



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: October 19, 2020

Report No: DS-039-20

Subject: Technical Report - Proposed Plan of Subdivision and Amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, by the Halton Catholic District School Board to permit the development of a new secondary school on lands known as Part of Lot 8, Concession 4 NS (Trafalgar), Milton (Town Files: 24T-18002/M, LOPA-06/18 and Z-08/18)

Recommendation THAT Development Services Report DS-039-20 outlining applications for a Plan of Subdivision, amendments to the Town of Milton Official Plan and amendments to Zoning By-law 016-2014, as amended, to facilitate the construction of a secondary school, **BE APPROVED;**

AND THAT staff be authorized to bring forward Official Plan Amendment No. 61 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-039-20 for Council adoption;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached in Appendix 2 to Report DS-039-20 for Council adoption;

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

AND FURTHER THAT the Town Clerk forward a copy of Report DS-039-20 and the decision to the Region of Halton for their information.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Official Plan and Zoning By-law 016-2014 as amended, to facilitate the construction of a secondary school. The applicant is also seeking a Plan of Subdivision to divide the lands into two blocks. One



block would remain in the ownership of the Halton Catholic District School Board for the secondary school, and the remaining block would continue to be designated for future residential uses.

An Official Plan Amendment is required to redesignate the portion of the lands for the secondary school block from Residential Area to Institutional Area in the Town of Milton Official Plan. A Zoning By-law Amendment is also required to rezone the lands from the current Future Development (FD) zone to the Major Institutional Zone with site specific provisions 278 (I-B*278). The applicant has proposed site specific amendments to the minimum parking spaces, the minimum loading spaces, and related to stormwater management. Lastly, a Holding Provision (H44) is proposed to prohibit any development within a small portion of the property currently located within the floodplain. The Holding Provision could only be removed once the relevant sub-watershed impact study (SIS) addendum is submitted and completed and any natural hazards are removed from the lands.

In response to Town and agency comments, the Halton Catholic District School Board has revised the concept plan to reorient the school to improve internal pedestrian and vehicle circulation, to provide an efficient parking layout, and to provide opportunities for additional portables. In addition, a small watercourse previously running through the proposed school block has been relocated in accordance with a permit from Conservation Halton. The watercourse remains in a small area at the northeast corner of the site.

Conclusions and Recommendations

Staff is satisfied that the Official Plan Amendment (LOPA 06/18) and Zoning By-law Amendment (Z-08/18) are consistent with the policies of the Provincial Policy Statement and conform to the Regional and Town Official Plans policies. Therefore, staff recommends approval of the Official Plan Amendment attached as Appendix 1 and the Zoning By-law Amendment attached as Appendix 2 to this report. Staff are satisfied with the size of the school block proposed (Block 1) however, require additional clarification on technical matters related to site grading and the Kennedy Circle extension ultimate road design prior to recommending approval of Draft Plan of Subdivision. Upon completion of the review and resolution of the matters above, staff will recommend that the Commissioner of Development Services grant draft plan approval of the proposed Plan of Subdivision, subject to the standard and any site-specific draft plan conditions.



REPORT

Background

Owner

Halton Catholic District School Board, 802 Drury Lane, Burlington, ON, L7R 2Y2

Applicant

Strategy 4 Inc., 2620 Bristol Circle, Suite 100, Oakville, ON, L6H 6Z7

Location/Description

The subject lands, currently vacant, are bound by Louis St. Laurent Avenue to the north and the future Kennedy Circle extension to the west. Surrounding land uses include existing residential development to the north, vacant lands for future residential uses to the south and east, and vacant lands designated as a Secondary Mixed-Use Node to the west. The lands are also within close proximity to a commercial plaza at the corner of Thompson Road and Louis St. Laurent Avenue. Figure 1 identifies the location of the subject lands.

Proposal

The Halton Catholic District School Board is proposing a secondary school on the subject lands. A concept plan of the proposed school is included on Figure 2. To facilitate the development of the school, the applicant is seeking an Official Plan amendment to re-designate a portion of the subject lands from Residential Area to Institutional Area, as illustrated on Appendix 1 to this report.

The application further seeks to rezone the subject lands from the current Future Development (FD) Zone to the Major Institutional (I-B) zone with site specific provisions to:

- Permit a minimum parking ratio of 3.06 parking spaces per classroom;
- Permit a minimum of 1 loading space; and
- To permit the secondary school to be erected, used and occupied with an interim stormwater outlet grading and drainage design.

A Holding provision is recommended for a small portion of the property to prohibit any development within the floodplain. The Holding Provision could only be removed once the relevant sub-watershed impact study (SIS) addendum is submitted and approved and any natural hazards are removed from the lands. A copy of the draft Zoning By-law Amendment is attached as Appendix 2 to this report.

Lastly, the applicant is seeking draft plan approval for a plan of subdivision consisting of 2 blocks. Block 1 would remain in the ownership of the Halton Catholic District School Board for use for the secondary school. The remaining lands in Block 2 would remain vacant for future residential development. No changes are proposed to the remaining



lands through the subject applications. Any development on these lands would be reviewed through a future development application. A copy of the Draft Plan is attached in Figure 3 to this report.

In response to Town and agency comments, the Halton Catholic District School Board has revised the concept plan to reorient the school to improve internal pedestrian and vehicle circulation, to provide an efficient parking layout, and to provide opportunities for additional portables. In addition, a small watercourse previously running through the proposed school block has been relocated in accordance with a permit from Conservation Halton. The majority of the school block is now located outside of the floodplain with the exception of a small area at the northeast corner of the site. This area corresponds to the location of the Holding Provision described above.

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

- Planning Justification Report & OPA Justification Report, dated March 2020, prepared by Strategy 4 Inc.
- Site Plan (Concept Only), dated March 24, 2020, prepared by Strategy 4 Inc.
- Floor Plans (Concept Only), dated July 26, 2019, prepared by Snyder Architects.
- Building Elevations (Concept Only), dated February 5, 2020, prepared by Strategy 4 Inc.
- Fieldhouse Flood Plan (Concept Only), dated February 5, 2020, prepared by Strategy 4 Inc.
- Fieldhouse Elevations (Concept Only), dated February 5, 2020, prepared by Strategy 4 Inc.
- Community Contact Plan, dated March 24, 2020 prepared by Strategy 4 Inc.
- Preliminary Site Grading Plan (Interim Condition), dated March 24, 2020, prepared by Strategy 4 Inc.
- Draft Plan of Subdivision, dated February 21, 2020, prepared by Strategy 4 Inc.
- Functional Servicing Report and Stormwater Management Report, dated March 23, 2020 prepared by MGM Consulting Inc.
- Supplementary Geotechnical Investigation, dated February 3, 2020, prepared by Strategy 4 Inc.
- Traffic Impact Study and Parking Justification Study, dated August 7, 2020, prepared by GHD.
- Temporary Driveway Access Construction, dated March 11, 2020, prepared by MGM Consulting Inc.
- Truck Turning Analysis and Details, dated March 24, 2020, prepared by Strategy 4 Inc.
- Arborist Report, dated December 2018, prepared by Terrastory Environmental Consulting Inc.
- Arborist Report Addendum, dated July 26, 2019, prepared by Terrastory Environmental Consulting Inc.

- Archeological Assessment, Dated April 28, 2014, prepared by AMICK Consultants Ltd.
- Noise Impact Study, dated July 30, 2019, prepared by Swallow Acoustic Consultants Ltd.
- Environmental Impact Statement, dated July 2019, prepared by Burnside & Associated Ltd.
- Phase One Environmental Site Assessment, dated July 2018, prepared by Burnside & Associated Ltd.
- Hydrogeological Assessment, dated July 18, 2019, prepared by Burnside & Associates Ltd.

Discussion

Planning Policy

Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

Section 1.1.1 of the PPS identifies criteria which sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. The subject lands are located within a "settlement area", which are intended to be the focus of growth and development. Section 1.1.3.2 a) indicates that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service;
- facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- support active transportation; and,
- are transit-supportive, where transit is planned, exists or may be developed;

The proposed secondary school is located along an arterial road and will be located in close proximity to a Secondary Mixed-Use Node with future commercial and residential uses. Future residential uses are also anticipated to the east and south of the subject school. The proposed location of the school is consistent with these policies.



A Place to Grow, 2019 (PTG)

A Place to Grow is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The policies in Section 2.2.1 support the achievement of complete communities and a compact built form by encouraging the efficient use of land, walkable neighbourhoods, and mixed lands uses within close proximity to transit.

The proposed secondary school supports the achievement of complete communities by providing a convenient location for the school adjacent to a Secondary Mixed-Use Node with access points for active transportation and transit. Through the site plan approval process, the applicant will have to demonstrate a high quality of built form and an attractive and vibrant public realm in accordance with the policies.

Regional Official Plan (ROP)

The subject lands are designated as "Urban Area" in the Regional Official Plan (ROP). The Urban Area policies of the ROP are in effect and provide for a range of permitted uses within the Urban Area in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to all other relevant policies of the Regional Plan.

Regional staff have reviewed the proposed Local Official Plan Amendment and Zoning By-law Amendment and did not provide any objections.

Official Plan Amendment (LOPA-06/18)

The subject lands are located within the Urban Area and are designated "Residential Area" on Schedule B- Urban Land Use Plan. The "Residential Area" designation means that the uses shall be primarily low to medium density residential dwellings. As a result, an Official Plan Amendment is required to re-designate the portion of the lands for the proposed secondary school as Institutional Area.

The subject lands are also located within the Boyne Survey Secondary Plan Area. The lands are designated as "Residential" as shown on Schedule C.10.C – Land Use Plan, which permits a variety of medium and high density residential uses as well as local institutional uses, which, by their activity, scale and design are compatible with adjacent residential uses such as elementary schools. Due to the size and scale of the proposed secondary school, an amendment is also required to the Secondary Plan to re-designate the portion of the lands subject to the proposed secondary school as Institutional Area.

A Village Square is identified in close proximity to the subject lands in the Boyne Survey Secondary Plan. The final location of the village square will be evaluated through the



future development applications for the residential lands to the south and east of the school block.

The Town of Milton Official Plan and Boyne Survey Secondary Plan Institutional Area designations are intended for major public institutional uses and private non-profit uses including secondary schools. The policies of the Town of Milton Official Plan contemplate secondary schools within mixed-use nodes and along regional or arterial roads. The policies also require that applications for Official Plan Amendments or Zoning By-law Amendments for new institutional uses are evaluated based on the submission of a development plan and traffic report, and to ensure that proposed institutional uses are compatible with the surrounding area. (Policy 3.10.3.3)

There were no water and wastewater servicing related issues identified through the review process. The road infrastructure in the area can accommodate the proposed secondary school and the required minor road widening's are being provided in accordance with the Town of Milton requirements.

The proposed Official Plan Amendment is included as Appendix 1 to this report. Staff is of the opinion that the proposed amendment is in conformity with provincial, regional and local planning policies.

Zoning By-law Amendment (Z-08/18)

The subject lands are currently zoned Future Development (FD) in Zoning By-law 016-2014 as amended. A zoning by-law amendment is required as only existing uses are currently permitted within the Future Development (FD) Zone. This application seeks to rezone the lands to Major Institutional (I-B) Zone where the secondary school is proposed, and the remainder of the lands will remain zoned as Future Development (FD).

The application further seeks to rezone the subject lands from the current Future Development (FD) zone to the Major Institutional (I-B) zone with site specific provisions to:

- Permit a minimum parking ration of 3.06 parking spaces per classroom;
- Permit a minimum of 1 loading space; and
- To permit the secondary school to be erected, used and occupied with an interim stormwater outlet grading and drainage design.

A Transportation Impact Assessment & Parking Justification Report was submitted in support of the application. The report includes a detailed analysis of the proposed development including the parking rate proposed. It includes a 2018 parking demand analysis of various secondary schools including Bishop Reding Catholic Secondary School, St. Francis Xavier Catholic Secondary School (Previously Jean Vanier Catholic



Secondary School) and Craig Kielburger Secondary School. Town of Milton Transportation Engineering staff have reviewed the Official Plan Amendment and Zoning By-law Amendment and do not have any objections to the proposal.

A Holding provision is also proposed for a small portion of the property to prohibit any development within the floodplain. The holding provision could not be removed until:

- a) The relevant Sub-watershed Impact Study (SIS) Area 5B addendum be submitted and approved to the satisfaction of Conservation Halton, The Region of Halton, and the Town of Milton; and
- b) The natural hazards (floodplain and/or erosion hazard) and the associated regulatory allowance have been removed from the lands to the satisfaction of Conservation Halton.

A copy of the draft Zoning By-law Amendment is attached as Appendix 2 to this report.

Site Plan Control

Should the applications be approved, site plan approval is required prior to building permit issuance for the secondary school. The Halton Catholic District School Board has submitted a site plan application to the Town to address such matters as building design, lot grading and drainage, site design, lighting and landscaping. Issues, such as on-site vehicle, bicycle, and pedestrian circulation, fire truck access and fire hydrant locations, garbage disposal, and final site grading will be reviewed as part of the technical site plan review.

Public Consultation and Review Process

The initial public meeting for the applications was held on March 25, 2019. Notice for the public meeting was provided pursuant to the requirements of the Planning Act by mail on February 28, 2019 and notice in the form of an ad in the Milton Canadian Champion on Thursday February 28, 2019. In addition, the applicant held a Public Information Centre (PIC) at Jean Vanier Catholic Secondary School on Wednesday February 13, 2019. The PIC was attended by approximately 25 members of the public. Notice for both public meetings were provided pursuant to the requirements of the Planning Act and the Town's requirements.

No members of the public spoke specifically to these applications at the March 2019 Council Meeting. As of writing this report, staff have not received any written comments or objections from members of the public.

The following aspects of the application were discussed at the public meetings and will be discussed in the issues section of the report below.

- Site Design and Urban Design
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation
- Servicing and Stormwater Management

Agency Consultation and Revisions to the Applications

In response to Town and agency comments, the Halton Catholic District School Board has revised the concept plan to reorient the school to improve internal pedestrian and vehicle circulation, to provide an efficient parking layout, and to provide opportunities for additional portables. In addition, a small watercourse previously running through the proposed school block has been relocated in accordance with a permit from Conservation Halton. The vast majority of the watercourse was removed from the school block, but a small portion remains at the northeast corner of the site. This area corresponds to the location of the Holding Provision described above.

All internal departments and external agencies are all satisfied with the revisions made to the Official Plan Amendment and Zoning By-law Amendment applications and offer no objection to the approval.

Town of Milton, Region of Halton, and Conservation Halton staff continue to work closely with the applicant on the advancement of the draft plan of subdivision application. Staff are satisfied with the size of the school block proposed (Block 1) however, require additional clarification on technical matters related to site grading and the Kennedy Circle extension ultimate road design. Upon completion of the review and resolution of the matters above, staff will recommend that the Commissioner of Development Services grant draft plan approval of the proposed Plan of Subdivision, subject to the standard and any site-specific draft plan conditions.

Issues

Site Design and Urban Design

In response to agency comments, the Halton Catholic District School Board has revised the concept plan to reorient the school to improve internal pedestrian and vehicle circulation and provide an efficient parking layout for future portables. Staff are satisfied that the proposed secondary school can be sufficiently accommodated within the block proposed and that additional portables could be provided in the future if required. Further details of the site design including internal pedestrian and vehicle circulation, landscaping, lighting and building design will be further refined through the site plan application.



Traffic Impacts, Pedestrian and Vehicle Access/Circulation

Access to the site will be provided along Louis St. Laurent Avenue and the future Kennedy Circle extension. The site has been designed to permit pedestrian connections to the future residential lands to the east and south of the property. The site is additionally located adjacent to a secondary mixed-use node with commercial uses, a public park, and future residential uses.

Town of Milton Transportation Engineering staff have reviewed the subject applications and have no objections to the proposal. The adjacent road network will be able to adequately accommodate the site generated traffic and the proposed parking rate has been demonstrated to be far more than sufficient. The proposed Transportation Demand Management (TDM) measures will also assist in reducing single occupant vehicle usage. Proposed TDM measures include providing bicycle parking spaces, carpool parking spaces, and implementing a parking pass system for staff and visitors. The details of these TDM measures and internal vehicle and pedestrian circulation will be reviewed through the site plan application.

Servicing and Stormwater Management

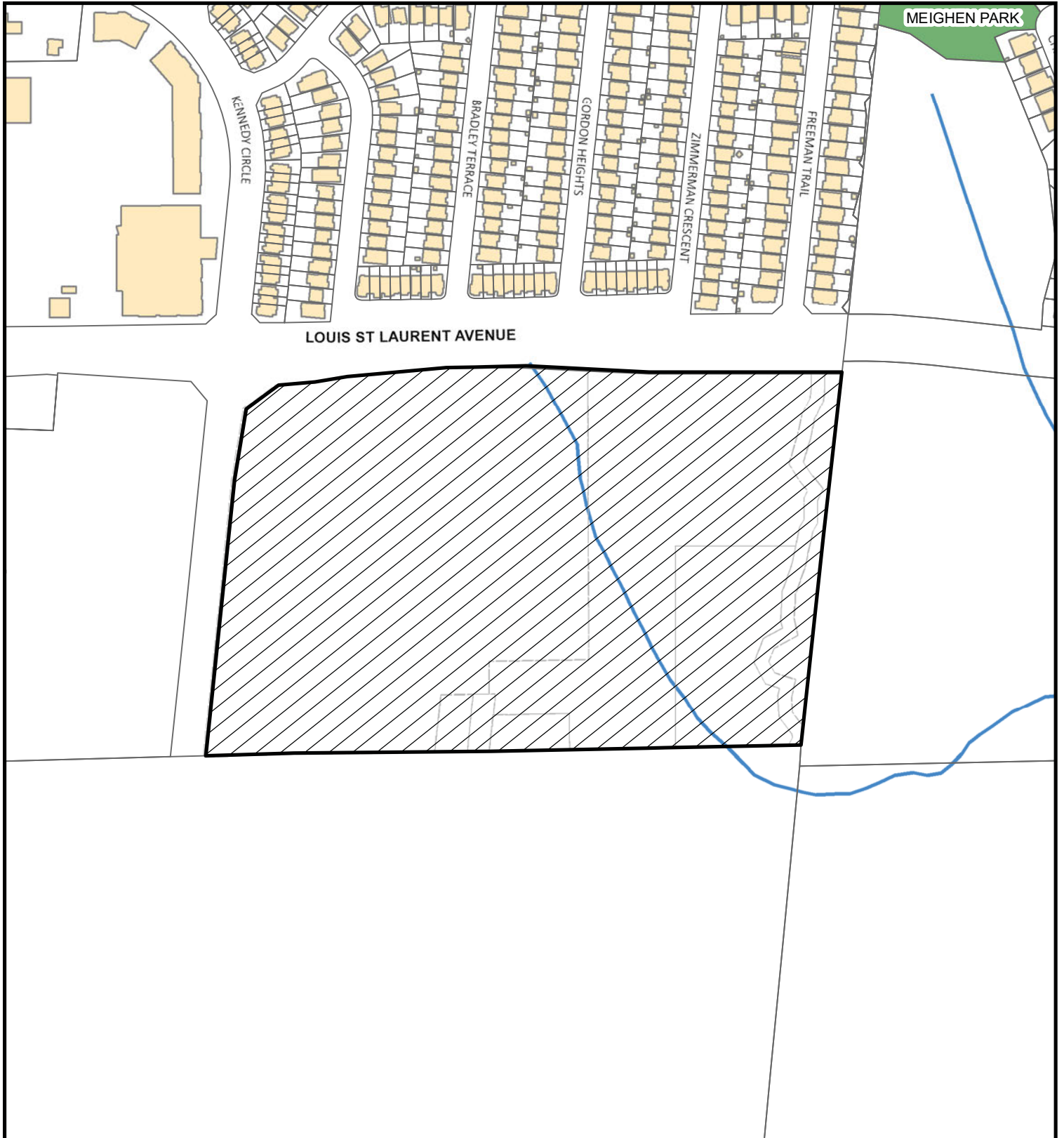
The school property is intended to be serviced by a temporary sanitary sewer on Louis St. Laurent Avenue, until the permanent connection within the Kennedy Circle extension is constructed and operational. The applicant has entered into a site servicing agreement with the Region of Halton for the site servicing. Final site servicing permits from the Region of Halton and the Town of Milton are required prior to building permit issuance.

The site previously contained a drainage feature that intersected the proposed school block. The applicant has obtained a permit from Conservation Halton to relocate the drainage feature to permit the construction of the school. Only a small portion of the drainage feature remains on the school block and Town staff have recommended that a Holding provision be located in this area to limit any development until the ultimate design of the drainage feature is determined.

The property is also located within the Subwatershed Impact Study (SIS) Area 5B. An addendum to this SIS is anticipated but has not yet been submitted. Staff are reviewing the proposed site grading to confirm that the ultimate grading of the school will conform with the existing SIS and future addendum. The final grading design will be reviewed through the site plan application.

In order to permit the school to proceed with an interim stormwater management approach, a site-specific zoning by-law provision has been included in the proposed amending zoning by-law attached as Appendix 2. Detailed design for the interim and ultimate solution and grading and drainage easements over the abutting properties for the interim solution will have to be addressed prior to site plan approval.

FIGURE 1 LOCATION MAP



Council Meeting Date:
October 19, 2020

Scale: 1: 1,700

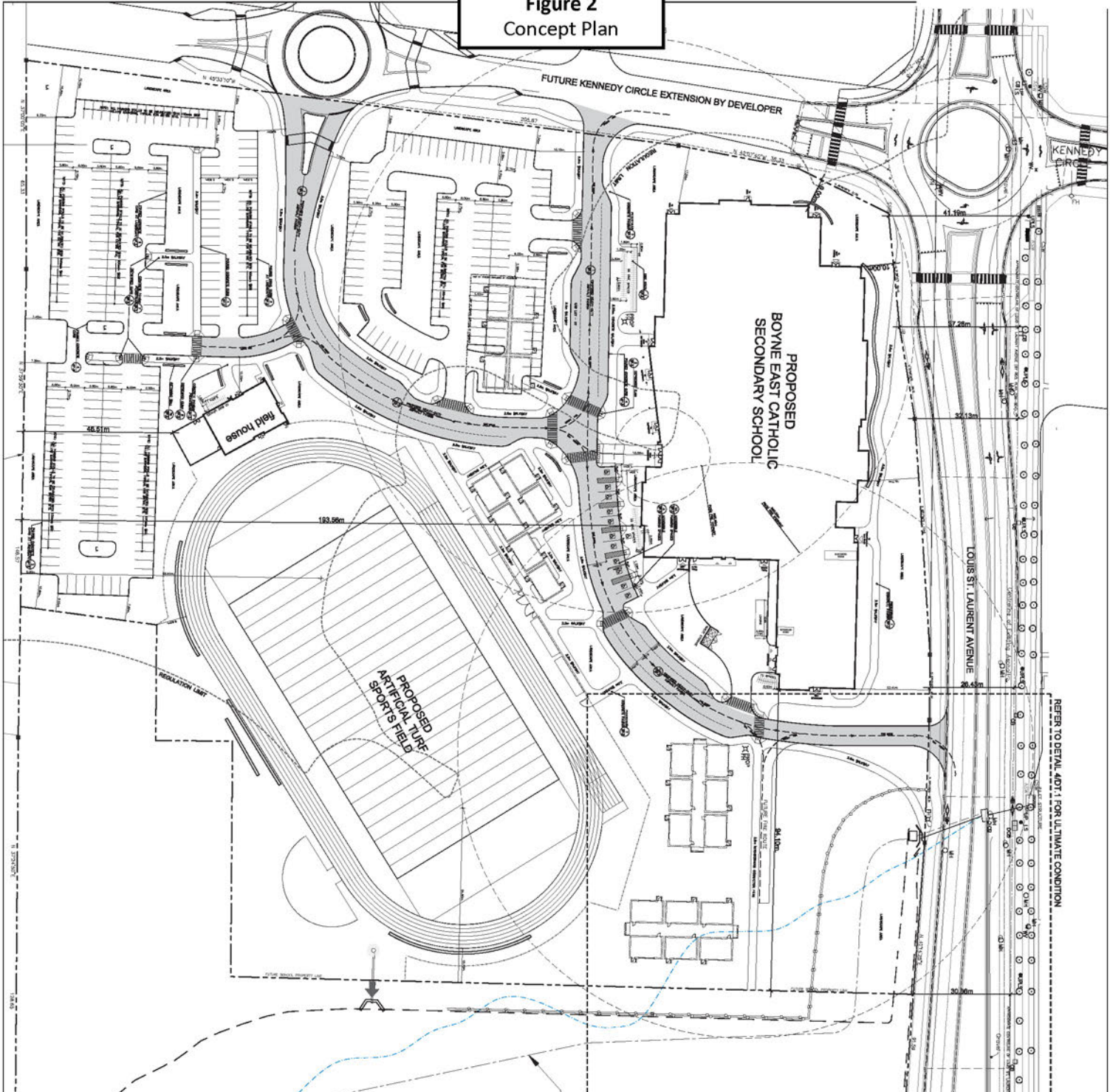
Files: Z-08/18
24T-18002/M, LOPA-06/18

Development Services Department



Subject Property

Figure 2
Concept Plan



REFER TO DETAIL A01 FOR ULTIMATE CONDITION

ITEM DESCRIPTION - DRAWING SHEET NO. 20 OF 20

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/15/2019	J. SMITH	M. SMITH
2	ISSUED FOR CONSTRUCTION	11/15/2019	J. SMITH	M. SMITH
3	ISSUED FOR AS-BUILT	11/15/2019	J. SMITH	M. SMITH
4	ISSUED FOR FINAL	11/15/2019	J. SMITH	M. SMITH

REVISIONS:

1. THE DRAWING IS A CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE DESIGNER.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
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KEY PLAN

LEGEND:

- PROPOSED DEVELOPMENT
- EXISTING DEVELOPMENT
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED FLOOD LIMIT
- EXISTING FLOOD LIMIT
- PROPOSED DRAINAGE FEATURE
- EXISTING DRAINAGE FEATURE

PROPOSED BOYNE EAST CATHOLIC SECONDARY SCHOOL

STRATEGY 4

THE HALL COUNTY COUNCIL

DATE: 11/15/2019

BY: J. SMITH

CHECKED: M. SMITH

SCALE: 1/8" = 1'-0"

DATE: 11/15/2019

BY: J. SMITH

CHECKED: M. SMITH

SCALE: 1/8" = 1'-0"

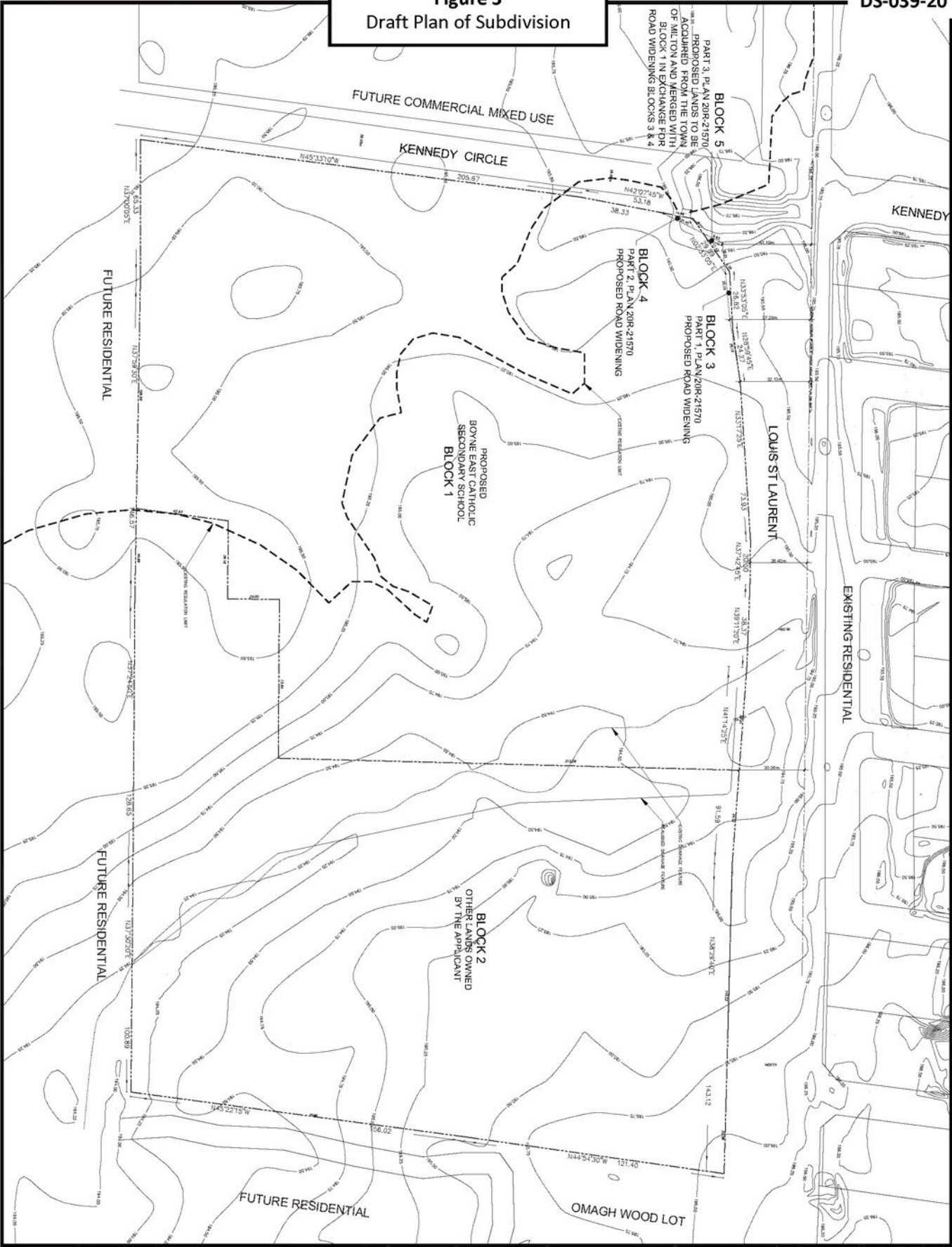
DATE: 11/15/2019

BY: J. SMITH

CHECKED: M. SMITH

SCALE: 1/8" = 1'-0"

Figure 3
Draft Plan of Subdivision



KEY PLAN

1:15 S

DRAFT PLAN OF SUBDIVISION
24T-XXXXX

PART OF LOT 8, CONGRESSION 4
PART 4, PLAN 20R-21188
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:7500
METRIC

ADDITIONAL INFORMATION REQUIRED BY CLAUSES 8, 9 AND 10 OF SECTION 51(1) OF THE PLANNING ACT.

- 1 - Survey of Land
- 2 - Survey of Land
- 3 - Survey of Land
- 4 - Survey of Land
- 5 - Survey of Land
- 6 - Survey of Land
- 7 - Survey of Land
- 8 - Survey of Land
- 9 - Survey of Land
- 10 - Survey of Land

OWNERS CERTIFICATE:

I, the undersigned, being the owner of the land to be subdivided, do hereby certify that the information contained in this plan is true and correct and that I have no knowledge of any other persons who have an interest in the land to be subdivided.

JAMES COOPER
February 21, 2018

SURVEYORS CERTIFICATE:

I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that I have surveyed the land to be subdivided and that the information contained in this plan is true and correct.

ROBERT J. COOPER
February 21, 2018

SCHEDULE OF LAND USE

Proposed Land Use	Reference	(%) a.s.	(%) a.s.
Residential	Block 1	50.00	1.00
Residential	Block 2	50.00	1.00
Residential	Block 3	50.00	1.00
Residential	Block 4	50.00	1.00
Residential	Block 5	50.00	1.00
TOTAL SITE AREA		123.00	2.00

Proposed land use: (a.s.) (a.s.)
 Residential School, Block 1
 (Land to be acquired from the town of Milton and merged with Block 1 in exchange for road widening blocks 3 & 4)

Strategy 4
Municipal Government of Halton

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 IN RESPECT OF THE LANDS LEGALLY DESCRIBED AS PART LOT 8, CONCESSION 4 NS (TRAFALGAR) FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA-06/18)

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. Amendment No. 61 to the Official Plan of the Town of Milton, to amend Schedule B and Schedule C.10.C of the Town of Milton Official Plan to re-designate the lands from Residential Area to Institutional Area for lands legally described as Part Lot 8, Concession 4 NS (Trafalgar), Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. 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 Local Planning Appeal Tribunal.
3. 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 61 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON OCTOBER 19, 2020

Gordon A. Krantz Mayor

Meaghen Reid Deputy Clerk

**AMENDMENT NUMBER 61
TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. 61 to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. 61
To the Official Plan of the Town of Milton

Part Lot 8, Concession 4 NS (Trafalgar),
(Town of Milton)
(LOPA-06/18)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate the existing residential area to institutional area to permit a secondary school.

LOCATION OF THE AMENDMENT

The subject lands are located on the south side of Louis St. Laurent Avenue and west of the Kennedy Circle West extension. The lands are legally described as Part Lot 8, Concession 4 NS (Trafalgar), in the Town of Milton. The location of the property is illustrated in Figure 1.

BASIS OF THE AMENDMENT

The proposed amendment will re-designate a portion of the lands currently designated as residential area to institutional area in order to permit the development of a new secondary school.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 61 to the Town of Milton Official Plan and the Boyne Survey Secondary Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. 61, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

- 1.1 Amending Schedule B - “Urban Area Land Use Plan” by re-designating the lands from Residential Area to Institutional Area (Part Lot 8, Concession 4 NS (Trafalgar), in the Town of Milton)**

The Town of Milton Official Plan Boyne Survey Secondary Plan is hereby amended by Official Plan Amendment No. 61, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

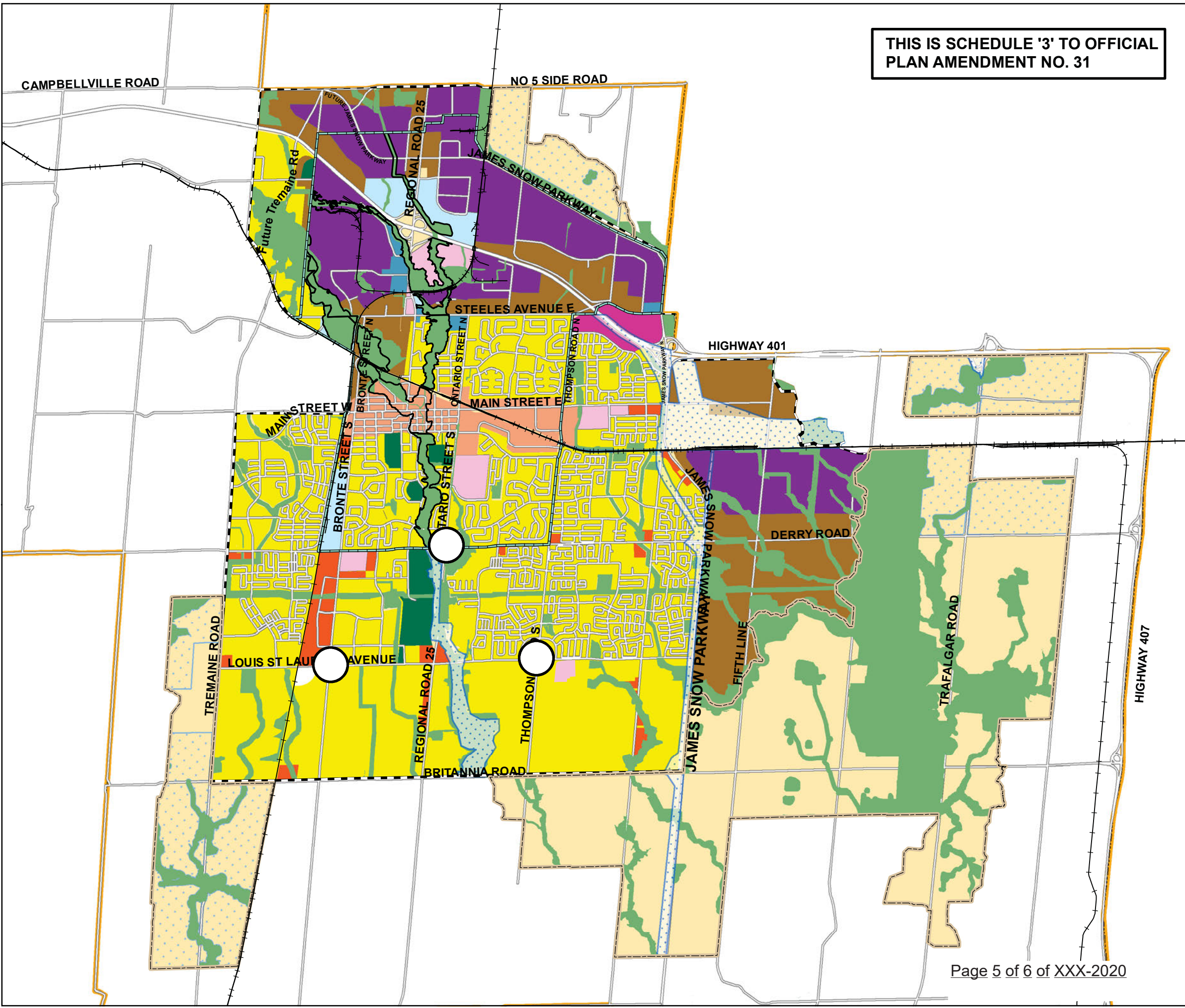
1.0 Map Change

- 1.1 Amending Schedule C.10.C - “Boyne Survey Secondary Plan Land Use Plan” by re-designating the lands from Residential Area to Institutional Area (Part Lot 8, Concession 4 NS (Trafalgar), in the Town of Milton)**

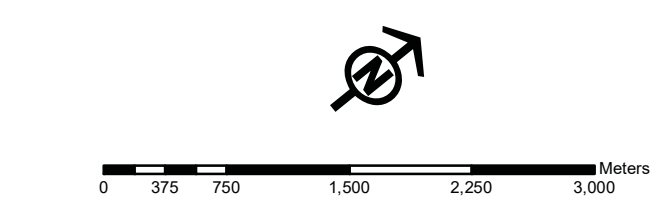
THIS IS SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan



- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain
(Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary















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

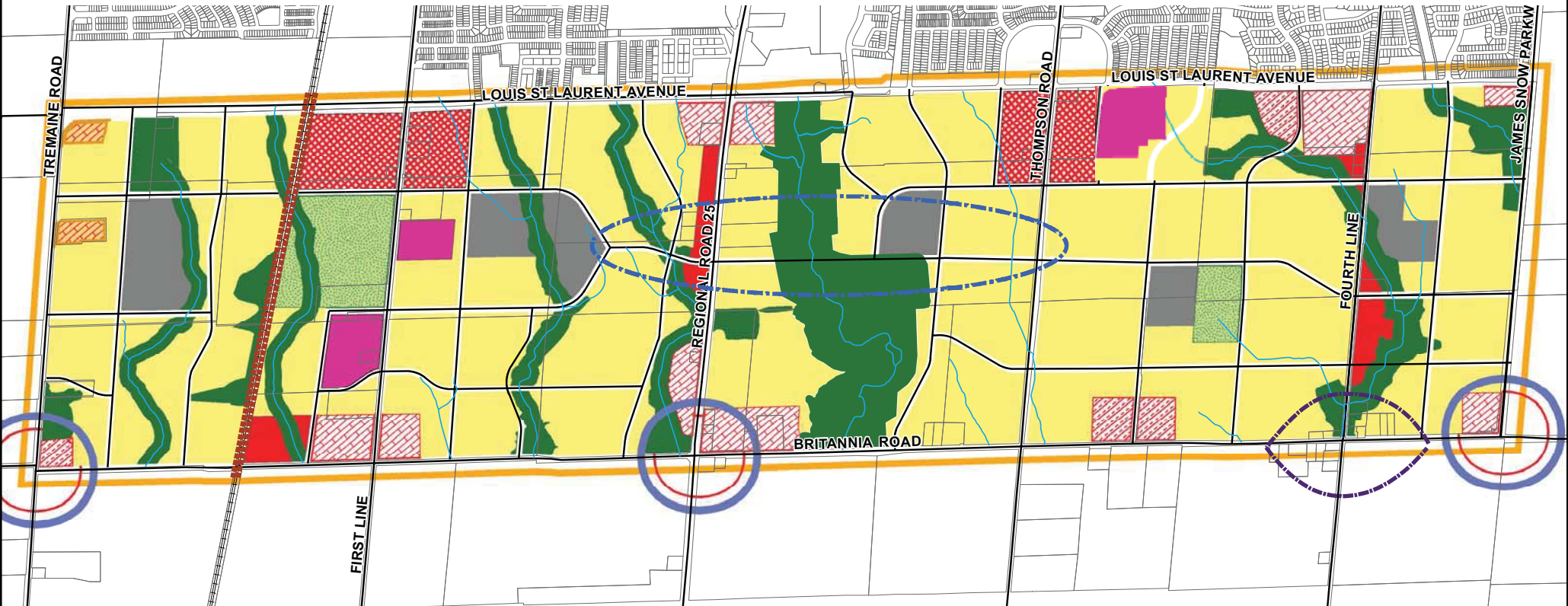
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September, 2020

TOWN OF MILTON OFFICIAL PLAN

Schedule C.10.C BOYNE SURVEY SECONDARY PLAN LAND USE PLAN

-  DISTRICT PARK
-  NEIGHBOURHOOD CENTRE AREA
-  NATURAL HERITAGE SYSTEM
-  RESIDENTIAL AREA
-  RESIDENTIAL / OFFICE AREA
-  INSTITUTIONAL AREA
-  SECONDARY MIXED USE NODE
-  MAJOR NODE AREA
-  MINOR SUB-NODE AREA
-  SECONDARY PLAN BOUNDARY
-  MAJOR NODE SPECIAL POLICY AREA
-  OMAGH STUDY AREA
-  SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA
-  GATEWAY



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 SECTIONS 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS AS PART OF LOT 8, CONCESSION 4, (NS) FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD) FILE: Z-08/18

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 Official Plan Amendment No. 61;

NOW THEREFORE the Municipal 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 a portion of the existing Future Development (FD) Zone symbol to a Major Institutional Zone with Site Specific Provision 278 (I-B*278), and by adding Holding Symbol 44 “H44” on a portion of 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 13.3.1.278 as follows:
 - i. A minimum parking ratio of 3.06 parking spaces per classroom shall be provided.
 - ii. Notwithstanding anything to the contrary, a secondary school may be erected, used or occupied with an interim stormwater outlet grading and drainage design.
 - iii. Notwithstanding anything to the contrary, no more than one (1) loading space shall be required.
- 3.0 **THAT** Section 13.2 of By-law 016-2014 as amended, is hereby further amended by adding the following conditions for removal of this “H44” Holding Provision:

“H44” shall not be removed until:

- a) The relevant Sub-watershed Impact Study (SIS) Area 5B addendum be submitted and approved to the satisfaction of Conservation Halton, The Region of Halton, and the Town of Milton; and
- b) The natural hazards (floodplain and/or erosion hazard) and the associated regulatory allowance have been removed from the lands to the satisfaction of Conservation Halton.

3.0 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.

4.0 THAT if no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Local Planning Appeal Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Board's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON OCTOBER 19, 2020.

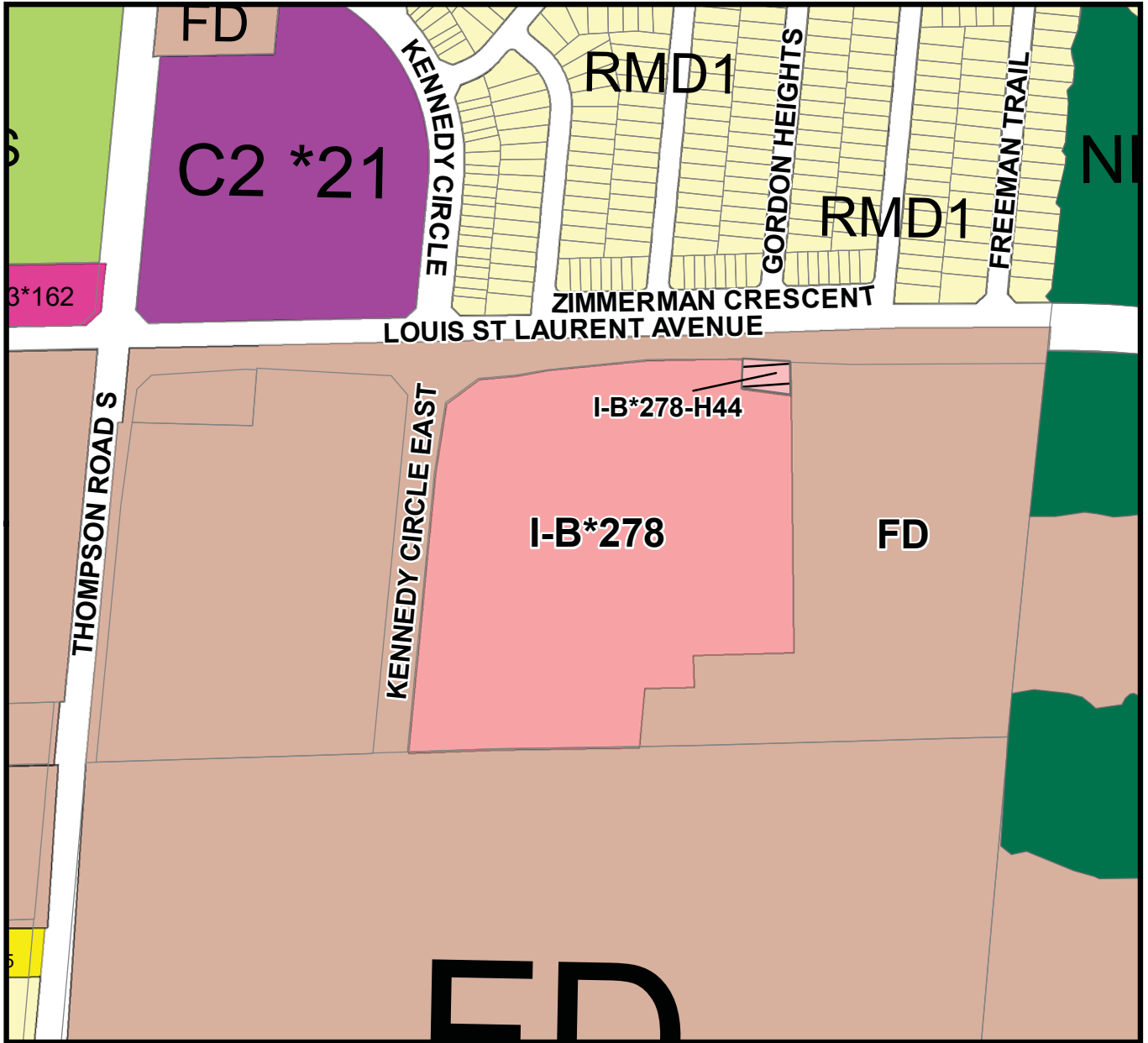
Gordon A. Krantz Mayor

Meaghen Reid Deputy Clerk

SCHEDULE A
 TO BY-LAW No. -2020

TOWN OF MILTON
 PART LOT 8 CONCESSION 4 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

 DEPUTY CLERK- Meaghen Reid

-  I-B*278 - Major Institutional with Site Specific Provision 278
-  I-B*278-H44 - Major Institutional with Site Specific Provision 278 and Holding Provision 44
-  FD - Future Development Zone
-  NHS - Natural Heritage System



Z-08/18
 24T-18002/M