



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development

Date: August 12, 2019

Report No: PD-036-19

Subject: Technical Report: Proposed Plan of Subdivision and Zoning By-law Amendment by Primont Homes (Milton) Inc. to permit the development of a residential plan of subdivision (Files: 24T-14004/M and Z-06/14) in the Boyne Survey Secondary Plan Area.

Recommendation: THAT Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Planning and Development for the proposed plan of subdivision (24T-14004/M - Primont Homes (Milton) Inc.);

AND THAT application Z-06/14 - for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, As Amended, to change the current Future Development (FD) and Natural Heritage System (NHS) Zones to the Residential Medium Density 1*Special Section 273 (RMD1*273), Residential Medium Density 2*Special Section 274 (RMD2*274), Mixed Use*Special Section 275 (MU*275), Natural Heritage System (NHS), Open Space (OS) and Stormwater Management (OS-2) Zones on the subject lands to permit the development of a residential/mixed use plan of subdivision BE APPROVED in accordance with the By-law, attached as Appendix 2;

AND THAT WHEREAS the Planning Act limits the ability to apply for a minor variance for a 2-year period following approval of this By-law, BE IT RESOLVED that a privately initiated application for a minor variance may be made;

AND THAT the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx receive a copy of this report with a request to review and plan for future Milton District Hospital, school and transportation expansions;

AND FURTHER THAT staff be authorized to bring forward an amending Zoning By-law for Council adoption.



EXECUTIVE SUMMARY

Primont Homes (Milton) Inc. originally submitted draft plan of subdivision and a zoning by-law amendment applications for the subject property on April 14, 2014. Since that time, the applicant has made several changes to their plans and reports in response to various staff and agency comments.

The subdivision as currently illustrated (June 24, 2019 version) consists of 136 single detached lots, 66 street townhouse units, 72 back to back townhouse units, two major node blocks for residential high density and/or mixed use buildings, seven natural heritage/ open space blocks along with a stormwater management pond, various buffer and reserve blocks, a trail system, and public streets. In order to permit the development as currently proposed, Primont Homes (Milton) Inc. is seeking approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to implement the residential plan of subdivision attached as Appendix 1. Discussion on the construct of the draft Zoning By-law amendment is provided later in this report.

A public information meeting was held most recently on the applications noted above on March 19, 2018. No members of the public spoke or provided written submissions regarding the development proposal being presented through this report.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town planning staff indicating their support for the applications as currently presented. They have also provided the appropriate conditions of draft plan approval necessary for the Town to consider the approval of these applications. 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.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision, subject to the requested conditions of draft plan approval and the site specific zoning provisions attached as Appendix 2, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans.

Therefore, staff recommends approval of the Zoning By-law Amendment and the draft approval of the plan of subdivisions as presented through this report

REPORT



Background

Owner: Primont Homes (Milton) Inc., 9130 Leslie Street, Richmond Hill, Ontario

Applicant: WSP, 100 Commerce Valley Drive West, Thornhill, Ontario

Location/Description:

The subject lands are located east of Bronte Road (RR 25) and north of Britannia Road (RR 6) in the Boyne Survey Secondary Plan area and are legally described as Part of Lot 6, Concession 3, N.S. (Trafalgar). The location of the property is illustrated in Figure 1.

The property is approximately 17.0 ha in size, is currently vacant (with the exception of a sales office) and has approximately 150 metres of frontage along Britannia Road (RR 6). The subject property is also located adjacent to the former Boyne Community Centre/Park - Soccer Field.

The subject property location and the surrounding land uses are as follows:

- The northern edge of the subject property is shared with the Mattamy Martin West plan of subdivision (24T-15002/M) and includes a wood lot block and associated buffer block and a collector road connection;
- Along the eastern edge of the subject property is the Sixteen Mile Creek Valley, which traverses Boyne Survey Secondary Plan from north to south;
- To the south, the subject property is bordered by Britannia Road (RR 6) and beyond that are agricultural lands; and
- To the west, the property abuts vacant lands and a woodlot, which form part of the Sunset Land Development Corp. plan of subdivision application (24T-16001/M), a heritage building located on lands owned by Halton Region, an existing residential lot and Bronte Road (RR 25).

Proposal

Applications for a plan of subdivision and a zoning by-law amendment have been filed with the Town in order to allow for the consideration of a residential plan of subdivision within the Boyne Survey Secondary Plan. The first submission of the draft plan of subdivision and other supportive documents were filed with the Town in April 2014. Several revised submissions, along with a number of updated studies were submitted in February 2018, September 2018 and again through March 2019 - May 2019.

The most recent plans and documents that have been submitted in support of the applications are as follows:

- Applicant Response Documents prepared by Primont Homes dated March 1, 2019.



- Draft Plan of Subdivision prepared by WSP dated June 24, 2019;
- Development Constraint Drawings prepared by WSP dated March 2019;
- Functional and Servicing and Stormwater Management prepared by Urbantech Inc., dated March 1, 2019;
- Functional and Servicing and Stormwater Management Addendum prepared by Urbantech Inc., dated May 31, 2019
- Urban Design Brief and Shadow Impact Study prepared by WSP dated March 1, 2019;
- Planning Justification report prepared by WSP dated March 1, 2019
- Draft Zoning By-law prepared by WSP
- RPE: Surveying Top of Bank Confirmation Letter prepared by Rady-Pentek Edward Surveying dated March 4, 2019
- Parking Plan prepared by WSP dated March 1, 2019
- Phase 1 Environmental Site Assessment prepared by WSP dated May 29, 2018
- Traffic Impact Study prepared by GHD dated July 5, 2018
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., dated March 1, 2019
- Noise Feasibility Study prepared by HGC Engineering dated June 26, 2019
- Stage 1-2 Archaeology Assessment (8321 Britannia Road) prepared by Archeoworks Inc., dated February 21, 2014
- Stage 2 Archaeological Assessment (8321 Britannia Road) prepared by Archeoworks Inc., dated January 7, 2016
- Stage 3 Archaeology Assessment (8321 Britannia Road) prepared by Archeoworks Inc., dated October 17, 2016
- Stage 1-2 Archaeological Assessment (8161 Britannia Road) prepared by Archeoworks Inc., dated July 5, 2018
- Hydrogeology Report prepared by Sawicki Eng. Inc., dated January 2018
- Geotechnical Investigation prepared by SPL Consultants Limited dated February 27, 2014
- Urban Design Guidelines prepared by WSP dated April 2019.

The propose development will have vehicular access from Britannia Road and through a secondary access from the north via a new collector road (Street "A"). An extension to Street "A" currently exists and is operational through the Mattamy Martin West (24T-15002/M) development. It will be through this connection to Whitlock Avenue that the proposed development will gain access to Bronte Road (RR 25). Whitlock Avenue will also eventually connect via the Sixteen Mile Creek Bridge through to the east side of Sixteen Mile Creek. Through this connection the proposed development will have access through to Thompson Road.

Planning Policy

The subject property is designated Urban Area and Natural Heritage System in the Halton Region Official Plan. Regional staff have confirmed that the uses being proposed in the



configuration illustrated on the attached draft plan of subdivision conform to the Regional Official Plan and all Provincial land use policy.

The subject lands are predominately designated Residential Area, with a portion of the lands being designated Greenlands "A" Area and Parkway Belt West Plan Area on Schedule "B" of the Town of Milton Official Plan. The development as proposed is consistent with requirements of the Town of Milton Official Plan. Halton Region has confirmed that conformity with the Parkway Belt West Plan has also been achieved.

The development as currently proposed including the Major Node Blocks (Blocks 154 and 155) has a development density of approximately 78 units per net hectare and over 106 people and jobs per gross hectare. These numbers are consistent with Provincial, Regional and Town requirements for this area. The Boyne Secondary Plan Policy C.10.2.1e) identifies that overall residential density of at least 40 units per net hectare and an overall density of approximately 70 residents and jobs combined per gross hectare exclusive of lands within the Natural Heritage System is required. Staff will ensure that through the implementation of the Major Node Blocks that the required density is achieved for this development as it will positively contribute to meeting the required population targets for the Boyne Survey Secondary Plan area.

Schedule C.10.A Community Structure Plan for the Boyne Survey shows a stormwater management facility and Natural Heritage System features on the subject lands. On Schedule C.10.C Land Use Plan for the Boyne Survey Secondary Plan Area, the subject lands are designated Residential Area, Natural Heritage System and Major Node Area. There is also a Gateway symbol on a portion of the Primont lands. Schedule C.10.B Active Transportation and Natural Heritage System Plan also shows a trail along Sixteen Mile Creek and enhanced streetscape design requirements along Britannia Road (RR 6). The draft plan and supportive documents as currently illustrated consistently implement the requirements of the Boyne Secondary Plan.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement (2017), the Growth Plan (2017), the Halton Region Official Plan and the Town of Milton Official Plan, the Boyne Survey Secondary Plan including the Boyne Survey Tertiary Plan (July 2017), and the Boyne Survey Areas 2 and 5a, b and 6 Subwatershed Impact Study (SIS). 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 subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which do not permit the lands uses being proposed by Primont Homes (Milton) Inc. on the subject property. An application to amend the Town's Comprehensive

Zoning By-law has been received to implement the proposed residential plan of subdivision (Appendix 1). This application also proposes to refine the NHS boundaries in accordance with the requirements of the Halton Region Official Plan, detailed studies undertaken as part of the Boyne Survey Secondary Plan, the Subwatershed Impact Study (SIS) and the reports submitted in support of the Primont development applications. A draft zoning by-law consistent with these requirements is attached as Appendix 2.

Site Plan Control

Should the plan be draft approved and the proposed zoning by-law amendment be approved by Town Council, the developer will also be required to obtain site plan approval for the two Major Node Blocks (Blocks 154 and 155), which are located on the north side of Britannia Road (RR 6) and on both the east and west side of Street "A" on the proposed draft plan of subdivision. Block 155 will not be able to develop on its own due to size limitations. As a result, this Block will need to be developed in conjunction with the lands to the west currently owned by the Sunset Land Development Corporation.

Detailed site plan drawings addressing such matters as building location and elevations, lot grading and drainage, interface and grading implications with the Britannia Road right of way, overall site design and flow, lighting, landscaping, etc. will be required when these applications are advanced. As part of the Site Plan Approval process, the developer will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the drawings approved by the Town.

It will however be the expectation of the Town that the Major Node areas as identified on Schedule C.10.C and C.10.D of the Boyne Survey Secondary Plan will be developed comprehensively to ensure that a seamless transition between properties with different owners is achieved. In order to ensure that this occurs in the manner envisioned by the Town, a preliminary comprehensive development concept plan for the lands designates as Major Node Area has been prepared by Primont through the preparation of the Urban Design Brief and attached as Appendix 3.

It should also be noted that based on the information provided to date, staff is satisfied that the size and configuration of the Major Node Blocks identified in the Primont draft plan of subdivision meets the requirements of the Boyne Survey Secondary Plan. These lands when combined with those lands located within the Major Node Area on the adjacent lands to the west owned by others are sized in a manner that is appropriate for the scale and form of development envisioned by the Town for these lands.

Discussion

Public Consultation and Review Process

The initial public meeting 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 the Boyne Survey. This included the application for the subject lands.

Following a number of revisions to the original application, a second public meeting was held on March 19, 2018. No one spoke at the public meeting and no written submissions were received by Town staff related to these applications.

Agency Consultation

The revised draft plan of subdivision, zoning by-law amendment and all supportive documents were recirculated to internal departments and external agencies on March 6, 2019 and again in late May 2019. The utilities, Halton Region, Conservation Halton, Town Departments and School Boards offered no objection to the applications, but where applicable, requested that the appropriate conditions of draft plan approval be imposed to insure that the documentation is prepared and finalized in accordance with the agency and Town requirements.

The more detailed comments that were provided are summarized below.

Halton Region

Halton Region offered no objection to draft approval of the plan of subdivision subject to their recommended conditions of draft plan approval being included. They also did not object to the approval of the proposed zoning by-law amendment.

Regional staff also provided technical comments with respect to the land use policies and regional servicing allocation, regional natural heritage system, environmental site assessment report, functional servicing/ required servicing agreements, transportation infrastructure and regional road noise implications, right-of-way requirements and waste management. Any outstanding matters are considered minor in nature by both Regional and Town staff and can effectively be addressed through the conditions of draft plan approval provided by Regional staff and prior to registration.

Conservation Halton

Conservation Halton (CH) had no objection to the approval of the plan of subdivision subject to their recommended conditions of draft approval being included. CH did not provide any objection to the approval of the proposed draft zoning by-law amendment.

CH staff provided comments relating to the proposed development's interface with the Sixteen Mile Creek, the Sixteen Mile Creek Restoration Master Plan, the Sixteen Mile Creek multi-use trail and the treatment and collection of storm water within the



development limits and its release once cleaned into the Sixteen Mile Creek. Areas to be addressed or requiring further clarification, are considered minor in nature and have been effectively addressed through the draft plan conditions. Conservation Halton permits will also be required for any development or site alteration within their regulated area associated with the Sixteen Mile Creek Valley including, but not necessarily limited to, placing of fill, grading and/ or the stormwater outfall.

Town Departments

Town departments have comprehensively reviewed all of the materials submitted in support of the applications. They have provided their comments and conditions of draft plan approval.

Staff have assessed all preliminary engineering matters and are generally satisfied with the preliminary information provided on the stormwater management and servicing design as currently contemplated for this subdivision. The final storm water management report will clarify how the stormwater management pond and outfall will be designed to safely convey the storm water runoff from the development to the 16 Mile Creek Valley. This infrastructure will be designed to control flooding up to the Regional storm event and provide the required quality control. Erosion control of the slope into the valley will be further assessed through the detailed engineering submission to ensure that the required thresholds are not being exceeded.

Guidance with respect to the main entrance to the subdivision was also provided. Engineering staff requested revisions to the Traffic Impact Study (TIS) to reflect the Boyne Roads Needs Analysis. The revisions have been made to staff satisfaction and to meet the anticipated long term traffic demands for the area.

Summary of Issues

Subwatershed Impact Study (SIS) Status

The SIS for Boyne Survey Secondary Plan Areas 2 and 5a, 5b and 6 are approved and there are no addendums required for Area 5a, which is predominantly where the Primont plan is located. The development as proposed has been assessed against the requirements of the SIS's and has been found to conform to all of the requirements. Through the approval of the SIS for Areas 5a, 5b and 6, the total area of the Sixteen Mile Creek Valley required for protection in the Boyne Survey was calculated. A specific area was identified for each property owner to ensure that the sensitive valley ecosystem was protected in a comprehensive and appropriate manner. Primont Homes (Milton) Inc. has protected the land area required of them in the SIS.

Refinement of Natural Heritage System Buffers and Trail Location



Town and agency staff have confirmed that the delineation of the Natural Heritage System (NHS), including the buffers, is in accordance with the requirements of the Boyne Survey Secondary Plan, the Functional Stormwater and Environmental Management Strategy (FSEMS) and the Subwatershed Impact Study (SIS) for Areas 5a, 5b and 6. These matters have also been appropriately considered and addressed in the conditions of draft approval and in the draft zoning by-law.

The woodlot and the connecting hedgerow to the Sixteen Mile Creek valley located adjacent to and partially on the Primont lands including the required 10 metre buffer have been provided to the satisfaction of the Town and external agencies.

The multi-use trail that is planned to be located adjacent to the western side of the Sixteen Mile Creek Valley has been accommodated in accordance with the policy direction provided in the Boyne Secondary Plan and the SIS for Boyne Areas 5a, 5b and 6. The trail will be located in the outer limits of the NHS buffer in accordance with the implementation principles of the FSEMS and other Town and regional requirements. A section of the trail was also provided through the approval of the Mattamy Martin West (24T-15003/M) development to the north and seamlessly connects to the trail provided in the Primont plan. The trail once provided in its entirety, will create a pedestrian connection between Britannia Road and Louis St. Laurent Avenue along the western edge of the Sixteen Mile Creek Valley. Access to the trail system is provided at several junctions within the Primont plan connecting the trail to the adjacent municipal sidewalks, local road network and broader multi-use trail system.

Works within or adjacent to the Sixteen Mile Creek including the feature limits, trails, stormwater outfall and the required environmental restoration requirements will continue to be refined by the Town, affected agencies and the applicant as required through the satisfying of the conditions of draft plan approval process and prior to registration. These refinements are at this point considered minor in nature and will be addressed in their entirety prior to registration.

Major Node Area

Town staff has ensured that through the subdivision design and the drafting of the zoning by-law amendment that development of the major node area along Britannia Road (RR 6) will consist of both a high quality of site design and built form. In particular, buildings will be designed to face onto Britannia Road and any significant parking areas will be screened from Bronte and Britannia Roads. The density and building heights are currently being proposed in a manner that is consistent with the policies of the Boyne Secondary Plan and urban design requirements of the Town. The maximum building height currently being proposed in the amending zoning by-law is 10 stories. The Boyne Secondary Plan however allows for up to 15 stories within the Major Node designation but that height is not currently being sought by the owner. The details on how these elements will be implemented will be primarily coordinated through the site plan approval process in

accordance with the policy direction provided in the Boyne Survey Secondary Plan and the associated Urban Design Brief and Guidelines approved for this development.

As illustrated on the draft plan of subdivision (Appendix 1), there are lands shown on the Primont draft plan adjacent to Britannia Road and not included within the lands proposed to be developed by Primont Homes. These lands were previously owned by the Town and used for the old Boyne Community Centre and the Boyne Soccer Field. No applications for development have been received from the current owner by the Town to develop these lands. Once the owner decides to move forward with the development of these lands, it will be the expectation of the Town that all lands identified to be within the Major Node Area designation will be developed in a coordinated and consistent manner by all the land owners within the Major Node (i.e. Primont Homes (24T-14004/M), Sunset Land Developments (24T-16001/M), Fernbrook Homes (owner of the Bronte Community Centre lands) and Halton Region. This area will be developed in accordance with the policy and design objectives of the Boyne Survey Secondary Plan and in a seamless and coordinated manner. In order to ensure that this occurs as expected, the Town required Primont to develop a conceptual comprehensive development plan within the approved Urban Design Brief for all of the lands designated as Major Node Area. This conceptual plan will also ensure that discussions with the other landowners clearly communicates the Town's expectations on how this area is ultimately developed in a manner envisioned by the Town and in accordance with the Council endorsed Urban Design Guidelines for the Boyne Secondary Plan area.

Roads and Noise Attenuation

All roads have been provided in accordance with Town and Regional requirements and the required traffic impact study has been approved in principle by both agencies. The appropriate noise attenuation requirements have been provided and conditions of draft plan approval put in place to ensure that the noise associated with Britannia Road is attenuated to be within Regional and Provincial legislative requirements.

Amending Zoning By-law

In order for the proposed development to move forward to building permit review, a zoning by-law amendment is necessary. The applicant and the Town have developed a draft by-law that will implement the development as illustrated in the draft plan of subdivision (Appendix 1). The amending by-law includes site-specific provisions relating to grade-related dwelling units including single detached dwellings, street townhouse, and back-to-back townhouse dwellings within the RMD1 and RMD2 Zones along with other appropriate zones and provisions for the Major Node areas, open space and natural heritage features. Variations in frontage and depth requirements, along with setbacks and allowable encroachments have been proposed in certain instances to accommodate key urban design features, and in some cases the relationship to the street of lots that are irregular in nature due to site design limitations. The zone provisions used for the two Major Node



Blocks (168 and 169) implements the key policy and design requirements of the Boyne Secondary Plan and the final approved Urban Design Guidelines.

Holding Provisions

The two Major Node Blocks (Block 154 and 155) as illustrated on the draft plan of subdivision attached in Appendix 1, have been zoned a special Mixed Use (MU) zone. A Holding Zone will be included within the zoning by-law on these lands to ensure that the owner secures Regional Servicing allocation for these Blocks to the satisfaction of Halton Region prior to any development taking place on these lands. These blocks will also be subject to a no sales agreement clause in the conditions of draft plan approval and through the subdivision agreement and cannot obtain a building permits until the holding provision is lifted by the Town in consultation with Halton Region. Holding zones have also been sued to ensure that the trails and grading adjacent to the NHS are completed in accordance with Town, CH and Regional policy.

In accordance with the above noted direction, when the owner secures the appropriate amount of Regional Servicing Allocation for the final number of units being proposed on the Major Node Blocks, an application to request the removal of the holding provisions can be submitted. The Commissioner of Planning and Development has the delegated authority to approve the applications to lift the holding provision, subject to a by-law being adopted by Council.

An additional Holding Zone will also need to be placed on Lot 84 and Blocks 133-136 and 142, 143 and 145 until the final design of the roundabout at the intersection of Street "A" and Street "F" is completed. This will be substantially completed prior to registration through the detailed engineering drawing submission.

Conclusion

Staff is satisfied that the plan of subdivision (Appendix 1), subject to the required conditions of draft plan approval and the site specific zoning by-law and associated provisions attached as Appendix 2, will conform to Provincial, Regional and Town land use planning policy and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed zoning by-law amendment is consistent with the Provincial Policy and conforms to the Region of Halton and Town of Milton Official Plans. Therefore, staff recommends approval of the draft zoning by-law amendment and the granting of draft plan approval to the plan of subdivisions.

Financial Impact

None arising from this Report

Respectfully submitted,



The Corporation of the Town of Milton

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Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Planning and Development

For questions, please contact: Stirling Todd, MCIP, RPP
Senior Planner

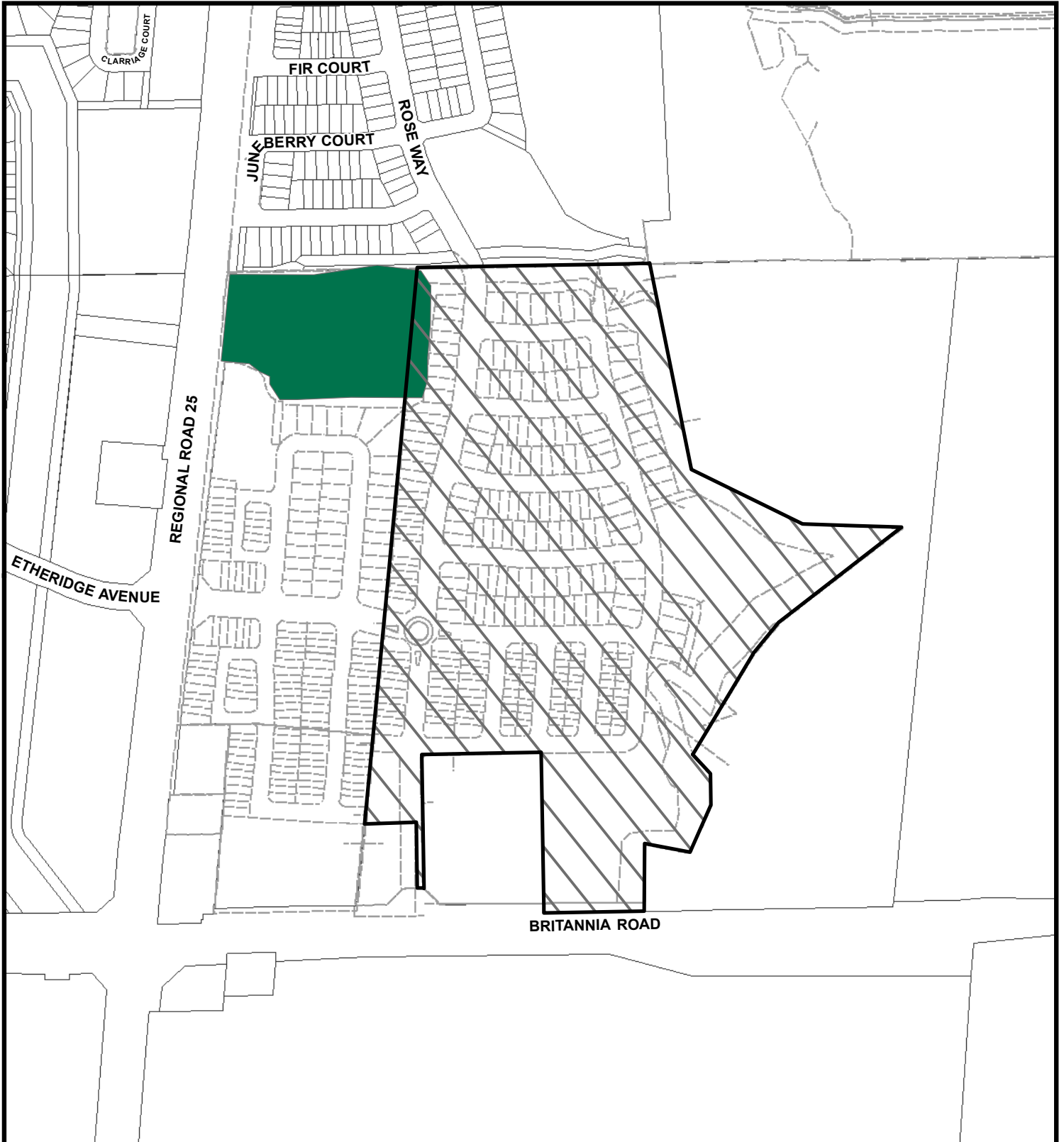
Phone: Ext. 2272

Attachments

Figure 1 – Location Map
Appendix 1 – Draft Plan of Subdivision
Appendix 2 – Zoning By-law
Appendix 3 – Comprehensive Concept Plan for Major Node

CAO Approval
Andrew M. Siltala
Acting Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
August 12, 2019

Scale: 1:5,000

File: Z-06-14
24T-14004/M

Planning & Development Department

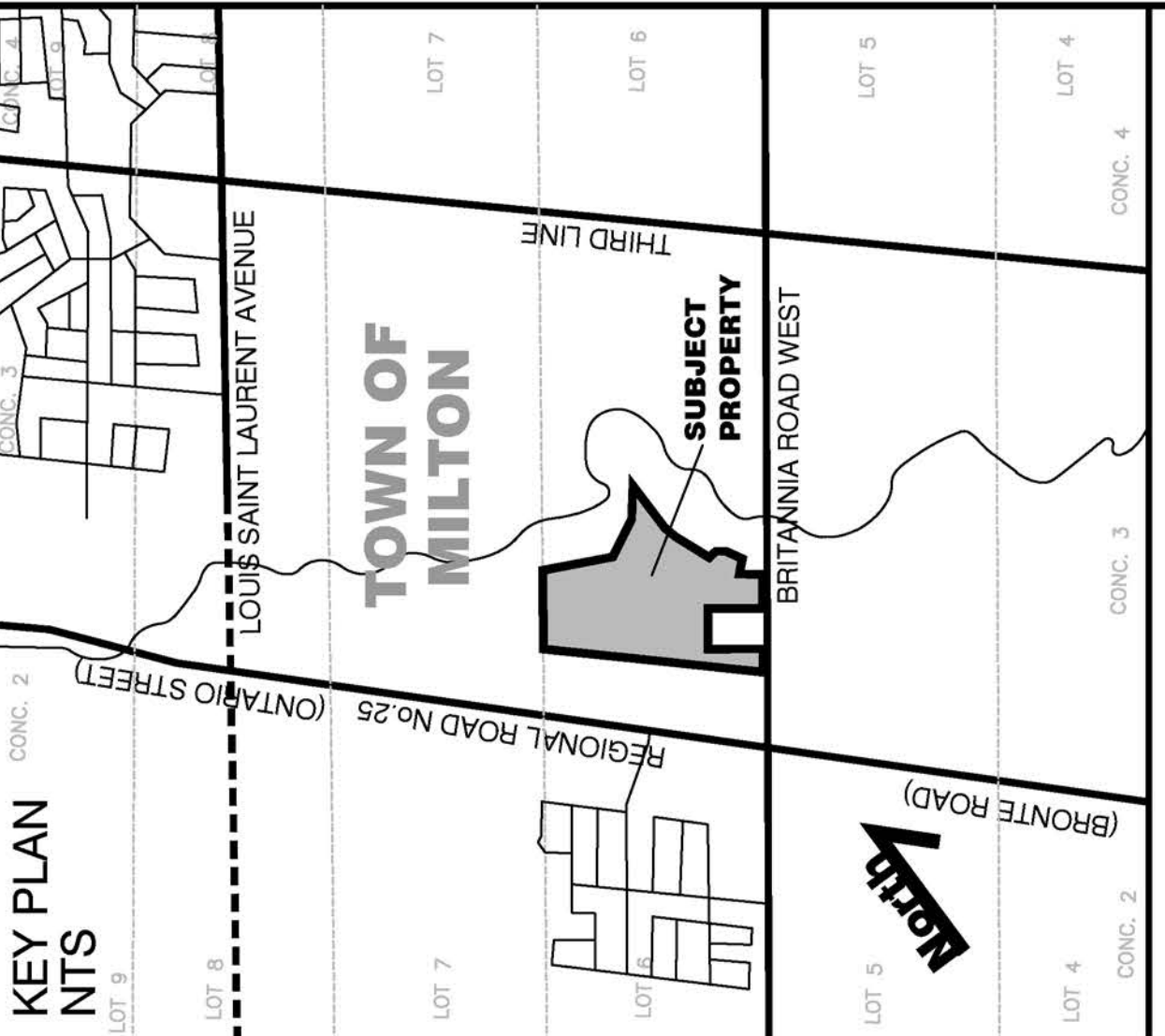


Subject Property

DRAFT PLAN OF SUBDIVISION

PART OF LOT 6, CONCESSION 3
 NEW SURVEY
 GEOGRAPHIC TOWNSHIP OF TRAFALGAR
 NOW IN THE TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

24T-14004/M
 Z-06/14
 Law File #: 2013-313
June 24, 2019



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (7) OF THE PLANNING ACT, R.S.O., 1990

- (1) AS SHOWN ON DRAFT PLAN
- (2) AS SHOWN ON DRAFT AND KEY PLANS
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OWNERS AUTHORIZATION
 I, APPROVE WSP CANADA LTD. TO PREPARE AND SUBMIT THE DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.
 SIGNATURE OF THE OWNER: _____ DATE: _____
 PRESIDENT: JAMES MALTON INC.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LOTS ARE ACCURATE AND CORRECTLY SHOWN.
 SIGNATURE OF SURVEYOR: _____ DATE: _____
 P.E.C. SURVEYING U.L.

PLANNERS CERTIFICATE
 PLAN PREPARED BY: _____ DATE: _____
 WSP CANADA LTD.

Scale 1:1,000
 0 25 50 75 100
 1:1,000

Lot frontages have been measured at 5.5m from the front lot line, as per the site specific zoning by-law.
 All distance dimensions on curves are chord length unless otherwise stated.
 Dotted lines outside of the Draft Plan area represent proposed street patterns.

Scale 1:1,000
 0 25 50 75 100
 1:1,000

Scale 1:1,000
 0 25 50 75 100
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Scale 1:1,000
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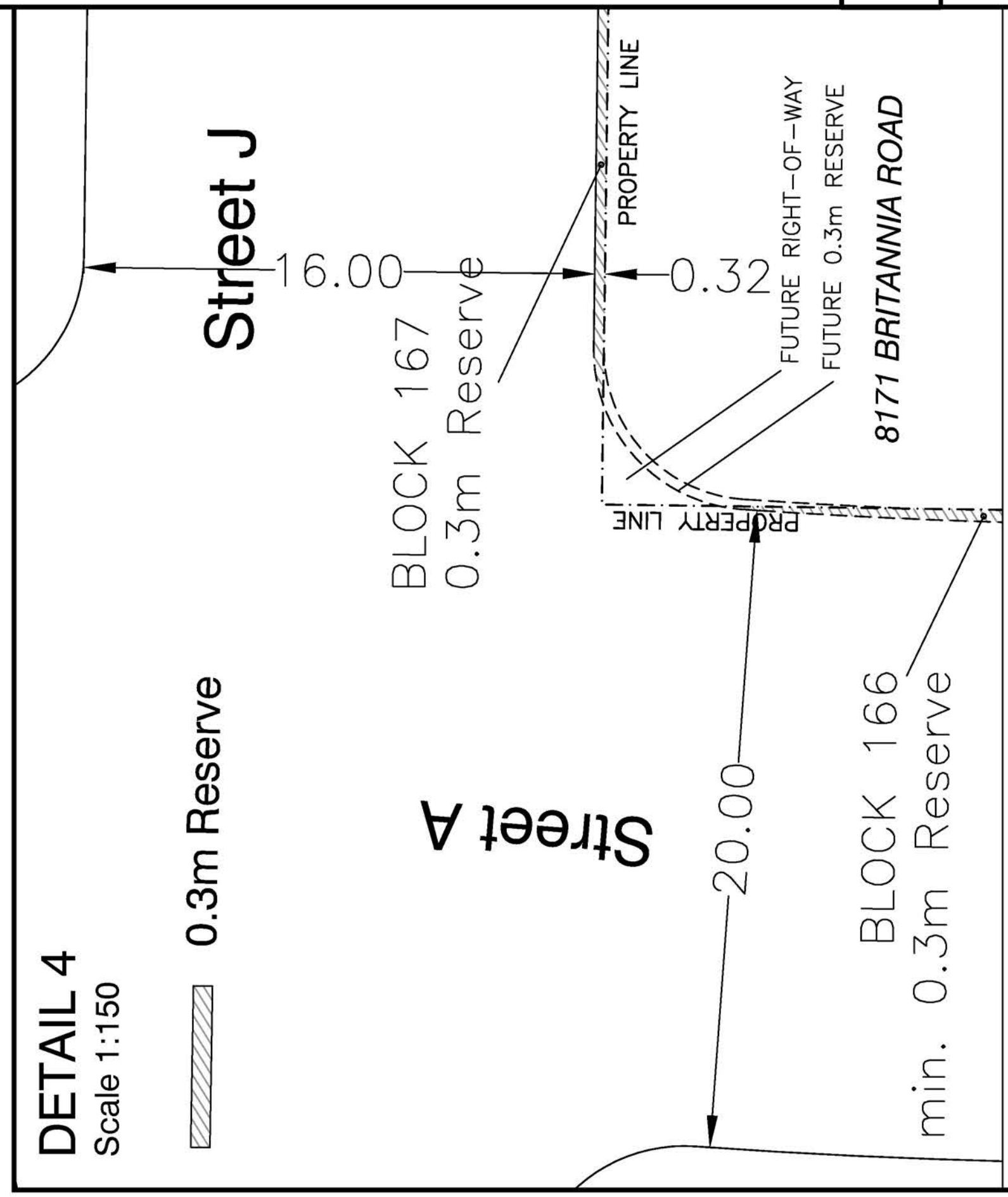
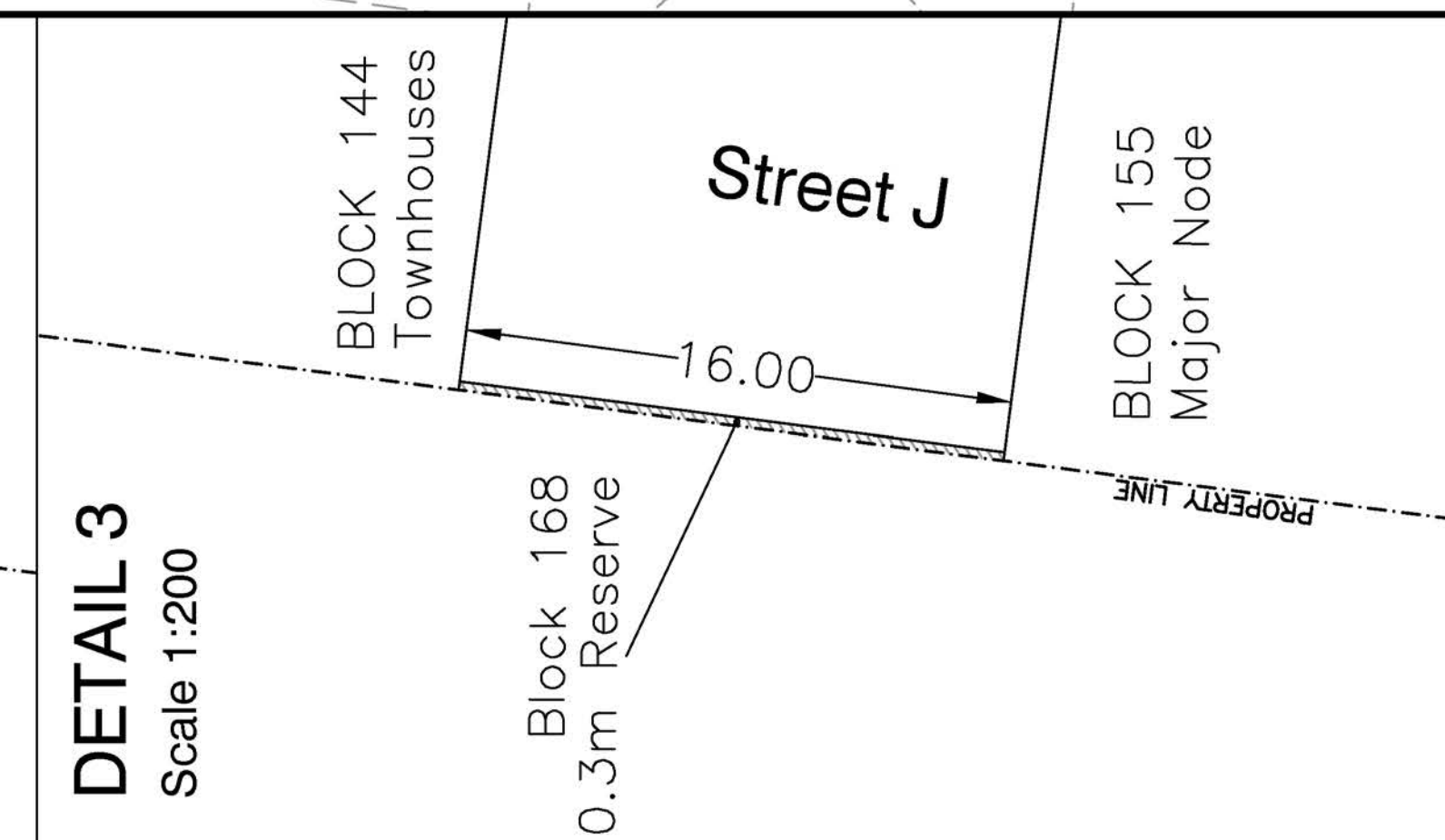
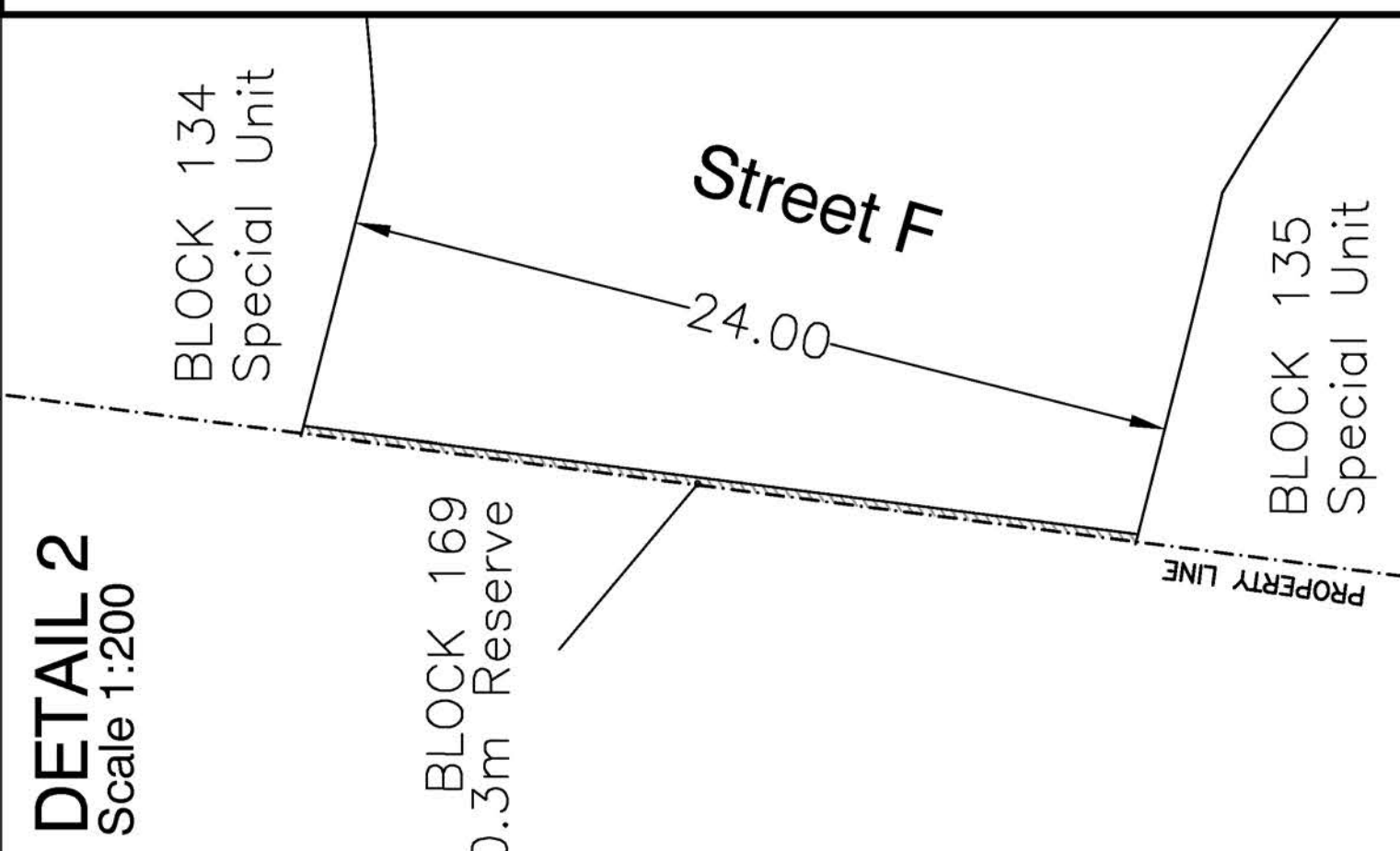
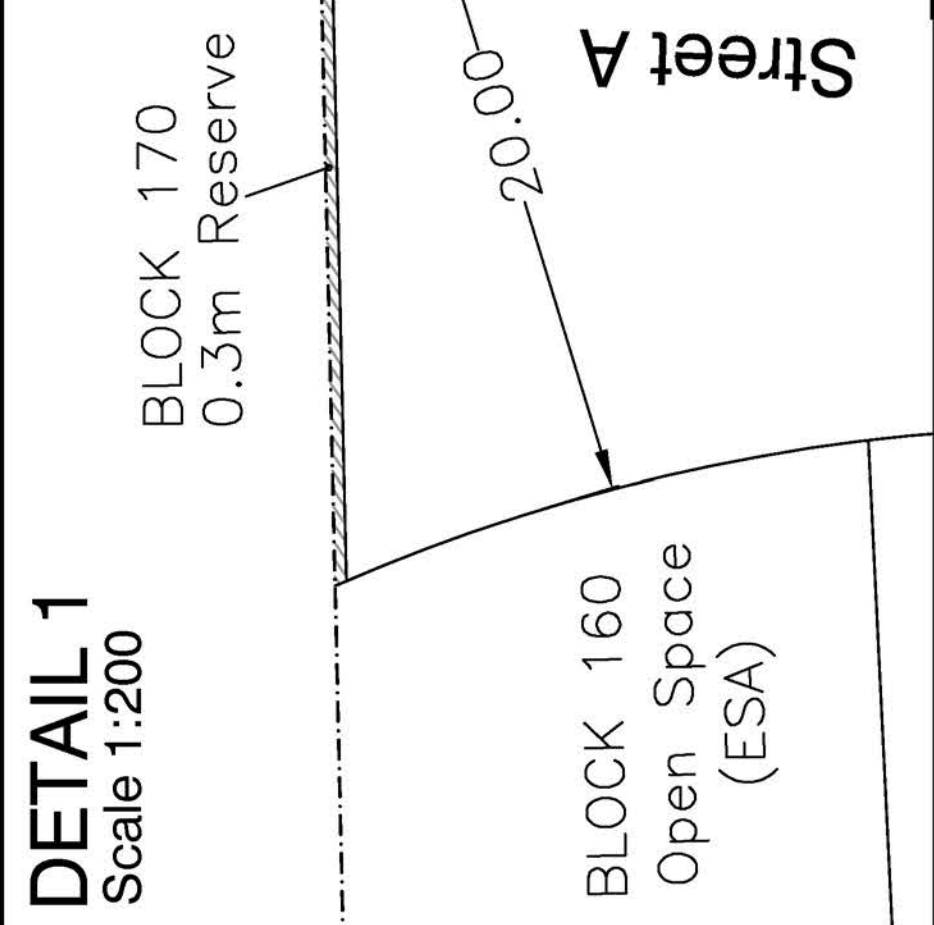
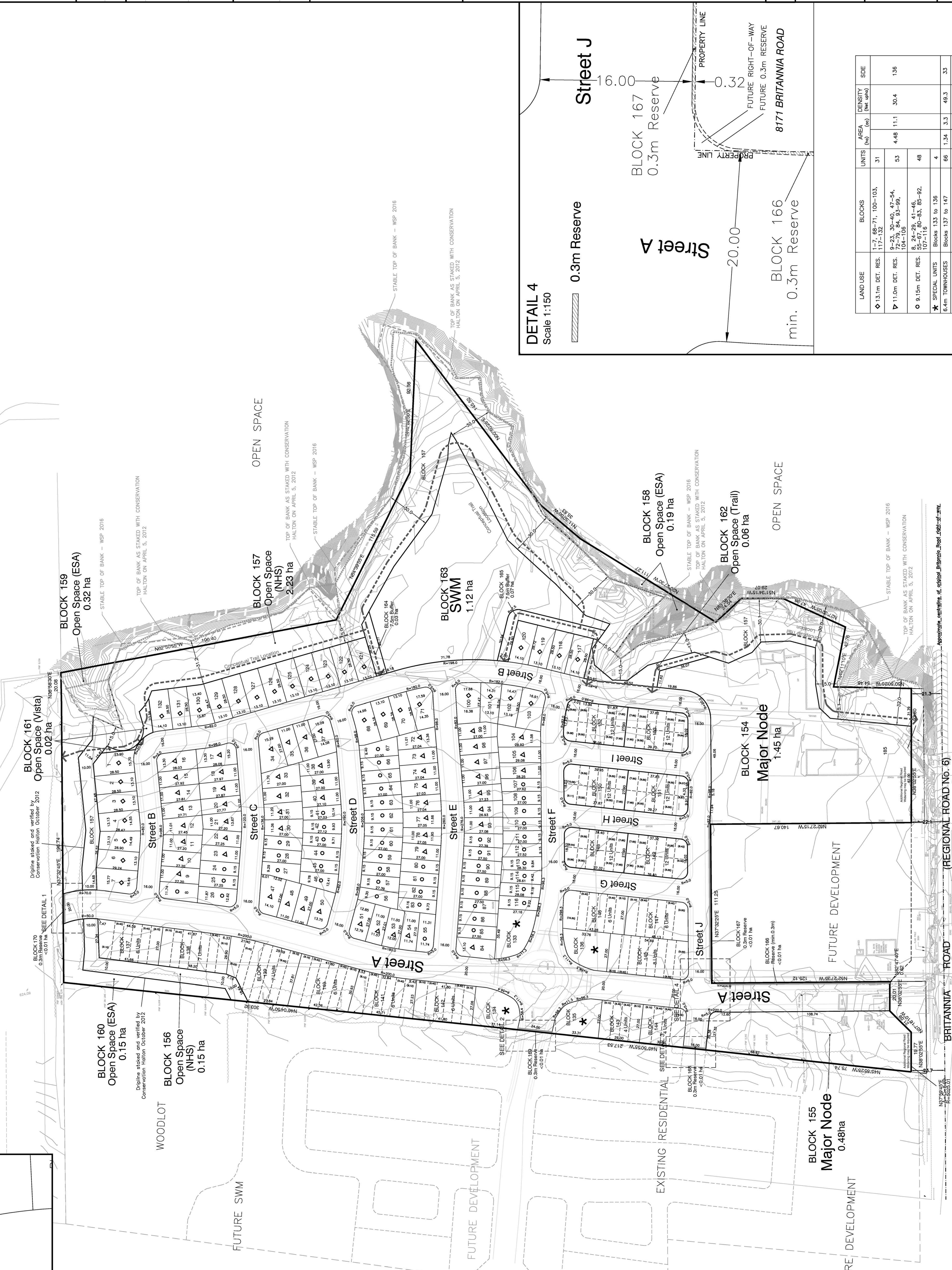
FUTURE DEVELOPMENT

FUTURE SWM SWM Pond

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



LAND USE	BLOCKS	UNITS	AREA (ha)	DENSITY (units/ha)	SIDE
13.1m DET. RES.	1-7, 68-71, 100-103, 117-132	31	4.48	30.4	136
11.0m DET. RES.	9-23, 30-40, 47-54, 72-79, 84, 93-99	53	11.1	30.4	136
9.15m DET. RES.	8, 24-29, 41-46, 55-57, 60-63, 65-92, 107-116	48	2.41	6.0	136
SPECIAL UNITS	Blocks 133 to 138	66	1.34	49.3	33
6.4m TOWNHOUSES	Blocks 137 to 147	72	0.73	1.8	36
BACK-TO-BACK TH	Blocks 148 to 153	389	1.94	4.8	194
MAJOR NODE	Block 154 & 155	2.41	6.0	6.0	194
OPEN SPACE (NHS)	Block 156 & 157	0.66	1.6	0.66	1.6
OPEN SPACE (ESA)	Block 158 to 160	0.08	0.2	1.12	2.8
OPEN SPACE (Other)	Block 161 & 162	1.12	2.8	0.10	0.3
SWM POND	Block 163	0.02	<0.1	0.02	<0.1
7.5m BUFFER	Block 164 & 165	0.02	<0.1	3.94	9.7
0.3m RESERVE	Block 166 to 170	3.94	9.7		
ROADS (Unimv.2.05m)	Streets A to J	TOTALS	682	16.82	41.5
					399

AGRICULTURAL

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. xxx-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 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (PRIMONT HOMES (MILTON) INC.) - File: Z-06/14

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 a portion of the existing Future Development (FD) Zone symbol and Natural Heritage System (NHS) Zone symbol to Residential Medium Density 1*Special Section 273 (RMD1*273) Zone, Residential Medium Density 2*Special Section 274 (RMD2*274) Zone, Mixed Use*Special Section 275 (MU*275) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone, and Stormwater Management (OS-2) Zone symbols on the land and adding the Holding (H) symbols H34, H40, H41 and H42 to each of the zone symbols on this property as shown on Schedule A attached hereto.
- 2.0 **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1*273 as follows:
 - i) Special Site Provisions Applicable to all Grade Related Dwelling Type
 - a. Notwithstanding the definition of lot frontage in Section 3, for the purposes of calculating lot frontage, the lot frontage shall be measured 5.5 metres back from the front lot line.
 - b. Notwithstanding section 5.6.2 iv) (a) the minimum individual driveway width shall be 3.10 metres each with an allowed structural wall/post projection of a maximum 1.0 metre from the garage face into the required driveway width provided that a minimum

unobstructed parking width of 2.90 metre is maintained at the encroachment.

- c. 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.

Residential Medium Density 1*Special (RMD1*273) Zone

For lands zoned Medium Density 1*Special (RMD1-273) Zone, the following provisions apply:

i) Zone Standards for Detached Dwellings

- a. Minimum Lot Frontage, Interior Lot - 9.15 metres
- b. Minimum Rear Yard Setback for Lots 7, 30, 31, 46, 57, 60-63, 68, 92-95 and 103 on the draft plan 24T-14004/M dated in the title box as June 24, 2019 - 6.5 metres
- c. Notwithstanding the Zone Regulations of Section 6.3.1.1 iii) -iv), the dwellings on lots 9-15, 18-23, 30-33, 35, 36, 38-40, 48, 49, 52-54, 72-79, 93-99, 104-106 on the draft plan 24T-14004/M dated in the title box as June 24, 2019, shall have a minimum dwelling face, which may include the porch/veranda, of 3.4 metres provided that not more than 62.5% of the building face is used for the garage portion of the elevation.
- d. Within a double car garage accessed by one single garage door or two individual garage doors, the combined parking spaces shall have a minimum unobstructed size of 5.5 metre wide by 5.3 metre long by 2.1 metre high.
- e. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot with the following clarifications:
 - i. The longest lot line not abutting a street is deemed the rear lot line; and
 - ii. The front and exterior side yard setbacks as well as lot frontage and lot depth shall be measured to the hypothetical extensions of the respective lot lines.

ii) Zone Standards for Townhouse Dwellings

- a. Notwithstanding Table 6C, Footnote #2 shall be applied to Townhouse Dwellings.

- b. Minimum rear yard setback excluding the garage for Block 141 on the draft plan 24T-14004/M dated in the title box as June 24, 2019 - 6.5 metres

Residential Medium Density 2*Special (RMD2-274) Zone

For lands zoned Medium Density 2*Special (RMD2-274) Zone, the following provisions apply:

- i) Zone Standards for Back-To-Back Townhouse Dwellings

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

- a. Minimum Front Yard Setback to Building - 3.0 metres
- b. Notwithstanding Table 6D, Footnote #2 shall be applied to Back-to-Back Townhouse Dwellings.
- c. Notwithstanding Section 4.19.5 i), Stairs shall be located a minimum of 0.9 metres away from the property line measured to the first riser, with no part of the landing any closer than 1.5 metres from the property line.
- d. Notwithstanding Section 6.3.2.1, air conditioners and heat exchange units may also be located in a front yard or exterior side yard, as well as located on a balcony in the front or exterior side yard.
- e. Notwithstanding Section 5.6.2 iii), to the contrary, for corner lots at the intersection of two (2) local public streets, no part of any residential driveway shall be located closer than 4.5 metres from the point of intersection of the two local street lines.

Mixed Use*Special (MU*275) Zone

For lands zoned Mixed Use*Special (MU*275) Zone, the following provisions apply:

- i) Special Zone Standards for Residential and Mixed Use Buildings

- a. Setbacks to All Other Zones and Grade-Related Dwellings:
 - 1. Above 10.5 metres in height, not abutting grade-related dwellings - 7.5 metres
 - 2. No part of any building abutting grade-related dwelling unit(s) may project above a 45 degree angular plane measured at a

height of 10.5 metres and a distance of 7.5 metres from the abutting lot line

3. For buildings abutting grade related dwelling unit(s) where there is no property line, 7.5 metres plus the typically required yard setback for the grade related dwelling unit(s) is required.

b. Podium - A 2-4 storey podium is required.

c. Stepback - A step back in the building above the podium is required.

d. Transition - For a building located within 50 metres of Britannia Road and located directly adjacent to an NHS Zone, the building will transition down in height towards the NHS zone boundary.

e. For any building located directly adjacent to an NHS Zone and which the longest building façade directly faces a NHS Zone, the provisions for a podium and stepback will not apply.

f. Maximum building height - 10 storeys to a maximum of 35.0 metres.

3.0 **THAT** Section 13.2 of By-law 016-2014, is amended by adding the following conditions for removal of this H40 Holding Provision:

“H40” shall not be removed until:

a) Regional Servicing Allocation has been secured to the satisfaction of Halton Region and the Town of Milton.

4.0 **THAT** Section 13.2 of By-law 016-2014, is amended by adding the following conditions for removal of this H41 Holding Provision:

“H41” shall not be removed until:

a) The stormwater management pond and associate outfall structure has been sized and designed to the satisfaction of the Town of Milton and Conservation Halton; and

b) The Town of Milton is satisfied through detailed design that there is adequate lands for the grading requirements and development of the proposed trail along the limits of development located to the east of these lots along 16 Mile Creek.

5.0 **THAT** Section 13.2 of By-law 016-2014, is amended by adding the following conditions for removal of this H42 Holding Provision:

“H42” shall not be removed until:

- a) The Town of Milton is satisfied through detailed design that there is adequate lands for the grading requirements and development of the proposed trail along the limits of development located to the east of these lots along 16 Mile Creek.

6.0 **THAT** Section 13.2 is amended by adding subsection 13.2.1.79 as follows:

For the lands zoned a site-specific Residential Medium Density 1*Special Section 273 (RMD1*273) on the property legally described as Part of Lots 6, Concession 3, N.S. (Trafalgar), only legally established existing uses are permitted on the lots covered by “H34” until the conditions for removal identified in the “H34” Holding provision are satisfied.

7.0 **THAT** Section 13.2 is amended by adding subsection 13.2.1.80 as follows:

For the lands zoned a site-specific Mixed Use*Special Section 275 (MU*275) on the property legally described as Part of Lots 6, Concession 3, N.S. (Trafalgar), only legally established existing uses are permitted on the Blocks covered by “H40” until the conditions for removal identified in the “H40” Holding provision are satisfied.

8.0 **THAT** Section 13.2 is amended by adding subsection 13.2.1.81 as follows:

For the lands zoned a site-specific Residential Medium Density 1*Special Section 273 (RMD1*273) on the property legally described as Part of Lots 6, Concession 3, N.S. (Trafalgar), only legally established existing uses are permitted on the lots covered by “H41” until the conditions for removal identified in the “H41” Holding provision are satisfied.

9.0 **THAT** Section 13.2 is amended by adding subsection 13.2.1.82 as follows:

For the lands zoned a site-specific Residential Medium Density 1*Special Section 273 (RMD1*273) on the property legally described as Part of Lots 6, Concession 3, N.S. (Trafalgar), only legally established existing uses are permitted on the lots covered by “H42” until the conditions for removal identified in the “H42” Holding provision are satisfied.

10.0 **THAT** the Owner be permitted to apply for a Minor Variance Application(s) to the Town and/or the Town of Milton Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

10.0 **THAT** pursuant to Section 34(21) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a

notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the Planning Act, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

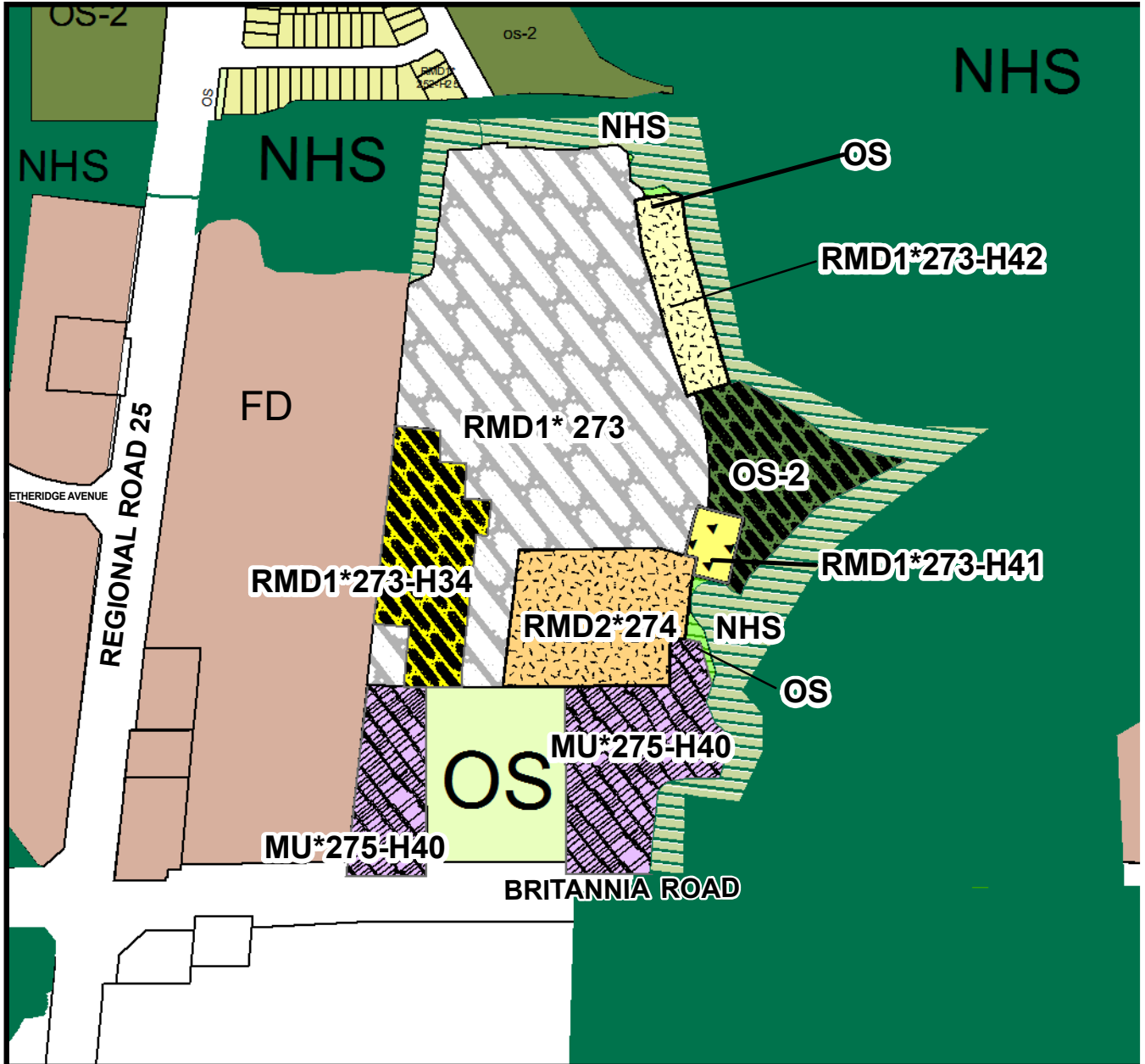
PASSED IN OPEN COUNCIL ON AUGUST 12, 2019.

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

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










PART OF LOT 6, CONCESSION 3 NS PART 1 OF RP 20R18982 & PART 1 OF 20R18924
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2019 PASSED
THIS ___ DAY OF _____, 2019.

MAYOR - Gordon A. Krantz

CLERK - Troy McHarg

-  OS - Open Space Zone
-  OS-2 - Open Space 2 Zone
-  NHS - Natural Heritage System Zone
-  RMD1*273 - Medium Density Residential 1 Zone Special
-  RMD1*273-H41 - Medium Density Residential 1 Zone Special
-  RMD1*273-H42 - Medium Density Residential 1 Zone Special
-  RMD1*273-H34 - Medium Density Residential 1 Zone Special
-  RMD2*274 - Medium Density Residential 2 Zone Special
-  MU*275-H40 - Mixed Used Zone Special with Holding Provision

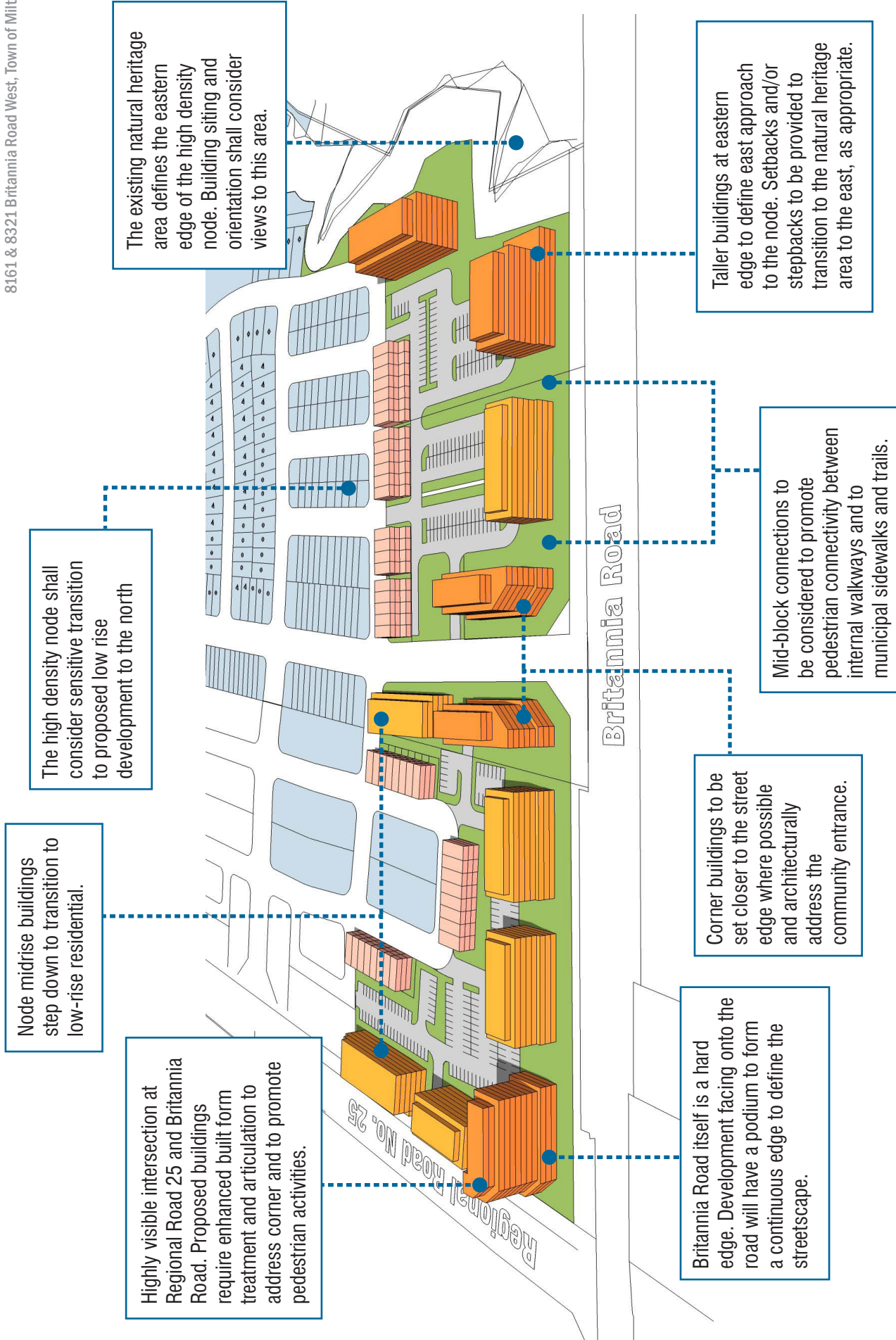


Figure 9: Diagrammatic 3D View of Conceptual Node