



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	August 24, 2020
Report No:	DS-026-20
Subject:	Public Meeting and Initial Report- Plan of Subdivision and Zoning By-law Amendment Application by Mattamy (Brownridge) Limited, to permit the development of a residential plan of subdivision. (Files: 24T-20001/M & Z-01/20)
Recommendation:	THAT Development Services Report DS-026-20 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to two site specific Residential Medium Density 1 (RMD1*XXX) zones, a site specific Residential Medium Density 2 (RMD2*XXX) zone, Natural Heritage System (NHS) zone and Open Space (OS and OS-2) zones. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a technical report, including recommendations, will be brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Mattamy (Brownridge) Limited, 433 Steeles Avenue, Milton, ON

Applicant: Korsiak Urban Planning, 206-277 Lakeshore Road East, Oakville, ON

Location: The subject lands are located on the east side of Fourth Line, south of Louis St. Laurent Avenue, north of Britannia Road and west of James Snow Parkway within Phase 2 of the Boyne Survey Secondary Plan. The lands are predominantly vacant with a listed heritage house located at the northwestern portion of the lands, proposed to be relocated within the development, and an existing dwelling and accessory buildings located at the

south of the development, which is proposed to be demolished. Surrounding land uses include existing vacant/agricultural lands and existing residential to the west, a secondary school to the northwest, a proposed residential plan of subdivision to the north (Milton III-75 Land Limited), the Derry Green Corporate Business Park to the east, and existing vacant/agricultural lands to the south. The existing lands to the west and south are designated for future residential land uses in the Boyne Survey Secondary Plan.

Proposal:

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to two site specific Residential Medium Density 1 (RMD1*XXX) zones, a site specific Residential Medium Density 2 (RMD2*XXX) zone, Natural Heritage System (NHS) zone, and Open Space (OS and OS-2) zones. The changes in zoning are requested to regulate the development of the lands to facilitate a residential plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The development proposes 400 single detached dwellings, 205 street townhouse units and 172 back to back townhouse units and one future townhouse condominium block (Block 1). The existing listed heritage dwelling (known as the "Beatty House") is proposed to be re-located to Lot 2 on the Plan of Subdivision. The application also proposes a temporary sales centre, shown on Figure 3, to be located at the northeast intersection of Whitlock Avenue and James Snow Parkway. Located at the southeast portion of the development along Whitlock Avenue, a 3.57 hectare neighbourhood park is proposed. Additionally, two stormwater management blocks (Block 457 and Block 458) are integrated into the development. In order to protect the existing Natural Heritage System and implement the recommendations of the subwatershed studies, three channels (Block 459-461) are proposed within the Plan of Subdivision connecting to the Centre Tributary Woodland/Wetland and to the broader channel network.

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

- Completed Application Form and Fee's
- Draft Plan of Subdivision, dated December 9, 2019, prepared by Korsiak Urban Planning
- Plan of Survey, dated January 30, 2020, prepared by Rady-Pentek & Edward Surveying Ltd.
- Neighbourhood Park Facility Fit Plan, dated January 14, 2020, prepared by NAK
- Planning Justification Report, dated January 2020, prepared by Korsiak Urban Planning.
- Built Form Guidelines, dated December 2019, prepared by NAK
- Traffic/Transportation Impact Study, dated December 2019, prepared by The Municipal Infrastructure Group.

- Functional Servicing and Stormwater Management Report, dated January 2020, prepared by DSEL.
- Tree Inventory and Preservation Study, dated December 2019, prepared by LGL Limited.
- Noise Feasibility Study, dated January 21, 2020, prepared by HGC Engineering.
- Geotechnical Report, dated July 18, 2016, prepared by Shad and Associates.
- Archaeological Assessment (Stage 3), dated July 2006, prepared by Archaeologix Inc.
- Phase 1 Environmental Report, dated October 28, 2011, and Update, dated February 3, 2020, prepared by Pinchin Environmental.
- Ministry of Culture Concurrence with Archaeological Assessment Letter, dated August 24, 2005.
- Record of Site Condition, dated February 8, 2012
- Heritage Impact Study, dated January 21, 2020, prepared by Golder Associates Ltd.
- Proposed Temporary Sales Office Plan, dated January 7, 2020, prepared by Korsiak Urban Planning.
- Waste Management Plan, dated January 13, 2020, prepared by Korsiak Urban Planning.
- Environmental Constraints Mapping, dated February 5, 2020, prepared by DSEL.
- Phase 1 Letter of Reliance, dated February 3, 2020, prepared by Pinchin.
- Draft Zoning By-law Amendment prepared by Korsiak Urban Planning.

Discussion

Planning Policy

The subject lands are designated Residential Area and Natural Heritage System Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

The lands are located within the Boyne Survey Secondary Plan and are designated Residential Area, Neighbourhood Centre Area, Residential/Office Area and Natural Heritage System. The Residential Area permits a variety of housing types and forms including Medium Density Residential I and II uses, High Density Residential uses and Local Institutional uses and Coach houses.

The Neighbourhood Centre Area designation is intended primarily for community uses and public/private facilities, which serve the neighbourhood as a whole, and to a limited extent,

for compatible high density residential development. It is noted that the Neighbourhood Centre Area designations as shown on the Boyne Survey Secondary Plan Land Use Plan are conceptual with the exact configuration having been established through the Boyne Survey Tertiary Plan. The development proposes a neighbourhood park, as per the direction of the tertiary plan, shown as Block 456 on the Plan of Subdivision.

With regard to the lands designated Residential/Office Area on the Boyne Survey Secondary Plan Land Use Plan, as per Policy C.10.5.2.1 of the Plan, as the lands do not front or have access onto an arterial road, the policies of the adjacent Residential Area designation apply.

It should be noted that the lands are located within Phase 3B of the Secondary Plan, as shown on Schedule C.10.D - Boyne Survey Secondary Plan Phasing Plan. Section C.10.6.1 states that prior to the approval of any applications in Phase 3B, Building Permits must have been issued by the Town for a minimum of 4000 dwelling units in 3A, unless Council has determined development can proceed. On January 20, 2020, through report PD-002-20, Council directed that the current application be accepted for the purpose of processing out of phase.

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The lands are currently zoned Future Development (FD) Zone and Natural Heritage System (NHS) Zone. The changes in zoning are requested to provide the necessary regulations to allow the development of the lands for a residential plan of subdivision containing a neighbourhood park and temporary sales centre.

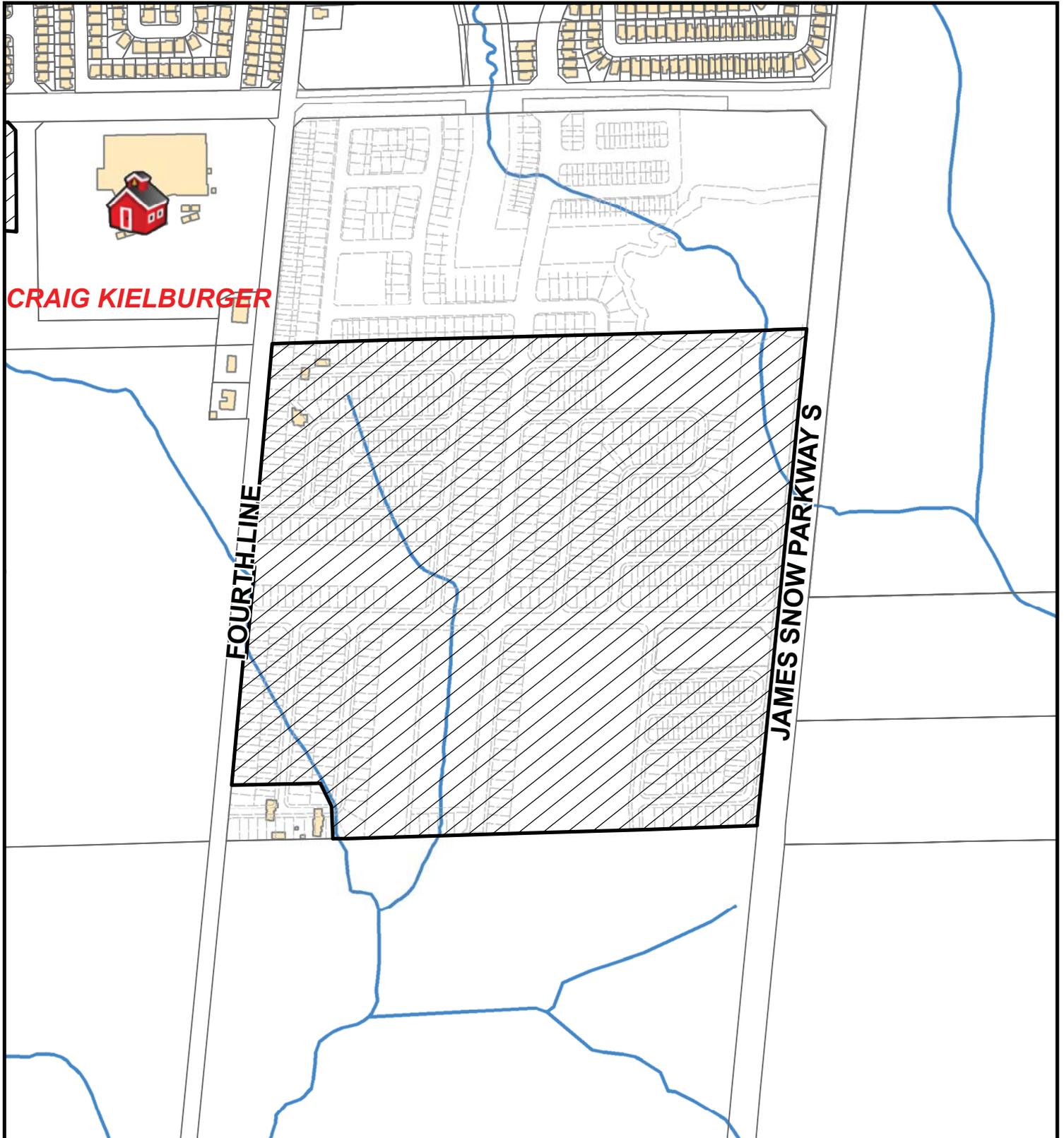
Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on July 30, 2020.

Staff has identified the following issues to be reviewed:

- Site Design, Built Form, Density and Urban Design
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation
- Environmental Impacts
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and Stormwater Management.

FIGURE 1 LOCATION MAP



Scale: 1: 6,500	File: Z-01/20	Planning & Development Department
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Subject Property

**DRAFT PLAN OF SUBDIVISION
FILE 24T -**

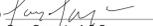
**PART OF LOT 7,
CONCESSION 5, NEW SURVEY**

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

MATTAMY - BAYVIEW LEXIS

OWNER'S AUTHORIZATION

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

SIGNED:  DATE: January 7, 2020
 Gary Greggs, A.S.O.
 Mattamy (Brownridge) Limited
 433 Steeles Avenue East, Suite 110
 Milton, Ontario L9T 8Z4
 Tel: (905) 203-3959 Fax: (905) 203-3901

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: January 7, 2020
 Ross DenBroeder, Ontario Land Surveyor
 R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 645 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
 Tel: (416) 635-5000 Fax: (416) 635-5001

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

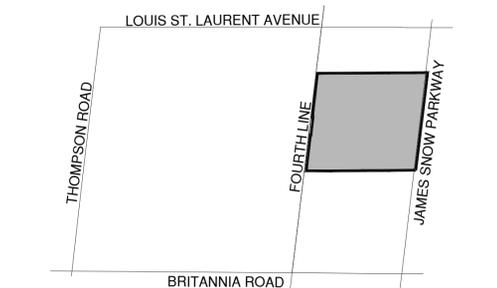
- | | |
|------------------|---|
| A) SHOWN ON PLAN | G) SHOWN ON PLAN |
| B) SHOWN ON PLAN | H) MUNICIPAL AND PIPED WATER TO BE PROVIDED |
| C) SHOWN ON PLAN | I) CLAY LOAM |
| D) SHOWN ON PLAN | J) SHOWN ON PLAN |
| E) SHOWN ON PLAN | K) SANITARY AND STORM SEWERS TO BE PROVIDED |
| F) SHOWN ON PLAN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

LAND USE SCHEDULE

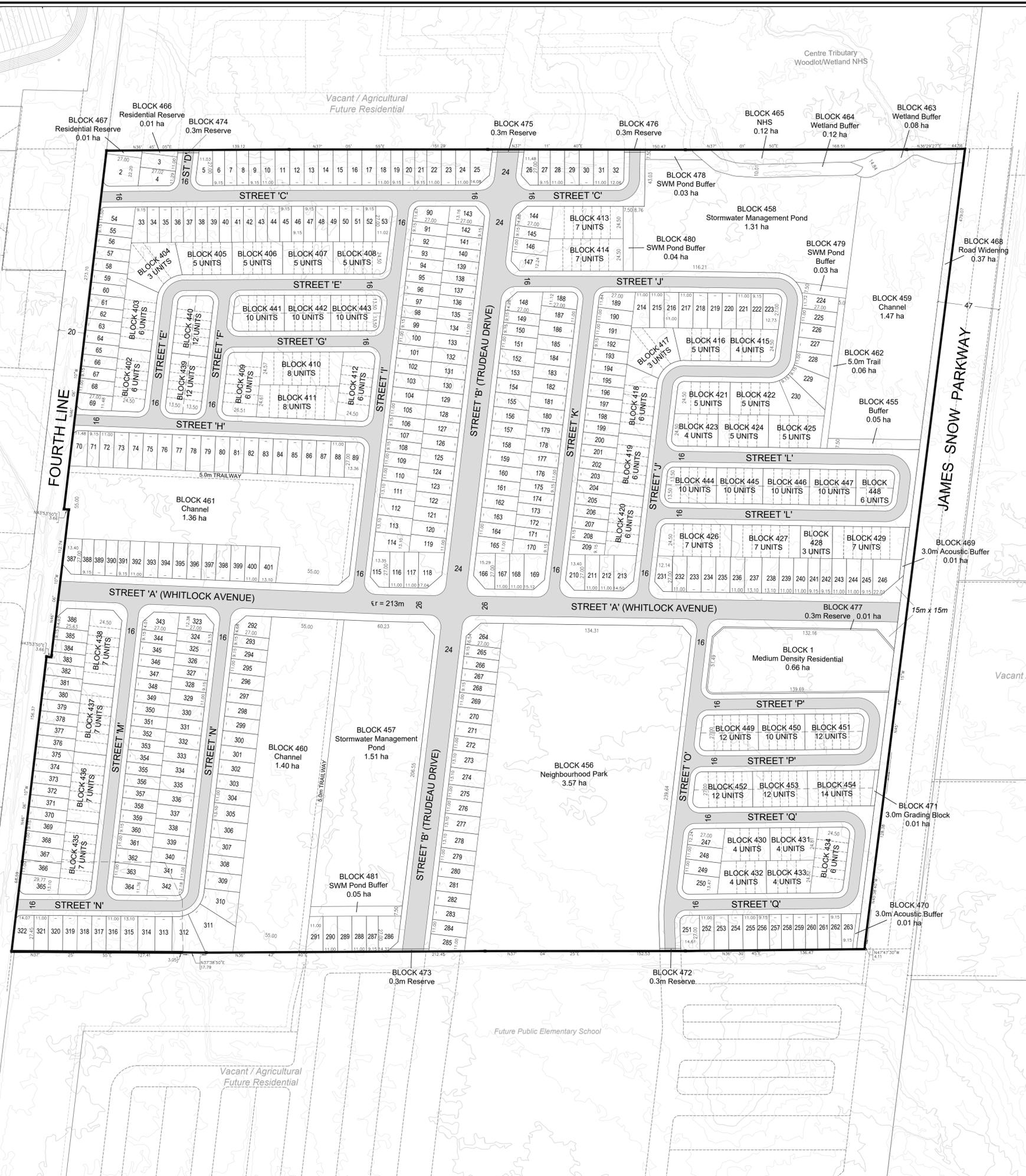
Land Use	Blocks	Block Total	Area (ha)	Units
Medium Density Residential	1	1	0.66	
Detached Residential	2-401	400	11.76	400
Townhouse	402-438	37	4.17	205
Back to Back Townhouse	439-454	16	1.71	172
Buffer	455	1	0.05	
Neighbourhood Park	456	1	3.57	
SWM Pond	457, 458	2	2.82	
Channel	459-461	3	4.23	
5.0m Trail	462	1	0.06	
Wetland Buffer	463, 464	2	0.20	
NHS	465	1	0.12	
Residential Reserve	466, 467	2	0.02	
Road Widening	468	1	0.37	
3.0m Acoustic Buffer	469, 470	2	0.02	
3.0m Grading Block	471	1	0.01	
0.3m Reserve	472-477	6	0.01	
SWM Pond Buffer	478-481	4	0.15	
16m ROW (4.023m)			6.51	
24.0m ROW (586m)			1.43	
26.0m ROW (640m)			1.69	
Totals	481	481	39.56	777

Unit Type	Blocks	Units	SDE*
Detached	2-401	400	400
Townhouse	402-438	205	149.7
Back-to-Back Townhouses	439-454	172	86.0
Totals		777	635.7

* SDE Factors:
 Detached - 1.00
 Townhouse - 0.73
 Back-to-Back Townhouse - 0.50



KEY MAP
 N.T.S.
 



09/12/19	Original Submission	A	KC
DATE [D.M.Y.]	REVISION	DWG	BY

NOTES:
 * Local/Local corner radii = 5m * Collector/Arterial corner triangle = 15m
 * Local/Collector corner triangle = 7.5m * Pavement illustration is diagrammatic
 * Collector/Collector corner triangle = 10m



SCALE 1:1500 December 9, 2019
 DRAWN BY: KC CHECKED BY: SP



FIGURE 2
 DS-026-20

KORSIAK Urban Planning
 206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com

BAYVIEW LEXIS
Proposed Temporary
Sales Office and Model
Home Locations

For Discussion Purposes

 Model Home Locations

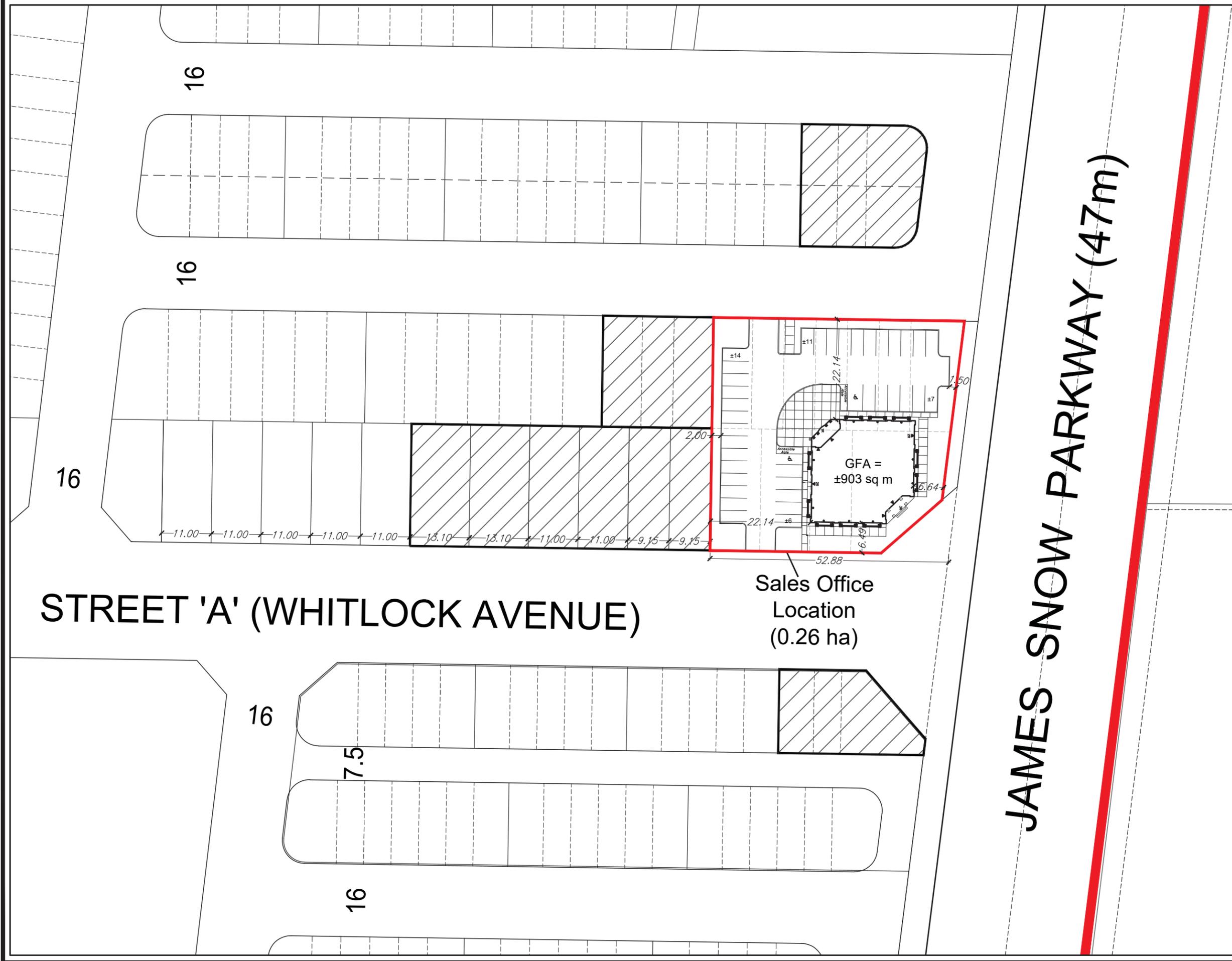
Scale 1:800

January 7, 2020



206-277 Lakeshore Road I
 Oakville, Ontario L6J 1H
 T: 905-257-0227
 info@korsiak.com

FIGURE 3
DS-026-20



STREET 'A' (WHITLOCK AVENUE)

JAMES SNOW PARKWAY (47m)

Sales Office
 Location
 (0.26 ha)

GFA =
 ±903 sq m

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2020

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 LOTS 6 AND 7, CONCESSION 3, (FORMER GEOGRAPHIC SURVEY OF TRAFALGAR) IN THE TOWN OF MILTON - MATTAMY (BROWNRIDGE) LIMITED - (TOWN FILE:Z-01/20)

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 is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone symbols to the Residential Medium Density 1 - Special Sections (RMD1*AAA & RMD1*BBB) Zone, Residential Medium Density 2 - Special Section (RMD2*CCC) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone symbols on the land as shown on Schedule A attached hereto.

2.0 **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.AAA as follows:

Residential Medium Density 1 - Special Section AAA (RMD1*AAA) Zone

- i) Special Site Provisions Applicable to All Dwelling Types
- a. For the purpose of this by-law, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
 - b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
 - c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to

restrict or control access to an abutting street, the lot is considered to have frontage on a public street.

- d. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot.
 - e. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
 - f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
 - g. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback 0.0 metres from a lot line, except where a parking area abuts:
 - a. a lot line adjacent to James Snow Parkway, the setback shall be 2 metres.
- ii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access (All Types) the following shall apply:
- a. In the case of a staggered double car garage:
 - i. One garage is permitted to have a minimum setback of 2.0 metres to the front lot line providing that the second garage has a minimum setback of 5.5 metres to the front lot line.
 - ii. On lots having frontage less than or equal to 11.5 metres the driveway width shall not exceed 6.6 metres.
 - b. Notwithstanding Section 4.19.5, Table 4H, porches/verandas encroaching into the required interior side yard are permitted to be located 0.9 metres to the interior side lot line.
 - c. Where located on top of a porch/veranda, balconies are permitted to encroach into the required interior side yard and shall be provided in accordance with b) above.
 - d. Notwithstanding any regulation of this By-law to the contrary, on any lot where a residential driveway enters a street, no obstruction to sight lines, including fencing, shall be permitted within the triangular area formed by the street line, the residential driveway edge and the line connecting them at points 1.0 metres from their intersection.
 - e. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- iii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Interior Lot:
- a. Lot frontage (minimum), interior lot - 9.15 metres
 - b. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 60% of the building face is used for the garage portion of the elevation.

- c. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, provided the garage face does not project further than 1.83m beyond the porch.
 - d. Second storey boxed/bay windows shall be permitted in a required interior side yard for interior lots adjacent to a corner lot on a roundabout.
- iv) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Corner Lot, the following shall apply:
- a. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot.
 - b. Where a garage is accessed by a residential driveway crossing the exterior side lot line:
 - i. An attached garage may be located no closer than 0.6 metres from the rear lot line.
 - ii. Air conditioning and heat exchange units are permitted to be located within that portion of the yard located between the dwelling unit and the attached garage, however such units are not permitted to encroach into the exterior side yard.
 - iii. Fences and walls having a maximum height of 2.0 metres are permitted to enclose that portion of the yard bounded by the dwelling unit, the exterior side lot line, and the residential driveway.
 - c. At the intersection of two local public or private streets:
 - i. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. No part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
 - d. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 62% of the building face is used for the garage portion of the elevation.
 - e. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, and the garage portion of the elevation may project no further than 1.83 metres beyond the dwelling face or porch/veranda portion of the elevation.
 - f. For detached dwellings that are located at the corner of Whitlock Avenue and the roundabout, the following additional provisions shall apply:
 - i. The yard abutting Whitlock Avenue shall be deemed to be the front yard.
 - ii. Minimum lot depth shall be measured along the interior lot line.

- iii. Minimum Interior Side Yard Setback: 7.0 metres
 - iv. Minimum Rear Yard Setback to the dwelling (excluding the garage): 6.5 metres
 - v. A residential driveway can extend into a rear yard or interior side yard to access an attached garage, provided that the driveway does not extend beyond the garage face.
- v) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Street Access, the following shall apply:
- a. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
 - b. At the intersection of two local public or private streets, no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
 - c. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
- vi) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Private Street, Rear Access, the following shall apply:
- a. For all lane-based townhouses, the yard where the driveway is located is deemed to be the rear yard.
 - b. Minimum Lot depth (all unit types): 15.0 metres
 - c. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
 - d. Rear yard setback (minimum), all unit types - 1.0 metres
 - e. Notwithstanding Section vi) d. above, units with driveways abutting the inside or outside of a rounding or curve shall have a minimum rear yard setback of 0.6 metres.
 - f. At the intersection of two streets, no part of any residential driveway shall be located closer than:
 - i. 3.0 metres from the point of intersection of two private street lines, or;
 - ii. 4.5 metres from the point of intersection of one private street line and one public street line.
 - g. The minimum required outdoor amenity area per unit is 7 m², to be provided on a balcony.
 - h. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
 - i. Notwithstanding any provisions of the By-law to the contrary, in those instances where the front yard is included as part of a common element of a condominium, the minimum required front yard setback between a condominium dwelling unit and a common element shall be 0.0 metres.
 - j. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.
 - k. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.

- l. Section 5.6.2 viii b) shall not apply.
- m. Notwithstanding any provisions to the contrary, no visitor parking shall be required for a condominium block consisting entirely of rear access townhouse dwelling units, and only where each dwelling unit has frontage on a public street.

3.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.BBB as follows:

Residential Medium Density 1 - Special Section BBB (RMD1*BBB) Zone

- i) Additional Permitted Uses
 - a. Sales office
- ii) Notwithstanding any provisions to the contrary, for a sales office, the following shall apply:
 - a. Notwithstanding Section 5.12 (Table 5L), the minimum parking area setback from the main wall of a building shall be 1.5 metres.
 - b. Notwithstanding Section 5.9 iv), accessible parking spaces shall be located in proximity to the primary entrance(s) to a building and shall have direct access to the entrance(s) by a minimum of 2.0 metres wide unobstructed access route.
- iii) Zone Standards for Detached and Townhouse Dwellings:
 - a. Shall be subject to the RMD1*AAA zone provisions.

4.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.CCC as follows:

Residential Medium Density 2 - Special Section CCC (RMD2*CCC) Zone

- i) Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:
 - a. Minimum Lot frontage (corner unit): 8.0 metres
 - b. Minimum Front yard setback (all unit types): 2.0 metres to building
 - c. Minimum Exterior yard setback (corner lot): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide.
 - d. The minimum required outdoor amenity area per unit is 6 m², to be provided on a balcony.
 - e. Porches/verandas and balconies are permitted to be located no closer than 1.0 metre to a street line.
 - f. For a corner unit at the intersection of two local public or private streets:
 - i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.

- ii. no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
- g. Notwithstanding Section 5.6.2 iv) d) A), a maximum driveway width of 3.5 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.
- h. For units that do not have an interior side yard, air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.
- i. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

5.0 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 ON2020.

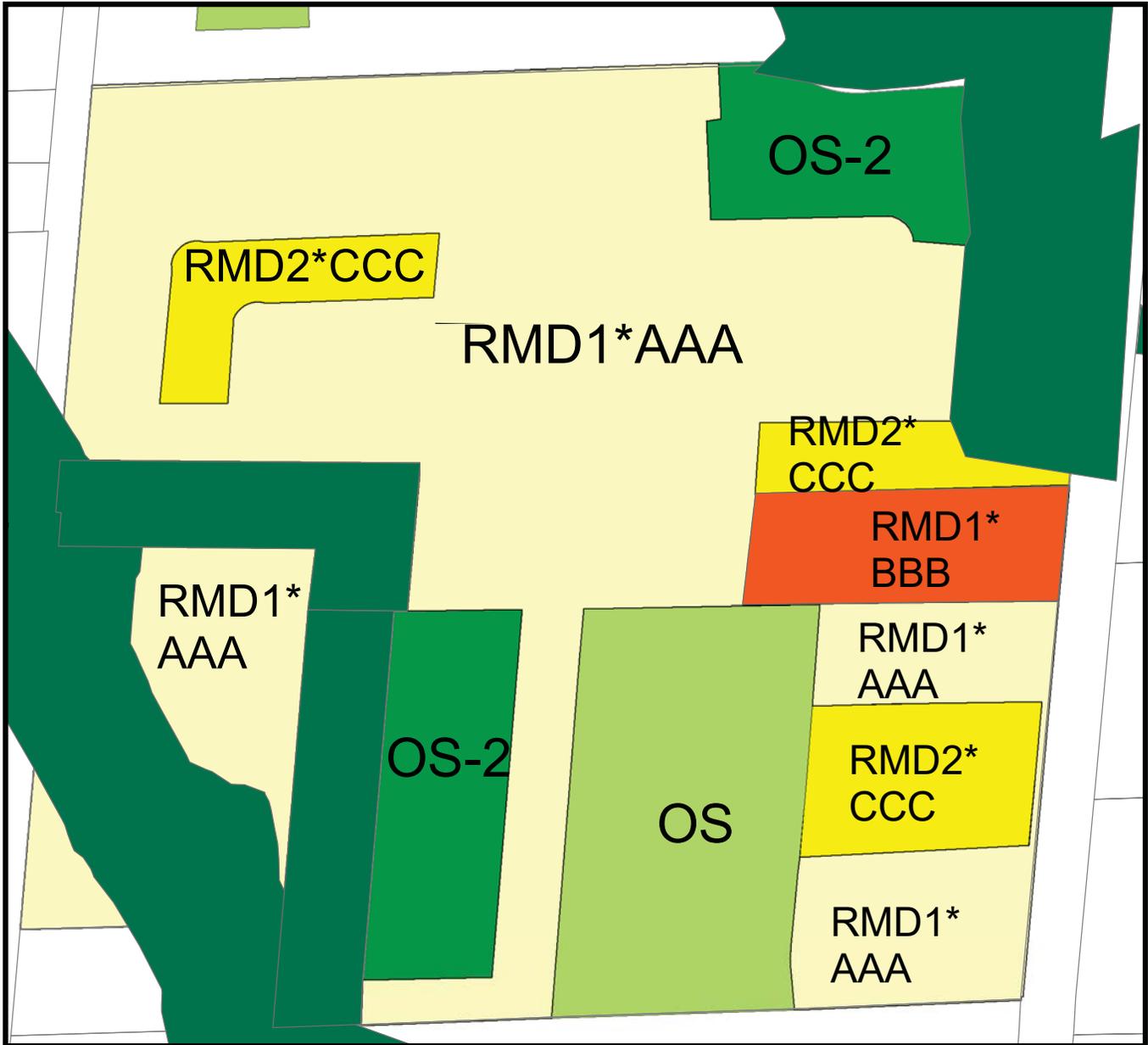
Gordon A. Krantz Mayor

Troy McHarg Town Clerk

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON
PART OF LOT 6 AND 7, CONCESSION 3 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2020.

MAYOR - Gordon A. Krantz

TOWN CLERK- Troy McHarg

-  RMD1*AAA - Medium Density Residential 1 Zone Special
-  RMD1*BBB - Medium Density Residential 1 Zone Special
-  RMD2*CCC - Medium Density Residential 2 Zone Special
-  OS - Open Space Zone
-  OS2 - Open Space Zone 2

