.384 to read as follows:

Mixed Use (MU*384)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Mixed Use*384 the following zone standards shall apply:

- i. Special Zone Standards:
 - a. All uses permitted in the RMD2-387 shall also be permitted in accordance with the zone provisions of the RMD2-387 zone;
 - b. The following uses shall also be permitted:
 - i. Bank;
 - ii. Banquet Facility;
 - iii. Community Centre;
 - iv. Department Store;
 - v. Food Bank;
 - vi. Food Store;
 - vii. Medical Clinic;
 - viii. Office Use;
 - ix. Office Building;
 - x. Personal service shop;
 - xi. Place of assembly;
 - xii. Place of entertainment;
 - xiii. Recreation and Athletic Facility;
 - xiv. Restaurant;
 - xv. Restaurant, Take Out;
 - xvi. Retail Store 2;
 - xvii. Service Retail Outlet;
 - xviii. Social Services Establishment;
 - xix. Theatre;
 - c. The maximum *gross floor area* of all *retail* and commercial uses per node shall be 2,000 m²

- d. Outdoor communal *amenity space* shall also be permitted as a rooftop *amenity area* on the podium.
- e. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *building height* shall be 8 storeys.
- f. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *floor space index* shall be 3.0.
- g. For Commercial stand-alone buildings, the minimum height shall be 1 storey.
- h. Notwithstanding footnote 6 in Table 6A-1, standalone *retail* and commercial uses are permitted to exceed 1860 m² within a single node.

7. **THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.388 to read as follows:

Institutional Minor- Special (I-A*388)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned I-A*388 the following standards and provisions shall apply:

- i. Parking Standards:
 - a. classrooms: Minimum 2.0 spaces per classroom
 - b. portables: Minimum 1.25 parking spaces per portable
- ii. Zone Standards
 - a. Maximum *Building Height*- 18.0 m
 - b. Landscape Buffer Abutting a Street - 2.5m
- iii. Special Site Provisions:
 - a. Notwithstanding Section 5.11 to the contrary, no more than one (1) loading space shall be required.
 - b. Notwithstanding Section 5.1 ii) to the contrary, parking spaces required by this by-law for the elementary school are permitted to be located on the adjacent neighbourhood/district park block in accordance with the terms of the agreement executed by the Town of Milton and the applicable school board.
 - c. Accessory buildings and structures located within a childcare or kindergarten playground area shall be permitted in any yard.

- d. 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.
- e. 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.
- f. Minimum setback for parking adjacent to parkland: 0 metres
- g. School Block 568 and Park Block 570 , as shown on the draft plan of subdivision, to be deemed one lot for the purposes of applying zoning provisions in relation to shared features between both the School Board and the town of Milton, and is not to include the main structure or accessory structures

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 “H102” Holding Provisions:

“H102” shall not be removed until:

Holding Provision (H102) - Transportation Network Confirmation

Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H102) symbol is removed. The Holding (H102) symbol shall only be removed upon fulfillment of the following conditions:

- a) A Transportation Impact Study has been prepared in accordance with:
 - a. the approved, site-specific Terms of Reference;
 - b. the Town of Milton Transportation Impact Study Guidelines;
 - c. the Region of Halton Transportation Impact Study Guidelines, as applicable to Region infrastructure; and
 - d. 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:
 - a. road widenings;
 - b. intersection daylight triangles;
 - c. revised right-of-way widths; and
 - d. 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 (H102) 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 13.2.1.154 as follows:

For lands zoned site-specific Residential Medium Density 1 (RMD*385), site specific Residential Medium Density 1 (RMD1*386), site specific Residential Medium Density 2*A (RMD*387) and site specific Mixed Use (MU*384) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the applicable 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 “H103” Holding Provisions:

“H103” shall not be removed until:

Notwithstanding the underlying zone provisions, development of the lands shall not occur until the Holding (H103) symbol is removed. The Holding (H103) 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:
 - a. The approved sub-watershed study;
 - b. the approved Master Environmental Servicing Plan (MESP) Report;
 - c. the approved DAEFFS Terms of Reference; and
 - d. all applicable municipal and agency standards, legislation and guidelines;
- b) The stormwater management report has been approved by the Town, confirming that:
 - a. all components of the approved Terms of Reference have been satisfactorily addressed;

- b. the stormwater management configuration, including required quantity and quality control measures has been finalized;
 - c. the proposed stormwater management system can accommodate the development, or that required modifications have been identified; and
 - d. 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:
- a. the ultimate limits of the stormwater management block; and
 - b. 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:
- a. the ultimate limits of the open space zone containing the stormwater management pond; and
 - b. any required adjustments to adjacent development zones.

No building permits shall be issued until the Holding (H103) 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 13.2.1.155 as follows:

For lands zoned site-specific Residential Medium Density 1 (RMD1*385), site specific Residential Medium Density 1 (RMD*386) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H103” 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 “H104” Holding Provisions:

“That prior to the lifting of the **H104**, 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. 104" shall not be removed until:

13. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.156 as follows:

For lands zoned site-specific Mixed Use (MU*383) and site-specific Mixed Use (MU*384) zones as shown on Schedule "A" to this By-law, only legally established existing uses are permitted until the conditions for removal in the "H104" 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 "H105" Holding Provisions:

That prior to lifting the H105, 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.

15. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.157 as follows:

For lands zoned site-specific Residential Medium Density 1 (RMD1*385), site specific Residential Medium Density 1 (RMD1*386), site specific Residential Medium Density 2 (RMD2*387), site specific Mixed Use (MU* 383), site specific Mixed Use (MU*384), and site specific Institutional Minor (IA-388) as shown on Schedule "A" to this By-law, only legally established existing uses are permitted until the conditions for removal in the "H105" 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 “H106” 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

17. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.158 as follows:

For lands zoned site-specific Residential Medium Density 1 (RMD1*385), site specific Residential Medium Density 1 (RMD1*386), site specific Residential Medium Density 2 (RMD2*387), site specific Mixed Use (MU* 383), site specific Mixed Use (MU*384), and site specific Institutional Minor (IA-388) as shown on Schedule “A” to this By-law, only legally established existing uses are permitted until the conditions for removal in the “H106” Holding Provision are satisfied.

18. 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