



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 13, 2026

Report No: DS-045-26

Subject: Technical Recommendation Report: Zoning By-law Amendment application by Milton Meadows Properties Limited, applicable to lands known as 17, 29, 31 and 33 Milton Heights Crescent and 133, 135, 137 and 149 Tremaine Road, Milton. (Town Files: Z-15/24 and 24T-15006/M)

Recommendation: **THAT** Application Z-15/24 for amendments to the Town of Milton Rural Zoning By-law 144-2003, as amended, and Urban Zoning By-law 016-2014, as amended, to facilitate the development of a residential subdivision, **BE APPROVED**;

AND THAT Staff be authorized to bring forward amending Zoning By-laws in accordance with the draft By-laws attached as Appendix 1 and 2 to Report DS-045-26 for Council adoption.

EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Rural and Urban Zoning By-laws to rezone the subject lands from the current Future Development (FD) and Residential Medium Density I (RMD1*186-H12-H13) zones to a site-specific Residential Low Density II (RLD2*382) zone. The zoning changes are being requested to facilitate the development of a residential plan of subdivision for the lands located at 17, 29, 31 and 33 Milton Heights Crescent and 133, 135, 137 and 149 Tremaine Road ('subject lands').

An application for a Draft Plan of Subdivision has also been submitted and is under review. The Draft Plan of Subdivision proposes to create 30 lots to be developed with single detached dwellings, two road widening blocks and one new public road that will serve as an extension of Tremblett Gate (from the Milton Meadows North registered Plan of Subdivision to the east) to Tremaine Road.



EXECUTIVE SUMMARY

Conclusions and Recommendations

Planning staff recommends that the Zoning By-law Amendments **BE APPROVED** for the following reasons:

1. The proposed amendments are consistent with the Provincial Planning Statement (2024) and conform to the Region of Halton and Town of Milton Official Plan;
2. The proposed development represents intensification with a built form that is compatible with the existing and surrounding neighbourhood and is in keeping with the Sherwood Survey Secondary Plan;
3. The proposed development makes efficient use of land and existing and planned infrastructure and includes a new public road that will serve the proposed development and adjacent registered plan of subdivision; and,
4. The proposed development either meets the technical requirements of the affected Civic Departments and agencies necessary at this stage of the development process or includes Holding provisions in the implementing by-law to address outstanding technical matters for contamination and lot consolidation.

REPORT

Background

Owner: Milton Meadows Properties Ltd., 65 Royal Park Way, Woodbridge, ON.

Agent: The Biglieri Group, 2472 Kingston Road, Scarborough, ON.

Location/Description: The subject lands are located within the Milton Heights neighbourhood and have also been referred to as the Milton Meadows Hunt-Village subdivision. The subject lands are adjacent to the Milton Meadows North registered Plan of Subdivision (Plan 20M-1303) and lands within the Niagara Escarpment Plan area. The subject lands are municipally known as 17, 29, 31 and 33 Milton Heights Crescent and 133, 135, 137 and 149 Tremaine Road and also include Block 86 - Reserve Block within the Milton Meadows North registered Plan of Subdivision. The subject lands currently contain eight single detached residential dwellings and one commercial use lot. The properties located at 133 and 135 Tremaine Road are listed properties on the Town's Heritage Register. The subject lands do not contain any significant environmental features, are not within a floodplain area and are not regulated by Conservation Halton.

The location of the subject lands is shown on Figure 1 to this Report.

Background

The subject lands are surrounded by existing and planned residential uses. Immediately to the north and east of the subject lands are vacant lands and lands under construction for low-rise residential uses, a village park and a commercial block in the registered Milton Meadows North Plan of Subdivision. Existing residential uses are located to the south and west of the subject lands. Lands on the west side of Tremaine Road are within the Niagara Escarpment Plan area and further west are within the Kelso Conservation Area.

Proposal:

An application has been submitted to amend the Town's Rural and Urban Zoning By-laws to rezone the subject lands from the current Future Development (FD) and Residential Medium Density I (RMD1*186-H12-H13) zones to a site-specific Residential Low Density II (RLD2*382) zone.

An application has also been submitted for a Draft Plan of Subdivision to create 30 lots to be developed with single detached residential dwellings. The proposed density is 15.8 units per net hectare. The Draft Plan of Subdivision also includes two road widening blocks and a new public road that will serve as an extension of Tremblett Gate, from the Milton Meadows North registered Plan of Subdivision, to Tremaine Road. The proposed Draft Plan of Subdivision is attached as Figure 2 to this Report.

Submission Materials:

The following materials have been submitted in support of the applications:

- Envelope Plan, prepared by The Biglieri Group Ltd., dated April 4, 2024 and updated December 22, 2025 and May 26, 2026;
- Concept Plan (3D), prepared by The Biglieri Group Ltd., dated March 28, 2024;
- Planning Justification Report, prepared by The Biglieri Group Ltd., dated April 2024;
- Draft Plan of Subdivision, prepared by The Biglieri Group Ltd., dated March 27, 2024 and updated November 17, 2025 and March 17, 2026;
- Draft Zoning By-law Amendments, prepared by The Biglieri Group Ltd., undated;
- Heritage Impact Assessment, prepared by The Biglieri Group Ltd., dated April 2024;
- Topographical Survey, prepared by Holding Jones Vanderveen, dated December 14, 2022;
- Functional Servicing and Stormwater Management Report, prepared by Crozier Consulting Engineers, dated April 2024 and updated December 2025 and March 31, 2026;
- Noise Impact Assessment, prepared by Valcoustics Canada Ltd., dated April 6, 2023;

Background

- Noise Impact Assessment Addendum, prepared by Valcoustics Canada Ltd., dated March 27, 2024;
- Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated September 24, 2015;
- Stage 1-2 Archaeological Archaeological Report B, prepared by Amick Consultants Limited, dated December 11, 2023;
- Ministry of Citizenship and Multiculturalism Clearance Letter, dated December 18, 2023;
- Transportation Impact Study, prepared by Crozier Consulting Engineers, dated April 2024;
- Traffic Control and On-Street Parking Plan, prepared by Crozier Consulting Engineers, dated March 27, 2026;
- Preliminary Geotechnical Investigation Report, prepared by Shad & Associates Inc., dated August 22, 2011;
- Preliminary Geotechnical Investigation Report, prepared by Shad & Associates Inc., dated January 20, 2023;
- Environmental Site Assessment A, Pinchin Ltd., dated March 27, 2024;
- Environmental Site Assessment B, Pinchin Ltd., dated April 12, 2023;
- Streetscape Plan, Crozier Consulting Engineers, dated April 2, 2024;
- Arborist Report, Crozier Consulting Engineers, dated March 28, 2024;
- Tree Inventory and Preservation Management Plan, prepared by Crozier Consulting Engineers, dated March 28, 2024 and updated December 17, 2025 and March 31, 2026; and,
- Landscape Plan, prepared by Crozier Consulting Engineers, dated April 2, 2024 and updated December 17, 2025.

Discussion

Planning Policy

Staff have reviewed the applications in relation to the policies of the Provincial Planning Statement and Halton Region Official Plan and are satisfied that the development proposal is consistent with and conforms to the Provincial and Regional policies.

The Zoning By-law Amendment application was deemed completed on June 12, 2024, which means that the 1996 Town of Milton Official Plan ('Town's 1996 Official Plan'), as amended, is the applicable Official Plan for these applications and is reviewed throughout this section of the Report. Planning staff note that on December 22, 2025, the Minister of Municipal Affairs

Discussion

and Housing approved, with modifications, Part I of Town's new Official Plan. On June 22, 2026, Town Council adopted Part II of the Town's new Official Plan which has subsequently been sent to the Ministry of Municipal Affairs and Housing for approval.

The subject lands are within the Town's Urban Area and are designated Residential Area on Schedule B: Urban Area Land Use Plan in the Town's 1996 Official Plan. Section 3.2 of the Town's 1996 Official Plan includes policies that apply to the Residential Area designation within the Urban Area. Residential uses are identified as the predominant form of land use within this designation and infill development is required to be compatible with the surrounding area in terms of dwelling unit type, lot size, configuration and building size and design.

The subject lands are also designated Residential Area in the Sherwood Survey Secondary Plan. Section C.8.5.1 of the Sherwood Survey Secondary Plan includes policies that apply to development in the Residential Area designation. Residential uses are permitted within this designation, and development is required to reflect the character of the existing residential area as well as the unique setting adjacent to the Niagara Escarpment Plan area.

In the Milton Heights neighbourhood, the Town's 1996 Official Plan limits the height of new development to a maximum of two storeys west of New Tremaine Road except for a development block in the Milton Meadows North Plan of Subdivision adjacent to the Highway 401. The Town's 1996 Official Plan also limits density for development in proximity to the Niagara Escarpment Plan area. In this regard, the maximum permitted density is 15 units per net hectare.

The proposed Urban Zoning By-law Amendment implements the same Residential Low Density II (RLD2) zone that applies to lands in the surrounding area. The proposed Urban Zoning By-law Amendment includes a site-specific provision that implements the same building height permissions as the RLD2 zone that applies in the area and includes minor reductions for front yard setback, landscaped open space and minimum lot depth from the parent RLD2 zone. The proposed Draft Plan of Subdivision includes a net density of 15.8 hectares. Planning staff are of the opinion that the proposed zoning will facilitate a built form that will be compatible with existing dwellings and new development currently under construction in the area.

In addition to the above, Planning staff also reviewed the Town's new Official Plan adopted by Council on June 22, 2026. In the Town's new Official Plan, the Sherwood Survey Secondary Plan has been removed, and Section 6.3.8 now includes the Milton Heights Policy Area as shown on Schedules 15a and 15b. The same policies described above in the Town's 1996 Official Plan are contained within the Town's new Official Plan for the subject lands.

Discussion

Planning staff is of the opinion that the proposed Zoning By-law Amendments conform to the Town's new Official Plan.

Planning staff is satisfied that the proposed Zoning By-law Amendments are consistent with the Provincial Planning Statement and conform to the policies of the Halton Region Official Plan and the Town of Milton Official Plan and does not require an Official Plan Amendment.

Town of Milton Rural Zoning By-law 144-2003 and Urban Zoning By-law 016-2014

The applicant is seeking amendments to the Town's Rural and Urban Zoning By-laws to facilitate the proposed subdivision. The proposed Rural Zoning By-law Amendment seeks to amend the Town's Rural Zoning By-law 144-2003, as amended, to remove a portion of the subject lands (Block 86 - Reserve Block in the Milton Meadows North registered Plan of Subdivision) from the Rural Zoning By-law so that it can be included in the Town's Urban Zoning By-law.

The proposed Urban Zoning By-law Amendment seeks to rezone the subject lands from the Future Development (FD) and site-specific Residential Medium Density I (RMD1*186-H12-H13) zones to a site-specific Residential Low Density II (RLD2*382) zone to permit 30 single detached dwellings and to apply site-specific provisions that address maximum building height, minimum front yard setback, landscaped area and lot depth. The proposed Urban Zoning By-law Amendment also includes several Holdings that apply to the subject lands, and these are summarized below. The Holdings will need to be lifted prior to the issuance of building permits on the affected lands.

- H35 - This Holding provision requires lot consolidation to ensure that the parcels are in compliance with the minimum lot frontage, depth and area provisions of the Zoning By-law. This Holding applies to Block 86 - Reserve Block in the Milton Meadows North Plan of Subdivision and Lots 1-8 and 16 on the proposed Draft Plan of Subdivision.
- H99 - This Holding provision requires a Record of Site Condition for the properties located at 31 and 33 Milton Heights Crescent and 149 Tremaine Road. This Holding applies to the existing commercial operation located at 31 and 33 Milton Heights Crescent and 149 Tremaine Road.
- H100 and H101 - These Holding provisions address a number of requirements carried forward from the Ontario Municipal Board decision for the Milton Meadows North Subdivision and only apply to Block 86 - Reserve Block in the Milton Meadows North Subdivision that is being transferred to the proposed Draft Plan of Subdivision.

Appendices 1 and 2 to this Report include the proposed Zoning By-law Amendments.

Discussion

Subdivision Approval

An application has also been submitted for a Draft Plan of Subdivision to create 30 residential lots to be developed with single detached dwellings. 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 to address any technical requirements related to infrastructure (roads, water, sewer and stormwater), transportation network, record of site condition and coordination with utility providers.

Public Consultation

The Zoning By-law Amendment application was deemed complete on June 12, 2024. In accordance with the Planning Act requirements, Notice of Complete Application was sent to all assessed property owners within 200 metres of the subject lands. All materials, technical studies and reports prepared by the applicant to support the development applications were made available the Town's website. Notice signs were also posted on each of the assessed properties that comprise the subject lands.

On July 3, 2024, the applicant held a Public Information Centre ('PIC') meeting. The applicant provided a presentation of the proposed development followed by a period for questions and discussion. The purpose of the PIC meeting was to provide the public with an informal opportunity to learn more about the proposal and to ask questions of the applicant and technical consultants. Town staff were present at the PIC as well. There were three individuals that attended the PIC meeting. Questions were asked about the timing of servicing in the area and questions about the construction of the interchange/new bridge over the Highway 401 that was under construction at the time.

On February 9, 2026, the statutory public meeting was held for the proposed Zoning By-law Amendments. Notice of the statutory public meeting was provided in accordance with the Planning Act requirements and the Town's enhanced notification requirements, which included notice to all assessed property owners within 200 metres of the subject lands. A statutory public meeting information report (Report DS-008-26) was made available to the public prior to the statutory public meeting being held. Planning staff received one written submission for the proposed development that included a question about the proposed density as well as other questions on various other subdivisions in the Milton Heights neighbourhood. Appendix 3 to this Report includes the written submission. One member of the public addressed Council with concerns about the proposed development related to compatibility, public engagement and loss of privacy.

Agency Circulation and Comments

Below is a summary of the comments received by Town departments and external agencies that reviewed the development applications.

Halton Region - Public Works

As of July 1, 2024, Halton Region's role in land use planning and development matters has changed. The Region has a continued interest in supporting local municipal partners and has undertaken a review of the submission materials and provided comments on their scope of interests for the development applications. Regional Staff has completed a review of the submission materials and has indicated that they have no objections to the approval of the Zoning By-law Amendments.

Halton Region staff have confirmed that the Owner has obtained adequate allocation through a number of Allocation Agreements to support the proposed development. Halton Region staff have confirmed that water and wastewater connections for municipal services will be extended from the Milton Meadows North subdivision.

In terms of waste management, all proposed new lots are eligible for full residential curbside waste collection services once construction and units are 90% occupied.

The Owner is required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. Front-ending Recovery Payment is also required upon the Owner entering into a Subdivision Agreement or obtaining a Building Permit, whichever is earlier.

Town of Milton Development Services - Development Engineering

Town of Milton Development Engineering staff has no objection to the approval of the Zoning By-law Amendments. Development Engineering staff have requested clarification on stormwater-related matters in the Functional Servicing Report that are to be addressed prior to Draft Plan Approval of the subdivision. Development Engineering staff also require updated Environmental Site Assessment reports and a Record of Site Condition for the properties located at 31 and 33 Milton Heights Crescent and 149 Tremaine Road to demonstrate that the properties are suitable for a sensitive land use (e.g. residential use). As such, a Holding provision has been applied to these properties in the proposed Urban Zoning By-law Amendment, attached as Appendix 2 in this Report, to address this outstanding matter. Removal of the Holding provision is required prior to building permits being issued. Development Engineering will continue to work with the applicant to ensure that the technical requirements are satisfied through Draft Plan Conditions for Draft Plan approval and detailed design of the subdivision.

Discussion

Transportation staff have reviewed the Traffic Impact Study and are satisfied with the recommendations. Through detailed design of the subdivision, Transportation staff will confirm that signage, pavement markings and on-street parking plan are adequately addressed.

Parks Planning staff have reviewed the Tree Inventory and Preservation Plan and have provided the applicant with direction for tree removals. Parks Planning staff will ensure that boundary trees along shared lot lines are addressed through future Draft Plan Conditions and Subdivision Agreement.

Town of Milton Development Services - Policy and Urban Design

Town of Milton Policy and Urban Design staff has no objection to the approval of the Zoning By-law Amendments. Policy and Urban Design staff confirmed that the Milton Heights Architectural Design Guidelines provide direction for transitional areas, residential development and streetscape where new development is proposed. Policy and Urban Design staff will require further review of the building drawings on corner lots prior to the submission of individual building permit applications.

Town of Milton Development Services - Heritage

Town of Milton Heritage staff has no objection to the approval of the Zoning By-law Amendments. The properties located at 133 and 135 Tremaine Road are listed on the Town of Milton's Heritage Register. Heritage staff agree with the recommendations in the Heritage Impact Assessment that the properties do not warrant designation and request photo documentation of the demolition process and provided to the Town for archival purposes.

Town of Milton - Fire Department

Town of Milton Fire Department staff have reviewed the applications and offered no objections to the approval of the Zoning By-law Amendments. Fire Department staff have indicated that comments will be provided through detailed design of the subdivision.

Town of Milton - Corporate Services

Town of Milton Corporate Services staff have confirmed that development charges will be required for the proposed development and any future development in accordance with Town policies and by-laws and other applicable legislation.

Town of Milton - Transit

Town of Milton Transit staff has no objection to the approval of the Zoning By-law Amendments. Transit staff indicated that the subject lands are outside of the current Milton Transit service area and beyond coverage standards until such time when implementation

Discussion

targets are achieved. If targets are achieved, Milton Transit has indicated that the Town reserves the right to introduce and implement transit services and infrastructure, including bus stops, illuminated advertising shelters, accessible boarding/alighting pads, benches and other amenities within Town rights-of-way as determined by the Transit division. The nearest current transit service is Milton Transit OnDemand located in the 401 Industrial Zone with the closest stop located near 400 Chisholm Drive.

Halton District School Board

In a letter dated April 24, 2026, the Halton District School Board ('HDSB') confirmed it has no objection to the approval of the Zoning By-law Amendments. The HDSB anticipates this development expected to generate approximately 20 students between grades K-12. For elementary school grades K-6, students from this development would be accommodated at Robert Baldwin Public School, which is anticipated to reach capacity by 2031. Students in grades 6-8 would be accommodated at W.I. Dick Public School and enrolments are projected to be stable for the next 10 years. Milton District High School is the secondary school district that would accommodate students from the proposed development and the HDSB has indicated that enrolments are projected to increase, however there are plans to expand the school to be able to accommodate more students. The HDSB provided standard Draft Plan Conditions and warning clauses to be included in a future Subdivision Agreement.

Halton District Catholic School Board

In a letter dated April 28, 2026, the Halton Catholic District School Board ('HCDSB') confirmed it had completed a review of the submission materials and offered no objections to the Zoning By-law Amendments. In its letter, the HCDSB indicated that elementary students would be accommodated at Queen of Heaven Catholic Elementary School and secondary students would be accommodated at St. Francis Xavier Catholic Secondary School. The HCDSB also supplied Draft Plan Conditions and standard warning clauses to be included in a future Subdivision Agreement.

Milton Hydro Distribution Inc.

In a letter dated January 5, 2026, Milton Hydro Distribution Inc. ('Milton Hydro') advised that the Owner is required to contact Milton Hydro directly for new or upgraded electrical servicing requirements and provided information on locations for future utility equipment.

Canada Post

In a letter dated February 4, 2026, Canada Post has confirmed that the development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

Discussion

Canada Post has supplied Draft Plan Conditions and developer requirements to be included in a future Subdivision Agreement.

Issues of Concern

This section of the Report highlights issues of concern identified through the planning process and provides an overview of how each issue has been addressed.

Compatibility with Surrounding Neighbourhood

A concern was raised about the proposed development being compatible with the surrounding neighbourhood and the potential impact to the character of the area. Compatibility is defined in the Town's Official Plan as "development or redevelopment or uses which may not necessarily be the same as or similar to the existing or desired development, but which blends, conforms or is harmonious with the ecological, physical, visual or cultural environment and which enhances an established community and coexists with existing development without unacceptable adverse impacts on the surrounding area".

It is clear by the above definition that where residential intensification should be compatible with the surrounding neighbourhood, compatibility should not be narrowly interpreted to mean "the same as" or even as "being similar to" but rather capable of existing together in harmony within an area.

On September 8, 2025, Town Council approved a Town-initiated Zoning By-law Amendment (Report DS-051-25 and By-law 081-2025) to rezone existing lands within the Milton Heights neighbourhood from the Future Development (FD) zone to a site-specific Residential Low Density II zone (RLD2*371). The proposed development was not included in the Town-initiated amendment as active development applications were already under review. The proposed Urban Zoning By-law Amendment proposes to apply the same RLD2 zone, however the site-specific zone includes reduced front yard setback, landscaped open space and minimum lot depth from the parent RLD2 zone.

Planning staff are of the opinion that the proposed development will be compatible with the surrounding area. The proposed development is for low-density single detached dwellings, and the proposed Urban Zoning By-law Amendment applies the RLD2 zoning to the subject lands which is the same parent zone that currently applies to existing surrounding residential properties.

Public Engagement

The Planning Act dictates the minimum requirements for notification for applications pursuant to the Planning act. For Zoning By-law Amendment applications, the Planning Act requires that, as a minimum, notice be provided by signage posted on the frontage of all assessed

properties and mailouts be provided to all lands within 120 metres of the subject lands.

In September 2018, Town Council approved a Town-initiated Official Plan Amendment ('OPA') 52 to enhance public notice provisions for development applications beyond what is prescribed in the Planning Act. OPA 52 had the effect of enhancing the minimum requirements for public notices for planning applications within the Town in the following manner:

- All applications will receive a public notice advertisement placed in the local newspaper a minimum of twenty (20) days prior to the public meeting;
- Notice by direct mail to property owners within a 200-metre circulation area of a development application in the urban area, and 300 metres in the rural area;
- All public notices will appear on a dedicated landing page on the Town's website, as well as the online event calendar; and,
- Development notice signage will be placed on the subject property for all development applications, in accordance with the Planning Act.

Notice was provided to all property owners within 200 metres of the subject lands, 20 days before, for the Public Information Centre ('PIC') meeting held on July 3, 2024, and for the statutory public meeting held on February 9, 2026. Seven public notice signs were installed on the subject lands along the Milton Heights Crescent and Tremaine Road frontages. Notice of the statutory public meeting was also posted on the Town's website. All members of the public that have signed the public register, provided written comments or those that presented at the statutory public meeting have been notified in writing of this Report brought forward to this Council meeting.

It is staff's opinion that notice of the proposed Zoning By-law Amendment applications has been provided in accordance with the Town's best practices for enhanced public notification and has exceeded the minimum requirements in the Planning Act.

Loss of Privacy

A concern was raised about loss of privacy as lots are developed near existing dwellings. The proposed development will result in more homes being located near existing dwellings, however the proposed built form is for low-density single detached dwellings, up to two storeys in height, and implements the same RLD2 zoning (save and except for a reduced front yard setback, lot depth and landscaped area) as the other properties in the area. Through detailed design of the subdivision, Town staff will determine the locations where a privacy fence is required (e.g. along shared lot lines with existing residential dwellings). Landscaping will also be reviewed through detailed design of the subdivision.



Discussion

Subwatershed Impact Study Addendum

As required by the Town's Official Plan, the applicant completed a Subwatershed Impact Study ('SIS') Addendum in support of the development applications. The purpose of the SIS Addendum was to identify any natural heritage features in the updated study area and ensure conformity with the applicable policies of the Provincial Planning Statement, Halton Region Official Plan, Town of Milton Official Plan, Conservation Halton regulations and guidelines and the provincial Endangered Species Act. The SIS Addendum is still under review and is required to be deemed substantially complete prior to Draft Plan Approval.

Conclusion

As identified throughout this Report, Town Planning staff is of the opinion that the proposed amendments are consistent with the Provincial Planning Statement and conform to the Region of Halton Official Plan and the Town of Milton Official Plan. Planning staff recommends that the proposed Zoning By-law Amendments, as attached in Appendix 1 and 2 to this Report, **BE APPROVED**.

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Jessica Tijanic MSc., MCIP, RPP Phone: Ext. 2221
Senior Planner, Development
Review



Attachments

Figure 1 - Location Map

Figure 2 - Draft Plan of Subdivision

Appendix 1 - Draft Rural Zoning By-law Amendment

Appendix 2 - Draft Urban Zoning By-law Amendment

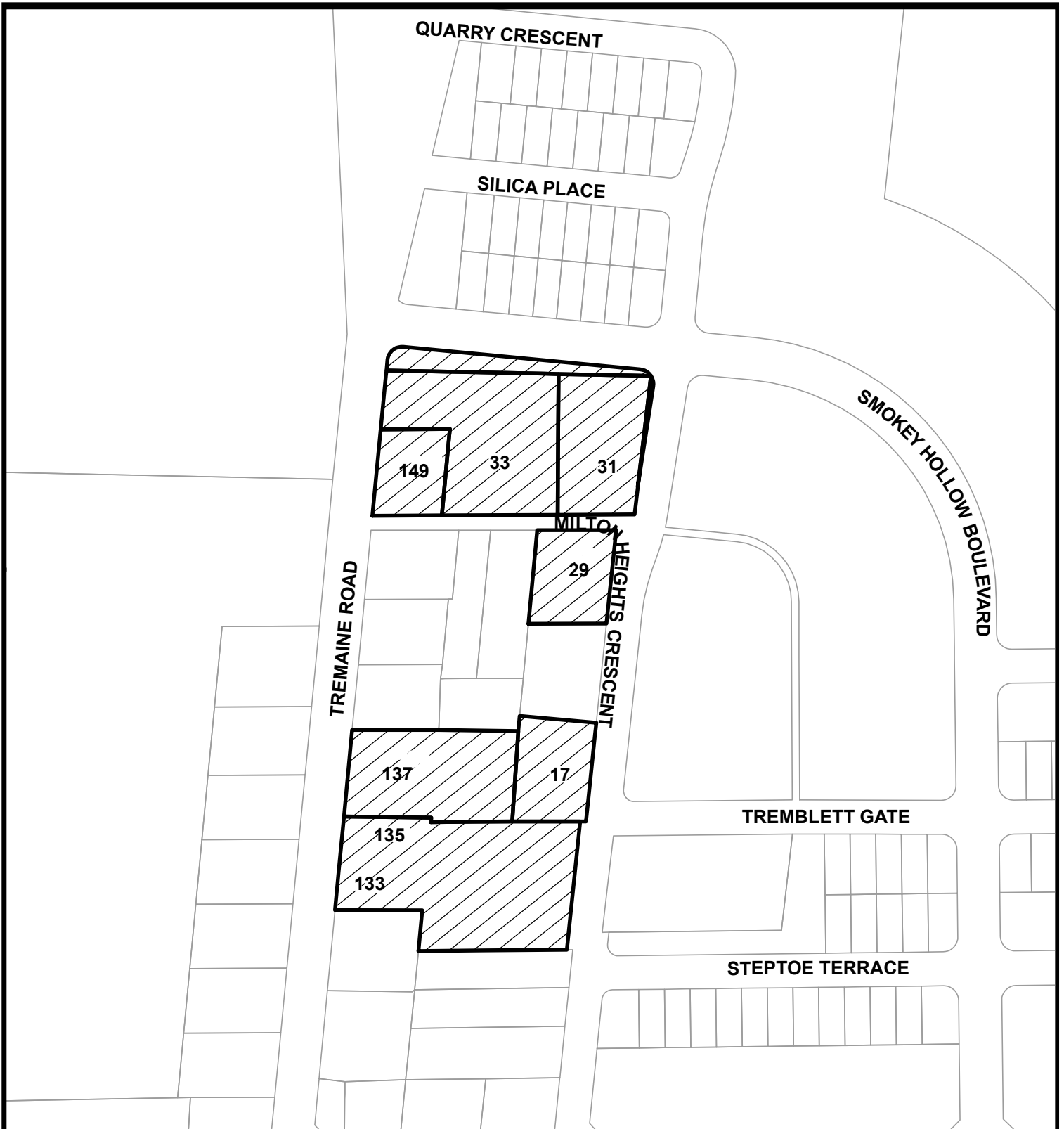
Appendix 3 - Public Comments

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.

LOCATION MAP



Council Meeting Date:
July 13, 2026

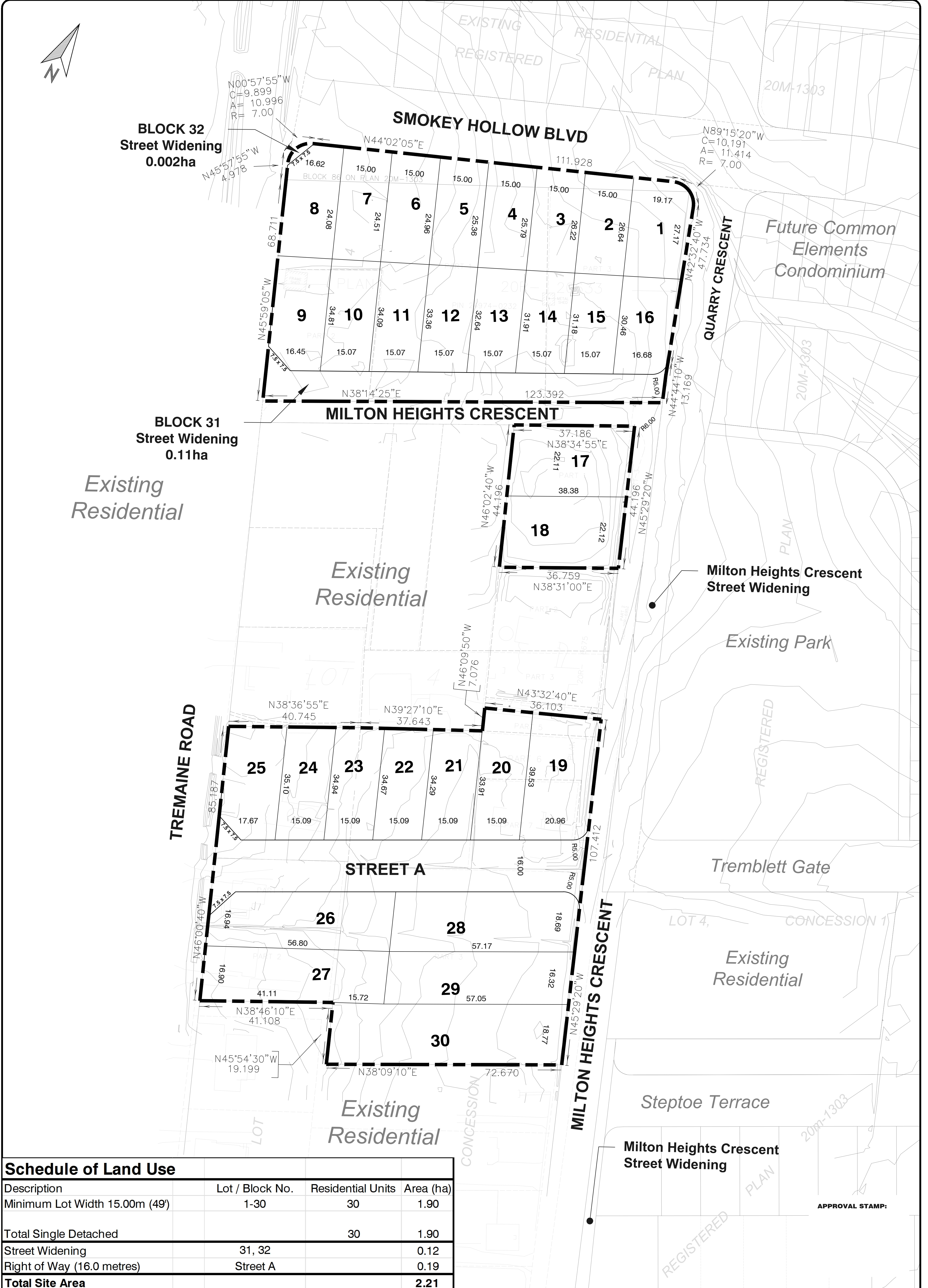
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Files: 24T-15006/M & Z-15/24

Development Services Department



Subject Lands



Schedule of Land Use				
Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 15.00m (49')		1-30	30	1.90
Total Single Detached			30	1.90
Street Widening		31, 32		0.12
Right of Way (16.0 metres)		Street A		0.19
Total Site Area				2.21

TITLE:	KEY PLAN:	SURVEYOR'S CERTIFICATE:	REQUIRED INFORMATION:																
DRAFT PLAN OF SUBDIVISION		I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN.	PROJECT No.: 23069 DATE: January 19, 2024 SCALE: 1:500 DRAFTED BY: MJ CHECKED BY: EC																
LEGAL DESCRIPTION: ALL OF BLOCK 86, REGISTERED PLAN 20M-1303 AND PART OF LOT 4, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF ESQUEWING) TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON		STEPHEN KOSMACHUK, O.L.S. HOLDING JONES VANDERVEEN INC. DATE: _____ OWNER'S CERTIFICATE: I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON DOUG SKEFFINGTON MILTON MEADOWS PROPERTIES LTD. DATE: _____	(a) SEE PLAN (b) SEE PLAN (c) SEE KEY MAP (d) SEE SCHEDULE OF LAND USE (e) SEE PLAN (f) SEE PLAN (f.1) N/A (g) SEE PLAN (h) MUNICIPAL SERVICES AVAILABLE (i) SILTY CLAY/CLAYEY SILT FILL (j) SEE PLAN (k) MUNICIPAL SERVICES AVAILABLE (l) SEE PLAN (f.1) N/A NOTE: DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.																
ROYALPARK HOMES	MILTON VILLAGE		REVISIONS <table border="1"><thead><tr><th>No.</th><th>Description</th><th>Date</th><th>Int.</th></tr></thead><tbody><tr><td>3</td><td>THIRD SUBMISSION</td><td>2026/03/17</td><td>EC</td></tr><tr><td>2</td><td>SECOND SUBMISSION</td><td>2025/11/17</td><td>EC</td></tr><tr><td>1</td><td>FIRST SUBMISSION</td><td>2024/06/12</td><td>EC</td></tr></tbody></table> No. Description Date Int.	No.	Description	Date	Int.	3	THIRD SUBMISSION	2026/03/17	EC	2	SECOND SUBMISSION	2025/11/17	EC	1	FIRST SUBMISSION	2024/06/12	EC
No.	Description	Date	Int.																
3	THIRD SUBMISSION	2026/03/17	EC																
2	SECOND SUBMISSION	2025/11/17	EC																
1	FIRST SUBMISSION	2024/06/12	EC																

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 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, TO REMOVE LANDS FROM THE RURAL ZONING BY-LAW IN RESPECT OF THE LANDS AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND TO REZONE LANDS IN RESPECT OF THE LANDS DESCRIBED AS ALL OF BLOCK 86, REGISTERED PLAN 20M-1303 (MILTON MEADOWS PROPERTIES LTD.) - FILES: Z-15/24 AND 24T-15006/M.

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, as amended;

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

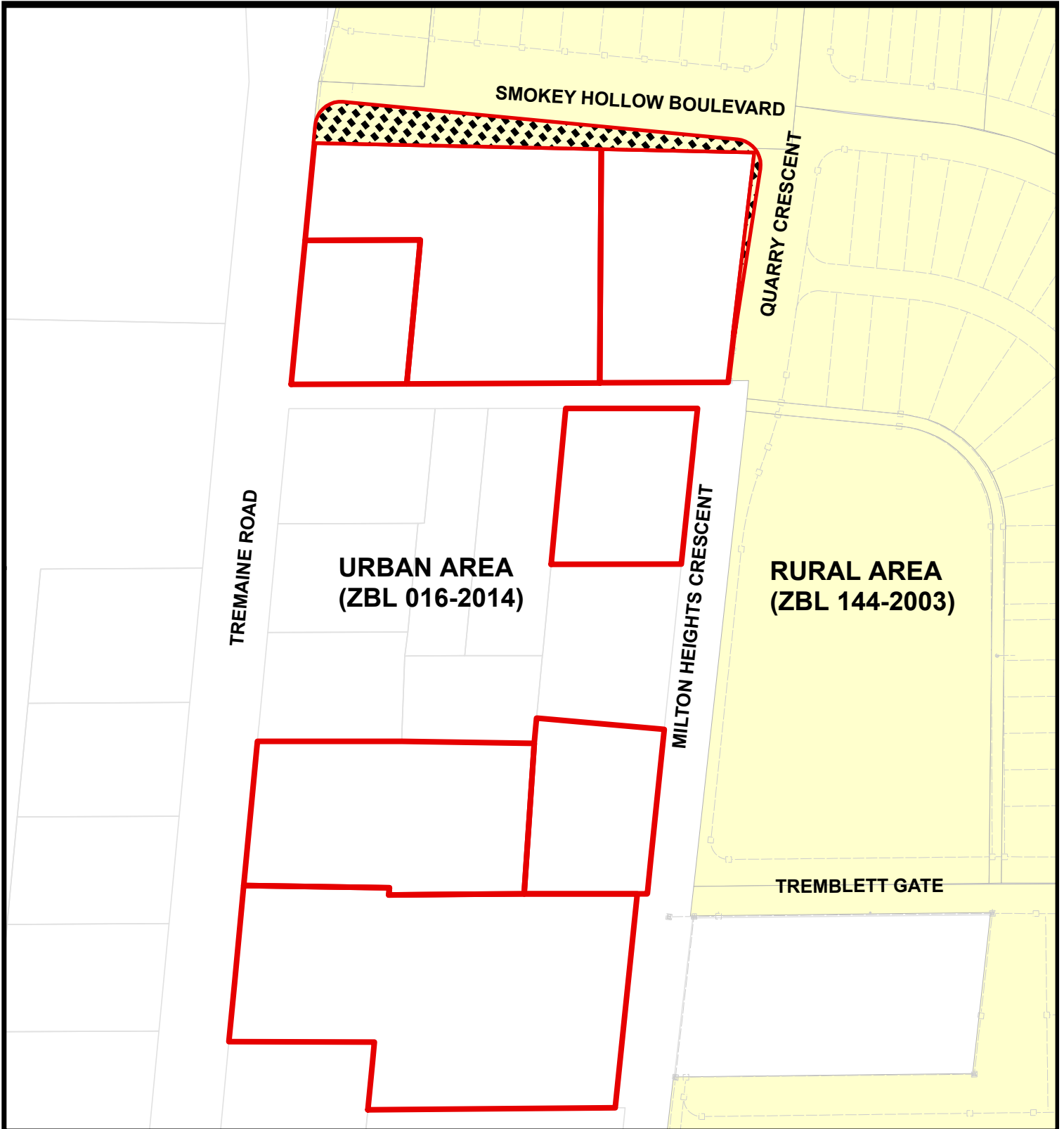
1. **THAT** Comprehensive Zoning By-law 144-2003, as amended, is hereby repealed as it applies to lands identified as 'Subject Area' as shown on 'Figure 1' attached hereto.
2. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by removing the lands identified as 'Subject Area' as shown on 'Figure 1' attached hereto.
3. 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 JULY 13, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Figure 1 Zoning Context Map

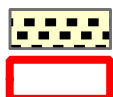


Council Meeting Date:
July 13, 2026

Scale: 1: 3,333

Files: 24T-15006/M & Z-15/24

Development Services Department



Subject Area Removed from ZBL 144-2003, as amended

Subject Lands

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

PART OF LOT 4, CONCESSION 1
(Geographic Township of Esquesing). Town of Milton



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



Subject area to be removed from
Rural Zoning By-law 144-2003,
as amended

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid



24T-15006/M &
Z-15/24

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, AS AMENDED, TO ADD LANDS INTO THE URBAN ZONING BY-LAW AS DEPICTED ON FIGURE 1: ZONING CONTEXT MAP AND REZONE THE LANDS IN RESPECT OF THE LANDS DESCRIBED AS ALL OF BLOCK 86, REGISTERED PLAN 20M-1303 AND THE PROPERTIES LOCATED AT 17, 29, 31 AND 33 MILTON HEIGHTS CRESCENT AND 133, 135, 137 AND 149 TREMAINE ROAD, PART OF LOT 4, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESTING, TOWN OF MILTON, (MILTON MEADOWS PROPERTIES LTD.) - FILE: Z-15/24 AND 24T-15006/M.

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** Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding the lands identified as 'Subject Area' as shown on 'Figure 1' attached hereto.
2. **THAT** Schedule "A" to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the existing Future Development (FD) and Residential Medium Density I (RMD1*186-H12-H13) zone symbols to a site-specific Residential Low Density II (RLD2*382) zone symbol on the lands and adding the Holding (H) symbols H35, H99, H100 and H101 as shown on Schedule "A" attached hereto.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.382 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned in the site-specific Residential Low Density II (RLD2*382) zone, the following standards and provisions apply:

- i. Special Zone Provisions
 - a. The maximum building height shall be:

- i. 8.0 metres in the case of flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
 - ii. 9.5 metres in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.
- b. The minimum front yard setback shall be 6.0 metres.
- c. The minimum landscaped open space shall be 20%.
- d. The minimum lot depth shall be 23.0 metres.
- e. In addition to Section 4.19.6 i), for the purpose of determining setbacks, the daylight radii or daylight triangle is deemed to not exist.

4. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for removal of this “H99” Holding Provision:

“H99” shall not be removed until:

- a) A Record of Site Condition (RSC) has been filed on the Environmental Site Registry in accordance with Ontario Regulation 153/04, as amended, for the properties located at 31 and 33 Milton Heights Crescent and 149 Tremaine Road, confirming that the lands are suitable for the proposed use;
- b) The Owner has obtained written confirmation from the Ministry of the Environment, Conservation and Parks (MECP) acknowledging the filing of the RSC; and,
- c) The Town of Milton has received a copy of the MECP acknowledgement letter and written confirmation from a Qualified Person (QP) that the RSC has been properly filed and the lands are suitable for the intended purpose.

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 for removal of this “H100” Holding Provision:

“H100” shall not be removed until all of the conditions under 1) and 2) have been satisfied:

- 1. For the realignment of the NW-2-G1 and NW-2-F watercourses:

- a) detailed design drawings for the realignment of the NW-2-G1 and NW2-F watercourses have been provided that are satisfactory to Halton Region, Conservation Halton, the Ministry of Natural Resources, and the Town;
- b) the issuance of a permit from the Ministry of Natural Resources under the Endangered Species Act permitting the realignment of the NW-2-G1 and NW-2-F watercourses and all associated works within the jurisdiction of the Ministry of Natural Resources;
- c) the issuance of a permit from Conservation Halton permitting the realignment of the NW-2-G1 and NW-2-F watercourses and all associated works within the jurisdiction of Conservation Halton;
- d) written confirmation has been provided that the NW-2-G1 and NW-2-F watercourses have been realigned to the satisfaction of Halton Region, Conservation Halton, the Ministry of Natural Resources, and the Town, and in accordance with the required permits, the minutes of settlement and the private agreements, if any; and,

2. For the required noise mitigation:

- a) a site plan application, including detailed design drawings, details and updated noise report, for the commercial block that is satisfactory to the Town;
- b) a site plan application, including detailed design drawings, details and updated noise report, for a sound barrier consisting of a berm and noise fence on the Future Development block on the east side of realigned Tremaine Road that is satisfactory to the Town;
- c) the issuance of Ministry of Transportation Land Use Permits for development on the commercial block and the sound barrier or development on the Business Park block on the east side of realigned Tremaine Road;
- d) execution of the Town's site plan agreements and posting of financial securities for development on the commercial block and the sound barrier or development on the Business Park block on the east side of realigned Tremaine Road to the satisfaction of the Town;
- e) confirmation by a qualified acoustical engineer that the required noise mitigation measures on the local commercial block and the Business Park block have been constructed in accordance with an approved noise study, the minutes of settlement and the private agreements.

6. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for removal of this “H101” Holding Provision:

“H101” shall not be removed until all of the conditions have been satisfied:

- a) Halton Region has confirmed in writing that servicing allocation has been secured by the Owner to service the remainder of the plan, that servicing is available, and that the Holding Provision may be lifted;
- b) A site plan or other development plan has been provided to the satisfaction of the Town, which provides visual screening of the development along Highway 401 and the Niagara Escarpment Plan Area which incorporates old Tremaine Road with the internal roads for the subdivision without resulting in a cul-de-sac; and,
- c) An agreement has been entered into with Country Heritage Park to align their driveway with the proposed internal road network of the plan of subdivision; or the draft plan has been revised to adjust the internal subdivision road network to the satisfaction of the Town.

7. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.150 as follows:

For lands zoned site-specific Residential Low Density II (RLD2*382), only legally established existing uses are permitted until the conditions for removal in the “H35” Holding Provision are satisfied.

8. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.151 as follows:

For lands zoned site-specific Residential Low Density II (RLD2*382), only legally established existing uses are permitted until the conditions for removal in the “H99” Holding Provision are satisfied.

9. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.152 as follows:

For lands zoned site-specific Residential Low Density II (RLD2*382), only legally established existing uses are permitted until the conditions for removal in the “H100” Holding Provision are satisfied.

10. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.153 as follows:

For lands zoned site-specific Residential Low Density II (RLD2*382), only legally established existing uses are permitted until the conditions for removal in the “H101” Holding Provision are satisfied.

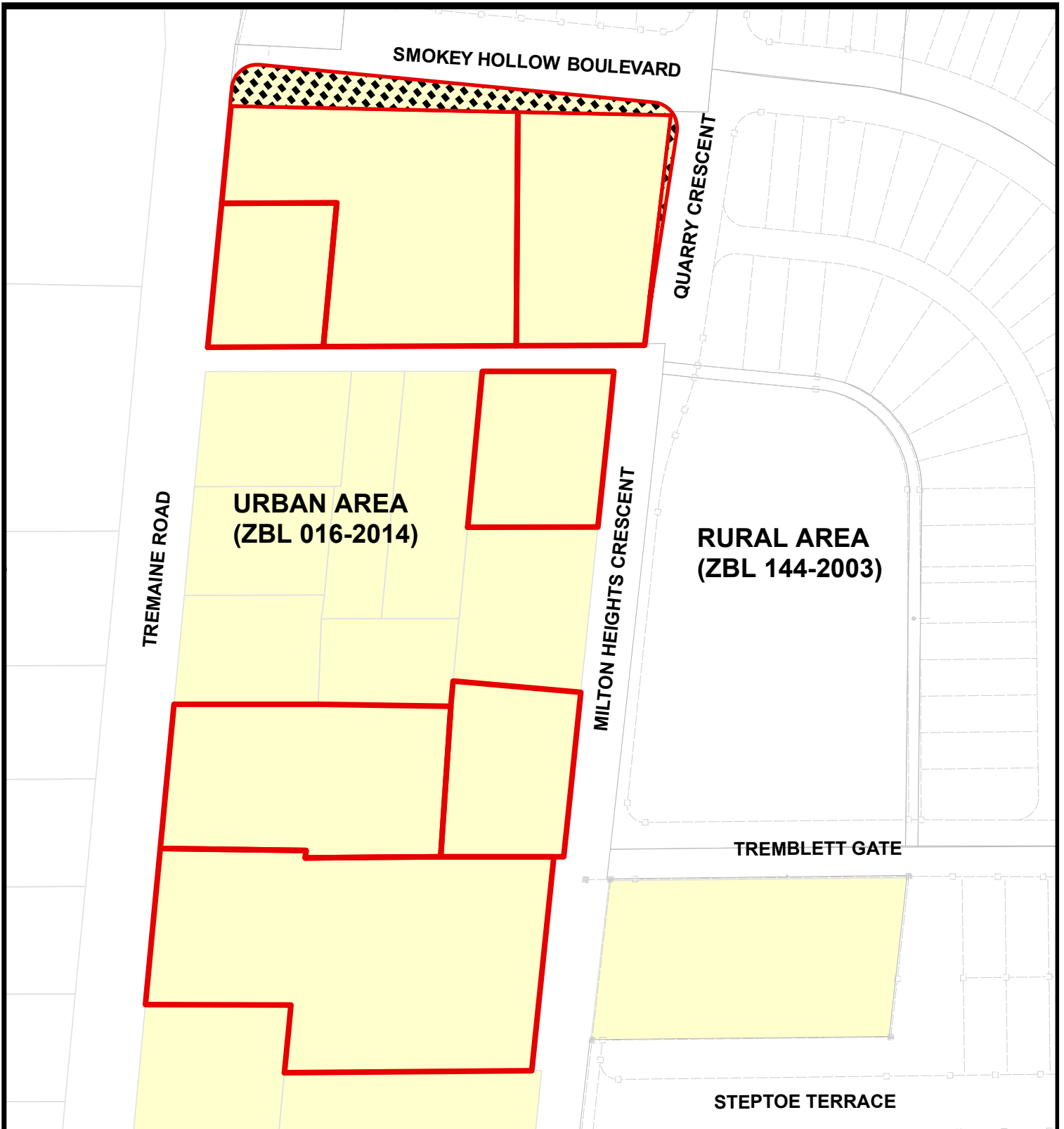
11. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant 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 JULY 13, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Figure 1 Zoning Context Map



Council Meeting Date:
July 13, 2026

Scale: 1: 3,333

Files: 24T-15006/M & Z-15/24

Development Services Department



Subject Area added to ZBL 016-2014, as amended

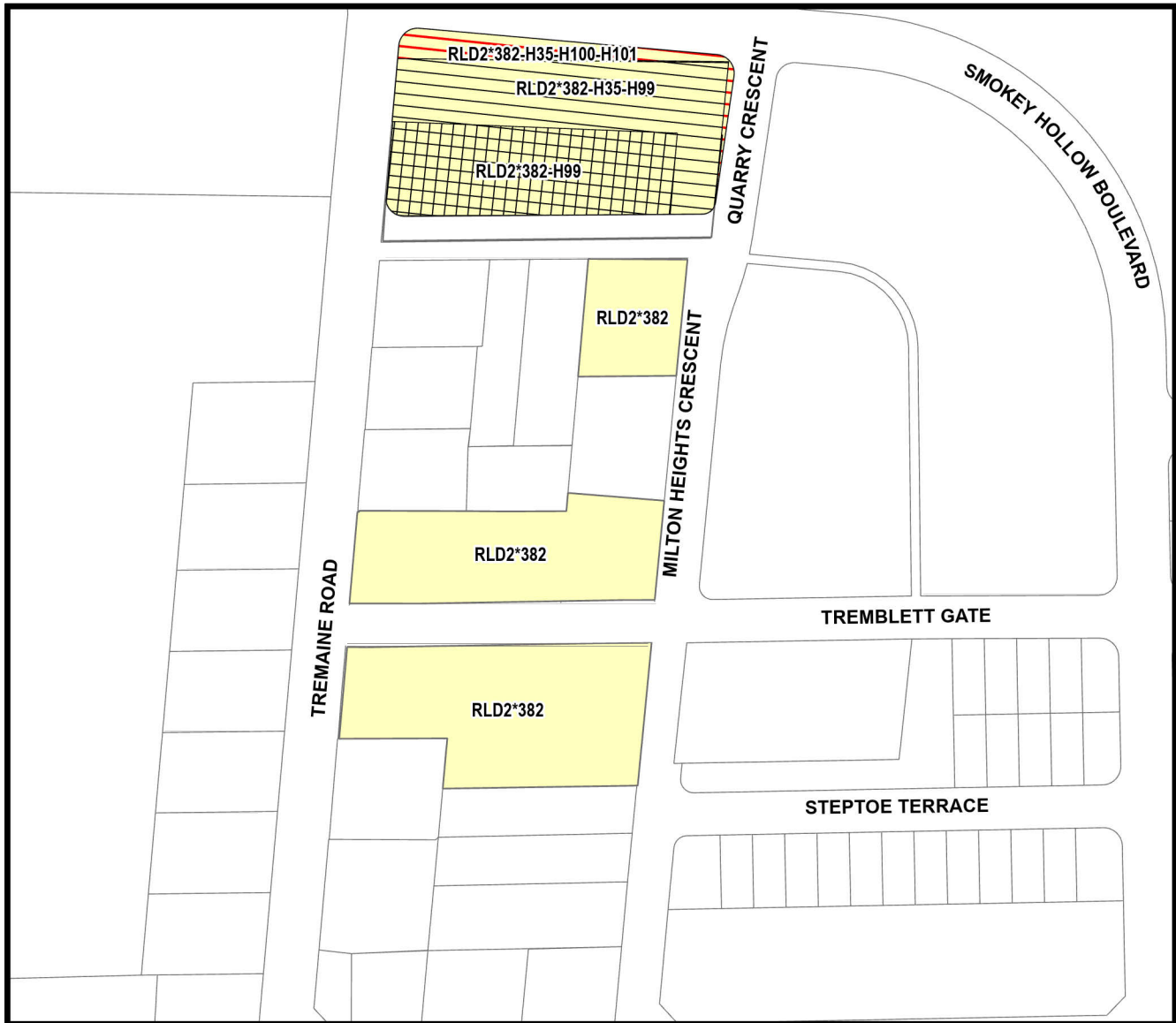


Subject Lands

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

PART OF LOT 4, CONCESSION 1
(Geographic Township of Esquesing). Town of Milton

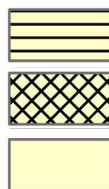


THIS IS SCHEDULE A
TO BY-LAW NO. -2026 PASSED
THIS ____ DAY OF _____, 2026.

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

To be rezoned from Future Development (FD):



Residential Low Density 2
Zone with exceptions (RLD2*382-H35-H99)

Residential Low Density 2
Zone with exceptions (RLD2*382-H99)

Residential Low Density 2
Zone with exceptions (RLD2*382)

To be rezoned from Residential Medium
Density 1 with exceptions (RMD1*186-H12-H13) :



Residential Low Density 2
Zone with exceptions
(RLD2*382-H35-H100-H101)



Jessica Tijanic

From: Wendy Roberts [REDACTED]
Sent: Wednesday, February 11, 2026 3:07 PM
To: Jessica Tijanic
Cc: Ian Thompson
Subject: Re: Milton Heights Updates - received the files (thanks) and my preliminary comments, for the record.

Good afternoon Jessica. Thank you for the update and reports. Much appreciated.

Wendy

Wendy Roberts

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." Margaret Mead

On Wednesday, February 11, 2026 at 02:32:35 p.m. EST, Jessica.Tijanic@milton.ca <jessica.tijanic@milton.ca> wrote:

Good afternoon Wendy,

Thank you for your email. Your comments will form part of the public record for the applications and will be addressed in a future technical report to Council. Comments can be provided throughout the development review process and all comments will be considered/addressed in a future technical report to Council. In an effort to be transparent with you, in 2024 the Province passed [Bill 185 – Cutting Red Tape to Build More Homes Act](#) and part of this amendment included limiting appeal rights which now only includes the applicant, the Minister, public bodies (including hospitals) and specified persons under the Planning Act.

Regarding your question about the Milton Meadows North Subdivision, there was a provision that sought to realign the subdivision road with the northern entrance of Country Heritage Park (CHP), which required the relocation of CHP entrance as well. My understanding of the rationale to further review these driveway configurations was due to uncertainty of the future Tremaine Road bridge over the Highway 401. Since that time, the Tremaine Road bridge over the Highway 401 has been removed and only local traffic will be accessing this portion of Tremaine Road. An updated Traffic Impact Study was submitted to the Town and Region for review which demonstrated that the trip generations are anticipated to be low. There were also limitations to relocating the CHP driveway due to the location of private servicing on the site. The subdivision was registered on July 11, 2025 (Plan 20M-1303).

Regarding your question about the Century Grove Subdivision, while the OMB approved the Draft Plan of Subdivision in principle, the engineering detailed design process still had to be completed. On March 25, 2024, Council approved a housekeeping zoning by-law amendment to implement ([Report DS-017-24](#)) updates to the Draft Plan of Subdivision that were identified through the engineering detailed design process. Report DS-017-24 provides background about the updates made to the Draft Plan of Subdivision including the reconfiguration of the community park, stormwater management pond location and

size and the relocation of the heritage house. Tree removals were required in order to construct the stormwater management pond (including associated infrastructure and accesses) and new landscaping will be planted. I have attached the Landscape Plan and Details in the secure sharefile link below.

Regarding your question about the Century Grove Subwatershed Impact Study, this subdivision was included in the original Area 1, 2 & 4 SIS (they are area 2) prepared by Rand. My understanding is that the Century Grove subdivision was not required to provide an addendum to the SIS as they did not deviate from the original SIS. The most recent version for the Century Grove subdivision is the original SIS and I have attached in the secure sharefile link below.

Thanks,

Jessica

The Town of Milton Secure Email

Expires March 13, 2026

Documents for Wendy

3.3 MB

[Download Attachments](#)

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Jessica Tijanic, M.Sc. MCIP RPP

Senior Planner, Development Review

150 Mary Street., Milton ON, L9T 6Z5

905-878-7252 ext. 2221

www.milton.ca

Confidentiality notice: This message and any attachments are intended only for the recipient named above. This message may contain confidential or personal information that may be subject to the Municipal Freedom of Information Act and must not be distributed or disclosed to unauthorized persons. If you received this message in error, please notify the sender immediately. Thank you for your assistance.

From: Wendy Roberts [REDACTED]

Sent: Monday, February 9, 2026 4:12 PM

To: Jessica Tijanic <Jessica.Tijanic@milton.ca>

Cc: Ian Thompson [REDACTED]

Subject: Re: Milton Heights Updates - received the files (thanks) and my preliminary comments, for the record.

Hi Jessica. Thank you for re-sending. I was able to download the files. I won't have a chance to review the material before the meeting tonight. What is the "drop dead" date to submit comments? I will try to observe the meeting via the YouTube channel. I'm hoping my partner (Ian) will be able to attend, but I am not certain. I have copied Ian here.

I would appreciate it if you would consider my comments below as my submission for the public meeting, just so that I don't give up my right to appeal at some later date.

I have taken a quick look at the report going to Council tonight. If I understand correctly, the proposal has a density of 15.8 units per net hectare. I believe the current density permitted is 15. If my understanding is correct, given my experience with this developer, I am not surprised they continue to push the envelope. This may be in the Transportation Study or one of the other documents you provided, but do you know if the developer is required to "t" up the subdivision road that runs off of Tremaine with the entrance road to Country Heritage Park. I recall that was one of the conditions of the OMB decision, but ...

I don't believe this particular development parcel was part of the OMB/LPAT process, although the residents knew it and the Milton Meadows South parcel would be added at some point after the OMB/LPAT decision. We conveyed that to the OMB Chair, but

I have questions re the Village Squares (current planned location and size), the Community Park (current planned location and size), the status of the Andrin property, the Stormwater Management Pond south of 94 Peru, and whether a Community Centre for Milton Heights is back on the table. Now that the decision has been made to move the heritage home at 94 Peru Road, will any of the land the heritage home sat on be used to restore the size of the Community Park so that it meets the Town's Community Park size standards? I would also like to speak with you about the status of the final net loss/net gain calculation concerning the natural heritage features, including if the developer has to compensate for the loss of all those trees that were ripped out around 94 Peru Road. Are you able to send me the most current iteration of the Subwatershed Impact Study?

I realize much of the above may not be deemed to apply specifically to this development parcel but, as I and many other Participants involved in the OMB process conveyed to the OMB, **all** of the development parcels in Milton Heights and their cumulative impact need to be considered together. In essence, although slower, "death by a thousand cuts" is still lethal.

I do appreciate you keeping me in the loop, including about the relocation of the heritage home. Not to take away from your best and genuine efforts to keep me apprised, I don't believe the interests of the existing residents have much, or have had much, if any, impact on the decisions made about the developments in Milton Heights. That is not your doing. The best most recent example of that is the loss of all the trees around 94 Peru Road. Residents woke up shocked! None of the residents I have spoken with, including a very close neighbour of 94 Peru Road, had any idea that was coming. I don't understand how that happens - no warning, no opportunity to object - just gone. As I suggested in previous correspondence, I would have thought the trees formed part of the "character" of the heritage home and the neighbourhood. Cutting those trees down, in my view, adversely impacted the "heritage" and "character" of 94 Peru Road and the "character" of the neighbourhood. Although I wasn't expecting the developer to care about that, I had hoped the Town and Region would have and would have engaged the residents of Milton Heights/Peru.

It is unfortunate local residents, including the 50 or so Participants at the OMB, had no opportunity to provide input on decisions after the OMB decision in the fall of 2014. That is, in my view, a major flaw of the "Public Meeting" and LPAT

processes. Residents are provided with a "plan" and, many years later, that "plan" changes - unbeknownst to the residents. The size of the Community Park changed at least twice. The location of the Community Park changed more than a few times. The location of the stormwater management pond changed a few times. Residents, including those of us who participated in the lengthy OMB process, are kept in the dark until it is too late.

Thanks Jessica. I'll be in touch.

Wendy

Wendy Roberts

[REDACTED]

[REDACTED]

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." Margaret Mead

On Monday, February 9, 2026 at 01:42:33 p.m. EST, Jessica.Tijanic@milton.ca <jessica.tijanic@milton.ca> wrote:

Hi Wendy,

My apologies, not sure why that happened but the link below should work now. I have attached the materials submitted in 2024 and 2026. If the 2026 materials were updated versions from 2024, then I only included the latest version.

Thanks,

Jessica

The Town of Milton Secure Email

Milton Meadows Hunt-Village Submission Materials

198 MB

Open

Link expires on March 11, 2026

The only way to send sensitive information with email.

[The Town of Milton](#)

From: Wendy Roberts [REDACTED]
Sent: Monday, February 9, 2026 12:53 PM
To: Jessica Tijanic <Jessica.Tijanic@milton.ca>
Subject: Re: Milton Heights Updates - folder is empty?

Thanks for your call Jessica and for sending me the info.

I just tried to open the folder and it says it is empty. Can you try sending it again? Thanks!

Wendy

Wendy Roberts

[REDACTED]

[REDACTED]

*"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."*Margaret Mead

On Monday, February 9, 2026 at 09:46:01 AM EST, Jessica.Tijanic@milton.ca <jessica.tijanic@milton.ca> wrote:

Good morning Wendy,

It was nice speaking with you this morning. Please see information below as a follow up to our discussion.

Milton Meadows Hunt-Village Subdivision

The submission materials can be accessed at this secure sharefile link. Please let me know if you have any issues with accessing or downloading the files.

The Town of Milton Secure Email

Expires March 11, 2026

Milton Meadows Hunt-Village Submission Materials

0 B

[Download Attachments](#)

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The Public Meeting Report is listed as Item 7.1 – Report DS-008-26 on the [Council Agenda](#) for tonight's meeting.

A webstream link will be available on the [Council Calendar page](#) later this evening. The last column under the 'February 9, 2026' row will include a link where you can watch the livestream. If you want to participate virtually, please let the Town Clerk know (townclerk@milton.ca) and they can bring you into the meeting. You are welcome to provide written comments to me after the meeting as well.

Century Grove Heritage House Relocation Report

Our Heritage Planner will be bringing forward a report to Council in March or April requesting Council's approval to relocate the designated heritage house. I will let you know which Council Meeting this will be happening and provide you with a link ahead of the meeting to read the report.

Thanks,

Jessica