



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: February 8, 2021

Report No: DS-013-21

Subject: Technical Report - Proposed Plan of Subdivision and Amendments to the Zoning By-law by Pony Pines Development Inc. to permit the development of a residential plan of subdivision (Files: 24T-14003/M and Z-13/20)

Recommendation: **THAT the Town of Milton Council supports the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision, subject to the standard and any site-specific draft plan conditions;**

THAT application Z-13/20 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the Future Development (FD), Natural Heritage System (NHS), Residential Medium Density 1 - Special Section 220 (RMD1*220), Residential Medium Density 1 - Special Section 262 (RMD1*262), Medium Density 2 - Special Section 263 (RMD2*263), Minor Institutional (I-A), Open Space - Stormwater Management (OS-2) and Mixed Use (MU) Zones to Natural Heritage System (NHS), Residential Medium Density 1 - Special Section 220 (RMD1*220), Residential Medium Density 1 - Special Section 262 (RMD1*262), Medium Density 2 - Special Section 263 (RMD2*263), Minor Institutional (I-A), Open Space (OS), Open Space - Stormwater Management (OS-2) and Mixed Use (MU) Zone symbols, along with Holding (H) symbol H35 applicable to specific blocks, to permit the development of a residential/ mixed use plan of subdivision BE APPROVED;

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

AND THAT WHEREAS the Planning Act limits the ability to apply for a minor variance for a two-year period following approval of



The Corporation of the Town of Milton

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Report To: Council

this By-law, BE IT RESOLVED that a privately initiated application for a minor variance may be made.

EXECUTIVE SUMMARY

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

The plan of subdivision proposes a total of 928 dwelling units consisting of 324 single-detached dwelling units and 1 heritage dwelling, 160 semi-detached dwelling units, 371 street townhouse units and 72 back-to-back townhouse units. In addition, the plan includes a minor sub-node block, one institutional block (for a portion of a proposed public elementary school), 4 stormwater management blocks, 1 village square block, 2 natural creek blocks, 1 woodlot block, various buffer blocks including a buffer block along the CN Rail corridor, road widening blocks along Tremaine Road and an internal road system.

Revisions to the Applications

In response to staff comments, the applicant has made some minor revisions to the plan of subdivision and zoning by-law amendment presented at the public meeting.

A reduction of the number of lots backing onto the stormwater management pond along Savoline Boulevard has eliminated several lots which would have required noise attenuation walls. The elimination of these lots also provides a view of and better access to the stormwater management pond at the intersection of Savoline Boulevard and Britannia Road.

A wider block is being proposed between the CN Rail corridor and the flankage lots. This maintains the 30 metre setback to the railway in public ownership. It also allows for a better connection for the multi-use trail along the CN Rail corridor.

Where possible, the plan of subdivision and zoning by-law amendment have been revised, in order to reduce the number of lots that do not meet the minimum rear yard setback in the Town's comprehensive Zoning By-law.

Residential reserve blocks are proposed to be zoned with a holding provision requiring land assembly.

Conclusions and Recommendations



EXECUTIVE SUMMARY

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

REPORT

Background

Owner

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

Applicant

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

Location

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

The property is approximately 52.0 ha in size. The land is generally flat agricultural crop land traversed by a tributary of the Indian Creek and includes a woodlot of approximately 2.3 hectares along Tremaine Road. The lands include a heritage dwelling on the 6081 Tremaine Road property. Otherwise, the lands are vacant with frontage along Britannia Road of approximately 830 metres and frontage along Tremaine Road of approximately 590 metres.

The plan of subdivision proposes a total of 928 units consisting of 324 single-detached dwelling units and 1 heritage dwelling, 160 semi-detached dwelling units, 371 townhouse units and 72 back-to-back townhouse units. In addition, the plan includes a minor sub-node block, one institutional block (for a portion of a proposed public elementary school), 4 stormwater managements blocks, 1 village square, 2 creek blocks, 1 woodlot block, various buffer blocks including a buffer block along the CN Rail corridor, road widening blocks along Tremaine Road and an internal road system.

Background

Proposal

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

Accordingly, the applicant is seeking to change the existing Future Development (FD), Natural Heritage System (NHS), Residential Medium Density 1 – Special Section 220 (RMD1*220), Residential Medium Density 1 – Special Section 262 (RMD1*262), Medium Density 2 – Special Section 263 (RMD2*263), Minor Institutional (I-A), Open Space – Stormwater Management (OS-2) and Mixed Use (MU) Zones to a Natural Heritage System (NHS), Residential Medium Density 1 – Special Section 220 (RMD1*220), Residential Medium Density 1 - Special Section 262 (RMD1*262), Medium Density 2 - Special Section 263 (RMD2*263), Minor Institutional (I-A), Open Space (OS), Open Space - Stormwater Management (OS-2) and Mixed Use (MU) Zones. In addition, the H35 Holding symbol added to two residential reserve blocks require land assembly with adjacent plan of subdivision. The draft Zoning By-law is attached as Appendix 1 to this report.

The plan of subdivision consists of residential development with a variety of housing types, including a heritage dwelling, a village square and a buffer block along the CN Rail corridor. The heritage dwelling is proposed to be relocated to a prominent location within the subdivision, on Lot 165 at the intersection of Kovachik Boulevard and Bergamot Avenue, two collector roads.

The institutional block, the higher density minor sub-node block, four stormwater management ponds, a natural heritage system consisting of a woodlot, wetland, creek block and associated buffer blocks and a trail on one side of the creek were approved as part of the Phase 1 draft plan approval. Minor revisions have also been made to the Phase 2 plan of subdivision, shown in Figure 2.

The following additional information has been submitted in support of the Phase 2 applications:

- Draft Plan of Subdivision, prepared by Glen Schnarr and Associates, dated November 16, 2020;
- Planning Justification Report (Addendum), prepared by Glen Schnarr and Associates, dated December 2020;
- Active Transportation Plan, prepared by GHD, dated 25 November 2020;



Background

- Architectural Design Guidelines, prepared by The Planning Partnership, dated November 2020;
- Functional Water and Wastewater Servicing Memorandum, prepared by DSEL, dated December 3, 2020;
- Noise and Vibration Study, prepared by HGC Engineering, dated December 2, 2020;
- Park Concept Plan, prepared by NAK Design Strategies, dated January 2020, last revised November 24, 2020;
- Phasing Plan, Final Draft For Resubmission - Nov 2020;
- Stormwater Management Pond “C” Memorandum and Appendices, prepared by DSEL, dated December 4, 2020;
- Revised Transportation Impact Study, prepared by GHD, dated November 25, 2020;
- Existing Conditions, Proposed Site Plan, Tree Inventory and Protection Plan for 6081 Tremaine Road, prepared by Kuntz Forestry Consulting Inc., dated 20 November 2020;
- Tree Inventory and Protection Plan Report for 6081 Tremaine Road, prepared by Kuntz Forestry Consulting Inc., dated 8 November 2019, Revision 4: 20 November 2020;
- Existing Conditions, Proposed Site Plan, Tree Inventory and Protection Plan Update for Tremaine Road & Britannia Road West, prepared by Kuntz Forestry Consulting Inc., dated 24 November 2020 (revision no. 6);
- Tree Protection Plan for northeast corner of Tremaine Road and Britannia Road West, prepared by Kuntz Forestry Consulting Inc., dated 20 March 2014, last revised 24 November 2020; and,
- Draft Zoning By-law, prepared by Glenn Schnarr & Associates, dated December 1, 2020.

Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. The lands are primarily designated Residential Area on Schedule B - Urban Area Land Use Plan of the Town's Official Plan. A small portion Greenlands B Area is indicated along the CN Rail corridor. The Residential Area designation means that uses shall be primarily low to medium density residential dwellings. The Greenlands B designation is applied to

Background

areas, such as environmentally sensitive areas, regionally significant wetland, as refined from time to time, significant woodlands and significant wildlife habitat.

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

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

The Residential Area designation permits a mix of residential dwelling units and densities. The village square is permitted in the Residential Area designation. The other components of the plan of subdivision, including the minor sub-node, the elementary school and the stormwater management pond blocks were approved as part of Phase 1 of the Pony Pines plan of subdivision.

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

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD), Natural Heritage System (NHS), various site-specific residential, mixed use, institutional open space zones. The existing zones applicable to the lands do not permit parts of the proposed residential plan of subdivision. An amendment to the Zoning By-law is required in order to allow the implementation of the proposed residential plan of subdivision as described above.

It should be noted that the site-specific Residential Medium Density 1 (RMD1*220), Residential Medium Density 1 - Special Section 262 (RMD1*262), Medium Density 2 - Special Section 263 (RMD2*263), included with the Draft By-law attached to this Report are the same residential zones that are applicable currently applicable within the Pony Pines plan of subdivision. Two additional blocks adjacent to Tremaine Road are proposed to be zoned site-specific Residential Medium Density 1 - Special Section 262 (RMD1*262). In addition, minor changes to the rear yard setbacks are proposed in the site-specific Residential Medium Density 1 (RMD1*220) as noted in Schedule B to the draft zoning by-law.



Background

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

Site Plan Control

As noted in the technical report (Report PD-031-19) for Phase 1 of this application, site plan approval will be required for the Minor Sub-Node block and the Institutional block (in conjunction with the lands to the north for the proposed elementary school) prior to the commencement of any development.

Discussion

Public Consultation and Review Process

The initial public meeting for the applications was held on July 21, 2014. This public meeting dealt with a series of eleven plan of subdivision and associated zoning by-law amendment applications in Boyne, including the applications for the subject lands. Following a number of revisions to the original applications, a second public meeting was held on June 18, 2018. Following the acquisition of additional lands and a number of revisions to the previously approved plan, a third public meeting was held virtually on August 24, 2020. Notice for the public meetings were provided pursuant to the requirements of the Planning Act.

No members of the public spoke specifically to this application in July of 2014. In addition, no members of the public spoke to this application at the June 18, 2018 public meeting. One member of the public signed the register at the public meeting held on June 18, 2018 and was notified of the technical report in 2019. No member of the public spoke to this application at the August 24, 2020 public meeting.

Agency Consultation and Revisions to the Applications

Pony Pines has currently secured sufficient servicing allocation under the 2012 and 2020 allocation programs to allow for draft approval of the entire plan of subdivision. The draft plan of subdivision has been amended to respond to comments received from the Town and circulated internal/external agencies as follows:

A reduction of the number of lots backing onto the stormwater management pond along Savoline Boulevard has eliminated several lots which would have required noise attenuation walls. The elimination of these lots provides a view of the stormwater management pond at the intersection of Savoline Boulevard and Britannia Road and improved maintenance access to the pond.



A wider open space block is being proposed between the CN Rail corridor and the flankage lots. This maintains the 30 metre vibration setback to the railway in public ownership. It also allows for a better connection for the north-south multi-use trail along the CN Rail corridor.

Where possible, the plan of subdivision and zoning by-law amendment have been revised, in order to reduce the number of lots that do not meet the minimum rear yard setback in the Town's comprehensive Zoning By-law. Only the blocks between Watercress Way and Tremaine Road are proposed to have a reduction of the rear yard setback to 6 metres. In addition, a limited number of lots require very minor changes to the rear yard setback due to restricted lot configuration (See Schedule B in Appendix 1).

The draft implementing Zoning By-Law has been revised to reflect the latest revisions to the Draft Plan and the addition of the H35 holding provision to the two residential reserve blocks. In addition, the internal and external agencies are overall satisfied with the revisions made to the draft plan and offer no objection to moving forward with draft plan approval subject to the inclusion of standard and site-specific draft plan conditions.

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

Financial Impact

None arising from this Report.

Respectfully submitted,

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

For questions, please contact: Maria Smith, MCIP, RPP Phone: Ext. 2305
Senior Planner

Attachments

Figure 1 - Location Map
Figure 2 - Plan of Subdivision
Appendix 1 - Draft Zoning By-law

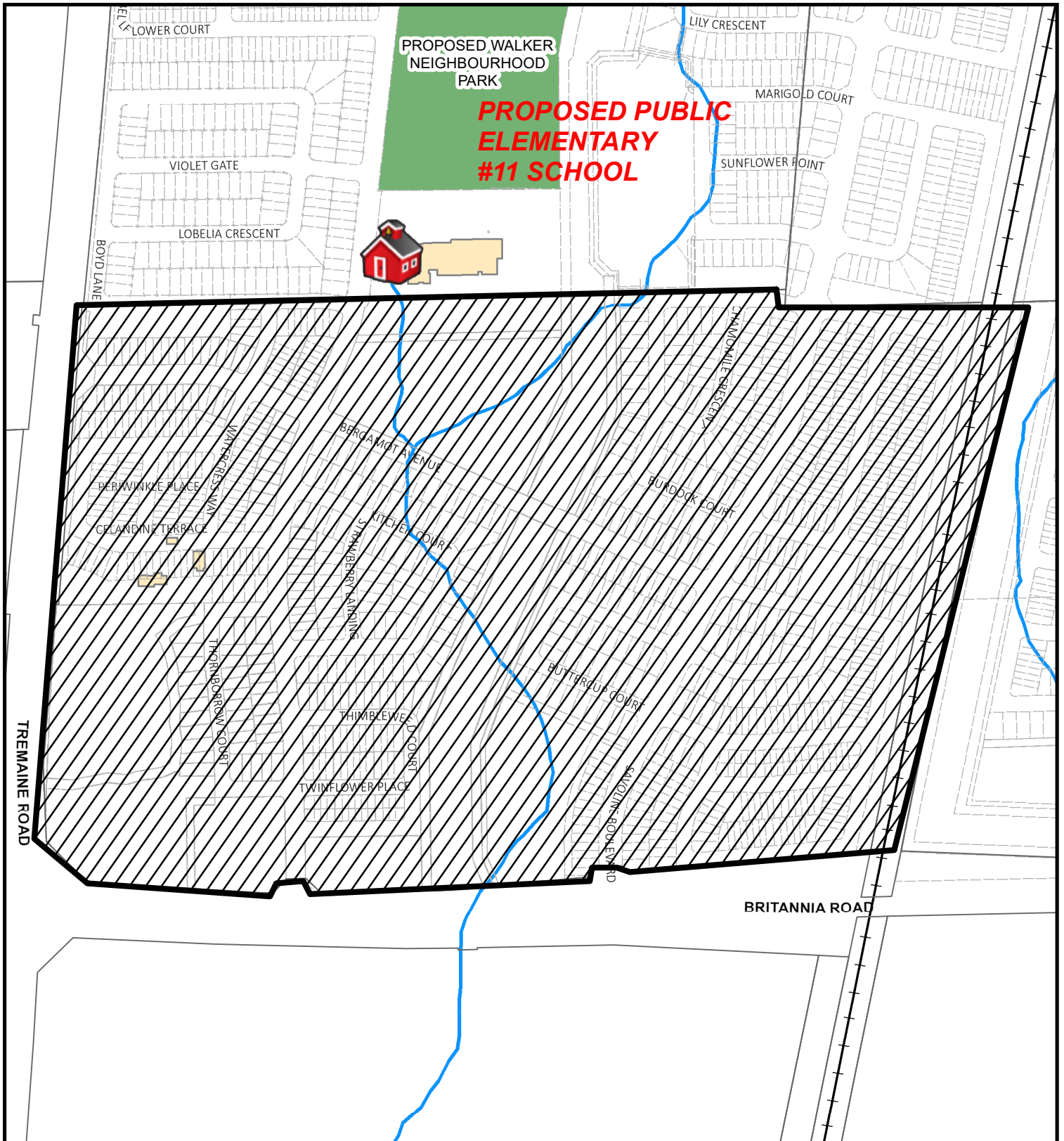


The Corporation of the Town of Milton

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CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



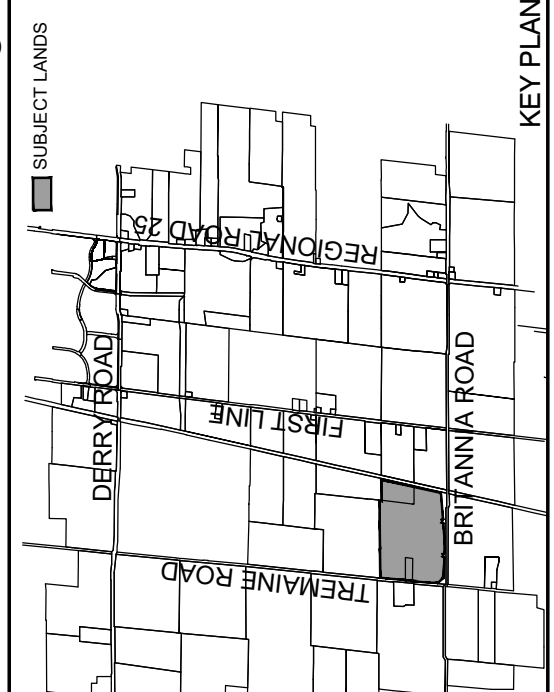
Council Meeting Date: February 8, 2021	Scale: 1: 1,500	Files: 24T-14003/M & Z-13/20	Development Services Department
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DRAFT PLAN OF SUBDIVISION

24T-14003/M

Pony Pines Development Inc.

ONE OF THE GREAT GULF GROUP OF COMPANIES
Part of Lot 6, Concession 1
(Geographic Township of Trafalgar)
Town of Milton, Regional Municipality of Halton



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

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

LAND USE	LOTS/BLOCKS	NO. OF UNITS	2012 AREA (ha)	2020 SDE
13.7M SINGLE DETACHED RESIDENTIAL LOTS	1-405	65	14.93	272
11.0M SINGLE DETACHED RESIDENTIAL LOTS		167		
9.5M SINGLE DETACHED RESIDENTIAL LOTS		92		
8.0M SEMI DETACHED RESIDENTIAL LOTS		160		
HERITAGE HOUSE		1	0	1
6.4M STREET TOWNHOUSES	406-468	371	7.31	66
6.4M BACK-TO-BACK STREET TOWNHOUSES	469-474	72	0.70	14
MINOR SUB-NODE	475	475	1.48	20
ELEMENTARY SCHOOL	476	0.72		
STORMWATER MANAGEMENT POND	477-480	5.76		
7.5M SWMP BUFFER	481-484	0.40		
WOODLOT	485,486	2.29		
WOODLOT & PSW BUFFER	487,488	0.60		
CREEK BLOCK	489,490	2.53		
VILLAGE SQUARE	491	0.32		
10.0M ENVIRONMENTAL BUFFER BLOCK	492-495	1.23		
ACOUSTIC BUFFER BLOCK	496-500	0.16		
GRADING BUFFER BLOCK	501	0.05		
RAILWAY BUFFER BLOCK	502	0.86		
5.0M TRAIL BLOCK	503,504	0.31		
4M WALKWAY	505	0.01		
ROAD WIDENING	506,507	0.09		
RESERVE BLOCK	508,509	0.15		
0.3m RESERVE	510-512	0.00		
STREET "A" - 24.0m ROW - 616m				
STREET "B"-"C" - 20.0m ROW - 1,250m			12.10	
STREET "D"-"W" - 16.0m ROW - 4,892m				
TOTAL	512	928	52.00	200
				599

OWNER'S CERTIFICATE

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

SIGNED: Kathleen Schofield A.S.O.

DATE: APRIL 1, 2020

SURVEYOR'S CERTIFICATE

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

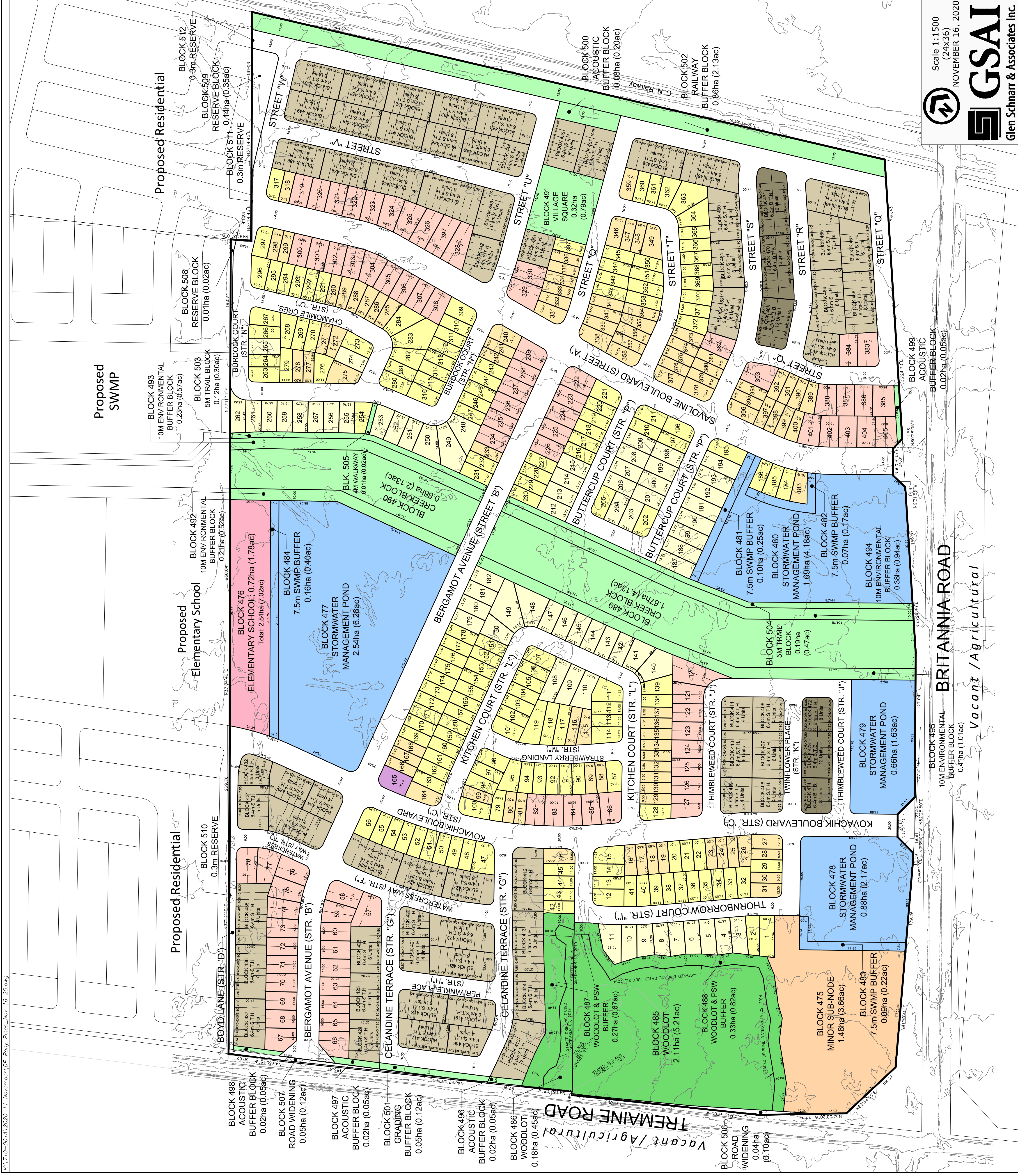
SIGNED: C.P. Edward O.L.S.
Rady-Pentek & Edward Surveying Ltd
643 Chrislea Road, Suite 7
Woodbridge, ON, L4L 8A3, (416) 635-5000

DATE: APRIL 1, 2020

NOTES:

- Corner radii:
- Where Local ROW intersects with Collector - 7.5m
- Where Local ROW intersects with Local ROW - 5m
- Tremaine Road and Britannia Road Daylight Triangles - 15.0m x 15.0m
- SDE Factors: Single/Semi Detached Lots - 1.0, Street Towns - 0.73, Back-to-Back/High Density - 0.50
- 2020 Program: Single/Semi Detached Lots - 1.0, Street Towns - 0.76, Back-to-Back/High Density - 0.45

FIGURE 1
DS-013-21



Scale 1:1500
(24x36)
NOVEMBER 16, 2020

GSAI
Glen Schnarr & Associates Inc.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2021

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 1, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (PONY PINES DEVELOPMENT INC.) Town File: Z-13/20

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby ENACTS as follows:

- 1.0 THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD), Natural Heritage System (NHS), Residential Medium Density 1 – 220 (RMD1*220), Residential Medium Density 1 – 262 (RMD1*262), Residential Medium Density 2 – 263 (RMD2*263), Minor Institutional (I-A), Open Space – Stormwater Management (OS-2), and Mixed Use (MU) zone symbols to Natural Heritage System (NHS), Residential Medium Density 1 – 220 (RMD1*220), Residential Medium Density 1 – 262 (RMD1*262), Residential Medium Density 2 – 263 (RMD2*263), Minor Institutional (I-A), Open Space (OS), Open Space – Stormwater Management (OS-2), and Mixed Use (MU) zone symbols on the land and adding the H35 Holding symbol to part of the land zoned the Medium Density 1 – 220 (RMD1*220) as shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1.1.220 is amended to add the following:
 - f) Rear Yard Setback (minimum): 7.0 metres save and except those units shown on Schedule B attached hereto.
- 3.0 THAT** Section 13.2 is amended by adding subsection 13.2.1.85 as follows:

For the lands zoned a site-specific Residential Medium Density 1 (RMD1*220) on the property described as Block 508 and Block 509 on the plan of subdivision and as shown on Schedule A attached hereto, only legally

established existing uses are permitted until the conditions for removal identified in the “H35” Holding provision are satisfied.

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

PASSED IN OPEN COUNCIL ON FEBRUARY 8, 2021.

G.A. Krantz Mayor

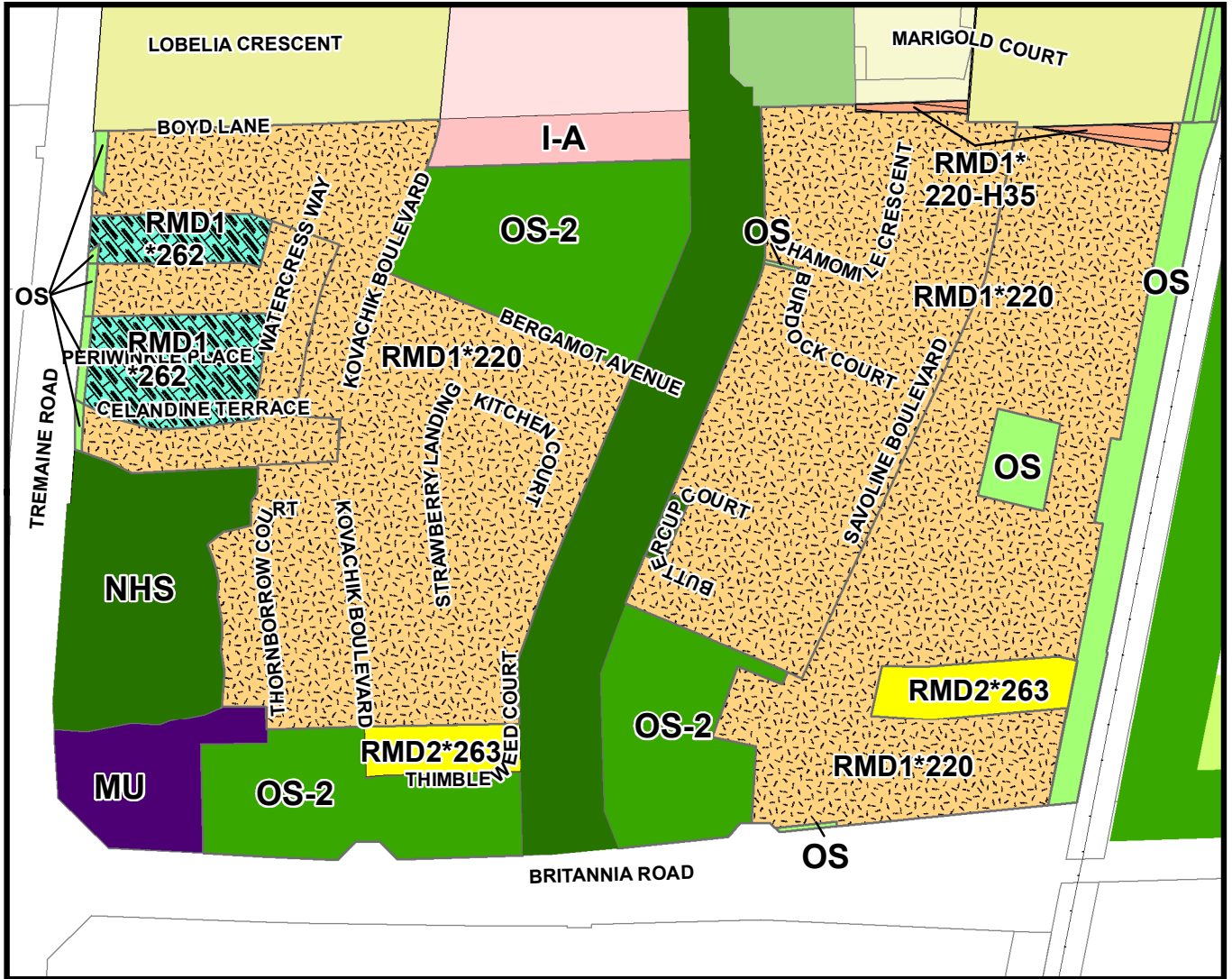
Meaghen Reid Town Clerk










SCHEDULE A
TO BY-LAW No. -2021

TOWN OF MILTON

PART LOT 6 CONCESSION 1 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton



-  RMD1*220-H35 - Residential Medium Density 1 Special 220 with Holding Provision 35
-  RMD1*220 - Residential Medium Density 1 Special 220
-  RMD1*262 - Residential Medium Density 1 Special 262
-  RMD2*263 - Residential Medium Density 1 Special 263
-  OS - Open Space
-  OS-2 - Open Space Zone 2
-  I-A - Minor Institutional
-  MU - Mixed Use
-  NHS - Natural Heritage System

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2021.

MAYOR - Gordon A. Krantz

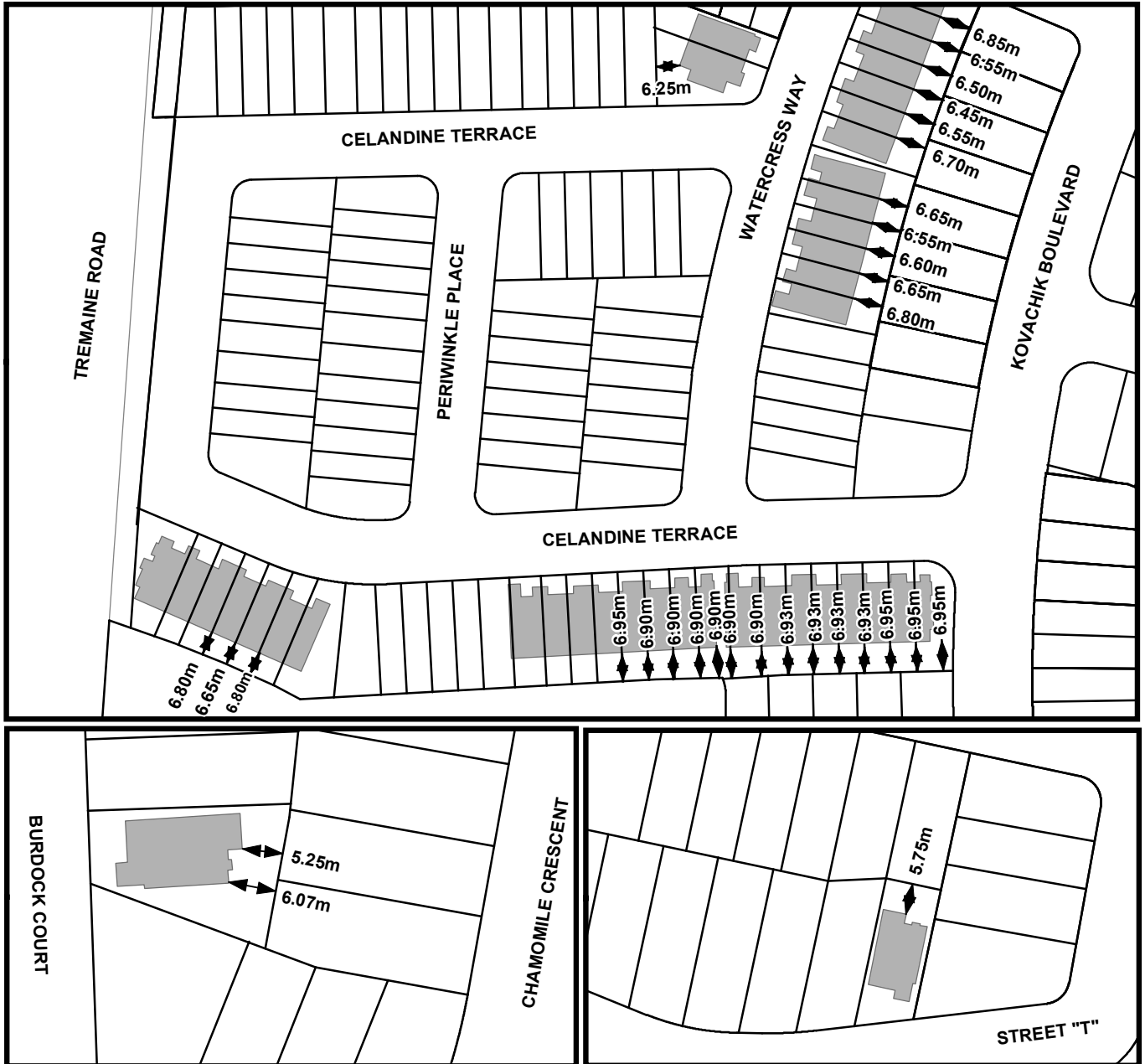
CLERK- Meaghen Reid



SCHEDULE B
TO BY-LAW No. -2021

TOWN OF MILTON
PART LOT 6 CONCESSION 1 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton



THIS IS SCHEDULE B
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2021.



MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid