



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: August 23, 2021

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Report No: DS-065-21

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Subject: Technical Report: Proposed Plan of Subdivision and Zoning By-law Amendment by the Halton District School Board to permit the development of a new three-storey elementary school in the Boyne Survey Secondary Plan Area (Files: 24T-21003/M & Z-06/21)

**Recommendation:** THAT Town of Milton Council supports the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (24T-21003/M - Halton District School Board) subject to the standard and site-specific draft plan conditions;

**AND THAT** Application Z-06/21 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) and Minor Institutional (I-A) Zones to a site-specific Minor Institutional (I-A\*304) Zone to permit the development of a three-storey elementary school 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 FURTHER THAT** staff be authorized to bring forward an amending Zoning By-law for Council adoption.

## EXECUTIVE SUMMARY

The Halton District School Board (HDSB) is seeking approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of a three-storey elementary school on the subject lands. As such, the proposed zoning amendment seeks to replace the current Future Development (FD) and Minor Institutional (I-A) Zones with a site-specific Minor Institutional (I-A\*304) Zone on the subject lands.



## EXECUTIVE SUMMARY

The HDSB is also seeking approval of a plan of subdivision that is required to create the appropriate sized blocks for the school use as well as the extension of the public roadway (Kennedy Circle West) that is needed to provide access to the school.

The statutory public meeting was held on May 31, 2021. While no member of the public spoke at the public meeting, staff did receive one formal written submission and a number of requests for information regarding the proposal and updates on the progress of the applications.

All internal Town of Milton departments and responding external agencies have provided review comments to Town Planning staff indicating their support for the applications as currently presented. 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 Zoning By-law Amendment (Z-06/21) is consistent with the policies of the Provincial Policy Statement and conforms to the Provincial Growth Plan, and the Regional and Town Official Plan policies. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1 to this report. Staff is also satisfied with the size of the school block proposed (Block 1 on the Draft Plan of Subdivision) but requires some additional clarification on technical matters relating to the design of the Kennedy Circle West road extension, which includes the proposed layby within the future Town road allowance, prior to recommending approval of the Draft Plan of Subdivision. Upon completion of the review and resolution of the matters noted 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 required site-specific draft plan conditions.

## REPORT

### Background

**Owner:** Halton District School Board, 2050 Guelph Line, Burlington, Ontario

**Applicant:** Jeff Kenny, Strategy 4 Inc., 100-2620 Bristol Circle, Oakville, Ontario

**Location/Description:** The subject lands, currently vacant, are located on the west side of Kennedy Circle West, north of Whitlock Avenue, as shown on Figure 1 to this report. The lands are approximately 2.97 hectares (7.34 acres) in area and are legally described as Part of Lot 8, Concession 3 (Trafalgar), Block 244 on Plan 20M-1219, and Parts 1, 3, 7 &



## Background

8 on Plan 20R-21876. The municipal address assigned to the subject lands is 815 Kennedy Circle West.

A portion of the subject lands, was registered as public elementary school within the first phase of the Mattamy Martin East subdivision (i.e. Block 244 on Plan 20M-1219) and zoned Minor Institutional (I-A) through the implementing zoning by-law for the overall subdivision. The remainder of the proposed school block lands to the north of Block 244, were owned by Mistburn Estates, a participating landowner in the Boyne Survey Secondary Plan area. In March 2021, the lands needed to complete the school block, the road extension, as well as temporary easements for access and off-site grading were obtained by the School Board by right of expropriation. The proposed school will be the twelfth HDSB school within the HUSP Urban Expansion Area of the Town.

Surrounding land uses include medium density residential development (i.e. townhouse and single detached dwellings) to the south and the southwest, future secondary mixed use node blocks (which could potentially contain office, retail and/or high density residential uses) to the east and north east. While the lands to the north and northwest are currently vacant, they have been designated for future residential development within the Boyne Survey Secondary Plan.

## Proposal:

The Halton District School Board (HDSB) is proposing to develop an elementary school on the subject lands. As illustrated in Figure 2 - Site Plan, the proposed development consists of an elementary school building, including a proposed child care facility, associated play areas, two separate parking lots, and an on-street lay-by for pick ups and drop offs. The primary access to the proposed development will be from Kennedy Circle West. A temporary secondary access, primarily for emergency and fire fighting purposes, is also being provided from the existing limit of Hazel Way. The site plan also shows potential locations for up to 18 portables, should they be required.

The HDSB is also seeking draft plan approval for a plan of subdivision consisting of three blocks:

- Block 1: the full school block (as only the south portion of the school block has been created through the Mattamy Martin East subdivision);
- Block 2: Kennedy Circle West extension that will allow full access to the school site; and,
- Block 3: the widening of Kennedy Circle West in order to support the construction of the proposed on-street lay-by for pickups and drop offs.

Also shown on the plan are temporary easements that will be needed for secondary access (pedestrian and emergency services), and off-site grading.

## Background

A copy of the Draft Plan of Subdivision is attached as Figure 3 to this report.

The proposal before Council at the current time, is a request for the approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of the elementary school described above. Accordingly, the proposal seeks to change the zoning applicable to the subject lands from the current Future Development (FD) and Minor Institutional (I-A) Zones to a site-specific Minor Institutional (I-A\*304) Zone. Site-specific provisions relating to the lot description (as the full block has not yet been registered), building height, loading spaces, setbacks from the rear lot line to accommodate the temporary fire route, and accessory buildings and structures associated with the daycare playground area have also been proposed.

The following reports and plans have been submitted in support of this application and are currently under review:

- Plan of Survey (Topo & Boundary), prepared by Cunningham McConnell Limited, dated December 18, 2020.
- Expropriation Plan for Part of Lot 8, Concession 3, N.S., Plan HR-1779388, prepared by Cunningham McConnell Limited., registered April 6, 2021.
- Reference Plan 20R-21876, prepared by Cunningham McConnell Limited, deposited on February 3, 2021.
- Proposed Draft Plan of Subdivision, prepared by Strategy 4 Inc., Revision 3, dated July 1, 2021.
- Site Plan, prepared by Strategy 4 Inc., Revision 1, dated July 1, 2021.
- Waste Management Plan, prepared by Strategy 4 Inc., dated April 2021.
- Site Plan Details & Vehicular Turning Movement Plan, prepared by Strategy 4 Inc., Revision 1, dated July 1, 2021.
- Planning Justification Reports, prepared by Strategy 4 Inc., dated April 2021 and July 2021.
- Draft Zoning By-law Amendment, prepared by Strategy 4 Inc.
- Stage 1, 2 and 3 Archaeological Studies (Mistburn) prepared by Archaeological Services Inc., dated December 8, 2015, September 14, 2016 and October 23, 2017, respectively.
- Stage 3 Archaeological Study (Mattamy), prepared by Golder Associates, dated May 28, 2013.
- Phase 1 Environmental Site Assessment (ESA), prepared by RJ Burnside & Associates, dated December 10, 2020.
- Functional Servicing & Stormwater Management Report, prepared by MTE Consultants, dated December 22, 2020 and revised March 24, 2021.
- Transportation Impact Study, prepared by GHD Consultants, dated June 30, 2021.

## Background 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 elementary school is located along a collector 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 north of the subject school. The proposed design and 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 a mix of land uses within close proximity to transit.

The proposed elementary school supports the achievement of complete communities by providing a convenient location for the school adjacent to a future Secondary Mixed-Use Node with access points for active transportation and transit. The location is also in proximity to a neighbourhood park, various trail connections and will be surrounded by residential neighbourhoods. Through the site plan approval process, the Applicant will



## Background

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), 2009

The subject lands are designated “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 is of the opinion that the proposed Plan of Subdivision and Zoning By-law amendment applications are consistent with and conform to all of the relevant planning documents and represents good planning from a regional perspective.

### Town Official Plan

At the local level, the subject lands are located within the Urban Area and are designated “Residential Area” on Schedule B- Urban Land Use Plan of the Town’s Official Plan and on Schedule C.10.C -Boyne Survey Secondary Plan Land Use Plan. The “Residential Area” designation in both the parent plan and the secondary plan, 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. As stated in Sections 3.2.2. h) of the parent plan and C.10.5.1.1. d) of the secondary plan, this includes local institutional uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas including elementary schools (in addition to those located within the Neighbourhood Centre Areas), libraries, places of workshop, day care facilities, and community centres in accordance with specific criteria (including among other things, its contribution to the community and appropriateness of site size and location) set out in Sections 3.2.3.6 and 3.2.3.7 of the Official Plan.

### **Amending Zoning By-law (Z-06/21)**

Currently, the southern portion of the subject lands is zoned Minor Institutional (I-A), while the northern portion acquired from the landowner to the north, is zoned Future Development (FD) under Comprehensive Zoning By-law 016-2014, as amended. The southern portion was zoned as part of the Martin East subdivision through By-law 061-2019. While the southern portion of the lands permits the elementary school use, the FD Zone applicable to the northern portion, only permits uses that legally existed on the date the zoning by-law came into effect.

In order to facilitate the proposed development, a zoning amendment is required. Accordingly, the application seeks to amend the current Future Development (FD) and

## Background

Minor Institutional (I-A) Zones to a site-specific Minor Institutional (I-A\*304) Zone on the lands to permit the elementary school use along with the following site-specific provisions:

- to permit a maximum building height of 13.5 metres, whereas 12.5 metres is permitted;
- to permit one loading space, whereas three loading spaces would be required;
- to permit a 0 metre setback from the rear lot line to accommodate the temporary fire route (that crosses over the rear lot line), whereas parking areas, including driveways must be 1.5 metres from a rear lot line and an interior side lot line; and,
- to permit accessory buildings and structures associated with the daycare playground within the front yard, whereas the by-law only permits them in the rear and interior side yards.

In addition, a special provision was added to clarify the two parcels that make up the Lot, prior to the registration of the block, for the purposes of administering the Zoning By-law.

The development complies with all other requirements of the Zoning By-law including provisions relating to parking, landscaping and setbacks required from portables (which may or may not be required in the future) to the adjacent lot lines.

A copy of the draft Zoning By-law Amendment is attached as Appendix 1 to this report.

## Site Plan Control

Should the applications be approved, site plan approval is required prior to the issuance of a building permit for the proposed elementary school. The Applicant has submitted a site plan application (SP-20/21) and detailed site plan drawings to the Town to address such matters as building design, site design (including parking, pedestrian circulation, drop off zones, accessibility, fire truck access, and garbage disposal), lot grading and drainage, lighting and landscaping. The HDSB will be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

## Discussion

### Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on May 6, 2021 and the statutory public meeting was held May 31, 2021. No members of the public spoke at the meeting. Staff did however, receive a number of inquiries regarding the status of the applications and seeking clarification on the size of the school block, the site layout and proposed uses, and whether the proposed three-storey height



## Discussion

would be applied to the entire school building. Staff received one formal written submission, which is attached as Appendix 2 to this report.

The height of the school building is discussed under the Summary of Issues section of this report. The remaining questions were addressed through the public meeting report as well as through the background materials made available to those that inquired.

## 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, other area School Boards, and the Town Departments offered no objection to the approval of the amending Zoning By-law described herein.

Town staff and our partner agencies will continue to work closely with the Applicant on the advancement of the draft plan of subdivision application. Staff is satisfied with the size and configuration of the proposed school block (Block 1) and location of the building on the site, however, require additional clarification on technical matters related to the ultimate road design (including the layby proposal within the Town's road allowance) of the Kennedy Circle West extension. Upon completion of the review and resolution of the technical matters noted 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.

## Summary of Issues

### Layby Proposed within Town Road Allowance

As outlined in the proposed drawings, the Applicant has requested that the Town consider allowing laybys for "kiss n' ride" and school buses associated with the proposed elementary school to be accommodated within the road allowance instead of on the school's private lands as per Town standard. Interdepartmental discussions regarding this request are still ongoing and include topics such as design standards, winter maintenance, and liability for laybys on Town roads. While staff has permitted this approach as pilot projects on two other school sites, currently there is no data available regarding their functionality and maintenance as the school sites are in the initial stages of construction.

Should the Town approve this request, the Applicant has agreed to enter into an agreement with the Town for all associated works and costs associated the on-street layby. As per Town staff's request, the Applicant has also demonstrated that car and bus drop off and pick up zones can be accommodated fully on the school property, should the layby design ultimately not be accepted by the Town in this location. Upon determination



## Discussion

of the layby location (i.e. whether on-street or on the subject lands), Town staff can then finalize the necessary conditions of draft plan approval.

### Height of School Building

As illustrated in Figure 4 - Architectural Views / Elevations, the proposed elementary school contains a three-storey section for the purposes of accommodating a greater number of students within the main building and minimizing the need for portables. As shown in the architectural views, the location of the three-storey section is primarily in the centre of the building which provides additional distance between the highest portion of the building and the adjacent residential development, as well as the abutting streets.

The Institutional zone standards found in Section 9.2, Table 9B of the Zoning By-law currently permits a maximum height of 12.5 metres. The Applicant has requested an increase in height of one additional metre within the site-specific zoning amendment to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated.

## Conclusion

Planning staff is of the opinion that the proposed development of the elementary school, conforms to provincial, regional and local planning policy, and achieves acceptable engineering and design standards. The elementary school is an appropriate use for the subject land and provides community uses which complete and support the neighbourhood. On the basis of the foregoing, staff recommends that the Zoning By-law Amendment, attached as Appendix 1 to this report, be brought forward for Council adoption. Furthermore, upon completion of the review and resolution of any remaining technical matters for the proposed Draft Plan of Subdivision, 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.

## Financial Impact

None arising from this report.

Respectfully submitted,

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

For questions, please contact: Angela Janzen, Planner

Phone: Ext. 2310



# The Corporation of the Town of Milton

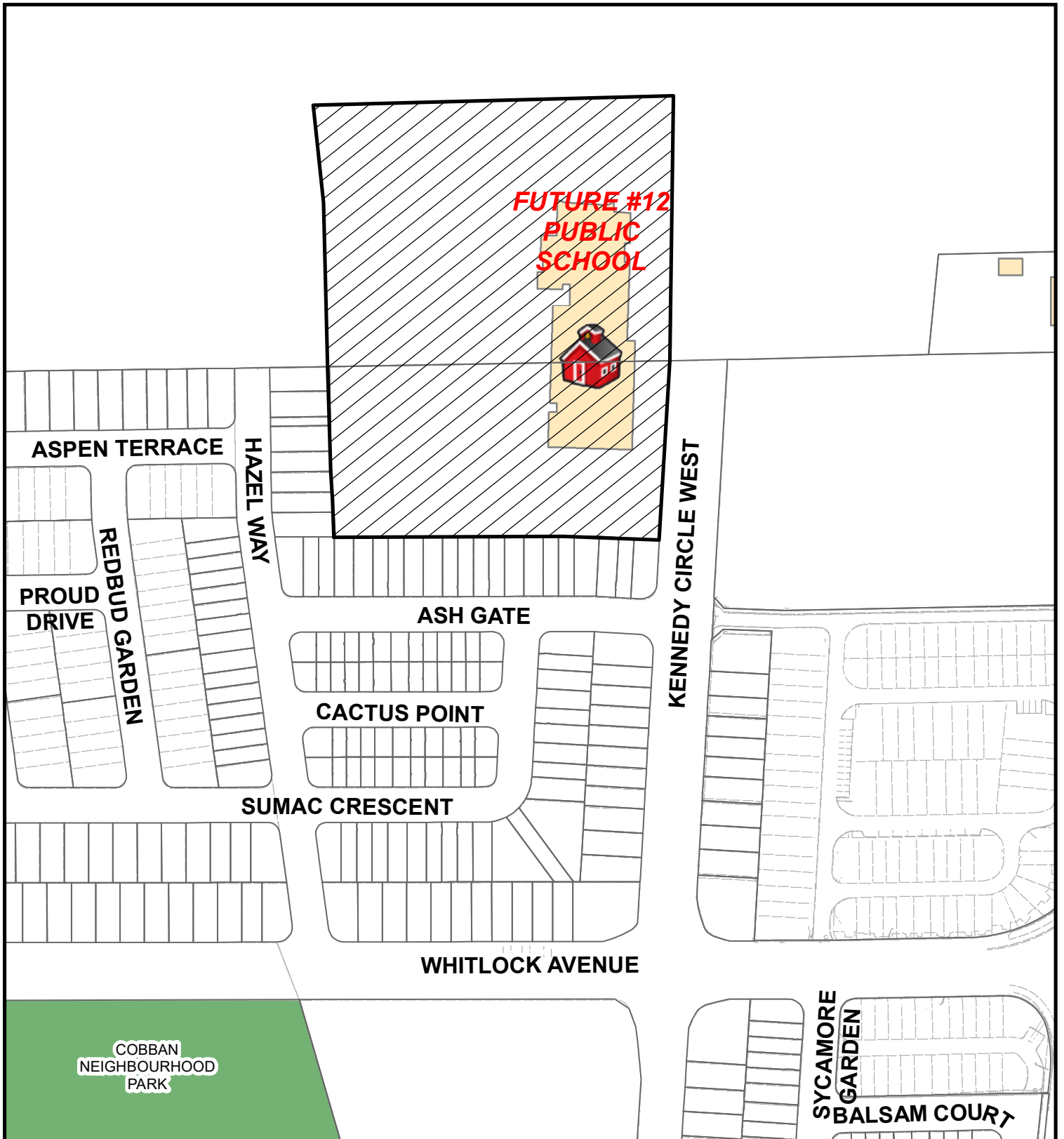
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## Attachments

Figure 1- Location Map  
Figure 2 - Site Plan  
Figure 3 - Draft Plan of Subdivision  
Figure 4 - Architectural Views / Elevations  
Appendix 1 - Draft Zoning By-law and Schedule A  
Appendix 2 - Public Comments

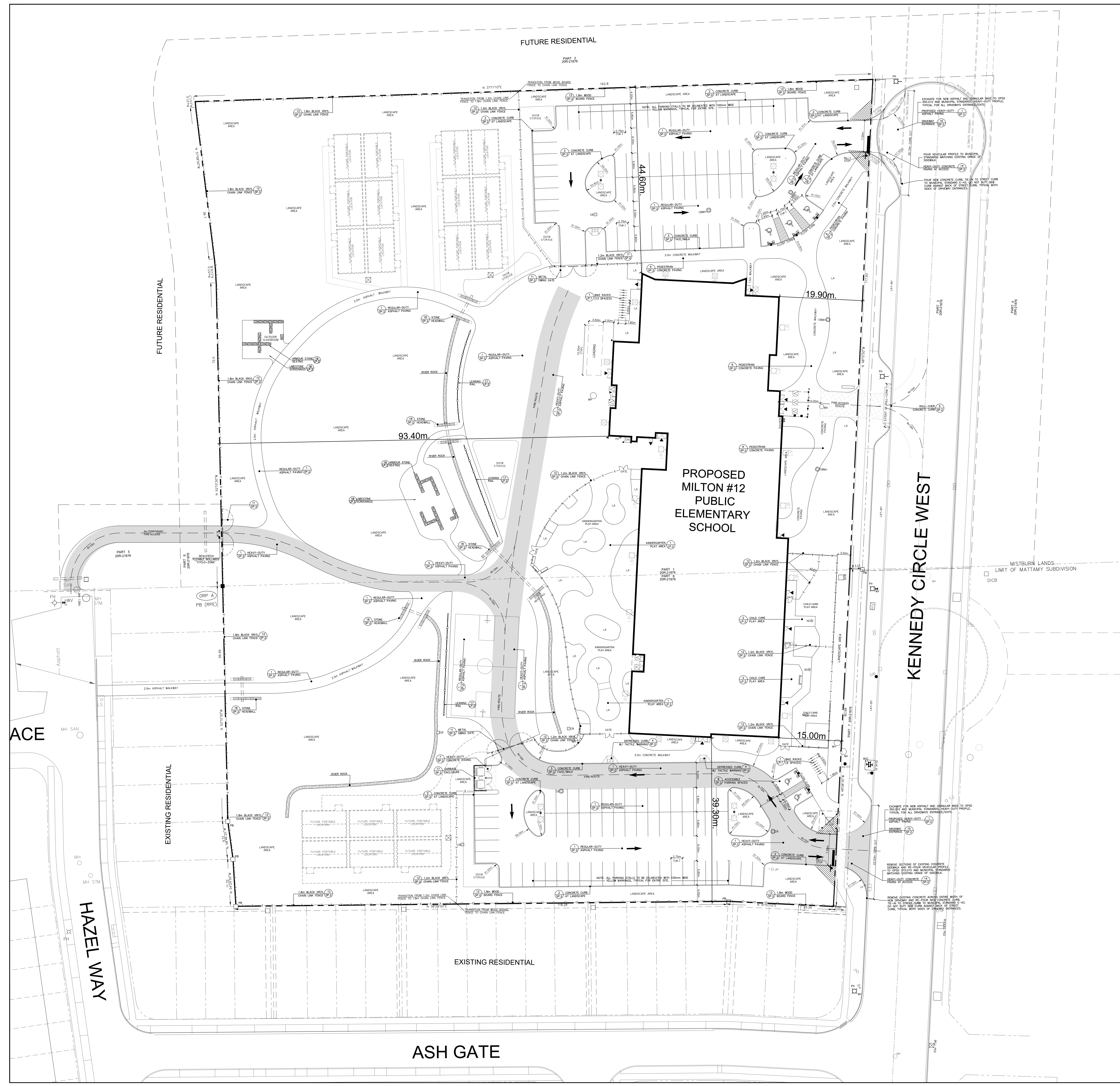
CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

# FIGURE 1 LOCATION MAP



Council Meeting Date: August 23, 2021	Scale: 1: 8,000	Files: 24T-21003/M & Z-06/21	Development Services Department
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**FIGURE 2**  
**DS-065-21**



**KEY PLAN** N.T.S.  
BASE INFORMATION TAKEN FROM DRAWINGS BY OTHERS. SA DOES NOT ASSUME ANY RESPONSIBILITY FOR ERRORS, OMISSIONS, OR ACCURACY OF THE INFORMATION. DRAWINGS SHALL ONLY BE USED FOR GUIDELINE PURPOSES ONLY.

SURVEY BASE INFORMATION TAKEN FROM DRAWINGS BY CUNNINGHAM McCORMICK LIMITED, ONTARIO LAND SURVEYORS DATED: DEC. 18, 2009 (L.S. FILE # S07-11)  
REVISED ROADWAY LAYOUT (TO BE SAVED) TAKEN FROM TRAFALGAR ENGINEERING DATED MAY 19, 2021.

- LEGEND:**
- PROPERTY LINE
  - PROPOSED FIRE ROUTE
  - OFFSITE BOUNDARY LINE
  - PROPOSED WOOD BOARD FENCE
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED HEAVY-DUTY ASPHALT PAVING
  - PROPOSED HEAVY-DUTY CONCRETE PAVING
  - POTENTIAL FUTURE PORTABLE LOCATION
  - ▲ 5m SIGHT-LINE TRIANGLE
  - PROPOSED ARMOUR STONES
  - PROPOSED CATCH BASIN
  - PROPOSED LAMP POST

**SITE STATISTICS - PROPOSED MILTON #12 P.E.S.**

	REGULATION	PROVIDED
ZONING:	14*267 - INSTITUTIONAL A	
GROSS FLOOR AREA (GFA) - SCHOOL		6,850 sq. m
GROSS FLOOR AREA (GFA) - CHILDCARE		659 sq. m
LOT FRONTAGE	50.0 m MIN.	198.88m
LOT AREA	1.0 Ha Minimum 4.0 Ha Maximum	2.97ha
LOT COVERAGE	30% Max	3,841.00m <sup>2</sup> (12.92%)
FRONT YARD SETBACK (KENNEDY CIRCLE W)	3.0m Minimum	15.0m
REAR YARD SETBACK (ABUTTING RESIDENTIAL ZONE)	7.5m plus 3.0m =10.5m Minimum	93.40m
INTERIOR SIDE YARD SETBACK	9m Minimum	39.60m
BUILDING HEIGHT, ROOF	12.5m max	13.20 m
LANDSCAPED OPEN SPACE	20% MIN. OF LOT	52.40%
LANDSCAPE BUFFER ABUTTING STREET LINE:	3.0m	3.0m
LANDSCAPE BUFFER ABUTTING RESIDENTIAL	4.0m	4.0m
PARKING:		
SIZE OF SPACE:	5.0m X 2.75m MIN.	5.0m X 2.75m
WIDTH OF AISLE:	6.0m MIN.	6.0m.
	( 2 PER CLASSROOM 33 X 2 PORT = 66 18 X 2 PORT = 36 )	
SCHOOL SPACES:	=102 SPACES	
	( 1/30 SQ.M GFA 659sqm x 0.90 GFA 593.1 / 30 = 20 )	
	( 1.5 PER CLASSROOM 5 X 1.5 = 8 )	
DAY CARE SPACES:	=28 SPACES	
TOTAL PARKING SPACES:	130 REQUIRED	131 PROVIDED
DESIGNATED SPACES:	14-3% OF REQ.=5	5 SPACES
LOADING SPACES:	3 REQUIRED	1 SPACES
		*PER SITE SPECIFIC BYLAW
BICYCLE SPACES:	5% OF REQ. = 6	6 SPACES

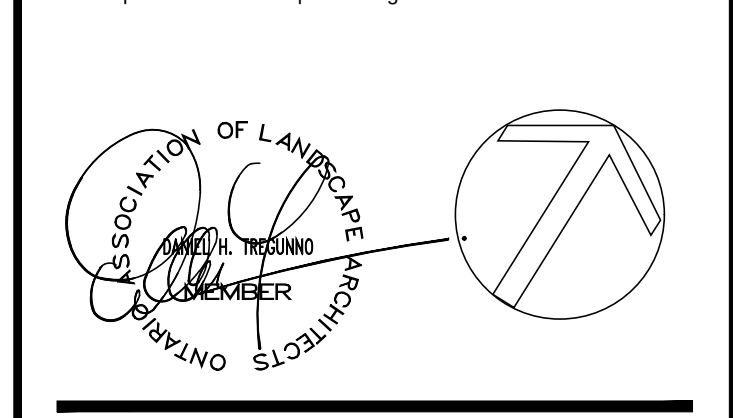
- SITE PLAN NOTES:**
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, THE PURPOSE OF VEHICULAR ACCESS TO THE ROAD PROPERTY (ENTRANCE PERMIT) AND SERVICES EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE (ROAD OCCUPANCY PERMIT).
  - PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE DIRECTOR, DEVELOPMENT ENGINEERING.
  - SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
  - ALL FILL SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY AND THAT A SUFFICIENT NUMBER OF TESTS BE UNDERTAKEN TO THE SATISFACTION OF THE COMMISSIONER OF ENGINEERING SERVICES.
  - ALL DISTURBED PROPERTY CURBS TO BE RE-CONSTRUCTED PER OPSD 600.070 AND ALL DISTURBED MUNICIPAL SIDEWALKS TO BE RE-CONSTRUCTED PER OPSD 310.010. SIDEWALK THICKNESS TO BE 200mm.
  - SUPPLY AND INSTALL ALL FIRE ROUTE, ACCESSIBLE PARKING, STOP AND DIRECTION SIGNS AS INDICATED ON PLANS. ALL SIGNAGE TO MEET CURRENT MUNICIPAL STANDARDS.
  - DRIVEWAY APPROX WITHIN THE MUNICIPAL RIGHT OF WAY TO BE PAVED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
  - ALL PARKING LINES TO BE DELINEATED WITH 100mm YELLOW MARKINGS, TYPICAL FOR ENTIRE SITE.
  - THE OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNDEMBARRASSED BY SNOW DURING MAJOR SNOW EVENTS.
  - PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE SIGNAGE AND PAVEMENT MARKING PLANS (PMP 101-103) BY CHD.

**DATE DESCRIPTION CHECKED BY**

JUL 1 2021	ISSUED FOR DRAFT PLAN & PER-ZONING RE-SUBMISSION	J. JK
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**REVISIONS**

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is immediately report any discrepancies to the architect written before proceeding with the work.



**HALTON DISTRICT SCHOOL BOARD**

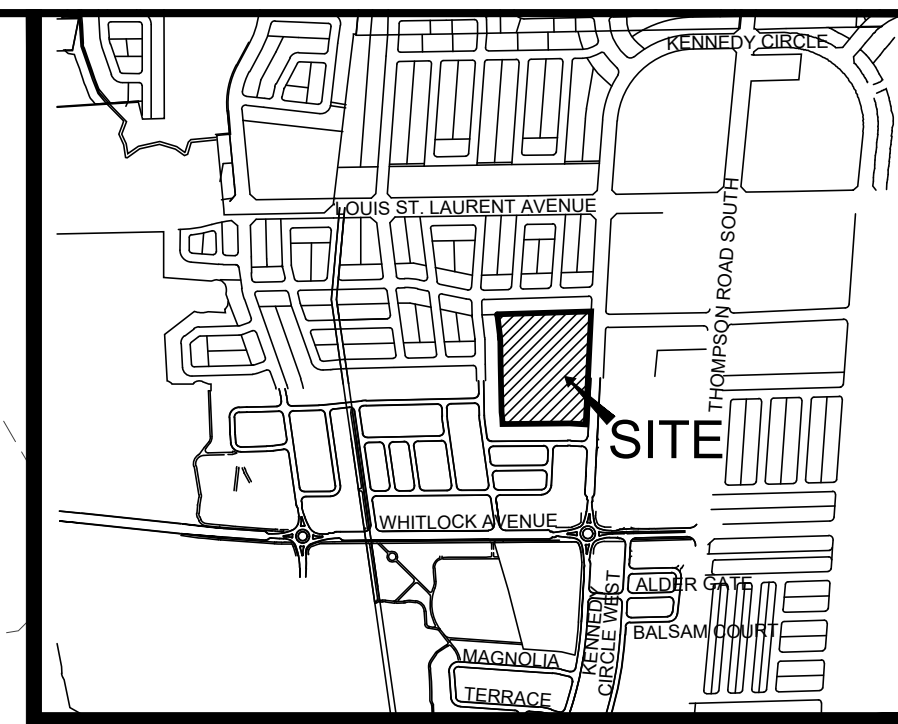


Project Name:  
**MILTON #12 PUBLIC ELEMENTARY SCHOOL**  
815 KENNEDY CIRCLE WEST - MILTON, ONTARIO

Sheet Description:  
**SITE PLAN**

Date:	Issued:
SEPT. 2020	JUNE 2021
Job No.:	Drawn By:
S4 3051	ROMM
Scale:	Checked By:
1:200	DT
SHEET No.:	File No.:
SP.1	3055SP1-210622.DWG

**FIGURE 3**  
**DS-065-21**



**KEY PLAN** N.T.S.

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

PART OF LOT 8, CONCESSION 3  
NEW SURVEY  
GEOGRAPHIC TOWNSHIP OF TRAFALGAR  
REGIONAL MUNICIPALITY OF HALTON  
SCALE 1:500  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**ADDITIONAL INFORMATION**  
**REQUIRED BY CLAUSES:**  
**SECTION 51(17) OF THE PLANNING ACT.**

- A - SHOWN ON PLAN
- B - SHOWN ON PLAN
- C - SHOWN ON PLAN
- D - SHOWN ON PLAN
- E - SHOWN ON PLAN
- F - SHOWN ON PLAN
- F.1 - NA
- G - SHOWN ON PLAN
- H - MUNICIPAL PIPED WATER
- I - SANDY CLAY LOAM
- J - SHOWN ON PLAN
- K - MUNICIPAL SANITARY & STORM SEWERS
- L - NONE

**OWNER'S CERTIFICATE:**

I HEREBY AUTHORIZE THE FIRM OF STRATEGY4 INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN TO THE TOWN OF MILTON FOR APPROVAL.  
HALTON DISTRICT SCHOOL BOARD  
2050 GUELPH LINE - BURLINGTON, ON L7P 5A9  
SIGNATORY (ROXANA NEGOL)  
SIGNATURE DIGITIZED WITH EXPRESS WRITTEN CONSENT OF SIGNATORY  
SIGNATURE VALID FOR THIS PLAN ONLY  
*Roxana Negol* 2021-07-06  
ROXANA NEGOL DATE

**SURVEYOR'S CERTIFICATE:**

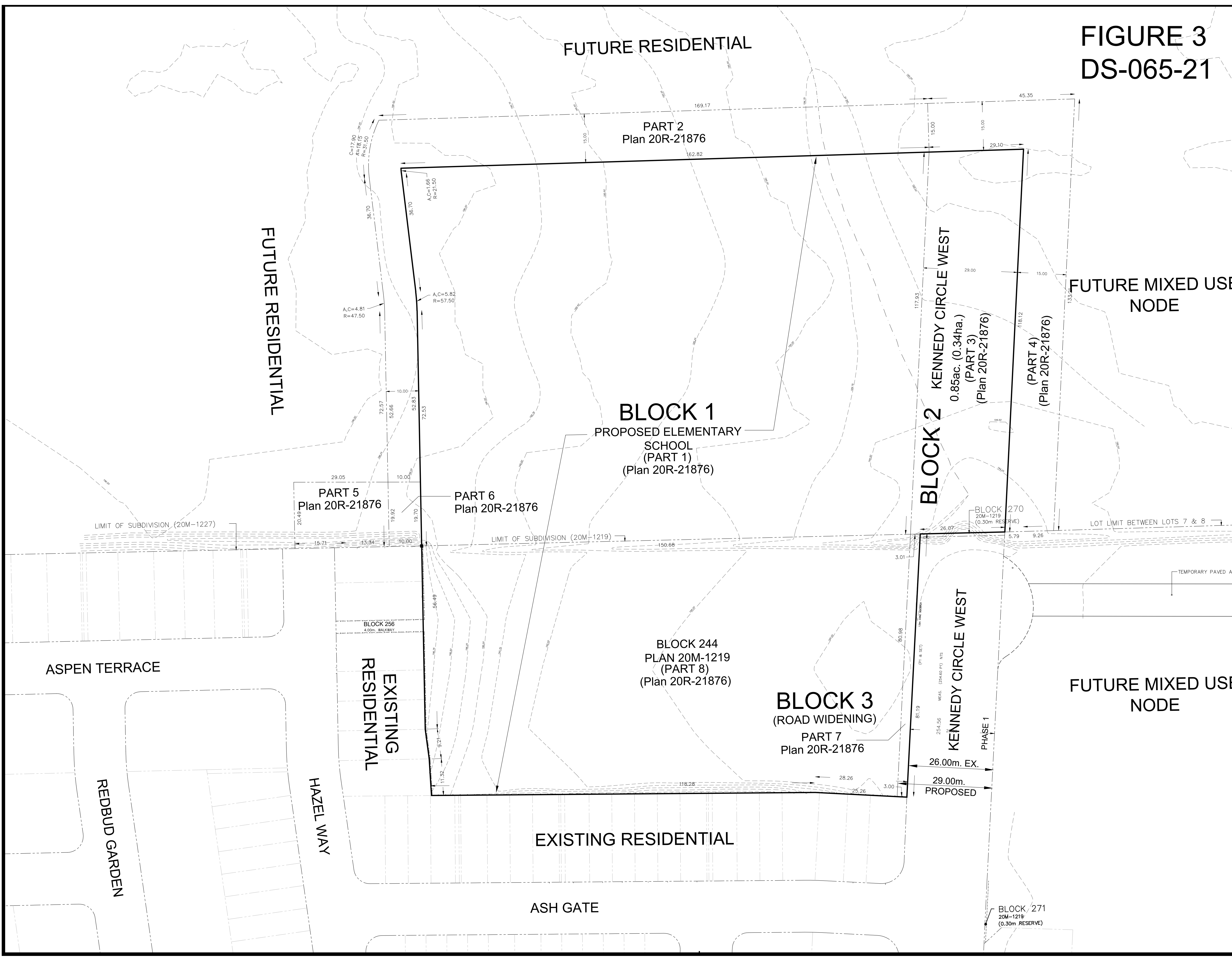
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
*Robert D. McConnell* 2021-07-06  
ROBERT D. MCCONNELL DATE  
ONTARIO LAND SURVEYOR  
FOR: CUNNINGHAM MCCONNELL LTD

**SCHEDULE OF LAND USE**

PROPOSED LAND USE	REFERENCE	(sq.m.±)	(Ac.±)
ELEMENTARY SCHOOL	BLOCK 1	29,719.00	7.34
KC WEST EXTENSION	BLOCK 2	3,443.00	0.85
EX KC WEST WIDENING	BLOCK 3	1,000.90	0.25

DATE	DESCRIPTION	BY
JUL 1/21	ISSUED FOR DRAFT PLAN & ZONING AMENDMENT RE-SUBMISSION	3_JK
APR 2/21	APPROVAL	2_JK
DEC 22/20	SUBMISSION TO MISTBURN FOR REVIEW	1_JK

Drawn By: -  
Checked By: -  
Job No.: S43051  
File Name: 3051DPS  
2820 Bristol Circle, Suite 100  
Oakville, ON L6H 5Z2  
t: (905) 829-2544



REVISION SCHEDULE		
NO.	DATE	PARTICULAR
1	2021.07.06	ISSUED FOR SPA
2		

NOTES:

All dimensions and measurements must be checked and verified by the General Contractor. Reproduction of drawings and related documents in whole or in part is forbidden without written permission of The Ventin Group.



**CLIENT**  
 HALTON DISTRICT SCHOOL BOARD 2050 GUELPH LINE, BURLINGTON, ONTARIO

**PROJECT:**  
 22100  
 MILTON SW #12 PUBLIC SCHOOL & CHILD CARE FACILITY  
 815 Kennedy Circle West, Milton, ONTARIO.

ORIGINAL PAGE SIZE ARCH D - 24" X 36"

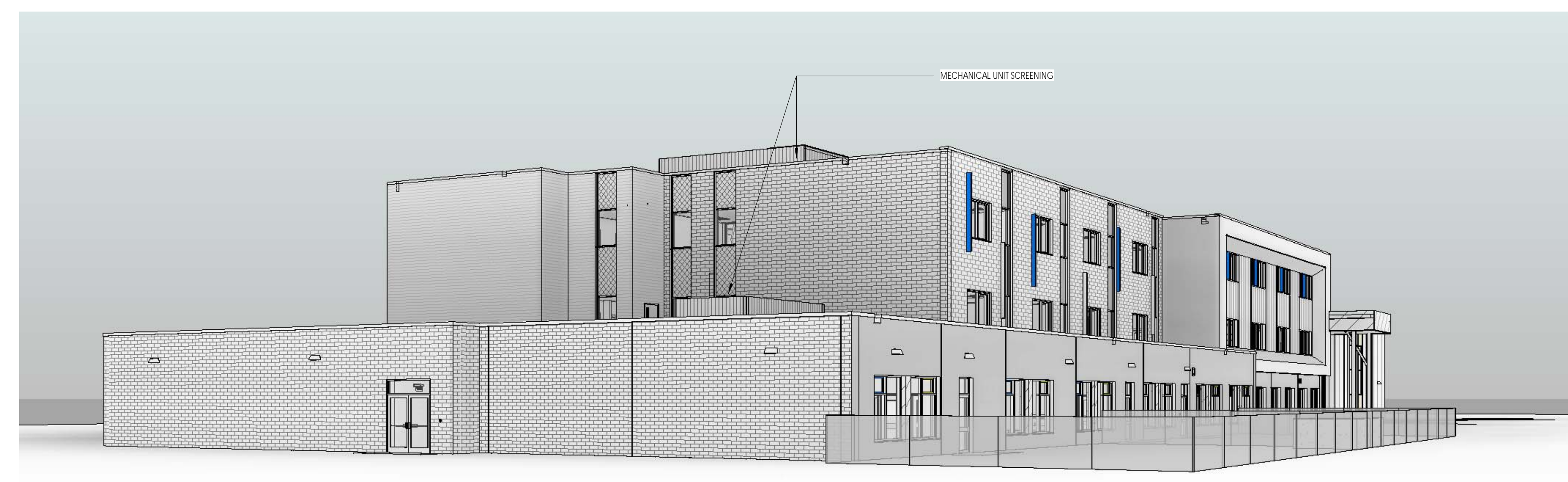


PROJECT VIEW FROM KENNEDY CIRCLE WEST

V1.1

Drawn by : Author Checked by : CheckerScale : As indicated

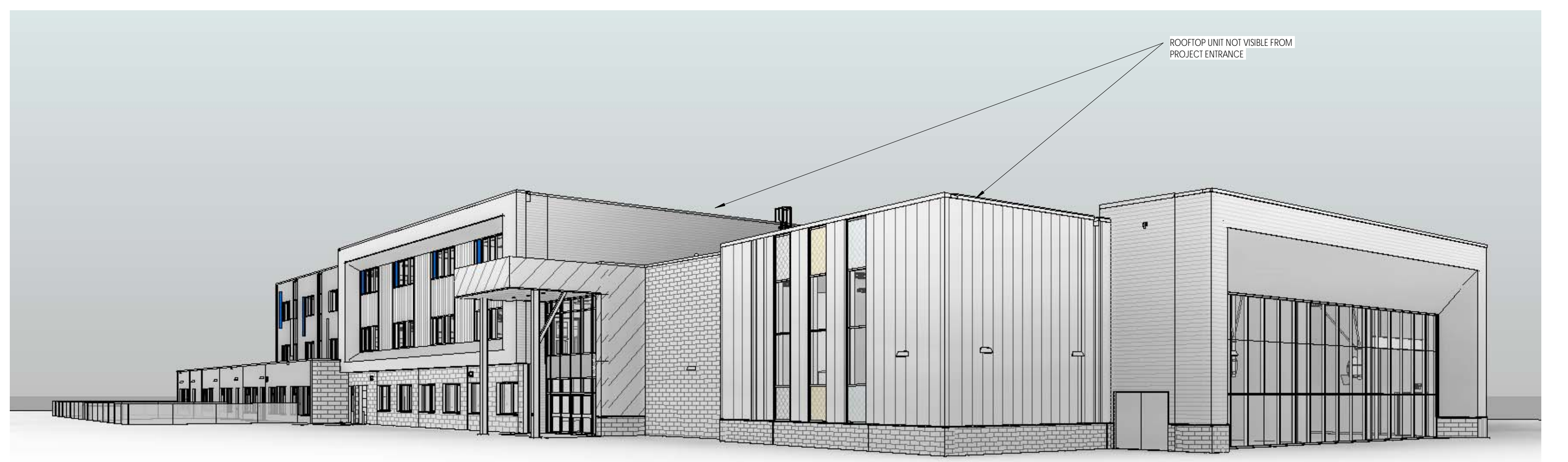
# FIGURE 4 DS-065-21



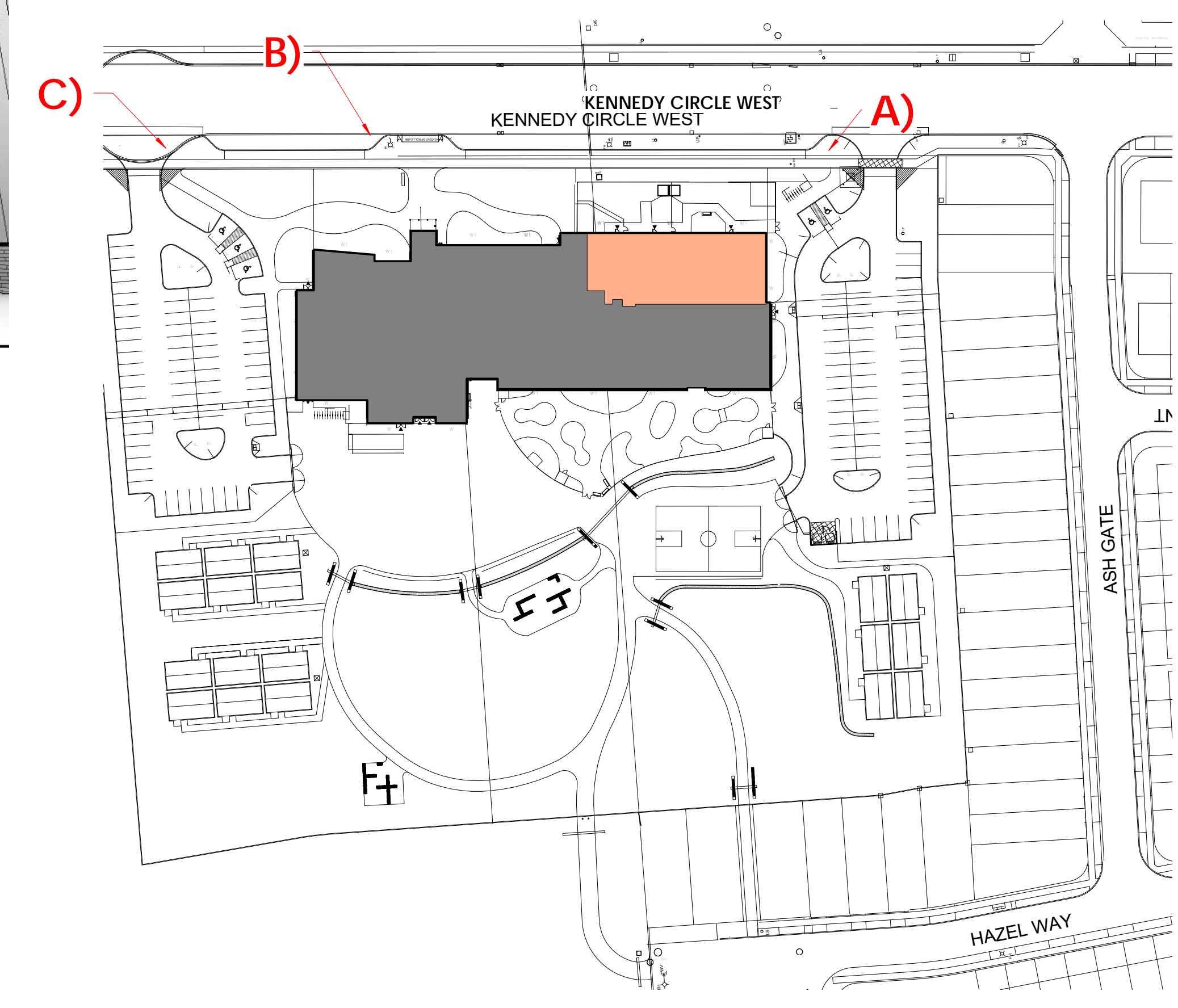
A) VIEW FROM KENNEDY CIRCLE WEST AT SOUTH PARKING ENTRANCE



B) VIEW FROM KENNEDY CIRCLE WEST TOWARDS BUILDING ENTRANCE



C) VIEW FROM KENNEDY CIRCLE WEST AT NORTH PARKING ENTRANCE



KEY PLAN

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. - 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 8, CONCESSION 3 (TRAFALGAR), BLOCK 244 ON PLAN 20M-1219, AND PARTS 1, 3, 7 & 8 ON PLAN 20R-21876, AND MUNICIPALLY IDENTIFIED AS 815 KENNEDY CIRCLE WEST, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON DISTRICT SCHOOL BOARD) TOWN FILE: Z-06/21

**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 Minor Institutional Zone (I-A) Zone symbols to the Minor Institutional – Special Provision 304 (I-A\*304) Zone symbol on the lands 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 13.1.1.304 to read as follows:

“Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Minor Institutional (I-A\*304), the following standards and provisions shall apply:

i) Special Site Provisions:

- a. For the purposes of administering the Zoning By-Law, the lot shall constitute Parts 1 and 8 on Plan 20R-21876.
- b. No more than one (1) loading space will be required.

- c. A temporary fire route shall be permitted a 0.0 m setback where it crosses the rear lot line.
- d. Accessory buildings and structures shall be permitted within the childcare playground area located at the front of the building.

ii) Zone Standards:

- a. Building Height (Maximum) — 13.5 metres”

**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** 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 Ontario Land Tribunal.

**PASSED IN OPEN COUNCIL ON .....2021.**

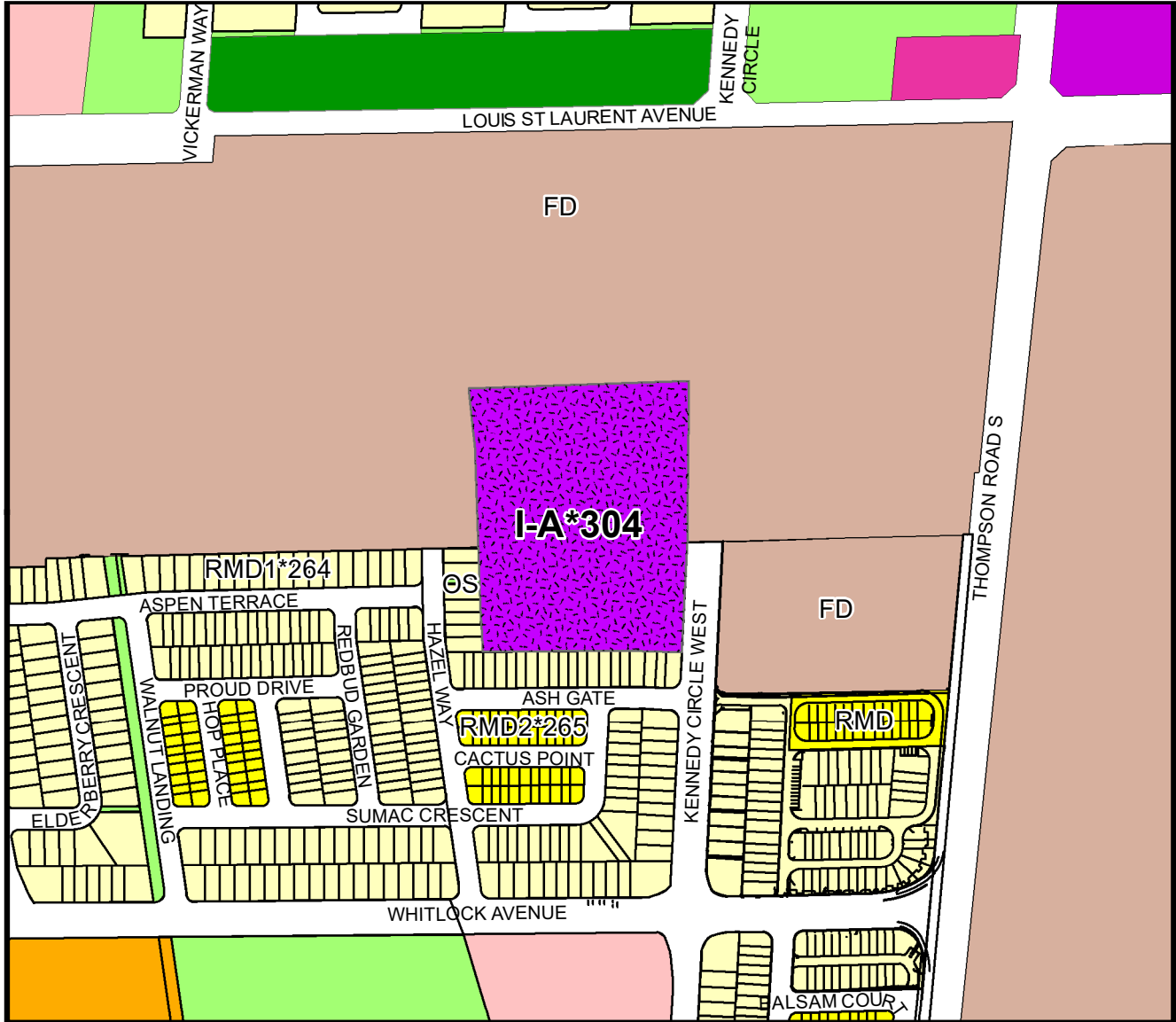
\_\_\_\_\_ Mayor  
Gordon A. Krantz

\_\_\_\_\_ Town Clerk  
Meaghan Reid




SCHEDULE A  
TO BY-LAW No. -2021

TOWN OF MILTON  
PART OF LOT 8, CONCESSION 3 TRAFALGAR,  
BLOCK 244 PLAN 20M-1219,  
AND PARTS 1, 3, 7 & 8 ON PLAN 20R-21876  
Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. -2021 PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

 I-A\*304 - Minor Institutional Special

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK - Meaghen Reid



**Debbie Johnson**

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**Subject:** FW: Kennedy Circle West Public School Proposal

**From:** XXXXXXXXXX

**Sent:** Thursday, May 13, 2021 2:03 PM

**To:** Angela Janzen <[angela.janzen@milton.ca](mailto:angela.janzen@milton.ca)>

**Subject:** Kennedy Circle West Public School Proposal

Hi Angela,

This is XXXXXXXXXX emailing you. I am a resident of the neighbourhood in which an application has been submitted to erect a three-storey elementary school. (Town file: 24T-21003/M & Z-06/21).

Your name and contact were listed on the letter that all the residents received as a contact for questions or concerns about the application.

I did have some question and concerns I was hoping you could address? I have submitted my comments and concerns in a delegate request from online, but thought I'd reach out to see if I could gain any other clarity.

The lot where the elementary school is planned to be built is very small!

I am wondering what the minimum setbacks of the build from the existing residential property lines are. The height of a three-storey school building will shade out many of the existing residential homes if built too close to the property line. The noise pollution that would result from school bells going off too close to residential homes would also be bothersome.

I'm also wondering about the footprint of the school. How much land will be reserved for green space/play space? Where will the parking lot be situated, and how many spots will there be?

The Catholic school currently under construction one block over at Whitlock Avenue and Kennedy Circle West has a lot size more than double the one for the proposed elementary school behind our houses.

Also, how many classrooms are being proposed for this new elementary school? What is the likelihood that portables will also need to be installed in the near future? Having portables in our backyard will surely bring down property values.

Although I am not entirely opposed to an elementary school being built on this lot, I do have some very legitimate concerns about how it will impact my property value and peace of mind/enjoyment of my home if the structure is overwhelmingly large and/or located directly behind our homes. A small, one-storey school, located away from people's property lines, with ample green space for school yard would be reasonable.

I apologize for the long email, but I super appreciate all information you can provide for me!!

Thanks in advance!

XXXXXXX