



The Corporation of the Town of Milton

Report To: Council

From: Christian Lupis, Acting Commissioner, Planning and
Development

Date: June 24, 2019

Report No: PD-031-19

Subject: Technical Report - Proposed Plan of Subdivision and
Amendments to the Zoning By-law by Pony Pines Development
Inc. to permit the development of a residential plan of subdivision
(Files: 24T-14003/M and Z-05/14).

Recommendation: **THAT the Town of Milton Council supports the granting of Draft
Plan Approval by the Commissioner of Planning and
Development for the proposed plan of subdivision, subject to the
standard and any site-specific Draft Plan Conditions (24T-
14003/M and Z-05/14 "Pony Pines");**

**AND THAT application Z-05/14 for an amendment to the
Comprehensive Town of Milton Zoning By-law 016-2014, as
amended, to change the Future Development (FD) and Natural
Heritage System (NHS) Zones to Residential Medium Density 1
- Special Section 220 (RMD1*220); Residential Medium Density
1 - Special Section 262 (RMD1*262), Residential Medium
Density 2 - Special Section 263 (RMD2*263), Mixed Use (MU),
Minor Institutional (I-A), Open Space 2 (OS-2) and Natural
Heritage System (NHS) Zones to permit the development of a
residential/mixed use plan of subdivision BE APPROVED in
accordance with the By-law, attached as Appendix 1;**

**AND THAT staff be authorized to bring forward an amending
Zoning By-law attached as Appendix 1 to this report for Council
adoption;**

**AND THAT WHEREAS the Planning Act limits the ability to apply
for a minor variance for a two-year period following approval of
this By-law, BE IT RESOLVED that a privately initiated
application for minor variance may be made.**



EXECUTIVE SUMMARY

Pony Pines Development Inc. has requested an amendment to the Town of Milton Zoning 016-2014, as amended, to change the zoning applicable to the subject lands in order to permit the development of a residential plan of subdivision on the lands.

The plan of subdivision proposes a total of 575 units consisting of 250 single-detached dwelling units, 124 semi-detached dwelling units, 107 street townhouse units and 94 back-to-back townhouse units. In addition, the plan includes a minor sub-node block, one institutional block (for a portion of a proposed public elementary school), 4 stormwater management blocks, 2 natural heritage system blocks, various buffer blocks including a buffer block along the CN Rail corridor, road widening blocks along Tremaine Road and an internal road system.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision processed under file 24T-14003/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards. In addition, Planning staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1.

REPORT

Background

Owner

Pony Pines Development Inc., 3751 Victoria Park Ave, Suite 501, Toronto

Applicant

Glen Schnarr & Associates Inc., 10 Kingsbridge Garden Circle, Suite 700, Mississauga,

Location/Description

The subject lands are located the northeast corner of Tremaine Road and Britannia Road. The lands are legally described as Part Lot 6, Concession I, N.S., former Geographic Township of Trafalgar. The location of the property is illustrated in Figure 1 attached to this Report.

The subject lands are approximately 38.93 ha in size. The land is generally flat agricultural crop land traversed by a tributary of the Indian Creek and includes a woodlot of approximately 2.4 hectares along Tremaine Road. The lands are vacant with



frontage along Britannia Road of approximately 850 metres and frontage along Tremaine Road of approximately 280 metres and 237 metres.

An existing residential property with frontage along Tremaine Road is surrounded on three sides by the Pony Pines property. This property consists of an existing heritage dwelling on a rural lot and is situated immediately north of the woodlot. This property does not form part of the Pony Pines applications.

The lands abut Britannia Road and the Phase 4 Urban Expansion Area to the south and Tremaine Road to the west. The lands west of Tremaine Road have been identified for the Milton Education Village and are currently the subject of a secondary plan process. To the north, the lands abut future residential lands for which plan of subdivision and zoning amendment applications have been submitted (i.e. Mattamy Varga). To the east, are future residential lands also owned by the applicant (which are not part of this phase of the development) and extend to the CN Railway. These lands require regional servicing allocation and as such will be draft plan approved as part of a future phase when servicing is secured.

Proposal

Pony Pines Development Inc. has requested an amendment to the Town of Milton Zoning 016-2014, as amended to change the zoning applicable to the subject lands in order to permit the development of a residential plan of subdivision on the lands as illustrated on Figure 2 to this report.

Accordingly, the applicant is seeking to change the existing Future Development (FD) and Natural Heritage System (NHS) Zones to Residential Medium Density 1 - Special Section 220 (RMD1*220); Residential Medium Density 1 - Special Section 262 (RMD1*262), Residential Medium Density 2 - Special Section 263 (RMD2*263), Mixed Use (MU), Minor Institutional (I-A), Open Space 2 (OS-2) and Natural Heritage (NHS) Zones as illustrated on Appendix 1 to this report.

The plan of subdivision consists of residential development with a variety of housing types, a higher density minor sub node block, four stormwater management ponds, a natural heritage system consisting of a woodlot, creek block and associated buffer blocks and a trail on one side of the creek. There is also an institutional block that will be consolidated with lands to the north (i.e. Mattamy Varga subdivision) to allow for the development of a public elementary school.

The Minor Sub-Node block is proposed to be developed for high density residential uses. A specific proposal has not been provided at this time and the block is proposed to be placed in a Mixed Use (MU) Zone. This zone implements the Boyne policies applicable to the nodes and permits residential and mixed use buildings up to eight storeys in height.



The following information has been submitted in support of the applications:

- Draft Plan of Subdivision, prepared by Glen Schnarr and Associates, dated May 23, 2019;
- Planning Justification Letter, prepared by Glen Schnarr and Associates dated April 9, 2014;
- Draft Zoning By-law, prepared by Glen Schnarr and Associates dated May 2019;
- Stage 1-2 Archaeological Assessment, prepared by Archeoworks Inc. dated November 2009;
- Stage 2 Archaeological Assessment, prepared by Archeoworks Inc. dated June 14, 2016; c
- Stage 3 Archaeological Assessment, Revised Report, prepared by Archeoworks Inc. dated July 2010 updated March 24, 2017 and November 9, 2017;
- Stage 4 Archaeological Mitigation, Archaeological Assessments Ltd. dated August 2010;
- Hydrogeological Assessment prepared by R.J. Burnside & Associates Limited dated July 2017;
- Traffic Assessment and Impact Study, prepared by GHD, dated March 11, 2016, updated February 9, 2018, February 21, 2019 and May 6, 2019;
- Village Square Concept Plan prepared by Strybos Barron King dated February 2019;
- Stormwater Management Report, prepared by TMIG dated April 2018 and revised February 2019;
- Site Specific Water and Wastewater Functional Servicing Report, prepared by TMIG, dated March 2016; updated March 2018 and February 2019
- Soil Investigation Report prepared by Soil-Eng Limited dated January 2004;
- Phase 1 Environmental Assessment prepared by Barenco Environmental Engineers dated August 16, 2010 and October 2010;
- Phase 2 Environmental Assessment prepared by Barenco Environmental Engineers dated June 11, 2010;
- Noise and Vibration Study, prepared by HGC Engineering, dated March 3, 2016, updated April 6, 2018 and February 22, 2019
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated March 20, 2014;
- Stage 1 Archaeological Assessment for Parts 1, 2, and 3 of Plan 20R-19171, Lot 6, Con 1 NS, prepared by Archeoworks Inc., dated April 7, 2014;
- Stage 2 Archaeological Assessment for Parts 1, 2, and 3 of Plan 20R-19171, Lot 6, Con 1 NS, prepared by Archeoworks Inc., dated June 14, 2016;
- Stage 3 Archaeological Assessment of the P1 Site (AiGx-422) of part of Parts 1, 2, and 3 of Plan 20R-19171, Lot 6, Con 1 NS, prepared by Archeoworks Inc., dated November 9, 2017;

- Stage 3 Archaeological Assessment of the Pigott Site (AiGx-423) as part of Parts 1, 2, and 3 of Plan 20R-19171, Lot 6, Con 1 NS, prepared by Archeoworks Inc., dated March 24, 2017;
- Phase I Environmental Site Assessment, vacant land, Shadybrook Property, Part Lot 6, Concession 1, Milton, prepared by Golder Associates, dated October 2010;
- Limited Phase II Environmental Assessment, Part Lot 6, Concession 1, Milton, for Shadybrook Development Inc., prepared by Barenco Inc., dated June 10, 2011;
- Preliminary Geotechnical Investigation, Part Lot 6, Conc. 1, Trafalgar New Survey, Parcels A, B and C, Northwest of Britannia Road West and 1st Line, Milton, prepared by Golder Associates, dated March 2007.

Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. The lands are primarily designated Residential Area on Schedule B - Urban Area Land Use Plan of the Town's Official Plan. A small portion Greenlands B Area is indicated along the CN Rail corridor. The Residential Area designation means that uses shall be primarily low to medium density residential dwellings. The Greenlands B designation is applied to areas, such as environmentally sensitive areas, regionally significant wetland, as refined from time to time, significant woodlands and significant wildlife habitat.

On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Residential Area, Minor Sub-Node Area and Natural Heritage System.

The Natural Heritage System designation applies to a creek corridor bisecting the lands, a woodlot and wetland. The boundaries of environmental features are to be in accordance with the Subwatershed Impact Study for Block 1 and to the satisfaction of the Town, Conservation Halton and the Region of Halton.

The Residential Area designation permits a mix of residential dwelling units and densities. The Minor Sub-Node Area designation at the corner of Tremaine Road and Britannia Road identifies areas intended for higher densities of residential and mixed-use development. The Minor Sub-Node designation policies permit a maximum density of 200 units per net hectare for high density residential development and a maximum height of 15 storeys and a Floor Space Index of 3.0.

The proposed elementary school block forms part of a larger block shown on the plan of subdivision to the north within the Neighbourhood Centre designation and reflects the July 2017 Tertiary Plan endorsed by Council. Elementary schools are also a

permitted use in the Residential Area designation. Stormwater management ponds are permitted in any designation.

Staff has reviewed the applications in relation to the policies of the Provincial Policy Statement (2014), the Growth Plan (2019), the Regional and Town Official Plans and the Boyne Survey Secondary Plan including the Boyne Survey Tertiary Plan (July 2017) and the relevant Subwatershed Impact Study (SIS). Staff is satisfied that the application for the Zoning By-law Amendment conforms to the Provincial, Regional, and Town policies with respect to subdivision and zoning matters.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which does not permit a new residential plan of subdivision. An amendment to the Zoning By-law is required in order to allow the implementation of the proposed residential plan of subdivision as described above and to refine the NHS in accordance with the detailed studies undertaken as part of the Boyne Survey Secondary Plan and the subject application.

It should be noted that the site-specific Residential Medium Density 1 (RMD1*220) included with the Draft By-law attached to this Report is the same zone that is applicable within the Gulfbeck Plan of Subdivision (38.65 ha. parcel) which is located at the southwest corner of Louis St. Laurent Avenue and Regional Road 25 and is currently under construction.

The special zone standards are as follows:

- a) Notwithstanding Table 6C, Footnote *2 shall be applied to Townhouse Dwellings;
- b) Notwithstanding Section 5.6.2 (iii), to the contrary, for corner lots at the intersection of two local public streets, both with a 16 metre right-of-way or less, no part of any residential driveway shall be located closer than 5 metres from the point of intersection of the two local street lines;
- c) For the purposes of this By-Law, the provisions of Section 3 Definitions shall apply with the following changes: "Lot Frontage" shall be the distance measured along the front lot line between the side lot lines where the side lot lines are parallel. In cases where the side lot lines are not parallel, the distance is measured from a point on each side lot line that is 3.0 metre setback from the front lot line or the hypothetical intersection of the front lot line and the side lot line."

- d) Notwithstanding Table 4H, chimneys may project a maximum distance of 0.46 metre into the required rear, exterior side or interior side yard setback subject to provision ii to Table 4H;
- e) Notwithstanding the minimum driveway width in Section 5.6.2 iv) a), a 0.4 metre x 0.4 metre supporting pillar may encroach into the driveway a maximum of 0.2 metre, provided the minimum driveway width is 2.95 metre at the encroachment.

The draft amending Zoning By-law is attached as Appendix 1 to this report.

Site Plan Control

Should the application be approved, site plan approval will be required for the Minor Sub-Node block and the Institutional block (in conjunction with the lands to the north for the proposed elementary school) prior to the commencement of any development.

It should be noted that based on the information provided to date, Staff is satisfied that the size and configuration of the Minor Sub-Node block is appropriate for the scale and form of development envisioned by the Boyne Survey Secondary Plan.

Discussion

Public Consultation and Review Process

The initial public meeting for the applications was held on July 21, 2014. This public meeting dealt with a series of eleven plan of subdivision and associated zoning by-law amendment applications in Boyne, including the applications for the subject lands. Following a number of revisions to the original applications, a second public meeting was held on June 18, 2018. Notice for the public meetings were provided pursuant to the requirements of the Planning Act.

No members of the public spoke specifically to this application in July of 2014. In addition, no members of the public spoke to this application at the June 18, 2018 public meeting. One member of the public signed the register at the public meeting held on June 18, 2018 and has been notified of the technical report.

Agency Consultation and Revisions to the Draft Plan of Subdivision

An interim update report (PD-046-018) dated September 10, 2018 outlined a number of technical issues that needed to be resolved prior to allowing draft plan approval. The issues related to servicing allocation, noise mitigation, stormwater management and grading, the existing residential property at 6081 Tremaine Road, the layout and plan of subdivision (specifically the southwest corner surrounding the minor sub-node) and traffic.



Pony Pines has currently secured 200 SDE of servicing allocation under the 2012 allocation program and, in accordance with the Region's Allocation Program that a landowner must participate and secure allocation for at least 40% of the units proposed in a Draft Plan, this Draft Plan can be submitted with maximum of 500 SDE in residential units (200 units secured is 40% of 500 units proposed). This Plan includes 499.11 SDE which is in compliance with the minimum 40% requirement. Accordingly, the original draft plan was scaled back and consequently Street 'A' as shown on the draft plan (see Figure 2) now represents the dividing line between Phase 1 and Phase 2 for Pony Pines. The lands east of Street "A" to the CN Rail will be brought forward for draft approval in a future phase once Regional servicing allocation is secured.

In addition to delineating the Phase 1 lands (consistent with the Region's allocation requirements), the Draft Plan of Subdivision has also been amended to respond to comments received from the Town and circulated internal/external agencies as follows:

- The Stormwater Management (SWM) Ponds in the southwest portion of the site (Block 345 and 346) have been revised to have window roads around them to remove/reduce the requirement for noise mitigation walls;
- Street 'J' has been introduced to address and mitigate potential noise issues for lots that previously backed onto the channel and SWM Pond (Block 346) and also to achieve a window road along the western side of the channel block;
- The TIS scope of work was submitted to the Town for approval and has been updated accordingly, meeting both Town and Region Guidelines and requested additional scenarios;
- 15 m x 15 m sight triangles have been provided along Britannia Road (at Street 'B') and along Tremaine Road (at Street 'C');
- This Draft Plan has been updated to reflect the requisite road widening (ultimate 47 m from western limit) for Tremaine Road;
- The SWM Report has been updated with the most recent Town run-off coefficient and the December 2018 Block 1 SIS Final Submission and SWM Ponds (Blocks 344, 345, 346, 347) have been sized pursuant to these confirmed requirements consistent with Town's most recent runoff coefficients;
- The SWM Report has been updated to accommodate the woodlot and wetland flows, a underground culvert has been designed between the pond and woodlot to accommodate frog migration, and a dedicated Headwall has been designed to accommodate the Minor Node Block drainage;
- Reports have been updated to reflect the December 2018 Block 1 SIS Final Submission and, particularly, the SWM report has been updated with major overland flow calculations to confirm road allowance is appropriate and water balance comments have been addressed;
- SWM Pond (Block 345) has been reconfigured to accommodate direct overland flow route from Street "I";



The Corporation of the Town of Milton

Report #:
PD-031-19
Page 9 of 10

- Rear property lines for Lots 1-11 do not encroach into the boundary of the NHS system and minor adjustments have been made and, in general, straight lines form each individual property line;
- Lot fabric has been updated to be consistent with adjacent lands;
- Existing hold-out property along Tremaine has been accounted for in Subdivision Design;
- The location of the village square shown on the “other lands owned by the applicant” within Phase 2 has been relocated and has only two road frontages as requested. An updated Park Concept has been prepared and submitted as well;
- General lot mix and reorientation and reconfiguration to accommodate all revisions

Accordingly, the draft implementing Zoning By-Law has been revised to reflect the revisions to the Draft Plan. In addition, the internal/external agencies are overall satisfied with the revisions made to the draft plan and offer no objection to moving forward with draft plan approval subject to the inclusion of standard and site-specific draft plan conditions.

Based on the foregoing, staff is satisfied that the plan of subdivision processed under file 24T-14003/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards. In addition, Planning staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 2.

Financial Impact

None arising from this Report

Respectfully submitted,

Christian Lupis MCIP, RPP
Acting Commissioner, Planning and Development

For questions, please contact: Christian Lupis, MCIP, RPP Phone: Ext. 2305

Attachments

Figure 1 – Location Map
Figure 2 – Draft Plan of Subdivision
Appendix 1 – Draft Zoning By-law and Schedule A



The Corporation of the Town of Milton

Report #:
PD-031-19
Page 10 of 10

CAO Approval
Andrew M. Siltala
Acting Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
June 24, 2019

Scale: 1:6,000

File: Z-05-14
24T-14003/M

Planning & Development Department



Subject Property

DRAFT PLAN OF SUBDIVISION

24T-14003/M

Pony Pines Development Inc.

ONE OF THE GREAT GULF GROUP OF COMPANIES

Part of Lot 6, Concession 1

(Geographic Township of Trafalgar)

Town of Milton, Regional Municipality of Halton

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

(a) SHOWN	(g) SHOWN
(b) SHOWN	(h) MUNICIPAL WATER IS AVAILABLE
(c) SHOWN	(i) SOIL IS CLAY LOAM
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE	(j) SHOWN
(e) ALL MUNICIPAL SERVICE ARE AVAILABLE	(k) SHOWN
(f) SHOWN	(l) SHOWN

SCHEDULE OF LAND USE

LAND USE	LOTS/BLOCKS	NO. OF UNITS	AREA (ha)	SDE
13.7M SINGLE DETACHED RESIDENTIAL LOTS	1-312	67	67	67
11.0M SINGLE DETACHED RESIDENTIAL LOTS	1-312	139	11.60	139
9.5M SINGLE DETACHED RESIDENTIAL LOTS	1-312	44	44	44
8.0M SEMI DETACHED RESIDENTIAL LOTS	1-312	124	124	124
6.4M STREET TOWNHOUSES	313-332	107	2.13	78.11
6.4M BACK-TO-BACK STREET TOWNHOUSES	333-341	94	0.92	47
MINOR SUB-NODE	342	342	1.40	
ELEMENTARY SCHOOL	343	343	0.72	
STORMWATER MANAGEMENT POND	344-347		6.18	
CREEK BLOCK	348,349		2.53	
WOODLOT	350		2.11	
ROAD WIDENING	351,370		0.09	
7.5M SWMP BUFFER	352-354		0.35	
10.0M ENVIRONMENTAL BUFFER BLOCK	355-358		1.23	
10.0M WOODLOT BUFFER	359		0.33	
RESERVE BLOCK	360,361		0.02	
ACOUSTIC BUFFER BLOCK	362,363		0.04	
5.0M TRAIL BLOCK	364,365		0.31	
0.3m RESERVE	366-369		0.06	
GRADING BUFFER BLOCK	371		0.01	
3M WALKWAY	372		0.01	
STREET "A" 24.0m ROW - 613m			8.90	
STREET "B"- "C" 20.0m ROW - 1,262m				
STREET "D"- "P" 16.0m ROW - 2,906m				
TOTAL		575	36.93	499.11

OWNER'S CERTIFICATE

WE, PONY PINES DEVELOPMENT INC. HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL

SIGNED: DATE: MARCH 27, 2014
Kathleen Schofield A.S.O.

SURVEYOR'S CERTIFICATE

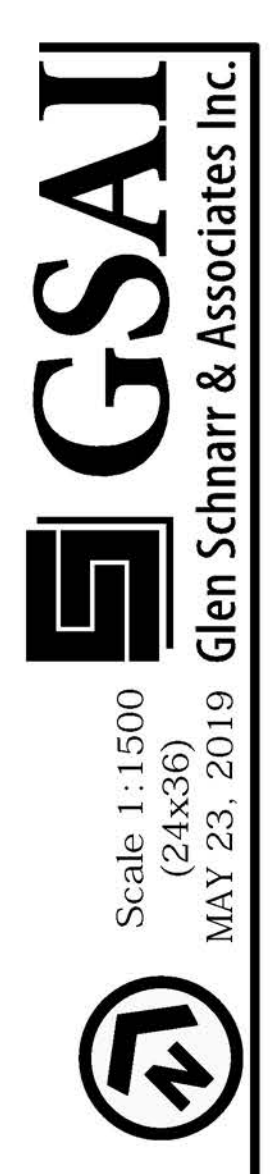
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN

SIGNED: DATE: DECEMBER 17, 2018
C.P. Edward O.L.S.
Rady-Pentek & Edward Surveying Ltd
643 Chrislea Road, Suite 7
Woodbridge, ON, L4L 8A3, (416) 635-5000

NOTES:

- Corner radii:
- Where Local ROW intersects with Collector - 7.5m
- Where Local ROW intersects with Local ROW - 5m
- Tremaine Road and Britannia Road Daylight Triangles - 15.0m x 15.0m
- SDE Factors: Single Detached and Semi-Detached 1.0, Street Townhouse 0.73, Back-to-Back Townhouse 0.50

FIGURE 2
PD-031-19



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2019

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 6, CONCESSION 1 FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (PONY PINES DEVELOPMENT INC.) FILE Z-05/14

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:

- 1.0 **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) zone symbols to Residential Medium Density 1 - site specific (RMD1*220), Residential Medium Density 1 - site specific (RMD1*262), Residential Medium Density 2 - site specific (RMD2*263), Minor Institutional (I-A), Mixed Use (MU), Open Space - Stormwater Management (OS-2), and Natural Heritage System (NHS) zone symbols on the land shown on Schedule A attached hereto.
- 2.0 **THAT** Section 13.1 is amended by adding Section 13.1.1.262 to read as follows:

For lands zoned Residential Medium Density 1*262 (RMD1*262) the following provisions also apply:

Special Zone Standards:

- a) Notwithstanding Table 6C, Footnote *2 shall be applied to Townhouse Dwellings;
- b) Notwithstanding Section 5.6.2 (iii), to the contrary, for corner lots at the intersection of two local public streets, both with a 16 metre right-of-way or less, no part of any residential driveway shall be located closer than 5 metres from the point of intersection of the two local street lines;

- c) For the purposes of this By-Law, the provisions of Section 3 Definitions shall apply with the following changes: “Lot Frontage” shall be the distance measured along the front lot line between the side lot lines where the side lot lines are parallel. In cases where the side lot lines are not parallel, the distance is measured from a point on each side lot line that is 3.0 m setback from the front lot line or the hypothetical intersection of the front lot line and the side lot line.”
- d) Notwithstanding Table 4H, chimneys may project a maximum distance of 0.46 metres into the required rear, exterior side or interior side yard setback subject to provision ii to Table 4H;
- e) Notwithstanding the minimum driveway width in Section 5.6.2 iv) a), a 0.4 metre x 0.4 metre supporting pillar may encroach into the driveway a maximum of 0.2metre, provided the minimum driveway width is 2.95 metres at the encroachment.
- f) Notwithstanding Table 6C (Zone Standards), the minimum rear yard setback shall be 6.0 metres.

3.0 THAT Section 13.1 is amended by adding Section 13.1.1.263 to read as follows:

For lands zoned Residential Medium Density 2*263 (RMD2*263) the following provisions also apply:

Special Zone Standards:

- a) Notwithstanding Table 6D, Footnote *2 shall be applied to Back-To-Back Townhouse Dwellings;
- b) Notwithstanding Section 5.6.2 (iii), to the contrary, for corner lots at the intersection of two local *public streets*, both with a 16 metre right-of-way or less, no part of any *residential driveway* shall be located closer than 5 m from the point of intersection of the two local *street lines*;
- c) For the purposes of this By-Law, the provisions of Section 3 Definitions shall apply with the following changes: “*Lot Frontage*” shall be the distance measured along the front lot line between the side lot lines where the side lot lines are parallel. In cases where the side lot lines are not parallel, the distance is measured from a point on each side lot line that is 3.0 metres setback from the front lot line or the hypothetical intersection of the front lot line and the side lot line.”
- d) Notwithstanding the minimum driveway width in Section 5.6.2 iv) a), a 0.4 metres x 0.4 metres supporting pillar may encroach into the

driveway a maximum of 0.2 metres, provided the minimum driveway width is 2.95 metres at the encroachment.

- e) Notwithstanding Table 6D in Section 6.2 (Zone Standards), the minimum front yard setback shall be 2.0 metres.

4.0 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 Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Local Planning Appeal 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 Local Planning Appeal Tribunal's Order is issued directing the amendment or amendments.

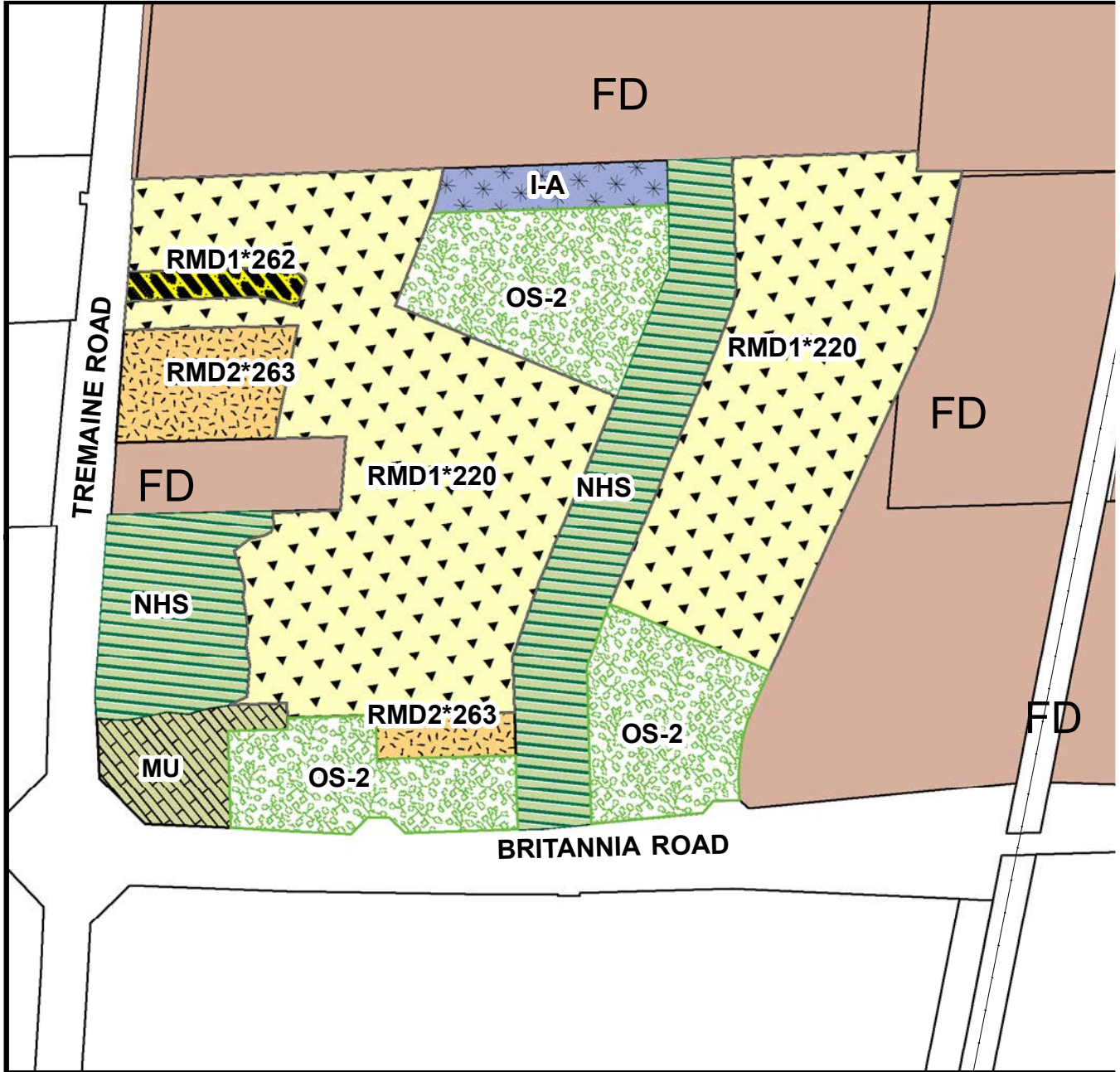
PASSED IN OPEN COUNCIL ON JUNE 24, 2019

_____ Mayor
Gordon Krantz









_____ Acting Town Clerk
William Roberts

ZONING BY-LAW
016-2014
SCHEDULE A
TO BY-LAW No. -2019
TOWN OF MILTON

PART OF LOT 6, CONCESSION 1 NS (TRAFALGAR)
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2019 PASSED

-  NHS- Natural Heritage System
-  OS- Open Space Zone
-  OS-2 - Open Space Zone 2
-  I-A - Minor Institutional Zone
-  MU- Mixed Use Zone
-  RMD1*220 - Residential Medium Density 1 Zone Special
-  RMD1*262 - Residential Medium Density 1 Zone Special
-  RMD2*263 - Residential Medium Density 2 Zone Special



MAYOR - Gordon A. Krantz

ACTING CLERK - Bill Roberts