



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	August 24, 2020
Report No:	DS-025-20
Subject:	Public Meeting and Initial Report: Town initiated Official Plan Amendment (Town File: LOPA-02/20) and Zoning By-law Amendment (Z-03/20) - Mature Neighbourhood Areas and Character Areas.
Recommendation:	THAT Report DS-025-20, regarding a Statutory Public Meeting with respect to the draft Town Initiated Local Official Plan Amendment and Zoning By-law Amendment for the Mature Neighbourhoods Character Study be received for information.

EXECUTIVE SUMMARY

In accordance with the requirements of the *Planning Act*, the purpose of this report is to present the draft Local Official Plan and Zoning By-law amendments to implement the recommendations of the Mature Neighbourhoods Character Study for information at the Statutory Public Meeting.

The proposed Official Plan amendment would update Town policies to better manage development in the Town's mature neighbourhoods and Character Areas.

The proposed amendment to the Town's Comprehensive Zoning By-law 016-2014 introduces new standards that apply to the low-density residential neighbourhoods within the Downtown Character Area.

REPORT

Background

Town Planning Staff initiated the Mature Neighbourhoods Character Study in April 2018, in response to a Council direction through a notice of motion to review the Town's current Official Plan policies and regulatory framework relating to the construction of new dwellings in mature residential neighbourhoods and recommend appropriate changes to protect the character of these residential areas. The notice of motion arose from public

concern regarding the construction of large “in-fill” homes and their impact to the character of the Town’s mature neighbourhoods.

Further, on August 27, 2018, Council directed staff to review the imposition of site plan control on single detached dwellings in the Character Area through the Mature Neighbourhoods Character Study. The new direction arose from property owners’ concerns with the burden imposed by the requirement to convey lands for right-of-way widening and daylighting purposes, as a condition of site plan approval.

The Mature Neighbourhoods Character Study analyzes, with community input, the elements and qualities that contribute to residential character. The study assesses whether the policies of the Local Official Plan and the regulatory framework of the Town’s Zoning By-law are effective in managing development and maintaining the character of mature neighbourhood areas, and informs potential improvements to these and other regulatory tools. In the context of the Downtown Character Area, the study also examines the Site Plan Control process as directed by Council.

The study is carried out in various phases to cover the extent of the Town’s stable low-density residential neighbourhoods within the Established Urban Area (see Figure 1 attached). Phase 1 of the study has been completed.

Phase 1. Downtown Character Area

Phase 1 of the Mature Neighbourhoods Character Study has covered the preliminary background research of planning processes and tools, a best practice review, and the assessment of the residential areas within the Downtown Character Area and along Martin Street (see Figure 2 attached).

Phase 1 has been informed by a wide range of public engagement and consultation activities. Throughout the study, the Town hosted six neighbourhood walking tours, which provided an opportunity to collect insight from residents about their neighbourhoods, their characteristics and features that are most valued, and their concerns. 54 residents attended the walking tours.

Based on the background work and feedback during the walking tours, staff developed an online survey to seek further input from residents, heritage advocates, and developers and designers. 94 people responded to the survey.

The technical review and initial public consultation culminated with the preparation of the “Downtown Character Area Background Report, dated April 2019”, which was endorsed by Council on April 15, 2019 through Staff Report [PD-018-19](#). Subsequently, Planning Staff held two drop-in public open houses on April and May, 2019 to present the key



findings of the technical review and receive feedback from the public. Eighteen (18) residents attended the open houses.

Upon completion of the technical review and initial public consultation, the feedback from the public engagement was reviewed and used to develop options and recommendations for policies and zoning regulations to manage new development and change in the Town's mature neighbourhoods.

Three additional drop-in public open houses were held on December 2019 and January 2020 to present and review the proposed amendments to the Local Official Plan and Zoning By-law prior to moving forward to a statutory public meeting. The open houses were held at Town Hall, where 37 members of the public attended and had the opportunity to ask questions, provide comments and share their ideas.

At these public events, Town staff received overall support for the proposed recommendations and staff were available to clarify any issues, answer questions and listen to concerns. In addition to these consultation events, the public had the opportunity to learn about the study and get involved on the Town's engagement platform "letstalkmilton.com". To-date, more than 1,600 visits to the website have been recorded.

Phase 1 also included internal consultation with Town Development Review and Zoning staff who provided input and assisted in the preparation of the draft recommendations, as well as suggestions for minor refinements. Planning staff's assessment of the Local Official Plan policies, and Engineering Services staff's review of current right-of-way and daylighting standards and procedures for the dedication of lands for road widening and daylighting purposes informed the development of proposed new or enhanced transportation and site plan control policies that apply to Character Areas.

Upon completion of this process, staff reviewed feedback from the public and refined and finalized the recommendations for the Study, which are the subject of this Statutory Public Meeting.

The proposed Local Official Plan Amendment implements recommendations to better manage change and development in the Town's Mature Neighbourhood Areas and Character Areas. The proposed Zoning By-law Amendment establishes new regulations for new or replacement dwellings and additions to existing dwellings within the Downtown Character Area.

The proposed Local Official Plan and Zoning By-law Amendments are described and detailed below.

Following the Statutory Public Meeting, staff will prepare a report to Council that will respond to any oral or written comments received, and provide final recommendations for Council's consideration.

Discussion

Proposed Local Official Plan Amendment to OPA 31 Official Plan Update

The Local Official Plan Amendment (attached as Appendix 1) proposes to:

Municipal Structure and Community Context

- Introduce text to the Municipal Structure and Community Context Section to describe the role of the residential neighbourhood areas in the Town's urban structure.
- Clarify the Town's goal to achieve infill and development that is compatible and respectful of existing character in mature neighbourhood areas.

Objectives

- Introduce a new objective to the Cultural Heritage Resources Objectives to recognize areas of the Town as Character Areas, whose unique, identifiable character contributes to a sense of place and local identity.
- Clarify Urban Design Objective to enhance the unique character of a district, neighbourhood, grouping of buildings or prominent building, removing reference to methodology.

Mapping

- Modify the boundary of the Downtown Character Area on Official Plan schedules to include the properties designated "Residential Area" that front onto Martin Street and Court Street North.
- Delete Schedule C.7.C.CBD - Central Business District Special Heritage Areas.
- Introduce a new schedule to the Local Official Plan, which identifies the right-of-way requirements in the Downtown Character Area.

Policies

Residential Area and Character Area Policies

- Clarify the design guidance that is anticipated for new buildings, additions and alterations to existing buildings in Mature Neighbourhood Areas.

- Introduce a new section to the Residential Area Policies, specific to Mature Neighbourhood Areas that establishes policies to require new development in the form of new housing, replacement housing, and additions and alterations to be compatible and respectful of the character of the neighbourhood.
- The new section also recognizes the zoning standards that aim to maintain the character of the mature neighbourhood area and directs the zoning by-law identify the Mature Neighbourhood Areas in zoning mapping and to detail the appropriate standards for new development within these areas, including setbacks, orientation, building separation, lot area, lot frontage, lot coverage, landscaping and fencing.
- Streamline the Character Area Policies to require new development in the form of new housing, replacement housing, and additions and alterations to comply with the new policies for Mature Neighbourhood Areas and Site Plan Control. New policies also enable the preparation of design guidance documents, and expansion of enhanced street signage and lighting program to Character Areas.

Strategic Policies for Transportation System

- Reflect in policy the current daylighting requirements as set out in the Town of Milton's Engineering and Parks Development Standards Manual.
- Introduce a new policy to identify specific circumstances where the Town may consider a reduction of a required right-of-way or daylighting requirement.
- Introduce a new policy for low density residential development within Character Areas that:
 - does not require the conveyance of an identified future public right-of-way widening allowance and associated daylighting, as a condition of development approval;
 - restricts the location of new structures within the identified future public right-of-way;
 - restricts the location of new structures or obstructive vegetation within the identified future daylighting;
 - explains how setbacks will be measured for new development;
 - requires a Site Plan Agreement to be registered on title as a condition of Site Plan Approval showing these conditions, and
 - clarifies how the Town will acquire the lands when required to implement future capital improvements within the rights-of-way.

Minor Variance and Consent Policies

- Introduce additional evaluation criteria for minor variance applications in Mature Neighbourhood Areas to require development applications to be compatible and respectful of the character and appearance of the Mature Neighbourhood Area and to minimize the impacts on adjacent properties.
- Introduce additional evaluation criteria for consent applications in Mature Neighbourhood Areas to require development applications to achieve consistency with the character of the Mature Neighbourhood Area.

Site Plan Control Policies

- Remove reference to the requirement for Site Plan Control for single-family dwellings from the Central Business District Heritage policies.
- Introduce a new policy to the Site Plan Control Policies to require a scoped site plan review for new or replacement single-detached, semi-detached or duplex dwellings and building additions to single-detached, semi-detached or duplex dwellings within areas designated Character Areas. The scoped process will consider:
 - building massing, scale, siting, height, coverage, setback and architecture features;
 - right-of-way and daylighting; and
 - stormwater management.

Definitions

- Clarify the existing definition of “Character,” which considers the built and natural attributes of an area.
- Introduce a new definition for “Character Area” that recognizes existing developed or planned areas within the Town, which has distinct land use functions and a unique, identifiable character.
- Introduce a new definition for “Mature Neighbourhood Area” that recognizes older residential areas that are characterized by predominantly single-detached dwellings generally on larger lots, and other built and natural qualities that collectively provide a distinct and recognizable character.

Proposed Amendment to the Comprehensive Zoning By-law 016-2014 (Urban)

The Zoning By-law changes (attached as Appendix 2) propose to:

Mapping

- Introduce a new Residential Low-density Zone I (RLD1) to certain areas currently zoned RLD. The new RLD1 zone retains the current RLD regulations for lot frontage, lot depth, lot area, lot coverage, rear yard setback, and landscaped open space, and introduces new regulations for interior side yard setback, front yard setback, building height, and garages.
- Amend Schedule D to inform how building height is measured within the Central Business District Low Density Residential Sub-Area in accordance with the proposed new regulations.
- Add a new Schedule to identify the Town's Mature Neighborhood Areas.

Setbacks

- Establish a minimum interior side yard setback based on lot frontage and garage or carport presence for the new RLD1 zone, that is:
 - For development that incorporates an attached garage or carport:
 - 1.2 metres for one-storey buildings and 1.8 metres for two-storey buildings, where the lot frontage is less than, or equal to, 15 metres;
 - 1.8 metres, where the lot frontage is equal to, or greater than, 15 metres but less than 25 metres;
 - 3.0 metres, where the lot frontage is equal to, or greater than, 25 metres but less than 30 metres; and
 - 5.0 metres where the lot frontage is equal to, or greater than, 30 metres.
 - Where no garage or carport is attached to the building, the side yard on the side with a driveway shall be 3.5 metres, where the lot frontage is less than 30 metres, and 5.0 metres where the lot frontage is equal to, or greater than, 30 metres.
- Establish a minimum front yard setback of 6.0 metres for the properties with frontage onto John Street, Miles Street, Barton Street, Court Street North, and Commercial Street between Sydney Street and Oak Street.
- Establish a minimum front yard setback of 8.0 metres for the properties with frontage onto Martin Street located north of Woodward Street, between 200 Martin Street and 388 Martin Street, inclusive.

Building Height

- Establish a new maximum building height specific to roof typology and modify how height is measured based on roof typology for the Central Business District Low-Density Residential Sub-Area and the new RLD1 zone, to be:
 - 8.0 metres in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
 - 9.5 metres in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.

Street Front Treatment

- Introduce a zoning standard for the new RLD1 zone to clarify that the dwelling face must be a minimum of 50% of the building face.
- Establish a setback requirement for the garage or carport face for the new RLD1 zone, that is:
 - for a garage or carport with a garage face or front of the carport that is 3.5 metres wide or less, the garage or carport shall be setback a minimum of 3.5 metres from the building front wall; and
 - for a garage or carport with a garage face or front of the carport that is greater than 3.5 metres, the garage face or front of the carport shall be setback a minimum of 5.5 metres from the building front wall.
 - Development on Maiden Line is exempted from the above noted provisions.

Definitions

- Introduce new definitions for Building Front Wall and Deck Line.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act and the Town's Official Plan. In addition, the proposed amendments have been posted on the Town's website and notice was sent to individuals on the study's mailing list.

The intent of this report is to provide the public with sufficient information to understand the scope of the proposed Local Official Plan and Zoning By-law amendments. A technical report including recommendations for Council's consideration will be brought forward at a later date responding to any issues or concerns raised through the public and agency consultation process.



Financial Impact

There are no immediate financial impacts associated with this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Hugo Rincon, Policy Planner Phone: Ext. 2307

Attachments

Figure 1: Location Map - Mature Neighbourhood Areas
Figure 2: Location Map - Phase 1 Study Area
Appendix 1: Proposed Official Plan Amendment
Appendix 2: Proposed Zoning By-law Amendment By-law 016-14 (Urban)

CAO Approval
Andrew M. Siltala
Chief Administrative Officer



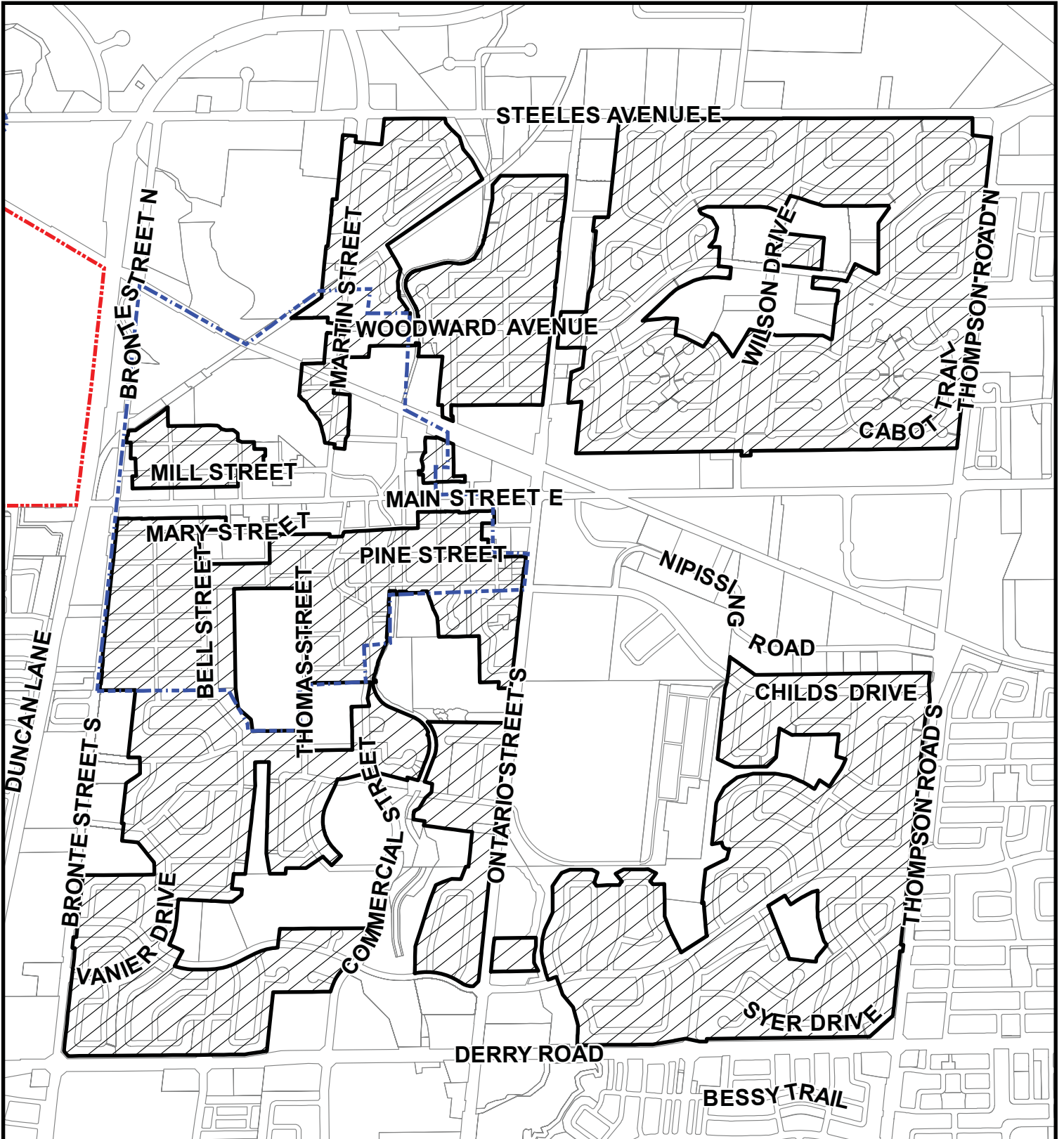
MILTON

FIGURE 1 LOCATION MAP

Mature Neighbourhood Areas



MILTON



Council Meeting Date:
August 24, 2020

Scale: 1: 17,000

File: Z-03/20
LOPA-02/20

Planning & Development Department



Subject Lands

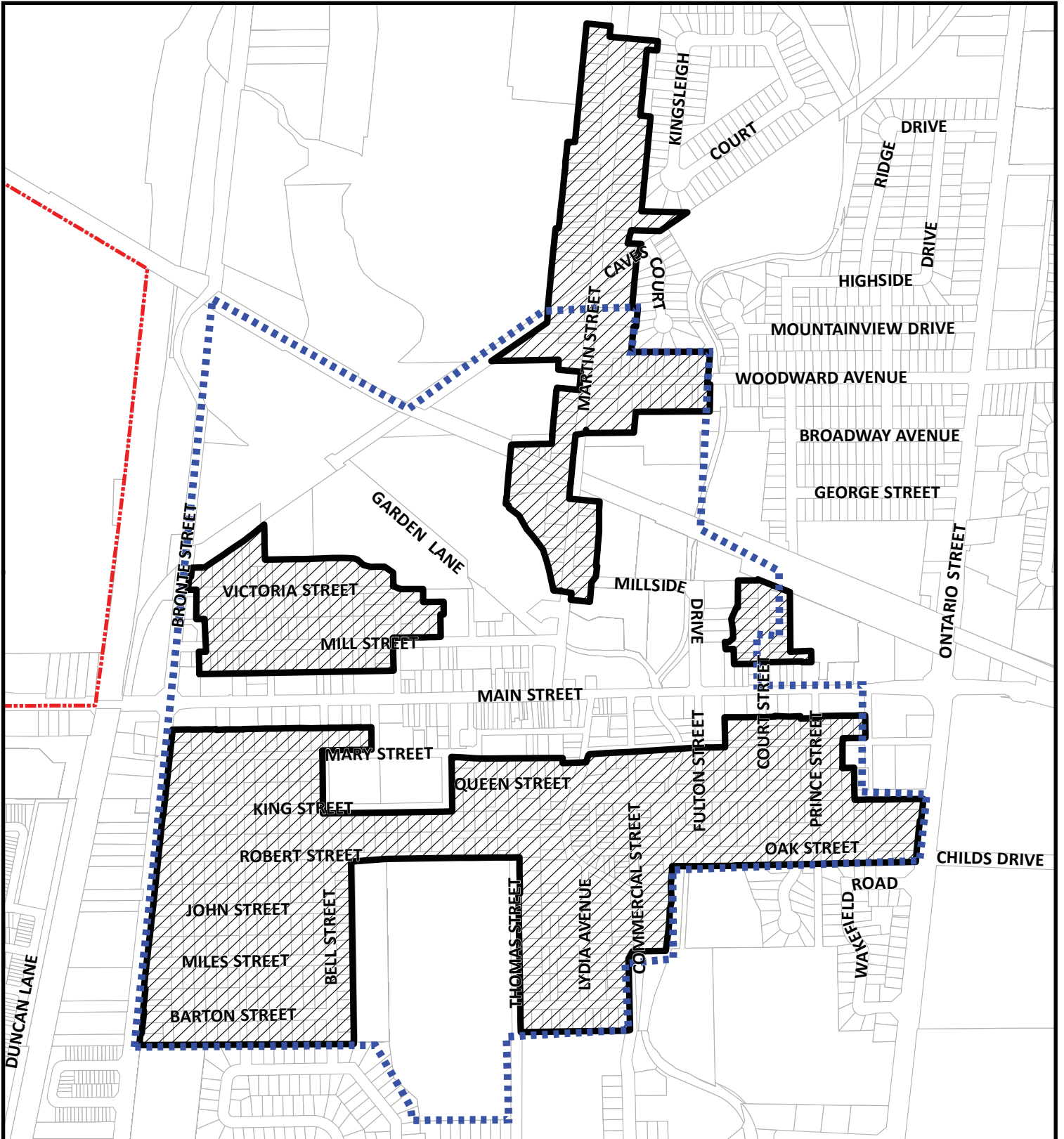


Current Character Area Boundary



Urban Area Boundary

FIGURE 2 LOCATION MAP Phase 1 Subject Lands



Council Meeting Date:
August 24, 2020

Scale: 1: 9,500

File: Z-03/20
LOPA-02/20

Planning & Development Department



Subject Lands



Current Character Area Boundary



Urban Area Boundary

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2020

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED, TO ADOPT AMENDMENT NO. XX TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-02/20)

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. THAT Amendment No. XX to the Official Plan of the Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Land Use Planning Appeals Tribunal.
3. THAT in the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON XX, XX 2020.

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

**AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN
OF THE TOWN OF MILTON**

Subject: Mature Neighbourhood Areas

**The following text and schedules constitute
Amendment No. XX to the Official Plan
Of the Town of Milton
(FILE: LOPA-02/20)**

XX 2020

AMENDMENT NUMBER XX TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART I- THE PREAMBLE, does not constitute part of this Amendment

PART II- THE AMENDMENT, consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of Milton

DRAFT

PART I: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan to the Town of Milton shall be known as:

Amendment No. XX to the Official Plan of the Town of Milton
Town File: LOPA-02/20

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to incorporate revisions to various sections of the Town's Official Plan, related to Mature Neighbourhood Areas, Designation of Character Areas, and Character Area Plans, which are necessary to:

- Ensure the Town's planning policy framework with respect to Mature Neighbourhood Areas and Character Areas;
- Implement the recommendations from Phase 1 of the Mature Neighbourhoods Character Study conducted by Town Planning staff; and
- Support the approval of the Town's proposed amendments to the Comprehensive Zoning By-law 016-2014, as amended.

LOCATION OF THE AMENDMENT

The policies apply at a Town-wide and area-specific scale, as detailed in the specific policies.

The lands affected by this amendment generally include all lands within the Town of Milton, as the proposed amendment contains policies and definitions that apply to lands that may be subject to designation as Character Areas. However, policies and definitions in this amendment that are specific to Mature Neighbourhood Areas apply to certain areas within the Urban Area that are designated Residential Area or CBD Low Density Residential Sub Area.

EFFECT OF THE AMENDMENT

The effect of the amendment will be to modify various sections of the Official Plan to reflect the findings of the background research and analysis and implement the policy recommendations of Phase 1 of the Mature Neighbourhoods Character Study conducted by Town Planning staff.

This amendment has the effect of providing policy direction with respect to:

1. Strengthening policies to achieve the Official Plan objectives of mature neighbourhood areas;
2. Strengthening the policy framework for Character Areas and Character Area Plans;

3. Expanding the Downtown Character Area boundary;
4. The integration of existing and new residential development within mature neighbourhood areas; and
5. The requirement of a scoped Site Plan Control process for residential development within areas designated as Character Areas.

Part II: THE AMENDMENT

Map Change:

- 1) Schedule “C - Central Business District Land Use Plan” is hereby amended by replacing the text “Character Area” with the text “Downtown Character Area” in the legend, and amending the boundary of the Downtown Character Area, as shown on Schedule ‘1’, attached hereto.
- 1) Schedule “C.7.C.CBD - Central Business District Special Heritage Areas” is deleted.
- 2) Schedule “D - Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by expanding the Downtown Character Area Boundary to include the properties fronting onto Martin Street located between the current northern boundary of the Character Area and the properties municipally known as 383 Martin Street and 388 Martin Street inclusive, and the properties fronting onto the western side of Court Street North between the properties municipally known as 19 Court Street North and 51 Court Street North inclusive; as shown on Schedule ‘2’, attached hereto.
- 3) Schedule “D - Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by replacing the text “Urban Expansion Area Boundary” with the text “HUSP Urban Area Boundary” in the legend; adding the Urban Area to the schedule; and adding the text and symbol for “Urban Area” to the legend, as shown on Schedule ‘2’, attached hereto.
- 4) Schedule “D2 - Urban Districts and Neighbourhoods” is hereby amended by adding the Character Areas and the SHP Urban Area to the Schedule, adding the text and symbol for “Character Areas” to the legend, and replacing the text “Existing Urban Area” with the text “SHP Urban Area” in the legend, as shown on Schedule ‘3’, attached hereto.
- 2) New Schedule “F - Downtown Character Area and Right-of-way Widening Requirements” is added, as shown on Schedule ‘4’, attached hereto.

Text Change:

The various sections of the Town of Milton Official Plan, as referenced below, are amended as follows:

- 3) Subsection 1.1.1 is amended by adding the phase “D” and deleting the phrase “C.7.C.CBD” from the list of Official Plan Components.
- 4) Subsection 1.1.3 is amended by deleting “Schedule C.7.C.CBD: Central Business District Special Heritage Area” from the list of Official Plan Schedules and adding “Schedule F: Right-of-way Widening Requirements in the Downtown Character Area” to the list.
- 5) Subsection 2.1.3.2 “Urban Area” is amended by replacing the text “The Central Business District is surrounded by both established and developing *residential areas*. The established residential neighbourhoods, located around the Central Business District, are planned to remain relatively stable, and suburban in *character*, over the life of this Plan. Only modest *redevelopment* is planned to occur, largely taking the form of modest infill projects. Residential *greenfield development* will continue to occur however will be characterized by higher, urban densities within the HUSP and Sustainable Halton urban expansion areas in accordance with approved secondary plans” with the following text:

“Milton’s residential neighbourhood areas make up a significant proportion of the Urban Area. These areas comprise *Mature Neighbourhoods Areas*, developing *residential areas*, and planned *residential areas* that are intended to accommodate a wide range of residential uses and forms, together with supporting parkland.

The *Mature Neighbourhood Areas*, located around the Central Business District, will remain relatively stable, and able to adapt to changing social, economic and physical considerations, over the life of this Plan. In these areas, infill and *development* that is *compatible* with and respectful of the existing neighbourhood *character* is expected to occur.

Planned residential *greenfield development* will continue to occur however will be characterized by higher, urban densities within the Halton Urban Structure Plan (HUSP) and Sustainable Halton Plan (SHP) urban areas in accordance with approved secondary plans.”
- 6) Subsection 2.3.3.9 is amended by replacing the cross reference to subsections 2.6.3.34 through 2.6.3.36 with a cross reference to subsections 2.6.3.37 through 2.6.3.39.
- 7) Subsection 2.3.3.10 is amended by replacing the cross reference to subsections 2.6.3.34 through 2.6.3.36 with a cross reference to subsections 2.6.3.37 through 2.6.3.39.
- 8) Table 2A – *Right-of-way Widths of Specific Transportation Facilities* is amended by:
 - a) adding Mill Street between Bronte Street and Martin Street, to the list of Urban Town Roads with a 20 metre right-of-way requirement and classifying it as collector;

- b) adding Millside Drive between Martin Street and Main Street East, to the list of Urban Town Roads with a 20 metre right-of-way requirement and classifying it as collector;
 - c) adding Mary Street between Hugh Street and Charles Street, to the list of Urban Town Roads with a 20 metre right-of-way requirement and classifying it as collector; and
 - d) replacing the 23 metre right-of-way requirement for Pine Street with a 20 metre right-of-way requirement.
- 9) Subsection 2.6.3.8 is amended by replacing the word “will” with the word “may” and deleting the phrase “and protect for future Regional requirements” from the body of the policy.
- 10) Subsection 2.6.3.9 is deleted in its entirety and replaced with the following:
 - 2.6.3.9 The *Town* shall require the conveyance of lands at intersections to provide for exclusive turning lanes, daylighting and other special treatments including the construction of bridges, overpasses and depressed sections of roads. Such additional right-of-way requirements shall be determined at the time of the design of the road facilities and will become part of the total required right-of-way. Such requirements shall be based on the following:
 - a) 5 metre radius: Laneway to Local Road;
 - b) 5 metre radius: Local Road to Local Road;
 - c) 7.5 metre triangle: Local Road to Collector Road;
 - d) 15 metre triangle: Local Road to Arterial Road;
 - e) 10 metre triangle: Collector Road to Collector Road;
 - f) 15 metre triangle: Collector Road to Arterial Road; and
 - g) 15 metre triangle: Arterial Road to Arterial Road.
- 11) Figure D - Right-of-way Requirements for Future Railway grade Separators is deleted.
- 12) Section 2.6.3 is amended by adding the following new policies for Roads as follows, and renumbering the subsequent subsections accordingly:
 - 2.6.3.10 Public right-of-way allowance widths and daylighting requirements may be increased to accommodate additional requirements associated with a planned public works project, such as a Municipal Class Environmental Assessment or Detailed Design. This may include, but not limited to, noise walls, additional turning lanes at intersections, landscaped medians, elements required to address pedestrian comfort, safety or accessibility, separated bicycle paths, wider roadway cuts or embankments.

- 2.6.3.11 Where appropriate and public safety is not affected, a required public right-of-way allowance width and/or daylighting requirements may be reduced on a site specific basis by the *Town* in order to address one or more of the following site-specific circumstances:
- a) A public need arising from the design and alignment of a planned public works project;
 - b) Accommodation of existing or planned streetscape elements;
 - c) Accommodation of existing built form and buildings;
 - d) The presence of the Natural Heritage System or other sensitive environmental features; and/or
 - e) The presence of a cultural heritage resource.
- 2.6.3.12 Notwithstanding the policies of Subsections 2.6.3.9, as a condition of Site Plan Approval, the following policies shall apply on lands designated Residential Area or CBD Low Density Residential Sub-Area within *Character Areas*:
- a) The *Town* will not require the conveyance of any identified future public right-of-way widening and associated additional daylighting;
 - b) No building or structure shall be permitted in the identified future right-of-way widening and any required setbacks shall be measured from the edge of the deemed width of the allowance identified by the *Town*;
 - c) No building, structure or obstructive vegetation shall be permitted in the identified daylighting and any required setbacks shall be measured from the edge of the daylighting identified by the *Town*;
 - d) A Site Plan Agreement shall be registered on title as a condition of Site Plan Approval showing the area of the identified future right-of-way widening and associated additional daylighting, and prohibiting any building or structure within the area to be widened; and
 - e) Should the identified future right-of-way widening and/or associated additional daylighting be required, the *Town* will purchase the land from the property owner.
- 13) Subsection 2.6.3.35 is renumbered as subsection 2.6.3.38 and amended by replacing the cross reference to subsection 2.6.3.34 with a cross reference to subsection 2.6.3.37.

- 14) Subsection 2.6.3.50 is renumbered as subsection 2.6.3.53 and amended by replacing the cross reference to subsection 2.6.3.49 with cross reference to subsection 2.6.3.52 in the body of the policy and clauses a) and b), and replacing the cross reference to subsections 2.6.3.45 and 2.6.3.48 with a cross reference to subsections 2.6.3.48 and 2.6.3.51 in clause c).
- 15) Subsection 2.6.3.51 is renumbered as subsection 2.6.3.54 and amended by replacing the cross reference to subsection 2.6.3.50 with a cross reference to subsection 2.6.3.53.
- 16) Subsection 2.8.2.13 is amended by deleting the phrase “, based on an analysis of their identifiable architectural characteristics”.
- 17) Subsection 2.8.3.8 is amended by deleting the word “existing” and replacing the word “neighbourhood” with the phrase “*Mature Neighbourhood Area*”.
- 18) Section 2.8.3.10 is amended by replacing the word “buildings” with the phrase “buildings, additions and alterations to existing buildings” and “replacing the phrase “street relationship” with the phrase “existing *character* of the neighbourhood or district”.
- 19) Section 2.10.2 is amended by adding a new objective for Cultural Heritage Resources as follows, and renumbering the subsequent subsections accordingly:
 - 2.10.2.5 To recognize areas of the *Town* as *Character Areas*, whose unique, identifiable *character* contributes to a sense of place and local identity where *compatible* development, respectful of the *character* of the area, is anticipated.
- 20) Section 2.10 is amended by replacing the title heading “CHARACTER AREA PLANS” with the title heading “DESIGNATION OF CHARACTER AREAS”.
- 21) Subsections 2.10.3.35 to 2.10.3.40 inclusive are deleted in its entirety and replaced with new subsections 2.10.3.35 to 2.10.3.42 as follows:
 - 2.10.3.35 The *Town* may designate as *Character Areas mature neighbourhood areas*, core areas of villages, cultural landscapes or other areas in both the urban and rural areas, where designation under the *Ontario Heritage Act* may or may not be appropriate.
 - 2.10.3.36 The *Town* shall require that *Character Area Plans* be developed for *Character Areas* as identified on Schedule D, in accordance with the policies of subsections 5.4.3.11 and 5.4.3.12 of this Plan.
 - 2.10.3.37 In the absence of a *Character Area Plan*, the *Town* shall ensure to the degree possible that:

- a) all new *development is compatible* with and sympathetic to existing building forms including heights, setbacks, scale, architectural features, and complies with the policies of Section 2.8 of this Plan; and
 - b) disruption to the natural environment, topography or vegetation will be minimized.
- 2.10.3.38 The *Town* may require agreements as conditions of approval to secure the *Character Area* features deemed appropriate, in accordance with the policies of subsections 5.4.3.11 and 5.4.3.12, of this Plan.
- 2.10.3.39 Proposed *development* in the form of new housing, replacement housing, additions and alterations within *Character Areas* shall be subject to the policies of subsections 3.2.1.8 to 3.2.1.12 inclusive, where applicable, and subsection 5.6.3 of this Plan.
- 2.10.3.40 The *Town* will encourage landowners to protect, maintain and enhance existing *development* in areas designated *Character Areas* and, where appropriate and feasible, to apply for designation of their properties under the *Ontario Heritage Act*.
- 2.10.3.41 The *Town* may prepare design guidelines for specific *Character Areas* to help private and public landowners construct new buildings, additions and renovations to existing buildings that enhance and contribute to the overall *Character* of the area.
- 2.10.3.42 The *Town* will promote and reinforce community recognition of the sense of place in *Character Areas* by incorporating enhanced street signage and lighting features, where feasible.
- 22) Section 3.2.1.3 is amended by replacing the phrase “to maintain and protect” with the phrase “that is compatible with and respectful of the existing” and replacing the phrase “established neighbourhoods” with the phrase “the residential neighbourhood areas”.
- 23) Section 3.2 Residential Area is amended by adding the following title heading and new subsections 3.2.1.8 to 3.2.1.12, as follows:

MATURE NEIGHBOURHOOD AREAS

- 3.2.1.8 Proposed *development* in the form of new housing, replacement housing, and additions and alterations within *Mature Neighbourhood Areas* may be permitted provided they are *compatible* and respectful of the *character* of the neighbourhood by incorporating scale, massing, building height, and other characteristics that are prevalent in the *Mature Neighbourhood Area*.

- 3.2.1.9 Proposed *development* should be generally consistent with the setbacks, orientation and building separation distances within the *Mature Neighbourhood Area*. Landscaping and fencing is encouraged to maintain established aesthetics and privacy.
- 3.2.1.10 *Mature Neighbourhood Areas* shall be identified in the Town's Zoning By-law. The implementing Zoning By-law shall further detail appropriate standards for new *development* within *Mature Neighbourhood Areas*, including lot coverage, lot frontage, and building height and setbacks, among other standards.
- 3.2.1.11 The Town may add or delete *Mature Neighbourhood Areas* or alter the boundaries of existing *Mature Neighbourhood Areas* through further amendments to the Zoning By-law, without the need for an amendment to this Plan.
- 3.2.1.12 Proposed *development* within *Mature Neighbourhood Areas* shall also be subject to the policies of Subsection 5.8.3.
- 24) Subsection 3.5.3.8 is amended by replacing the phrase "established residential neighbourhoods" with the phrase "land uses, especially *Mature Neighbourhood Areas*".
- 25) Subsection 3.5.3.21 is amended by replacing the phrase "conform to the Character Area policies in subsections 2.10.3.35 to 2.10.3.40 inclusive (Character Area Plans) and subsections 5.4.3.11 and 5.4.3.12 (Character Areas) and the residential policies of this Plan" with the phrase "be subject to the policies of subsections 2.10.3.35 to 2.10.3.41 inclusive, subsections 5.4.3.11 and 5.4.3.12, and Section 3.2 of this Plan".
- 26) Subsections 3.5.3.49 is amended by deleting subsections 3.5.3.49 a) and 3.5.3.49 b), and renumbering the subsequent subsections accordingly.
- 27) Subsection 3.5.3.49 f) is deleted in its entirety and replaced with the following:
- f) the Town will implement an enhanced street signage program to promote and reinforce community recognition of the sense of place in the Central Business District.
- 28) Subsection 3.9.2.1 is amended by replacing the cross reference to subsections 2.6.3.43 through 2.6.3.50 with a cross reference to subsections 2.6.3.46 through 2.6.3.53.
- 29) Subsection 4.1.1.4 is amended by replacing the cross reference to subsection 5.7.3.11 with a cross reference to subsection 5.7.3.12.
- 30) Section 5.4 is amended by replacing the title heading "CHARACTER AREAS" with the title heading "CHARACTER AREA PLANS".

- 31) Subsection 5.4.3.11 is amended by deleting the word “physical” from the body of the policy.
- 32) Subsection 5.4.3.12 is amended by adding a new subsection 5.4.3.12 a) as follows, and renumbering the subsequent subsections accordingly:
 - a) delineate the boundary of a proposed *Character Area*.
- 33) Subsection 5.4.3.12 a) is renumbered as subsection 5.4.3.12 b) and amended by replacing the phrase “characteristics such as” with “including, but not limited to” and replacing the phrase “land marks” with “landmarks.”
- 34) Subsection 5.4.3.12 d) is renumbered as subsection 5.4.3.12 e) and amended by replacing the word “characteristics” with the word “*character*”.
- 35) Subsection 5.6.3.2 is amended by replacing the phrase “sight triangles” with the phrase “daylighting”.
- 36) Section 5.6.3 is amended by adding a new subsection 5.6.3.4 as follows:

5.6.3.4 A scoped Site Plan control process, as specified in the Site Plan Control By-law, may apply to new or replacement single-detached, semi-detached or duplex dwellings and building additions to single-detached, semi-detached or duplex dwellings within areas designated *Character Areas* to the extent that the review and approval will apply only to:

 - a) Building massing, scale, siting, height, coverage, setback and architecture features;
 - b) Right-of-way requirements, as identified on Schedule F, and daylighting, in accordance to policies of Section 2.6.3 of this Plan; and
 - c) Stormwater management.
- 37) Section 5.7 is amended by adding a new subsection as follows, and renumbering the subsequent subsections accordingly:

LOT CREATION IN MATURE NEIGHBOURHOOD AREAS

- 5.7.3.9 Applications for consent within *Mature Neighbourhood Areas* shall achieve consistency with the *character* of the *Mature Neighbourhood Area*.
- 38) Subsection 5.7.3.14 is renumbered as subsection 5.7.3.15 and amended by replacing the cross reference to subsection 5.7.3.9 with a cross reference to subsection 5.7.3.10.

- 39) Section 5.8.3 is amended by adding a new subsection 5.8.3.2 as follows, and renumbering the subsequent subsections accordingly:

5.8.3.2 Minor variance applications for *development* within *Mature Neighbourhood Areas* shall be evaluated based on the following additional criteria:

- a) that the scale, massing, building height, built form features and coverage are *compatible* with and respectful of the existing *character* of the *Mature Neighbourhood Area*; and
- b) that the impacts on adjacent properties are minimized.

- 40) Subsection 5.8.3.6 is renumbered as subsection 5.8.3.7 and amended by replacing the cross reference to subsection 5.8.3.4 with a cross reference to subsection 5.8.3.5.

- 41) Subsection 5.10.2.1 is amended by deleting Schedule C.7.C.CBD from the schedules listed in the body of the policy.

- 42) The existing definition of “Character” in section 5.10.6 is amended by replacing the phrase “the physical and natural attributes of an area” with the phrase “built and natural attributes of an area such as: scale and massing, vegetation, topography, lotting pattern, colour, texture, material and the relation between buildings, spaces, and landforms”.

- 43) Section 5.10.6 is amended by adding “Character Area” as a defined term as follows:

CHARACTER AREA means an existing developed or planned area within the Town, which has distinct land use functions and a unique, identifiable *character* that is different from surrounding areas.

- 44) Section 5.10.6 is amended by adding “Mature Neighbourhood Area” as a defined term as follows:

MATURE NEIGHBOURHOOD AREA means an older residential area within the Residential Area designation, as identified in the implementing Zoning-By-law, characterized by predominantly single-detached dwellings generally on large lots, and other built and natural qualities that collectively provide a distinct and recognizable *character*.

- 45) Subsection C.6.5.11.1 is amended by replacing the cross reference to subsection 2.10.3.36 with a cross reference to subsection 2.10.3.35 and replacing the cross reference to subsection 2.10.3.38 a cross reference to subsection 2.10.3.37.

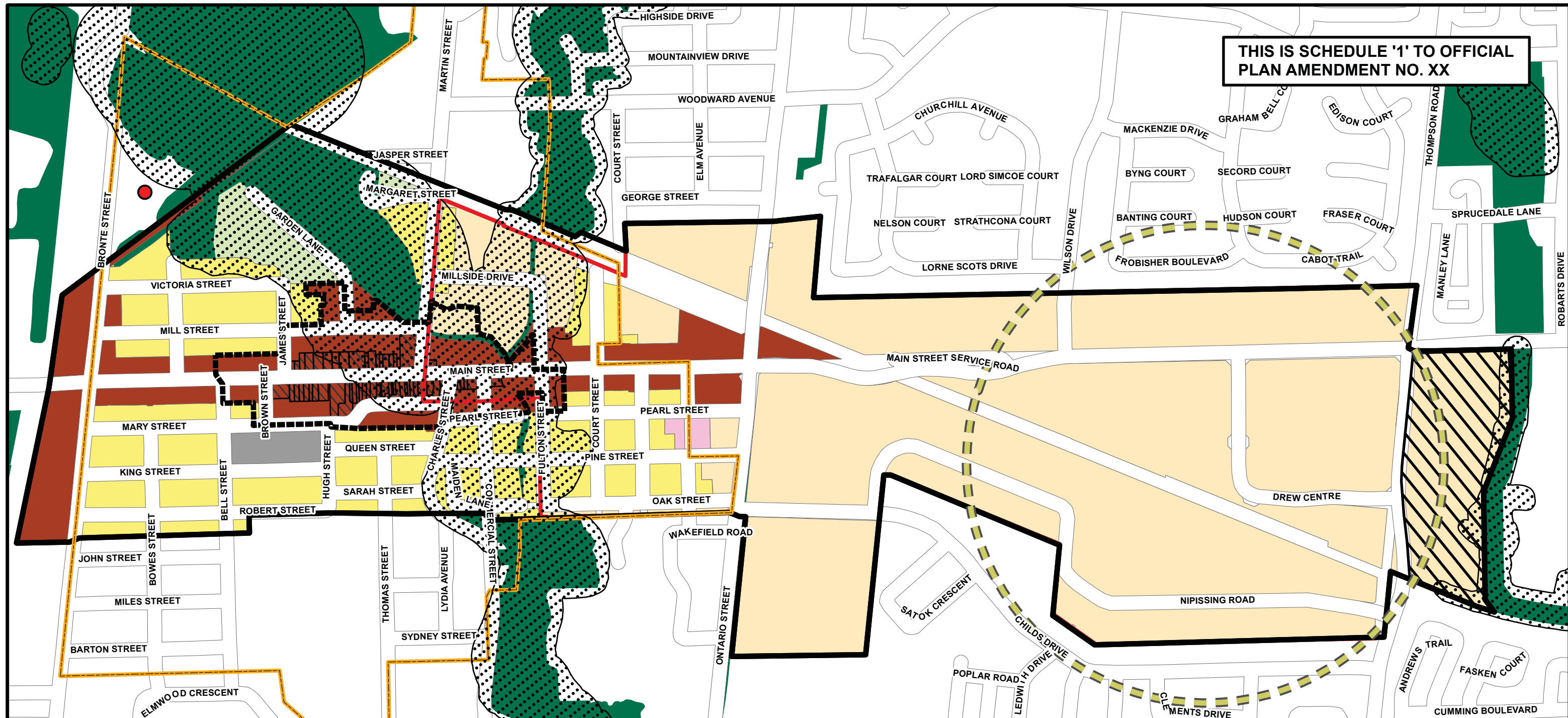
- 46) Subsection C.6.5.11.2 is amended by replacing the cross reference to subsection 2.10.3.36 with a cross reference to subsection 2.10.3.35 and

replacing the cross reference to subsection 2.10.3.38 with a cross reference to subsection 2.10.3.37.

- 47) Subsection C.8.4.1.2 is amended by replacing the cross reference to subsections 2.6.3.19 and 2.6.3.20 with a cross reference to subsections 2.6.3.22 and 2.6.3.23.
- 48) Subsection C.8.5.14.1 is amended by replacing the cross reference to subsection 2.10.3.36 with a cross reference to subsection 2.10.3.35 and replacing the cross reference to subsection 2.10.3.38 with a cross reference to subsection 2.10.3.37.
- 49) Subsection C.8.5.14.2 is amended by replacing the cross reference to subsection 2.10.3.36 with a cross reference to subsection 2.10.3.35 and replacing the cross reference to subsection 2.10.3.38 with a cross reference to subsection 2.10.3.37.
- 50) Section C7 is amended by deleting the phrase "C.7.C.CBD Central Business District Special Heritage Areas" from the body of the policy.

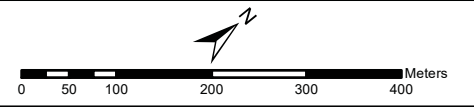
DRAFT

**THIS IS SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. XX**



- Central Business District Boundary
- Urban Growth Centre Boundary
- Business Improvement Area Boundary
- Downtown Character Area Boundary
- Major Transit Station
- Major Transit Station Area
- Urban Growth Centre Mixed Use Sub-Area
- Downtown Supportive Area
- Institutional Sub-Area
- Civil Precinct
- Community Park Sub-Area
- Active Frontages
- Low Density Residential Sub-Area
- Natural Heritage System
- Regulatory Flood Plain
- Specific Policy Area 24 (See Section 4.11.3.7)
- Character Building
- Rail

**TOWN OF MILTON
OFFICIAL PLAN**
Schedule C
**Central Business District
Land Use Plan**

















This schedule forms part of the Official Plan and should be read in conjunction with the text.
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August 2020

THIS IS SCHEDULE '2' TO OFFICIAL
PLAN AMENDMENT NO. XX


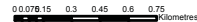
TOWN OF MILTON OFFICIAL PLAN

Schedule D

URBAN AREA PLANNING DISTRICTS,
CHARACTER AREA AND COMMUNITY
IMPROVEMENT AREA

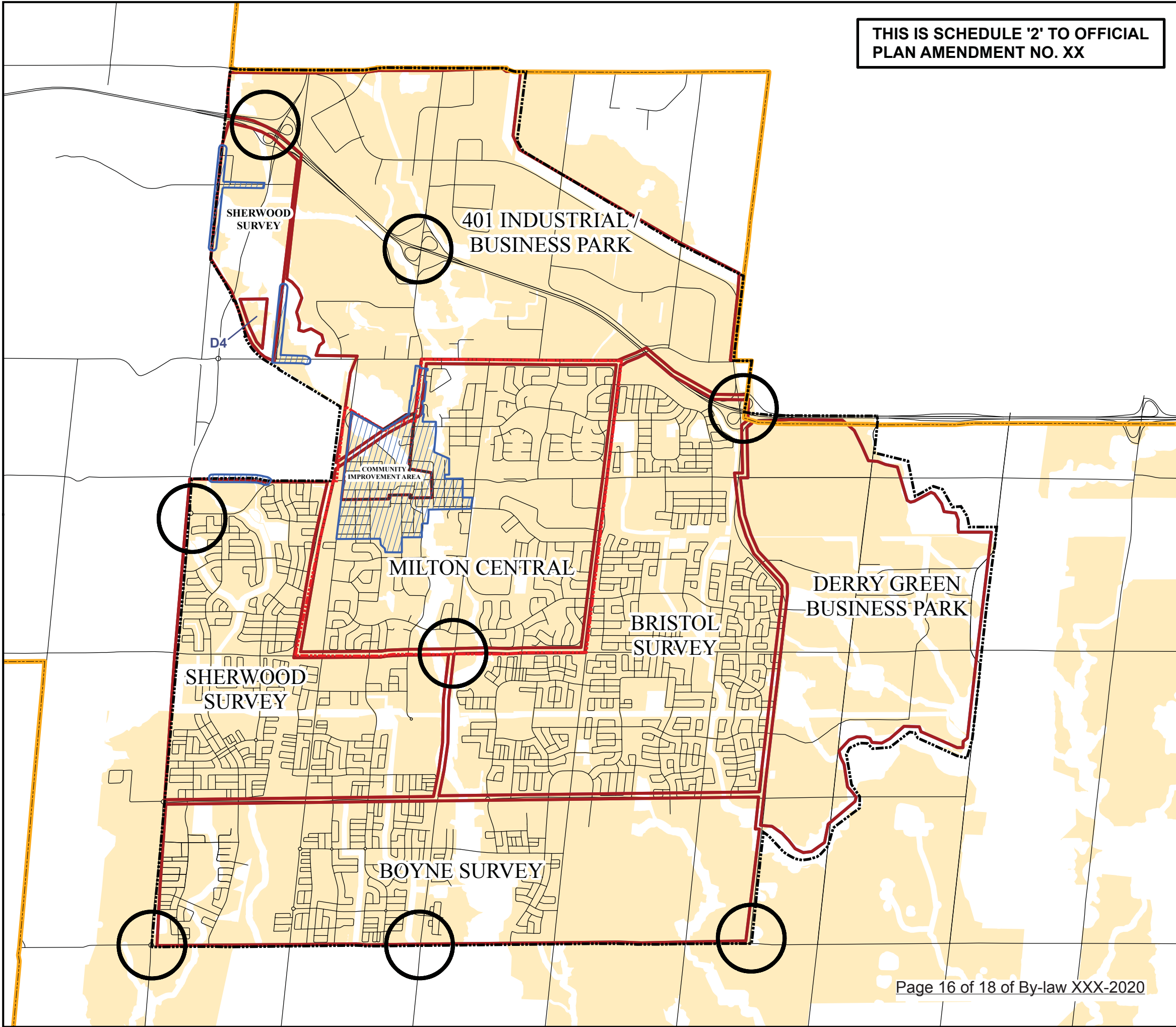
- PLANNING DISTRICTS**
-  401 INDUSTRIAL / BUSINESS PARK
 -  BOYNE SURVEY
 -  BRISTOL SURVEY
 -  DERRY GREEN BUSINESS PARK
 -  MILTON CENTRAL
 -  SHERWOOD SURVEY
-  MAJOR GATEWAYS
-  EXISTING URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  TOWN OF MILTON BOUNDARY
-  CHARACTER AREA
-  COMMUNITY IMPROVEMENT AREA
-  DEFERRED AND APPEALED AREAS AND NUMBER

NOTE: The Planning District Boundaries
are subject to change in accordance with
the ultimate phasing scheme.

 NAD 1983 - UTM Zone 17N 

This Schedule Forms Part Of The
Official Plan Including O.P.A No 3 & 7
And Should Be Read Together With The Text.

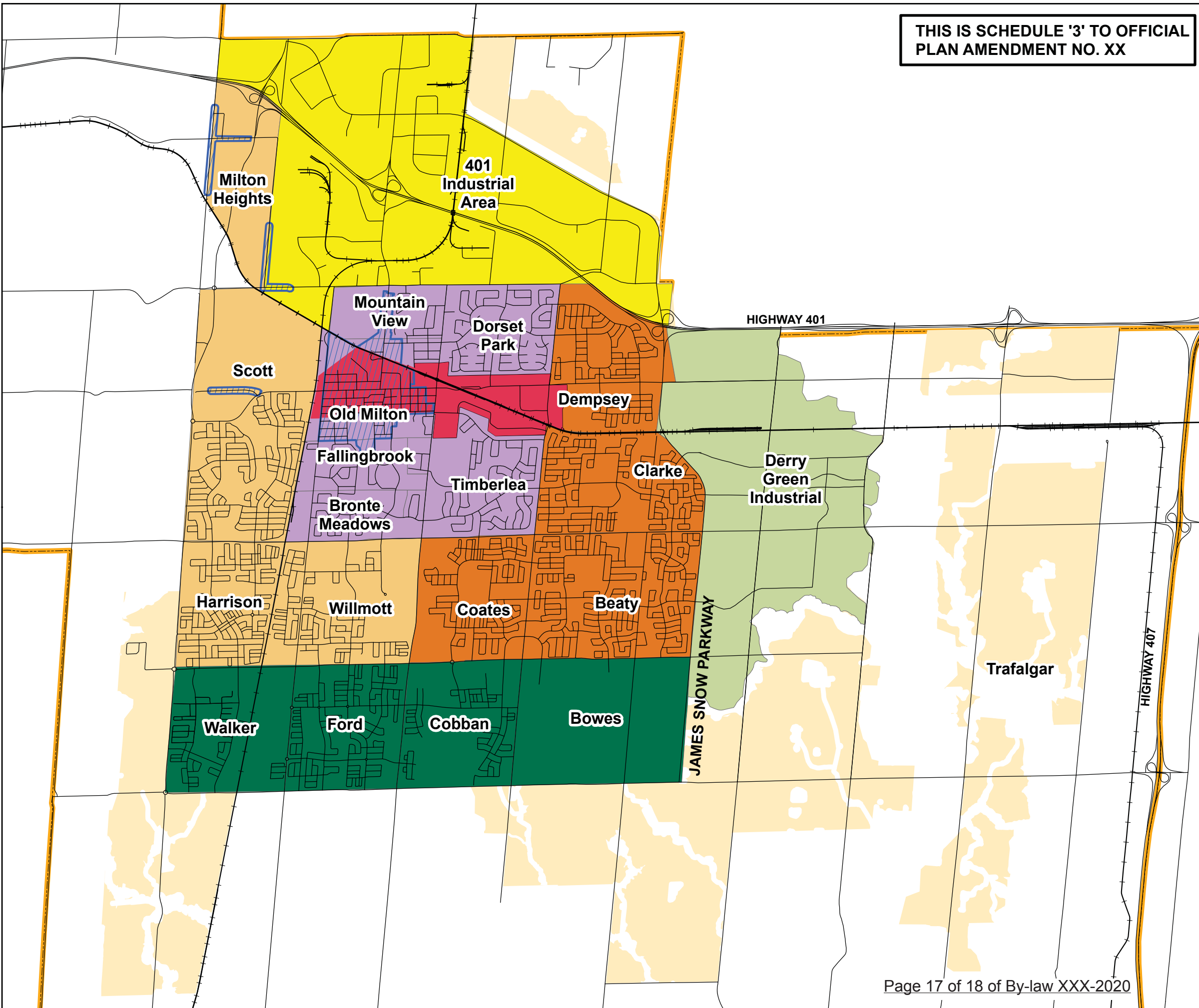
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THIS IS SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule D2 Urban Districts and Neighbourhoods



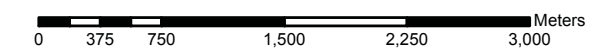
TOWN OF MILTON BOUNDARY

DISTRICTS

- 401 INDUSTRIAL/ BUSINESS PARK
- BOYNE SURVEY
- BRISTOL SURVEY
- DERRY GREEN CORPORATE BUSINESS PARK
- MILTON CENTRAL
- SHERWOOD SURVEY

POLICY AREAS

- CENTRAL BUSINESS DISTRICT
- URBAN GROWTH CENTRE
- CHARACTER AREA
- URBAN AREA



This schedule forms part of the Official Plan
and should be read in conjunction with the text.






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August 2020

TOWN OF MILTON OFFICIAL PLAN

Schedule F

Downtown Character Area and Right-of-way Widening Requirements

-  Less than 2 metres may be required
-  Up to 5 metres may be required
-  Up to 10 metres may be required
-  More than 10 metres may be required
-  Downtown Character Area

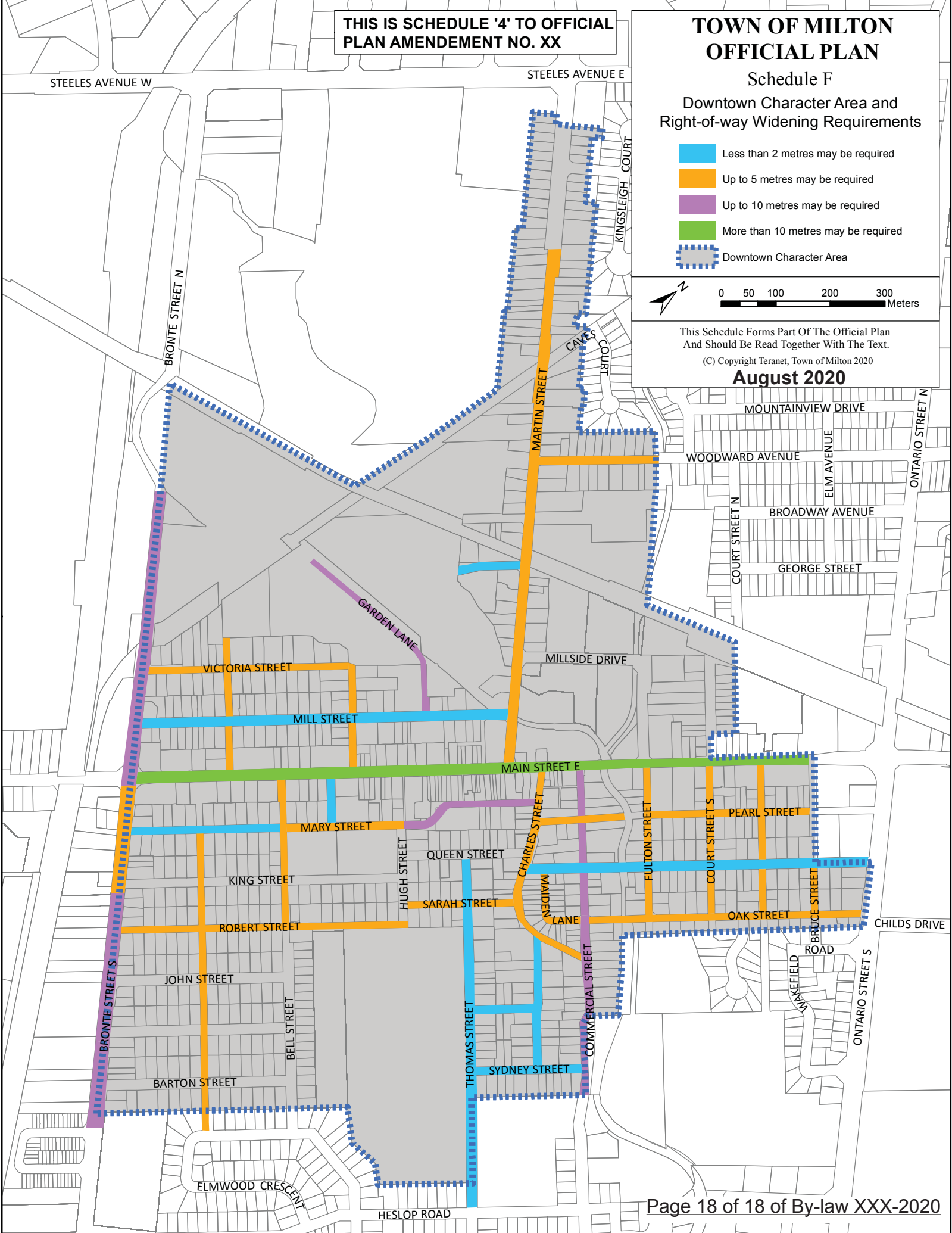


0 50 100 200 300 Meters

This Schedule Forms Part Of The Official Plan
And Should Be Read Together With The Text.

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August 2020



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XX-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 ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-03/20)

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 will provide for the lands affected by this by-law to be zoned as set forth in this By-law upon the approval of OPA No. XX;

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 Residential Low Density (RLD) zone symbol to a Residential Low Density I (RLD1) zone symbol; the Residential Low Density - site specific RLD*1 zone symbol to a Residential Low Density I - site specific RLD1*1 zone symbol; the Residential Low Density - site specific RLD*22 zone symbol to a Residential Low Density I - site specific RLD1*22 zone symbol; the Residential Low Density - site specific RLD*50 zone symbol to a Residential Low Density I - site specific RLD1*50 zone symbol, and the Residential Low Density - site specific RLD*256 zone symbol to a Residential Low Density I - site specific RLD1*256 zone symbol on the lands shown on Schedule A attached hereto.

2.0 **THAT** Section 1.11 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following provisions as follows:

1.11 TRANSITION MATTERS

1.11.1 Transition Matters General

i) Subject to Section 1.1 and except as provided in transition Clauses 1.11.1 to 1.11.4, the provisions of this By-law will otherwise apply.

1.11.2 Transition: Site Plan Approval and Building Permit Applications

i) Nothing in this By-law shall prevent the erection or *use* of a *building* or *structure* for a development for which a complete application for site plan approval and/or building permit was filed on or prior to the date of passage of By-law NO. XX-2020, if the development in question complies or the *building* permit application for the development is amended to comply, with the

provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. XX-2020.

1.11.3 Transition: Minor Variance Applications

i) Nothing in this By-law shall prevent the issuance of a building permit or site plan approval in accordance with both Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. XX-2020 and a related minor variance that was granted approval by the Town of Milton Committee of Adjustment or the Local Planning Appeal Tribunal, under Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. XX-2020, so long as the complete application for the building permit has been filed by the date of compliance with the conditions pursuant to the decision of the Town of Milton Committee of Adjustment or the decision of the Local Planning Appeal Tribunal.

ii) Notwithstanding the provisions of Section 1.11.2 i), an application for minor variance associated with a complete application for site plan approval and/or building permit that was filed prior to the date of the passage of By-law NO. XX-2020, can still be made under the provisions of Comprehensive Zoning By-law 16-2014, as amended, as it read on the date of passage of By-law NO. XX-2020.

1.11.4 Transition Clause Duration

i) Transition Clause Application

Nothing in this By-law applies so as to continue the application of Sections 1.11.1 to 1.11.3 beyond the issuance of the building permit and/or site plan approval upon which the exemptions are founded.

ii) Transition Clause Duration

In no case do the exemptions mentioned in Clauses 1.11.1 to 1.11.3 continue beyond the repeal of this transition section.

1.11.5 Sunset Clause Relating to Transition Matters

i) Sections 1.11.1 to 1.11.5 are repealed two years from the date of enactment of By-law NO. XX-2020.

3.0 THAT Section 2.1 i) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following zone and associated zone symbol to the Residential Zones column:

- Low Density Residential I Zone (RLD1).

4.0 THAT Section 2.5 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting Table 2A, and replacing it with the following:

TABLE 2A

STREET NUMBER	STREET NAME	ZONE	STREET NUMBER	STREET NAME	ZONE
C			72	MAIDEN LANE	RLD1
36	COMMERCIAL ST	RLD1	77	MAIDEN LANE	RLD1
37	COMMERCIAL ST	RLD1	78	MAIDEN LANE	RLD1
39	COMMERCIAL ST	RLD1	79	MAIDEN LANE	RLD1
46	COMMERCIAL ST	RLD1	80	MAIDEN LANE	RLD1
52	COMMERCIAL ST	RLD1	83	MAIDEN LANE	RLD1
55	COMMERCIAL ST	RLD1	85	MAIDEN LANE	RLD1
69	COMMERCIAL ST	RLD1	94	MAIDEN LANE	RLD1
72	COMMERCIAL ST	RLD1	96	MAIDEN LANE	RLD1
75	COMMERCIAL ST	RLD1	98	MAIDEN LANE	RLD1
78	COMMERCIAL ST	RLD1	640	MARTIN STREET	C5
79	COMMERCIAL ST	RLD1	315	MOUNTAIN VIEW DR	RLD
86	COMMERCIAL ST	RLD1	321	MOUNTAIN VIEW DR	RLD
87	COMMERCIAL ST	RLD1	322	MOUNTAIN VIEW DR	RLD
95	COMMERCIAL ST	RLD1	328	MOUNTAIN VIEW DR	RLD
96	COMMERCIAL ST	RLD1	329	MOUNTAIN VIEW DR	RLD
98	COMMERCIAL ST	RLD1	332	MOUNTAIN VIEW DR	RLD
99	COMMERCIAL ST	RLD1	O		
104	COMMERCIAL ST	RLD1	297	OAK ST	RLD1
106	COMMERCIAL ST	RLD1	P		
107	COMMERCIAL ST	RLD1	246	PEARL ST	RLD1
111	COMMERCIAL ST	RLD1	256	PEARL ST	RLD1
123	COMMERCIAL ST	RLD1	251	PINE ST	RLD1
127	COMMERCIAL ST	RLD1	256	PINE ST	RLD1
F			262	PINE ST	RLD1
34	FULTON ST	RLD1	272	PINE ST	RLD1
50	FULTON ST	RLD1	290	PINE ST	RLD1
56	FULTON ST	RLD1	296	PINE ST	RLD1
79	FULTON ST	RLD1	310	PINE ST	RLD1
80	FULTON ST	RLD1	320	PINE ST	RLD1
84	FULTON ST	RLD1	326	PINE ST	RLD1
H			330	PINE ST	RLD1
345	HIGHSIDE DR	RLD	R		
K			187	RIVERPLACE CRES	RLD
344	KINGSLEIGH CRT	RLD	194	RIVERPLACE CRES	RLD
348	KINGSLEIGH CRT	RLD	198	RIVERPLACE CRES	RLD
352	KINGSLEIGH CRT	RLD	202	RIVERPLACE CRES	RLD
356	KINGSLEIGH CRT	RLD	203	RIVERPLACE CRES	RLD
360	KINGSLEIGH CRT	RLD	208	RIVERPLACE CRES	RLD
364	KINGSLEIGH CRT	RLD	214	RIVERPLACE CRES	RLD
368	KINGSLEIGH CRT	RLD	219	RIVERPLACE CRES	RLD
376	KINGSLEIGH CRT	RLD	220	RIVERPLACE CRES	RLD
342	KINGSWAY PLACE	RLD	223	RIVERPLACE CRES	RLD
345	KINGSWAY PLACE	RLD	224	RIVERPLACE CRES	RLD
346	KINGSWAY PLACE	RLD	228	RIVERPLACE CRES	RLD
350	KINGSWAY PLACE	RLD	232	RIVERPLACE CRES	RLD
351	KINGSWAY PLACE	RLD	233	RIVERPLACE CRES	RLD
354	KINGSWAY PLACE	RLD	W		
358	KINGSWAY PLACE	RLD	292	WOODWARD AVE	RLD1
359	KINGSWAY PLACE	RLD	315	WOODWARD AVE	RLD
M			316	WOODWARD AVE	RLD
66	MAIDEN LANE	RLD1			
68	MAIDEN LANE	RLD1			
71	MAIDEN LANE	RLD1			

- 5.0 THAT Section 3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a definition for Building Front Wall as follows:

BUILDING FRONT WALL

Means the outside wall of a *building* or *structure* that faces the *front lot line*, but does not include any *porch* / *veranda*.

- 6.0 THAT Section 3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a definition for Deck Line as follows:

DECK LINE

Means the horizontal line at which the roof pitch transitions.

- 7.0 THAT Section 4.2.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Table 4A as follows:

- The heading 'RLD' is replaced by the heading 'RLD, RLD1'.

- 8.0 THAT Section 4.3.1 i) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Table 4D as follows:

- 'RLD1' is added to the list of zones in the table.

- 9.0 THAT Sections 5.6.2 ii), iv) a), and iv) b) of Comprehensive Zoning By-law 016-2014, as amended is hereby further amended as follows:

- 'RLD1' is added between 'RLD' and 'RMD1'.

- 10.0 THAT Section 6.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Table 6A as follows:

- One new zone RLD1 is added; and
- A bullet point (•) is added to the table under the column 'RLD1' in the rows containing 'Dwelling, Detached', 'Dwelling, Duplex', 'Dwelling, Semi-detached', 'Shared Housing', 'Home Day Care' and 'Home Occupation'.

- 11.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by deleting Table 6B, and replacing it with the following:

TABLE 6B

Regulations	ZONES					
	RLD			RLD1		
	Residential Low Density			Residential Low Density I		
	Dwelling Type			Dwelling Type		
	Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling		Detached Dwelling / Duplex Dwelling (*6)	Semi-detached Dwelling (*6)	
Corner Lot		Interior Lot	Corner Lot		Interior Lot	
Lot Frontage (Minimum)	15.0m	11.4m / unit	10.0m / unit	15.0m	11.4m / unit	10.0m / unit
Lot Depth (Minimum)	30m	30m	30m	30m	30m	30m
Lot Area (Minimum)	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage (Maximum)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)
Front Yard Setback (Minimum)	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
Interior Side Yard Setback (Minimum)	1.2m	1.2m	1.2m	See Footnote (*2) (*3)	See Footnote (*2) (*3)	See Footnote (*2) (*3)
Exterior Side Yard Setback (Minimum)	4.0m (*4)	4.0m (*4)	N/A	4.0m (*4)	4.0m (*4)	N/A
Rear Yard Setback (Minimum)	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Building Height (Maximum)	11m	11m	11m	See Footnote (*5)	See Footnote (*5)	See Footnote (*5)
Landscaped Open Space (Minimum)	30%	30%	30%	30%	30%	30%

Footnote(s) for Table 6B

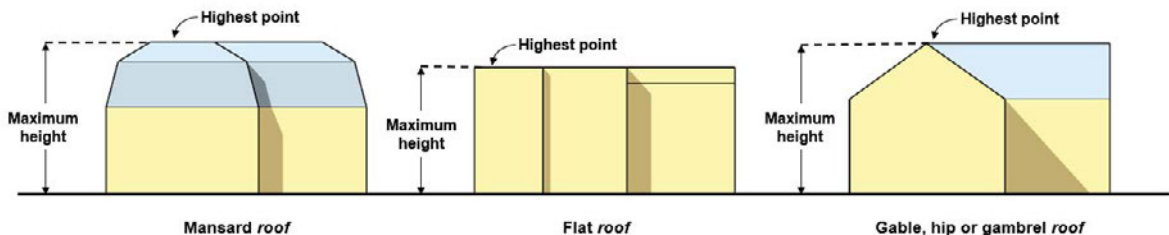
(*1) See Table 6B (I) below for maximum permitted *lot coverage*.

Table 6B (I)

Lot Area	Maximum Lot Coverage
Less than 660 m ²	30%
660 - 830 m ²	25%
Greater than 830 m ²	20%

- (*2) Minimum *interior side yard*:
 With attached *garage* or *carport*.
- i) 1.2m for one-storey *dwellings* and 1.8m for two-storey *dwellings*, where the *lot frontage* is less than 15m.
 - ii) 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
 - iii) 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
 - iv) 5.0m, where the *lot frontage* is equal to, or greater than, 30m.
- (*3) Notwithstanding the provisions of (*2) to the contrary, where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard* closest to the *driveway* shall be a minimum of:
- i) 3.5m, where the *lot frontage* is less than 30m.
 - ii) 5.0m, where the *lot frontage* is equal to, or greater than, 30m.
- (*4) The minimum required *exterior side yard* is 2.0m if the *yard abuts* a public right-of-way less than 18.0m wide.
- (*5) Notwithstanding any provisions of the By-law to the contrary, the maximum building height shall be:
- i) 8.0m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.
 - ii) 9.5m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.

ILLUSTRATION OF BUILDING HEIGHT IN THE RLD1 ZONE



NOTE:

The above illustration is for clarification and convenience only and does not form part of this By-law.

- (*6) Shall be subject to the provisions of Section 6.3.1 of this By-law.

12.0 THAT Section 6.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new subsection 6.3.1 as follows, and renumbering the subsequent sections accordingly:

6.3.1 *Street Front Treatment of Residential Buildings* in the RLD1 zone

All residential *buildings* in the RLD1 zone must comply with the following *street front* treatment provisions:

- i) The *dwelling face* must be a minimum of 50% of the *building face*.

- ii) In addition to the requirements of Section 4.2.2, the following additional regulations shall apply to *attached* and *detached garages* and *carports*:
 - a. for a *garage* or *carport* where the width of the *garage face* or front of the carport is less than or equal to 3.5m, the *garage face* or front of the *carport* shall be setback a minimum of 3.5m from the *building front wall*.
 - b. for a *garage* or *carport* where the width of the *garage face* or front of the carport is greater than 3.5m, the *garage face* or front of the carport shall be setback a minimum of 5.5m from the *building front wall*.
 - c. The provisions of Subsection 6.3.1.ii) shall not apply to lots with a front yard abutting Maiden Lane.

13.0 THAT Section 6.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying the subtitle “Street Front Treatment of Residential Buildings” as follows:

- *Street Front Treatment of Residential Buildings* in the RMD1 zone

14.0 THAT Subsections 13.1.1.1, 13.1.1.7, 13.1.1.22, 13.1.1.50, and 13.1.1.256 of Comprehensive Zoning By-law 016-2014, as amended, are hereby further amended as follow:

- The zone ‘RLD’ is replaced by the zone ‘RLD1’.

15.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.X, as follows:

13.1.1.X		RLD1	*X
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B to the contrary, the following provisions shall apply:			
i) Zone Standards			
a) Minimum <i>Front Yard</i> : 6.0m			

16.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.XX, as follows:

13.1.1.XX		RLD1	*XX
Various properties within mature neighbourhood areas			

Notwithstanding the provisions of Section 6.2 Table 6B to the contrary, the following provisions shall apply:

i) Zone Standards

a) Minimum *Front Yard*: 8.0m

17.0 THAT Schedule 'D' to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing it with a new Schedule 'D' attached hereto as Schedule B to this by-law.

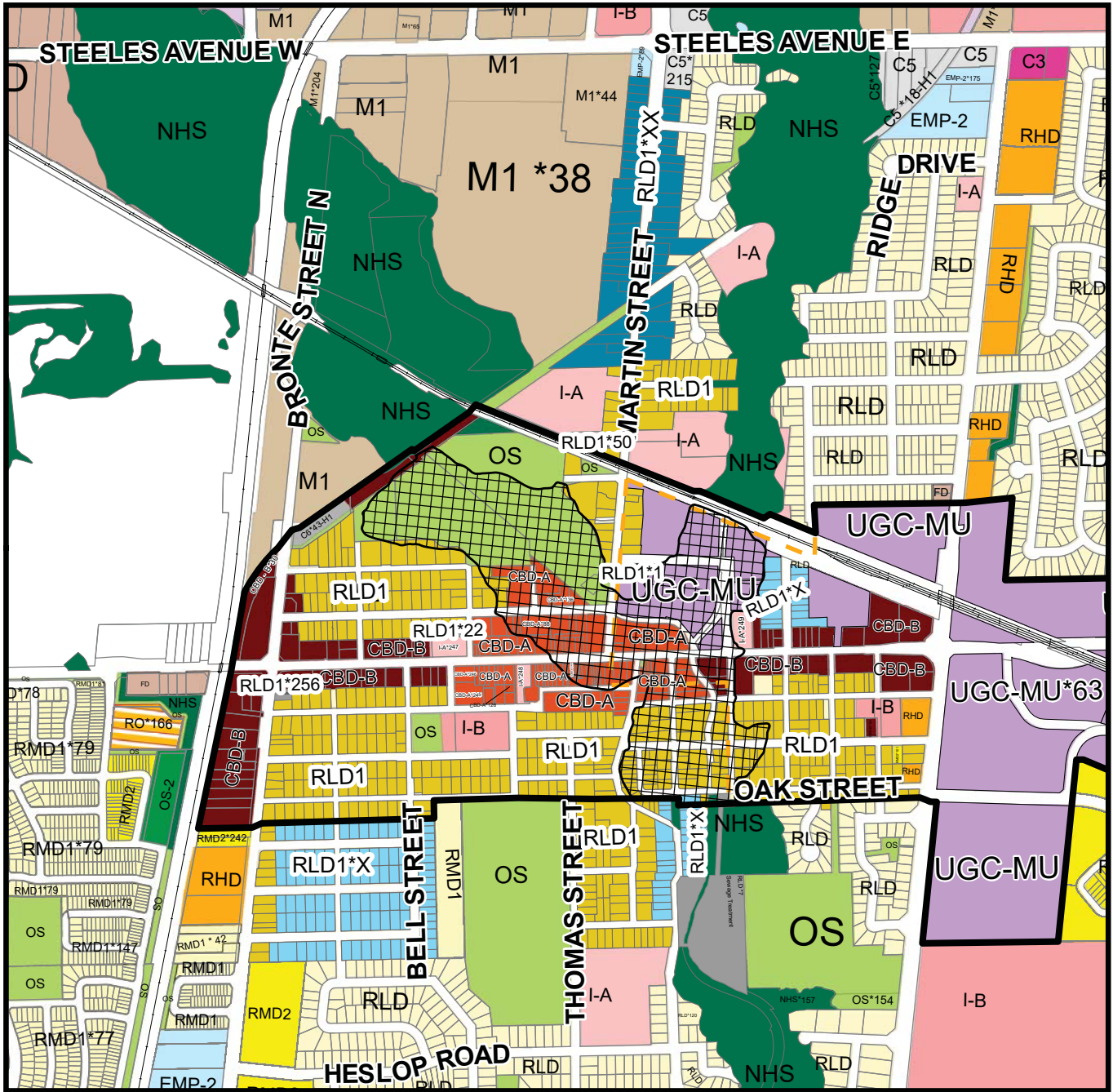
18.0 THAT Schedule 'F - Mature Neighbourhood Areas', attached hereto as Schedule C to this by-law, is added to Comprehensive Zoning By-law 016-2014, as amended.

PASSED IN OPEN COUNCIL ON XX, XX, 2020.

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

SCHEDULE A
TO BY-LAW No. -2020
TOWN OF MILTON



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

MAYOR - Gordon A. Krantz

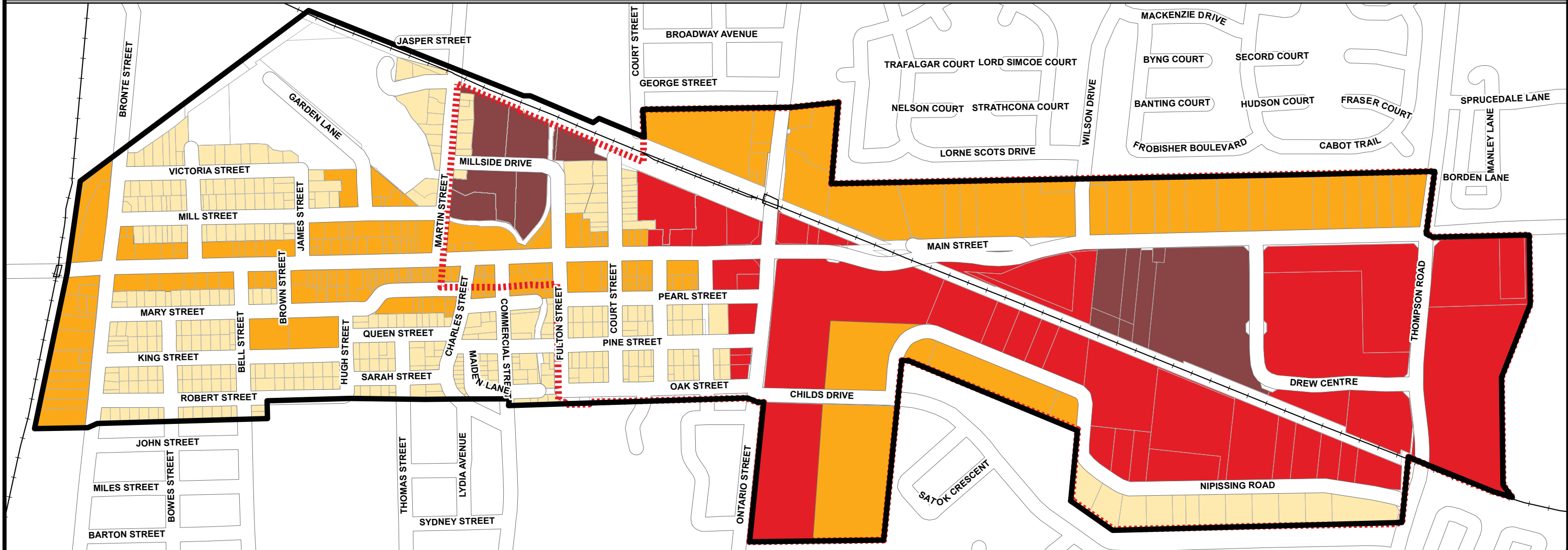
TOWN CLERK- Troy McHarg

- | | |
|--|-------------------|
| | RLD1 |
| | RLD1*EXCEPTION X |
| | RLD1*EXCEPTION XX |



SCHEDULE B
TO BY-LAW No. -2020
TOWN OF MILTON

SCHEDULE B
Central Business District - Building Heights



Town of Milton
Zoning By-law 016-2014
(HUSP Urban Area)
Date: August 24, 2020

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

MAYOR - Gordon A. Krantz

TOWN CLERK - Troy McHarg

Max 2 Storeys; height in accordance with the provisions of Table 6B

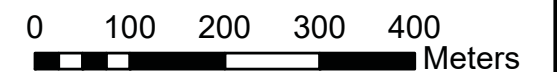
Min 3 Storeys and 10.5m
Max 4 Storeys and 16.5m

Min 6 Storeys and 19.5m
Max 8 Storeys and 29m

Min 10 Storeys and 31.5m
Max 14 Storeys and 42m

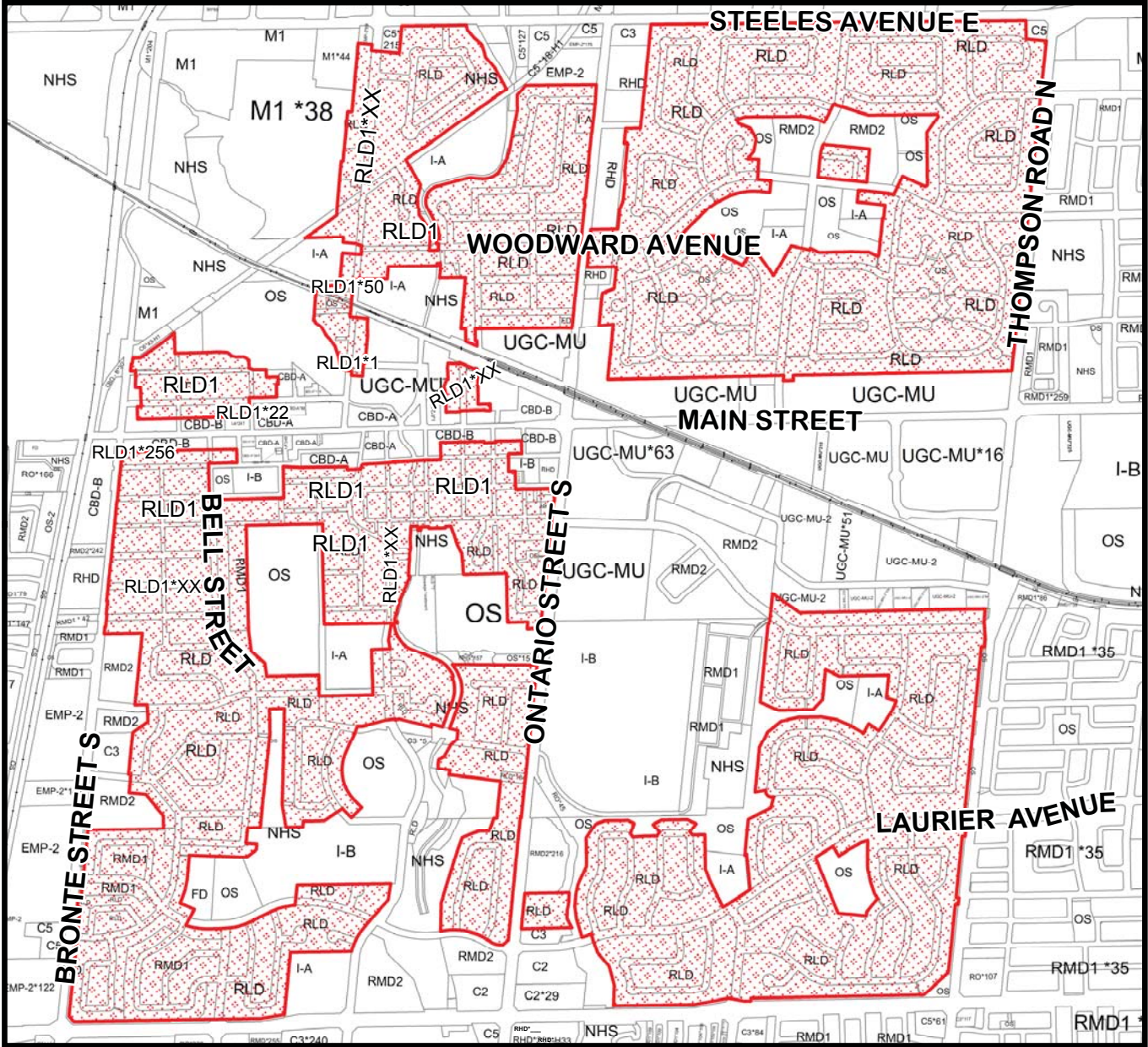
Central Business District

Urban Growth Centre



**SCHEDULE C
TO BY-LAW No. -2020
TOWN OF MILTON**

Mature Neighborhood Areas
Town of Milton, Regional Municipality of Halton



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



Mature Neighbourhood Area Overlay



MAYOR - Gordon A. Krantz

TOWN CLERK - Troy McHarg