



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: May 31, 2021

Report No: DS-045-21

Subject: Technical Report: Proposed Plan of Subdivision and Zoning By-law Amendment by Mil Con Three Developments Limited to permit the development of a residential plan of subdivision in the Boyne Survey Secondary Plan Area. (Files: 24T-20005/M and Z-09/20)

Recommendation: **THAT** Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (24T-20005/M - Mil Con Three Developments Limited) subject to the standard and site-specific draft plan conditions;

AND THAT Application Z-09/20 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) and Natural Heritage System (NHS) Zones to Residential Medium Density 1 Special Provision 264 (RMD1*264), Residential Medium Density 1 - Special Provision 291 (RMD1*291), Open Space (OS), Open Space - Stormwater Management (OS-2), Natural Heritage System (NHS) and Future Development (FD) Zone symbols, along with Holding (H) symbols H35 and H52 applicable to specific lots/blocks, to permit the development of a residential plan of subdivision **BE APPROVED**;

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

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

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



EXECUTIVE SUMMARY

Mil Con Three Developments Limited is seeking approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to implement a proposed residential plan of subdivision.

The subdivision proposes 140 single detached lots of varying sizes, and blocks for a village square, a stormwater management pond, natural heritage lands associated with the Sixteen Mile Creek, various buffer blocks, a trail, residential reserves where the lands abut the adjacent plan of subdivision to the east and residential properties to the south, and an internal road network. The entire proposed plan of subdivision is to be registered at the same time as one phase.

As such, the proposed zoning amendment seeks to replace the current Future Development (FD) and Natural Heritage System (NHS) Zone symbols with Residential Medium Density 1 Special Provision 264 (RMD1*264), Residential Medium Density 1 - Special Provision 291 (RMD1*291), Open Space (OS), Open Space - Stormwater Management (OS-2), Natural Heritage System (NHS) and Future Development (FD) Zone symbols, along with Holding (H) symbols H35 and H52 on specific lots/blocks on the subject lands.

The statutory public meeting was held on October 19, 2020. No members of the public spoke at the meeting. Staff did however receive a request for updates on the progress of the application. In addition, the landowner/developer to the east (Mattamy) contacted staff to discuss how best to facilitate the transfer of residential reserve blocks between the two landowners that will create lots suitable for development. See details in the Summary of Issues section of this Report.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the applications as currently presented. They have also provided the appropriate conditions of draft plan approval necessary for the Town to consider the approval of these applications. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the applications as submitted are prepared in a manner that would allow them to be considered by Town Council for approval.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision processed under File 24T-20005/M, subject to the requested conditions of draft plan approval and the site specific zoning provisions attached as Appendix 1, conforms to Provincial, Regional and Town planning policies and Conservation Halton regulations, and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans.

EXECUTIVE SUMMARY

Therefore, staff recommends approval of the proposed Zoning By-law Amendment and the draft approval of the plan of subdivision as presented through this Report.

REPORT

Background

Owner: Mil Con Three Developments Limited., 5400 Yonge Street, Toronto ON

Agent: Glen Schnarr & Associates, 700-10 Kingsbridge Garden Circle, Mississauga ON

Location: The subject lands are located north of Britannia Road and west of Thompson Road. The lands are legally described as part of Lot 6, Concession 3, New Survey, former Geographic Survey of Trafalgar. The location of the property is illustrated in Figure 1 attached to this report.

The property is 20.2 hectares in size and includes a portion of the Sixteen Mile Creek valley and associated buffers. The lands are vacant with a frontage along Britannia Road of approximately 267 metres.

The subject lands abut the Mattamy Martin East plan of subdivision to the east. To the north, the lands abut the Mattamy Martin East plan of subdivision and a woodlot which has been conveyed to the Town. To the west, are lands which form part of the Sixteen Mile Creek valley and which are owned by the Province. To the south, is Britannia Road and the Phase 4 Urban Expansion Area.

Proposal:

Figure 2 illustrates the proposed plan of subdivision, which consists of 140 single detached lots of varying sizes, and blocks for a village square, a stormwater management pond, natural heritage lands associated with the Sixteen Mile Creek, various buffer blocks, residential reserves where the lands abut the adjacent plan of subdivision to the east and two residential properties to the south, and an internal road network. A north-south multi-use lit trail within and adjacent to the buffer along the Sixteen Mile Creek valley is also included within this development. The entire proposed plan of subdivision is to be registered at the same time. There will be no additional phases.

The proposal before Council at the current time requests an amendment to Town of Milton Zoning By-law 016-2014, as amended, to implement the draft plan of subdivision as described above. Accordingly, the proposal seeks to change the zoning applicable to the subject lands (referred to as "Mil Con Three") from the current Future

Background

Development (FD) and Natural Heritage System (NHS) Zone symbols to Residential Medium Density 1 Special Provision 264 (RMD1*264), Residential Medium Density 1 - Special Provision 291 (RMD1*291), Open Space (OS), Open Space - Stormwater Management (OS-2), Natural Heritage System (NHS) and Future Development (FD) Zone symbols. In addition, Holding (H) symbols H35 and H52 are proposed to be applied to the residential reserve blocks within the subdivision, that are independently, unsuitable for development, with the exception of the FD Block 141 (that must be rezoned prior to development), and to ensure that the grading design on Lots 139 and 140 adjacent to the trail block at the north end is supported by the Town. The holding provisions will prohibit the sale of lots and issuance of any building permits on the identified lots and blocks until such time that the conditions associated with these lots/blocks are met.

The draft amending zoning by-law is attached as Appendix 1 to this report.

The following plans and documents have been submitted in support of the applications:

- Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc. dated April 19, 2021;
- Planning Justification Report (including the Draft Zoning By-law Amendment), prepared by Glen Schnarr & Associates, dated May 2020;
- Planning Justification Report Addendum, prepared by Glen Schnarr & Associates, dated January 2021;
- A Public Engagement Strategy, prepared by Glen Schnarr & Associates Inc., dated March 2020;
- Architectural Control Guidelines, prepared by MBTW WAI, dated December 2020;
- Legal Plan of Survey (including top of bank survey) prepared by Schaeffer Dzaldov Bennet Ltd., dated March 30, 2017;
- Opportunities and Constraints Map, prepared by The Municipal Infrastructure Group Ltd. (TMIG), dated May 2020 and revised June 3, 2020;
- Stable Top of Bank Assessment, prepared by Shad & Associates Inc., dated January 20, 2012 and revised July 26, 2016;
- Stage One and Two Archaeological Assessment, prepared by London Museum of Archaeology, dated July 2004;
- Stage Three Archaeological Assessment, prepared by AMICK Consultants Limited, dated November 2005;
- Addendum to Stage One and Stage Two Archaeological Assessment, prepared by London Museum of Archeology, dated November 2008;
- Updated Stage Two Archeological Assessment, prepared by This Land Archeology Inc., dated January 29, 2020;
- Geotechnical Report, prepared by Soil Engineers Ltd., dated August 2018 and revised January 2021;

Background

- Phase One Environmental Site Assessment, prepared by Soils Engineers Ltd., dated August 9, 2018;
- Phase Two Environmental Site Assessment prepared by Soils Engineers Ltd., dated April 22, 2020;
- Preliminary Environmental Noise Report, prepared by Jade Acoustics, dated February 20, 2020;
- Traffic Impact Study, prepared by The Municipal Infrastructure Group Ltd., dated February 2020 and revised January 2021;
- Stormwater Management Report, prepared by The Municipal Infrastructure Group Ltd. (TMIG), dated December 2020;
- Hydrogeological Assessment, prepared by R.J. Burnside & Associates Limited, dated January 2021;
- Site-Specific Water and Wastewater Functional Servicing Report (including detailed design and grading for the trail along the Sixteen Mile Creek), prepared by The Municipal Infrastructure Group Ltd. (TMIG), dated December 2020;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting, dated 6 May, 2020.
- Park Concept Sketch & Plan, prepared by MBTW/ WAI, dated January 2021;
- Letter of Reliance for Environmental Reports, prepared by Soil Engineers Ltd., dated April 22, 2020.

Planning Policy

Within the Halton Region Official Plan 2009 (ROP), the subject lands are designated Urban Area and Natural Heritage System. Regional staff has confirmed that the uses being proposed on the attached draft plan of subdivision conform to the Regional Official Plan and all Provincial land use policy.

At the local level, the subject lands are designated Residential Area, Natural Heritage System Area, and Parkway Belt West Plan Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation permits a full range of residential uses and densities as well as complementary non-residential uses that are necessary to create a residential neighbourhood environment. The Natural Heritage System Area is based on a systems approach to protecting and enhancing natural features and functions, including key features, linkages, buffers, watercourses and wetlands.

The Parkway Belt West Plan is a Provincial Plan, which not only reserves lands for future transportation, communication and utility facilities, but also protects major natural features, such as streams and valleys for open space linkage opportunities through communities. The Official Plan policies focus on the future linear facilities for transportation, community and utility purposes of the Parkway Belt West Plan. The Town will encourage the Province to continue to remove lands subject the Parkway Belt



Background

West Plan from its jurisdiction. Currently, however, the provincial policies of the Parkway Belt West Plan still apply to the Sixteen Mile Creek valley with this plan of subdivision.

The subject lands are also located within the Boyne Survey Secondary Plan and are designated Residential Area and Natural Heritage System Area on Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan. Consistent with the policies of the general plan, the Residential Area designation of the Secondary Plan permits a variety of housing types and forms including Medium Density Residential I and II uses, High Density Residential uses, Local Institutional uses and coach houses. The purpose of the Natural Heritage System designation is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development. The Natural Heritage System designation applies to that portion of the Sixteen Mile Creek valley that lies within the plan of subdivision. In accordance with the Subwatershed Impact Study, the proposed plan of subdivision identifies the Sixteen Mile Creek valley lands and the required buffers as Natural Heritage System blocks.

Additionally, on Schedule C.10.A - Boyne Survey Secondary Plan Community Structure Plan, stormwater management pond and village square designations are shown on and in the vicinity of the lands, respectively. Their locations on the plan are general in nature. Stormwater management ponds are refined through applicable Subwatershed Impact Studies (SIS) and stormwater management plans prepared in support of individual development applications. Consideration shall be given to the use of low impact development (LID) practices and account for stormwater management as it pertains to drainage from public property and roadways (including regional roadways).

Village squares are primarily passive open spaces which are intended to serve as focal points for a sub-neighbourhood. The location and configuration of village squares are refined through a tertiary plan review and can be relocated without amendment to the plan. When determining the ultimate location of the village squares, consideration is to be given to their strategic alignment with the Natural Heritage System to support its long term viability and sustainability, to manage public access and to achieve urban design objectives through the provision of important vistas and views. Regardless of location, such sites must have significant frontage on a public street.

Schedule C.10.B - Boyne Survey Secondary Plan Active Transportation and Natural Heritage System Plan, establishes the proposed recreational pedestrian/bicycle trail system for the Boyne Survey area. The trail system is to be coordinated with the existing and planned trail systems, and its design is to have regard for the Town of Milton Trails Master Plan Update, the Regional Road Right-of-Way guidelines and the Regional Active Transportation Master Plan. Recreation trails and similar non-intensive



Background

recreation uses are permitted within the Natural Heritage System subject to various policies of the plan. An asphalt and lit trail system is planned to be located adjacent to both sides of the Sixteen Mile Creek valley from Louis St. Laurent Avenue to Britannia Road.

The overall density for the proposed development is 29 units per net hectare. Notwithstanding the minimum density requirements for Medium Density Residential I uses, Section C.10.5.1.2 b) of the Secondary Plan permits limited areas of housing at a minimum density of 20 units per net hectare in areas abutting or across a road from the Natural Heritage System. However, the density of 31 units per net hectare must be maintained for the individual plans of subdivision. Nevertheless, Section 5.10.3 in the Official Plan states that all numbers and quantities in the text shall be interpreted as approximate only. Minor variations are permitted from any numbers or quantities provided the intent of the policies are met. The Mil Con 3 plan of subdivision is a smaller subdivision which has a long interface with the NHS. The plan also abuts another plan of subdivision which was developed with a higher density. Staff is satisfied that the intent of the Plan is met in this regard.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement (2020), the Growth Plan (2019), the Halton Region Official Plan 2009 (ROP), the Town of Milton Official Plan, the Boyne Survey Secondary Plan including the Boyne Survey Tertiary Plan (July 2017), and the Boyne Survey Area 5b Subwatershed Impact Study (SIS) Addendum. Town staff and our agency partners are satisfied that the draft plan of subdivision and the application for the zoning by-law amendment as presented through this report, conform to the applicable Provincial, Regional and Town land use planning policies and regulations.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which do not permit the land uses being proposed on the subject lands. 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 and to refine the NHS in accordance with the detailed studies undertaken as part of the Boyne Survey Secondary Plan and the subject application. A draft amending Zoning By-law is attached as Appendix 1 to this report.

Discussion

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on September 24, 2020 and the statutory public meeting was held October 19, 2020. While no member of the public spoke at the public meeting, staff did receive a written

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request for updates on the progress of the application. In addition, the landowner/developer to the east (Mattamy) contacted staff to discuss how best to facilitate the transfer of residential reserve blocks between the two landowners that will create lots suitable for development. This matter will be discussed under the Summary of Issues and Amending Zoning By-law sections of this report.

Agency Consultation

The draft plan of subdivision, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Conservation Halton, Town Departments, School Boards and other agencies, including Enbridge, offered no objection to the applications and requested standard conditions of draft plan approval be applied. Agencies will continue to work with the applicants through the detailed draft approval process.

Summary of Issues

Trail Along Sixteen Mile Creek - Grading and Connections

The proposed multi-use trail is to be 3.0 metres wide, paved and lit. Portions of the trail will be accommodated within and outside of the environmental buffers associated with the Sixteen Mile Creek valley and within the Enbridge Gas easement (see comments below). Appropriate adjustments have been made to the trail to address grading and connection concerns at both the north and south ends of the subdivision (i.e. to planned sidewalks, the existing trail within the Mattamy Martin East subdivision, and links along the stormwater management to provide access to Britannia Road and Kennedy Circle West).

Enbridge Gas Easement and Trail

Enbridge Gas confirmed that the proposed 3.0 metre wide, paved and lit trail can be supported within the easement as the plan now provides appropriate access to and separation from the easement and existing high pressure pipe line. Initially the plan proposed residential lots directly abutting the easement at the north end. While the installation of the asphalt trail within the easement itself was not a concern, Enbridge did not support the establishment of any additional infrastructure (e.g. lighting poles) within the easement. In order to accommodate lighting for the trail behind Lots 131-140, the applicant reduced frontages on a number of larger lots, and shifted the road and lots adjacent to the easement slightly to the east to accommodate a separate 1.5 metre trail block outside of the easement.

Following the addition of the trail block for lighting, Enbridge noted that they had no concerns with the proposed works relating to the trail, as long as the contractor follows their Guidelines for Construction as well as a series of conditions including:

Discussion

- verifying the depth of cover and soil conditions before crossing;
- providing a list of equipment to be used during construction;
- following rules of operation of vehicles and equipment within the easement; and,
- arranging for third party observation by an inspector in the vicinity of the pipeline.

Noise Attenuation for Lots Abutting the Stormwater Management Pond

Similar to the Region, the Town requires that, wherever possible, the subdivision be designed to avoid the need for noise fences. However, in this case, a number of factors including the revision to the intersection of Hickory Crescent and Kennedy Circle West, which was set by the approved Mattamy Martin East subdivision to the east, and the location of the two existing residential properties to the south, had an impact on the overall road alignment and dictated the location of the pond. This left few options for changes in lot design adjacent to and north of the stormwater management pond.

Halton Region will take ownership of the recommended 2.4 metre noise barrier adjacent to Lots 107 to 112, which is required to mitigate the noise impacts resulting from Britannia Road. Regional staff has asked the applicant to update the Noise Impact Study and has stated that if the updated study requires modifications to the recommendations, the applicant will be required to send notification to all interested purchasers and parties that the noise warning clauses and/or forecasted noise impacts for the lands/lots/blocks have changed. In addition, easements will need to be created to allow regional access, if required, at a later date. These matters will be addressed through the associated draft plan conditions and the subdivision agreement between the landowner and the Town.

Lots Abutting the Village Square

Where lots abut parks and pathways, which are highly pedestrian-oriented places, staff strongly encourages that dwellings on these lots, whether fronting, flanking or backing onto these spaces, contain additional architectural features to add to the character and visual interest of the community. In response to this approach, the applicant did update the Architectural Control Guidelines to include text in this regard and confirmed that lots adjacent to the village square can accommodate upgraded side elevations and that driveways will not be located on the side of the lot that abuts the open space.

Residential Reserve Blocks

There are currently 10 reserve blocks on the draft plan of subdivision which represent partial lots that straddle the property limits between Mil Con Three and Mattamy Martin East. These lands will be placed under a holding provision until the lands are assembled and suitable for development. Mil Con Three and Mattamy are currently drafting a draft



Discussion

land exchange plan and agreement to assist in the equal transfer and development of these reserves.

Residential Reserve Block 141 located on the south side of Hickory Crescent is independently, unsuitable for development. Staff has advised the applicant that the block shall be addressed in one of two ways: (1) conveyed to the Town as part of the registration process; or (2) acquired by the abutting landowner to the south. The landowner to the south has recently filed a zoning by-law amendment application (Z-02/21) that proposes the development of 64 townhouse dwelling units. The landowner to the south has engaged in discussions with Mil Con Three and the Town in regards to potential acquisition of the reserve.

Amending Zoning By-law

In order to permit the proposed development, a zoning amendment containing a revised NHS boundary, Open Space Zones (i.e. stormwater pond, park and trails outside of the NHS), a Future Development (FD) Zone, as well as existing residential zone classifications with site-specific provisions, and selective holding zones, is required.

Residential Medium Density 1 (RMD1) Site-Specific Zones

The amending zoning by-law proposes two site-specific residential zones for the following reasons:

1. RMD1*291 - to allow for a variation in the frontage requirement for single detached lots that is consistent with many developments within the Town, for the Mil Con Three subdivision; and,
2. RMD1*264 - to assist the landowners with the assembly and development of the part lots and blocks that straddle the Mil Con Three and Mattamy subdivisions without requiring a separate rezoning application. The RMD1*264 is the existing site-specific zoning for the Mattamy Martin East subdivision and upon transfer and exchange, the zoning will be consistent on all part lots that are assembled for development.

Holding Provisions

The amending zoning by-law also proposes to include two holding provisions. Lots and blocks subject to the holding provisions will also be subject to a no-sales agreement and cannot obtain a building permit until the holding provision is lifted.

Holding (H) symbol 'H35' is proposed to be applied to the residential reserve blocks within the subdivision, that are independently, unsuitable for development, with the exception of



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the FD Block 141, as the latter will be subject to a zoning amendment prior to development. These reserve blocks will be under the holding provision until such time that they have been consolidated with lots/blocks on the adjacent plan of subdivision and each of the resulting consolidated parcels is in compliance with the minimum lot frontage, depth and area (where applicable) requirements of the applicable zoning by-law.

Holding (H) symbol 'H52' is proposed to be applied to Lots 139 and 140, which are located adjacent to Apple Terrace and the trail block that connects to the Mattamy Martin East subdivision to the north where significant grade changes are present. The holding provision will remain on these lots until engineering staff has had the opportunity to review the detailed engineering design submission and determine if any grading changes on the two residential lots abutting the trail will be required.

Financial Impact

None arising from this report.

Respectfully submitted,

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

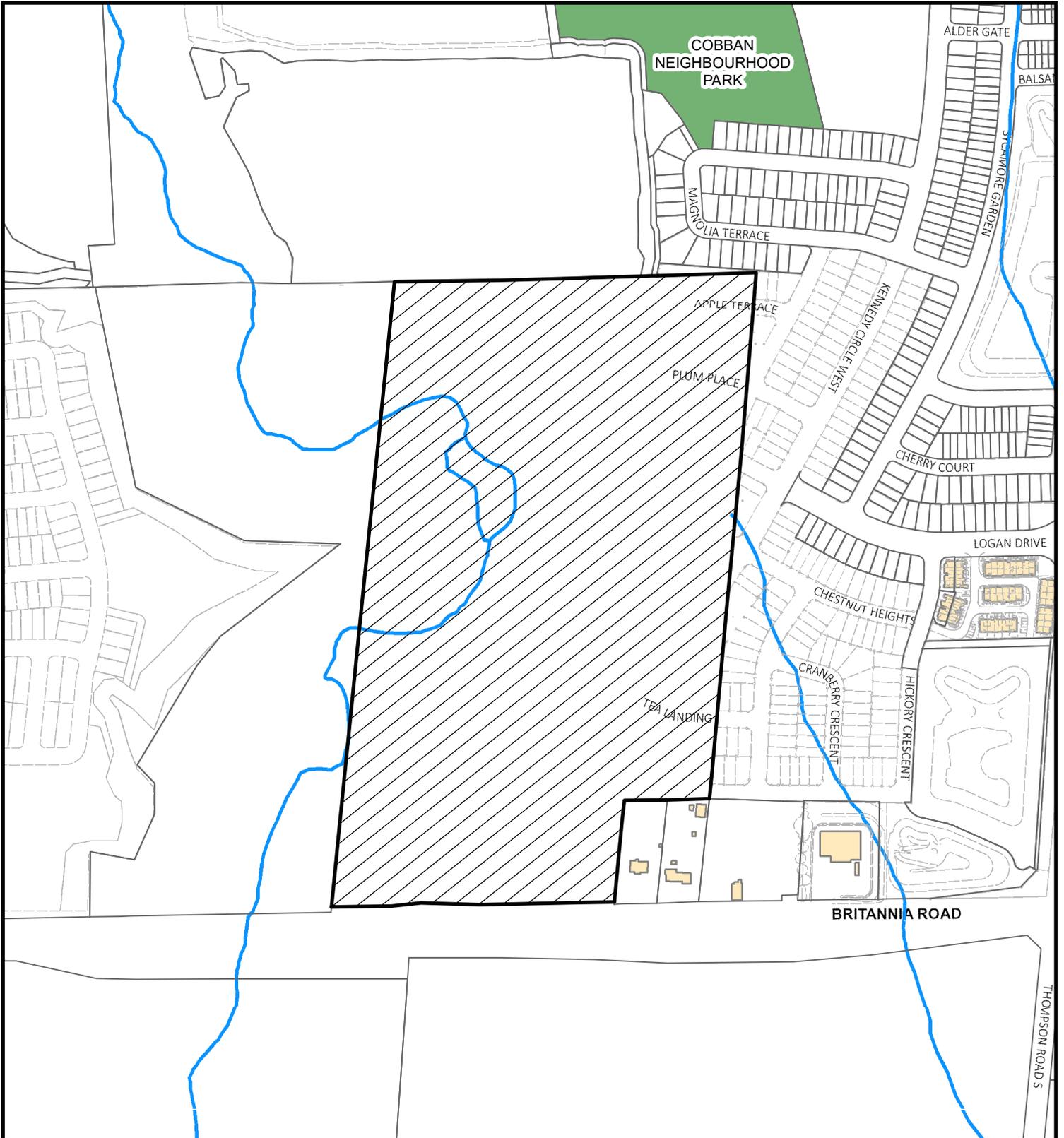
For questions, please contact: Angela Janzen, MCIP, RPP, Planner Phone: Ext. 2310

Attachments

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

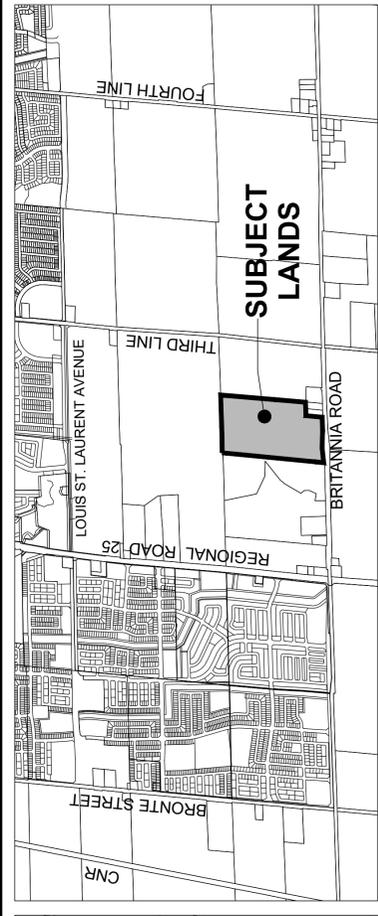
CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date: May 31, 2021	Scale: 1: 1,700	Files: Z-09/20 24T-20005/M	Development Services Department
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13-265-0311-2021_04_Rev11.DWG Rev. 19 21:00



SUBJECT LANDS

**DRAFT PLAN OF SUBDIVISION
MIL CON THREE DEVELOPMENTS LTD.
FIELDGATE DEVELOPMENTS
(EAST LANDS)**

FILE #: 24T-20005/M & Z-09/20

PART OF LOT 6, CONCESSION 3, NEW SURVEY
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED:  MR. JACK EISENBERGER
MIL CON THREE DEVELOPMENTS LTD.
DATE: February 19, 2020

SURVEYORS 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:  OPHIR N. DZALODOV, O.L.S.
SCHAEFFER DZALODOV BENNET LTD.
84 JARDIN DRIVE, CONCORD ON, L4K 3P3
PHONE: 416-987-0101
DATE: January 17, 2020

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A.B.C.D.E.F.G.J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS	Density (UPHA)	SDE
SINGLE DETACHED - 13.1m (43')	1,5,6, 15,23,28-30,38-42,58,84,107-140	2.38	5.88	58	24.4	58
SINGLE DETACHED - 11.0m (36')	2,4,7-12,24-27,31-37,43-57,59-61,85,86,93	1.32	3.26	41	31.1	41
SINGLE DETACHED - 9.15m (30')	62-83,87-92,94-106	1.11	2.74	41	36.9	41
RESIDENTIAL RESERVE	141-151	0.50	1.24			
VILLAGE SQUARE	152	0.34	0.84			
NHS (SIXTEEN MILE CREEK VALLEY)	153	8.48	20.95			
SWM POND / BUFFER	154,155	1.34	3.31			
5m TRAIL	156	0.04	0.10			
1.5m TRAIL LIGHTING BLOCK	157	0.02	0.05			
ENVIRONMENTAL / GRADING BUFFER	158,159	2.24	5.54			
16.0m R.O.W. (1.059m LENGTH)		1.70	4.20			
20.0m R.O.W. (349m LENGTH)		0.71	1.75			
TOTAL	159	20.18	49.87	140	29.1	140

**FIGURE 2
DS-045-21**

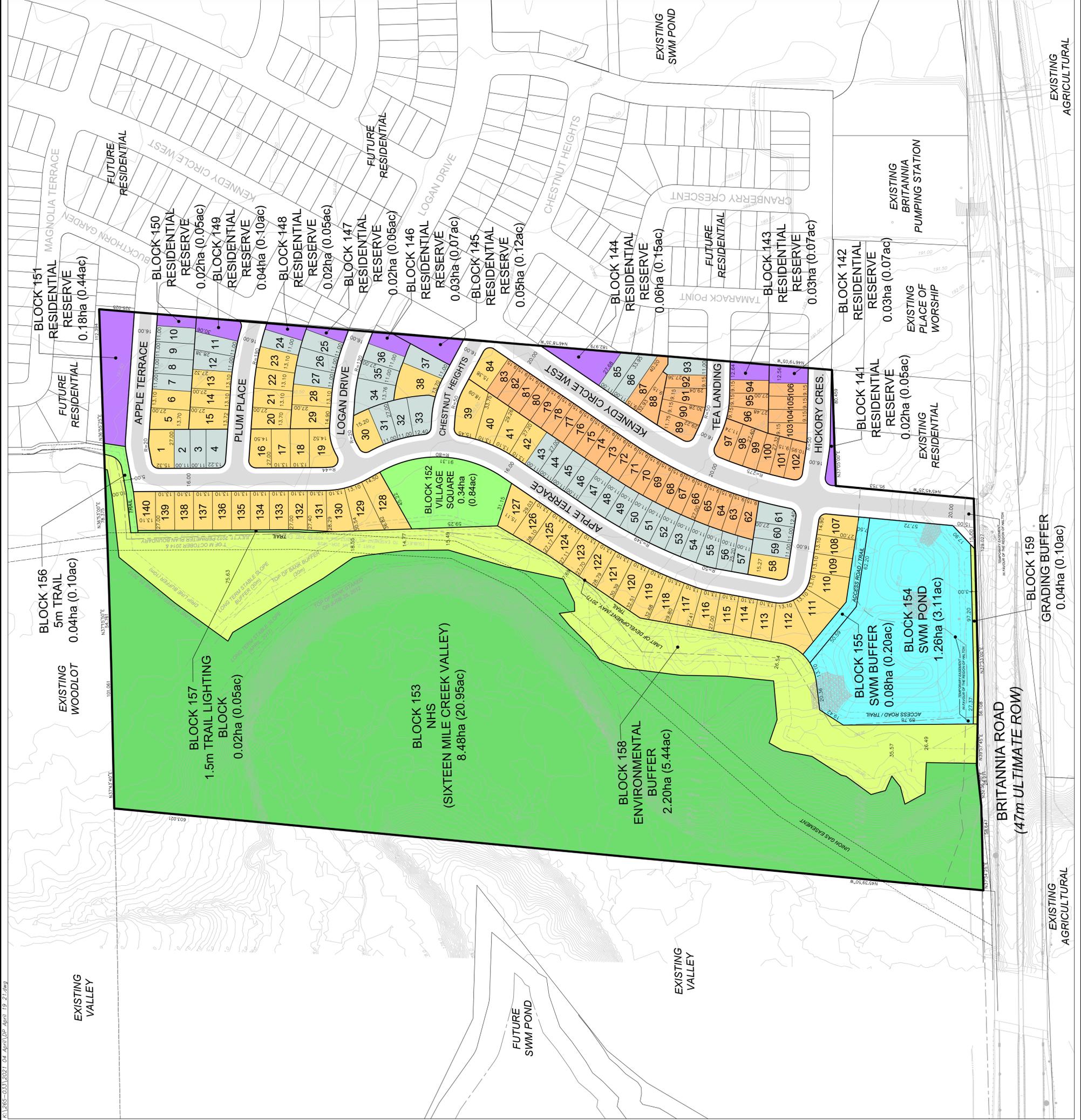
NOTES
- TYPICAL LOCAL/LOCAL DAYLIGHT RADII: 5m
- TYPICAL ARTERIAL DAYLIGHT TRIANGLE: 15m X 15m
- SDE FACTORS: SINGLE DETACHED - 1.0



SCALE: 1:1250
(24 x 36)
APRIL 19, 2021



Glen Schnarr & Associates Inc.



EXISTING AGRICULTURAL

BLOCK 159
GRADING BUFFER
0.04ha (0.10ac)

EXISTING AGRICULTURAL

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 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MIL CON THREE DEVELOPMENTS LIMITED) - TOWN FILE: Z-09/20

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) Zone and Natural Heritage System (NHS) Zone symbols to the Residential Medium Density 1 – Special Provision 264 (RMD1*264) Zone, Residential Medium Density 1 – Special Provision 291 (RMD1*291) Zone, Open Space (OS) Zone, Open Space – Stormwater Management (OS-2) Zone, Natural Heritage System (NHS) Zone and Future Development (FD) Zone symbols on the land and adding the Holding (H) Symbols H35 and H52 to each of the zone symbols on this property as shown on Schedule A attached hereto.

2.0 THAT Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.291 to read as follows:

Residential Medium Density 1 – Special Provision 291 (RMD1*291) Zone

Notwithstanding the provisions of the Zoning By-law to the contrary, the following zone standards shall apply:

- i) Zone Standards:
 - a. Minimum Lot Frontage (Interior Lot) — 9.15 metres

3.0 THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for removal of this H52 Holding Provision:

“H52” shall not be removed until:

- a) the grading design for the trail adjacent to Apple Terrace and Lots 139 and 140 has reached a stage acceptable to the Town of Milton.

4.0 THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.2.1.92 as follows:

For the lands zoned a Residential Medium Density 1 Special Provision 264 (RMD1*264) on the property legally described as Part of Lot 6, Concession 3, N.S. (Trafalgar), only legally established existing uses are permitted until the conditions for removal identified in the “H35” Holding provision are satisfied.

5.0 THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014 as amended, is hereby further amended by adding subsection 13.2.1.95 as follows:

For the lands zoned a Residential Medium Density 1 Special Provision 291 (RMD1*291) on the property legally described as Part of Lot 6, Concession 3, N.S. (Trafalgar), only legally established existing uses are permitted until the conditions for removal identified in the “H52” Holding provision are satisfied.

6.0 THAT pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the *Planning Act*, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

PASSED IN OPEN COUNCIL ON MAY 31, 2021

Gordon A. Krantz

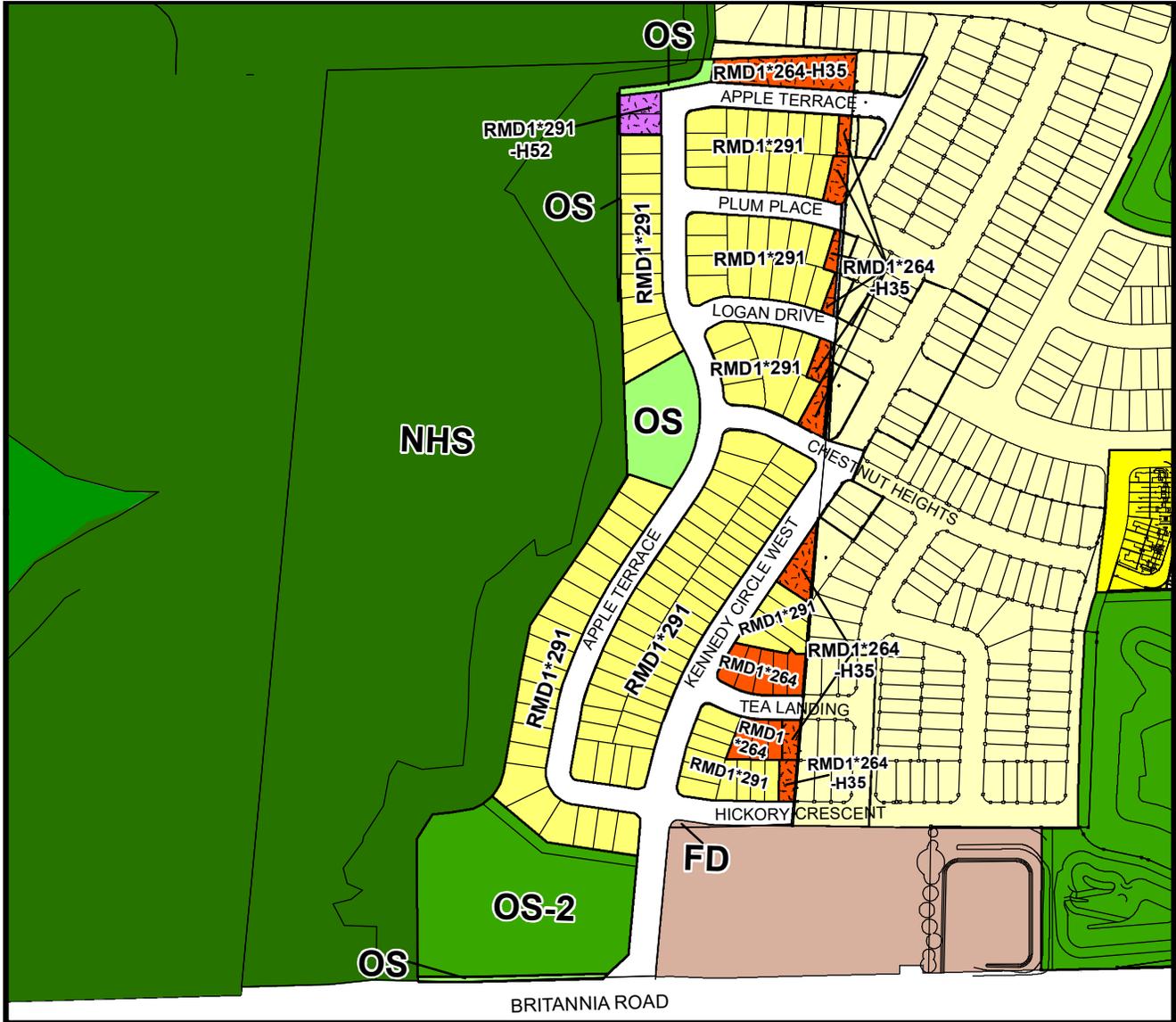
Mayor

Meaghan Reid

Town Clerk

SCHEDULE A
TO BY-LAW No. -2021
TOWN OF MILTON

PART OF LOT 6, CONCESSION 3, N.S
Town of Milton



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

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

- FD - Future Development Zone
- OS-2 - Open Space Zone 2
- OS - Open Space Zone
- RMD1*291 - Medium Density Residential 1 Zone Special 291
- RMD1*291-H52 - Medium Density Residential 1 Zone Special 291 with Holding Provision 52
- RMD1*264 - Medium Density Residential 1 Zone Special 264
- RMD1*264-H35 - Medium Density Residential 1 Zone Special 264 with Holding Provision 35
- NHS - Natural Heritage System

