



The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Acting Commissioner, Development Services
Date:	February 7, 2022
Report No:	DS-007-22
Subject:	Technical Report: Town-initiated Zoning By-law Amendment (Z-07/21) - Timberlea and Dorset Park Neighbourhoods
Recommendation:	<p>THAT Report DS-007-22, outlining the Town-Initiated Zoning By-law Amendment for the Timberlea and Dorset Park neighbourhoods be APPROVED; and</p> <p>AND THAT Council enacts the proposed Zoning By-law Amendment, attached as Appendix 1 to Report DS-007-22.</p>

EXECUTIVE SUMMARY

The subject report recommends approval of a proposed Zoning By-law amendment that updates zoning regulations applicable to the low-density residential areas in the Timberlea and Dorset Park neighbourhoods.

The proposed amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, introduces new standards that apply to development in the form of new housing, replacement housing, and additions and alterations to existing dwellings. The zoning standards aim to preserve the character of these mature neighbourhood areas and protect them from incompatible development while still allowing for change that is sensitive and respectful of character.

REPORT

Background

Development Services staff carried out a Mature Neighbourhoods Character Study to review the Town's Official Plan policies and regulatory framework relating to the construction of new dwellings and additions to existing dwellings in mature residential neighbourhoods within Milton's Established Urban Area and recommend appropriate changes to protect the character of these areas.

The study analyzed, with community input, the elements and qualities that contribute to residential character of these stable low-density residential neighbourhoods and assessed whether the policies of the Local Official Plan and the regulatory framework of the Town's

Zoning By-law are effective in managing development and maintaining the character of mature neighbourhoods. The study was carried out in various phases and the findings of each phase informed improvements to the Town's regulatory tools.

Phase 1 completed the review of the Local Official Plan policies for Character Areas and Mature Neighbourhood Areas and the Zoning By-law standards that apply to low-density residential development in the Downtown Character Area. On October 19, 2020, Council adopted Official Plan Amendment No. 60 (OPA 60) and Zoning By-law No. 081-2020 (Report [DS-043-20](#)), which implemented the study recommendations.

Phase 2 covered the Mountainview neighbourhood and the residential sections of Old Milton located outside of the Downtown Character Area and west of Ontario Street North and South. On August 23, 2021, Council enacted Zoning By-law Amendment No. 077-2021 (Report [DS-063-21](#)), which introduced new regulations that apply to these neighbourhoods.

Concurrently with Phase 2, Stage one of Phase 3 assessed a small portion of Old Milton directly outside the Downtown Character Area and the Fallingbrook, Forrest Grove, Bronte Meadows, and Valley View neighbourhoods. The review concluded with the approval of Zoning By-law Amendment No. 077-2021 (Report [DS-063-21](#)), which introduced new regulations that apply to development in these mature areas.

Stage 2 of Phase 3 (Final) - Timberlea and Dorset Park Neighbourhoods

The last stage of the study assessed the Dorset Park and Timberlea neighbourhoods. Planning staff conducted a survey and data collection of dwelling's physical attributes that informed the background work and the preparation of recommendations for zoning. A summary of the technical review is discussed in Appendices 1 and 2 to report [DS-098-21](#).

Due to Covid-19 restrictions, walking tours and in-person meetings were not organized during this phase. Public consultation on the proposed zoning regulations was conducted on the Let's Talk Milton platform from October 15 to November 25, 2021. Residents of these neighbourhoods were invited to use an interactive map where they had the opportunity to learn which zone they reside in, view the proposed changes and leave feedback and comments. The following summarizes the feedback received:

- While some neighbours are pleased to see that the low density character is protected, others consider that the by-law should not limit what owners can do with their homes and properties.

- Better control of large homes welcomed.
- Possibly increase the percentage allowed for additional porch area.
- Agree with larger setbacks.
- The proposed changes permit appropriate development.
- The tree canopy should be further protected.
- The plot ratio of land should be increased. The newer areas are allowed significantly more coverage. The initiative must be equitable and consistent with new development.
- The changes should over limits on the depth of new houses.
- Support the zoning changes that will maintain the neighbourhoods' present character and low density.
- It is very important to increase living space still maintaining the trees and green space around.
- No building should be taller than 2 storeys.
- Properties and construction should be properly monitored or held to property standards.

From August to December 2021, the project page had 489 visitors, and 391 are considered to be 'aware'. In addition to this participation, the following activities have occurred to keep the community informed about the project:

- Updated the project's web page on the Town's website;
- Sent a Mailchimp email (newsletter) and a reminder to project subscribers ;
- Notice of the project and the public meeting were included the Town's monthly newsletter;
- Social media posts;
- Placed the statutory public meeting notice ad in the Champion;
- Posted the statutory public meeting notice on the Town's website;
- Shared the statutory public meeting notice on social media;
- Mailchimp email (newsletter) to subscribers re: statutory public meeting notice; and
- A flyer notice to households/businesses in the area was distributed prior to the public meeting.

Staff reviewed feedback from the public as input into the proposed zoning by-law amendment described in the discussion section of this report.

Discussion

The Zoning By-law amendment (attached as Appendix 1) proposes to:

Mapping Changes

- Change the existing Residential Low-Density (RLD) symbol in the Timberlea and Dorset Park neighbourhoods (subject areas are depicted in Figures 1 and 2) with the following symbols:
 - Special RLD4*307;
 - RLD5, Special RLD5*308, Special RLD5*309;
 - RLD6;
 - RLD7, and RLD7*310.

Zoning Provisions

Regulations for the new Special Residential Low-Density 4 (RLD4*307) Zone:

- Establish a minimum Front Yard Setback of 7.5m. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 5.0 metres.
- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
 - 1.2 metres on one side and 1.8 metres on the other side for detached and duplex dwellings; and
 - 0.0 metres on one side and 1.2 metres on the other side for semi-detached dwellings.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
 - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5m and the other side shall be a minimum of 0.6m.
 - For semi-detached dwellings, the interior side yard setback shall be 0.0m on one side and a minimum of 3.5m on the other side.

- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology and modify how height is measured based on roof typology, to be:
 - 8.0m in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
 - 9.5m in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Exclude covered porch area from the calculation of lot coverage, subject to criteria, to a maximum of 1.5% for lots with area less than 660 sq. m., 1.25% for lots with area greater than 660 sq. m., and 1.0% for lots greater than 800 sq. m.
- Other provisions of the former RLD zone remain unchanged.

Regulations for the new Residential Low-Density V (RLD5), Special RLD5*308 and Special RLD5*309 Zones:

- Establish a minimum Lot Frontage for Detached and Duplex Dwellings of 10.0m.
- Establish a minimum Front Yard Setback of 7.5m in the RLD5 and Special RLD5*309 zones and 6.0m in the Special RLD5*308 zone. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 4.5m.
- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
 - 0.6m on one side and 1.2m on the other side for detached and duplex dwellings in the RLD5 and Special RLD5*308 zones, and 1.2m on both sides in the Special RLD5*309 zone.
 - 0.0m on one side and 1.2m on the other side for semi-detached dwellings in all the zones.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
 - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5m and the other side shall be a minimum of 0.6m in the RLD5 and Special RLD5*308 zones, and a minimum of 1.2m in the Special RLD5*309 zone.

- For semi-detached dwellings in all the zones, the interior side yard setback shall be 0.0m on one side and a minimum of 3.5m on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology in and modify how height is measured based on roof typology, to be:
 - 7.5m in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
 - 9.0m in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Exclude covered porch area from the calculation of lot coverage, subject to criteria, to a maximum of 1.5% for lots with area less than 660 sq. m., 1.25% for lots with area greater than 660 sq. m., and 1.0% for lots greater than 800 sq. m.
- Other provisions of the former RLD zone remain unchanged.

Regulations for the new Residential Low-Density VI (RLD6) Zone:

- Establish a minimum Front Yard Setback of 7.5m. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 5.0m.
- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
 - 1.2m on one side and 1.8m on the other side for detached and duplex dwellings; and
 - 0.0m on one side and 1.8m on the other side for semi-detached dwellings.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:
 - For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5m and the other side shall be a minimum of 1.2m.
 - For semi-detached dwellings, the interior side yard setback shall be 0.0m on one side and a minimum of 3.5m on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology and modify how height is measured based on roof typology, to be:

- 7.5m in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
- 9.0m in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Subject to criteria, exclude covered porches from the calculation of lot coverage to a maximum of:
 - For lots with area less than 660 sq. m: 1.5% lot coverage.
 - For lots with area greater than 660 sq. m: 1.25% lot coverage.
 - For lots greater than 800 sq. m: 1.0% lot coverage.
- Establish a requirement for garages or carports that is:
 - for an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 metres provided that a front porch/veranda is constructed with a minimum depth of 1.2 metres.
 - for a detached garage or attached or detached carport, the garage face or front of the carport shall be setback a minimum of 1.5 metres from the building front wall.
- Other provisions of the former RLD zone remain unchanged.

Regulations for the new Residential Low-Density VII (RLD7) and Special RLD7*310 Zones:

- Establish a minimum Front Yard Setback of 7.5m. In the case of an addition to an existing building, the minimum front yard can be equal to the yard legally existing on the effective date of this By-law or the minimum front yard required for the parent zone, whichever is less restrictive.
- Establish a minimum Exterior Side Yard Setback of 5.0m.
- Establish a minimum Interior Side Yard Setback for development that incorporates an attached garage or carport, that is:
 - 1.2m on one side and 2.4m on the other side for detached and duplex dwellings; and
 - 0.0m on one side and 1.8m on the other side for semi-detached dwellings.
- Establish a minimum Interior Side Yard Setback for development that does not include an attached garage or carport, that is:

- For detached and duplex dwellings, the interior side yard setback closest to the driveway shall be a minimum of 3.5m and the other side shall be a minimum of 1.2m.
- For semi-detached dwellings, the interior side yard setback shall be 0.0m on one side and a minimum of 3.5m on the other side.
- Establish a maximum of 2 storeys and a new maximum building height specific to roof typology and modify how height is measured based on roof typology, to be:
 - for the RLD7 zone:
 - 7.5m in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
 - 9.0m in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
 - and for the Special RLD7*310 zone:
 - 8.0m in the case of a flat roof; measured from the established grade to the highest point of the roof surface or parapet, whichever is greater; and
 - 9.5m in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the highest point of the roof surface.
- Exclude covered porch area from the calculation of lot coverage, subject to criteria, to a maximum of 1.5% for lots with area less than 660 sq. m., 1.25% for lots with area greater than 660 sq. m., and 1.0% for lots greater than 800 sq. m.
- Establish a requirement for garages or carports only for the RLD7 zone that is:
 - for an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 metres provided that a front porch/veranda is constructed with a minimum depth of 1.2 metres.
 - for a detached garage or attached or detached carport, the garage face or front of the carport shall be setback a minimum of 1.5 metres from the building front wall.
- Other provisions of the former RLD zone remain unchanged.

Housekeeping Amendment to the RLD1, RLD2, RLD3, and RLD4 zones:

- Amend the content of the row corresponding to the Interior Side Yard Setback provisions for detached dwelling, duplex dwelling and semi-detached dwellings in Tables 6B and 6B1 and their associated notes to better describe how setbacks are established in the RLD1, RLD2, RLD3 and RLD4 zones. These changes are made

in consistency with the approach implemented to describe the Interior Side Yard Setback in the new RLD5, RLD6 and RLD7 zones.

Interim Control By-law No. 082-2020, as amended

Interim Control By-law (ICBL) No. 082-2020, as amended, is currently in effect in the Timberlea and Dorset Park neighbourhoods until March 19, 2022 (By-law 113-2021). Should Council enact the Zoning By-law amendment, the amendment will come in full force and effect in close proximity to the ICBL expiry date, provided no appeals are received by the Town Clerk. Should the Town receive appeals to the Local Planning Appeal Tribunal to the Zoning By-law amendment, the Interim Control Bylaw (ICBL) will remain in effect and will not end on March 19, 2022. The ICBL will remain in effect until the Local Planning Appeal Tribunal has issued a final decision on each appeal to the Zoning By-law Amendment.

Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act on November 11, 2021 and an email notification was sent to individuals on the study's mailing list. The public meeting was held on December 13, 2021. Members of the public were provided with an opportunity to express their views regarding the proposed Zoning By-law Amendment. No members of the public spoke at the public meeting and one written submission regarding the proposed application was received.

The submission pointed out the need to adequately enforce parking in Dorset Park and basic property standards or existing bylaws during and after construction, and that lot coverage should be comparable to what is allowed for detached residences in the new development areas.

A member of Council inquired about the possible retention of the typical architectural style of homes built in the 1970s and 1980s in new and replacement dwellings in these neighbourhoods. Staff noted that the Zoning by-law amendment seeks to ensure future development is compatible with the existing built form and streetscape character while allowing for flexibility in architectural style.

Agency Consultation

Through the formal circulation, most respondents had no concerns. Only minor revisions to the Transition Matters clauses were made based on staff's feedback.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 007-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF ALL LANDS WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-07/21).

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 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 Residential Low Density (RLD) zone symbol in certain areas with a Residential Low Density IV - Special Section (RLD4*307), Residential Low Density V (RLD5), Residential Low Density V - Special Section (RLD5*308), Residential Low Density V - Special Section (RLD5*309), Residential Low Density VI (RLD6), Residential Low Density VII (RLD7), and Residential Low Density VII - Special Section (RLD7*310) zone symbol, as per Schedules A and B attached hereto.
- 2.0 **THAT** the heading of Section 1.11.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing it with the heading 'Transition: Site Plan Approval and *Building* Permit Applications'.
- 3.0 **THAT** Section 1.11.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Subsection 1.11.2 ii) with the following:
 - ii) Nothing in this By-law shall prevent the erection or *use* of a *building* or *structure* for a development for which a complete application for *building* permit was filed on or prior to the date of passage of By-law NO. 077-2021 or 007-2022, whichever by-law applies to the subject property, if the development in question complies or the *building* permit application for the development is amended to comply, with the provisions of Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or 007-2022, as applicable.
- 4.0 **THAT** Section 1.11.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Subsections 1.11.3 iii) and iv) with the following:
 - iii) Nothing in this By-law shall prevent the issuance of a *building* permit in accordance with both Comprehensive Zoning By-law 016-2014, as amended,

as it read on the date of passage of By-law NO. 077-2021 or 007-2022, whichever by-law applies to the subject property, and a related minor variance that was granted approval by the Town of Milton Committee of Adjustment or the Local Planning Appeal Tribunal, under Comprehensive Zoning By-law 016-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or 007-2022, as applicable, so long as the complete application for the building permit has been filed by the date of compliance with the conditions pursuant to the decision of the Town of Milton Committee of Adjustment or the decision of the Local Planning Appeal Tribunal.

iv) Notwithstanding the provisions of Section 1.11.2 iii), an application for minor variance associated with a complete application for exemption to Interim Control By-law NO. 082-2020 or *building* permit that was filed prior to the date of the passage of By-law NO. 077-2021 or 007-2022, whichever by-law applies to the subject property, can still be made under the provisions of Comprehensive Zoning By-law 16-2014, as amended, as it read on the date of passage of By-law NO. 077-2021 or 007-2022, as applicable.

5.0 THAT Section 1.11.5 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing Section 1.11.5 ii) with the following:

ii) Sections 1.11.2 ii), 1.11.3 iii), and 1.11.3 iv) are repealed two years from the date of enactment of By-law NO. 077-2021 or 007-2022, whichever by-law applies to the subject property.

6.0 THAT the Table of Contents of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following table to the List of Tables:

- TABLE 6B-2 Residential Low Density V (RLD5) Standards
Residential Low Density VI (RLD6) Standards
Residential Low Density VII (RLD7) Standards

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

- Low Density Residential V Zone (RLD5)
- Low Density Residential VI Zone (RLD6)
- Low Density Residential VII Zone (RLD7)

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

- The heading 'RLD, RLD1, RLD2, RLD3, RLD4' is replaced by the heading 'RLD, RLD1, RLD2, RLD3, RLD4, RLD5, RLD6, RLD7'.

9.0 THAT Section 4.2.2.1 vi) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding RLD5, RLD6 and RLD7 to the list of zones.

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

- ‘RLD5, RLD6 and RLD7’ are added to the list of zones in the table.

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

- ‘RLD5, RLD6 and RLD7’ are added between ‘RLD4 and ‘RMD1’.

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

- The existing RLD, RLD1, RLD2, RLD3 and RLD4 zones and the new ‘RLD5, RLD6 and RLD7’ zones are grouped into a single column; and
- A bullet point (•) is added to the table under the column ‘RLD, RLD1, RLD2, RLD3, RLD4, RLD5, RLD6, RLD7’ in the rows containing ‘Dwelling, Detached’, ‘Dwelling, Duplex’, ‘Dwelling, Semi-detached’, ‘Shared Housing’, ‘Home Day Care’ and ‘Home Occupation’.

13.0 THAT Table 6B of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by:

- Deleting the content of the row corresponding to Interior Side Yard Setback (Minimum) and replacing it with the following content:

Regulations	ZONES					
	RLD			RLD1		
	Residential Low Density			Residential Low Density I		
	Dwelling Type			Dwelling Type		
	Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling		Detached Dwelling / Duplex Dwelling (*6)	Semi-detached Dwelling (*6)	
Corner Lot		Interior Lot	Corner Lot		Interior Lot	
Interior Side Yard Setback (Minimum)	1.2m	1.2m	0.0m on one side, 1.2m on the other side	See Footnote (*2)	0.0m	0.0m on one side, the other side subject to (*2 i)) (*3)

- deleting Notes (*2) and (*3) and replacing them with the following, and renumbering the subsequent notes accordingly:

(*2) Minimum *interior side yard*:

- i) With attached *garage* or *carport*.
 - a. 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 15m.

- b. 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
 - c. 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
 - d. 5.0m, where the *lot frontage* is equal to, or greater than, 30m.
- ii) Where no *garage* or *carport* is attached to the *dwelling*.
- a. the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be:
 - 1) 1.2m for one-storey *dwellings* and 1.8m for two-storey *dwellings*, where the *lot frontage* is less than 15m.
 - 2) 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
 - 3) 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
 - b. Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30m the *interior side yard setback* shall be a minimum of 5.0m on both sides of the *dwelling*.

(*3) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* shall be 0.0m on one side and a minimum of:

- i) 3.5m on the other side, where the *lot frontage* is less than 30m.
- ii) 5.0m on the other side, where the *lot frontage* is equal to, or greater than, 30m.

14.0 THAT Table 6B-1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by:

- Deleting the content of the row corresponding to Interior Side Yard Setback (Minimum) and replacing it with the following content:

Regulations	ZONES								
	RLD2			RLD3			RLD4		
	Residential Low Density II			Residential Low Density III			Residential Low Density IV		
	Dwelling Type			Dwelling Type			Dwelling Type		
	Detached Dwelling / Duplex Dwelling (*1)	Semi-detached Dwelling (*1)		Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling		Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling	
Corner Lot		Interior Lot	Corner Lot		Interior Lot	Corner Lot		Interior Lot	
Interior Side Yard Setback (Minimum)	(*4)	0.0m	0.0m on one side, other side subject to (*4 i)) (*5)	(*6)	0.0m	0.0m on one side, 1.8m on the	1.2m on one side, 1.8m on the other side (*7)	0.0m	0.0m on one side, 1.8m on the other side (*5)

						other side (*5)			
--	--	--	--	--	--	-----------------------	--	--	--

- deleting Notes (*4) to (*8) and replacing them with the following, and renumbering the subsequent notes accordingly:

(*4) Minimum *interior side yard*:

i) With attached *garage* or *carport*:

- 1.2m for one-storey *dwellings* and 1.8m for two-storey *dwellings*, where the *lot frontage* is less than 15m.
- 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
- 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
- 5.0m, where the *lot frontage* is equal to, or greater than, 30m.

ii) Where no *garage* or *carport* is attached to the *dwelling*:

- the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of:
 - 1.2m for one-storey *dwellings* and 1.8m for two-storey *dwellings*, where the *lot frontage* is less than 15m.
 - 1.8m, where the *lot frontage* is equal to, or greater than, 15m but less than 25m.
 - 3.0m, where the *lot frontage* is equal to, or greater than, 25m but less than 30m.
- Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30 m, the *interior side yard setback* shall be a minimum of 5.0m on both sides of the dwelling.

(*5) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* shall be 0.0m on one side and a minimum of:

- 3.5m on the other side, where the *lot frontage* is less than 30m.
- 5.0m on the other side, where the *lot frontage* is equal to, or greater than, 30m.

(*6) Minimum *interior side yard*:

i) With attached *garage* or *carport*:

- 1.2m on one side of the lot and 1.8m on the other side for one-storey *dwellings* and 1.8m on both sides of the lot for two-storey *dwellings*, where the *lot frontage* is less than 20m.
- 1.8m on one side of the lot and 2.4m on the other side, where the *lot frontage* is equal to, or greater than 20m.

ii) Where no *garage* or *carport* is attached to the *dwelling*:

- the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of:

- 1) 1.2m for one-storey *dwelling*s and 1.8m for two-storey *dwelling*s, where the *lot frontage* is less than 20m.
 - 2) 1.8m, where the *lot frontage* is equal to, or greater than, 20m.
- b. Notwithstanding subsection ii) a. above, where the *lot frontage* is equal to, or greater than 30m, the *interior side yard setback* shall be a minimum of 5.0m on both sides of the dwelling.

(*7) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of 1.2m.

15.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Table 6B-2, as follows:

TABLE 6B-2

Regulations	ZONES								
	RLD5			RLD6			RLD7		
	Residential Low Density V			Residential Low Density VI			Residential Low Density VII		
	Dwelling Type			Dwelling Type			Dwelling Type		
	Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling		Detached Dwelling / Duplex Dwelling (*1)	Semi-detached Dwelling (*1)		Detached Dwelling / Duplex Dwelling (*1)	Semi-detached Dwelling (*1)	
Corner Lot		Interior Lot	Corner Lot		Interior Lot	Corner Lot		Interior Lot	
Lot Frontage (Minimum)	10.0m	11.4m / unit	10.0m / unit	15.0m	11.4m / unit	10.0m / unit	15.0m	11.4m / unit	10.0m / unit
Lot Depth (Minimum)	30m	30m	30m	30m	30m	30m	30m	30m	30m
Lot Area (Minimum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage (Maximum)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)	(*2)
Front Yard Setback (Minimum)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)	7.5m (*3)
Interior Side Yard Setback (Minimum)	0.6m on one side, 1.2m on the other side (*4)	0.0m	0.0m on one side, 1.2m on the other side (*5)	1.2m on one side, 1.8m on the other side (*6)	0.0m	0.0m on one side, 1.8m on the other side (*5)	1.2m on one side, 2.4m on the other side (*6)	0.0m	0.0m on one side, 1.8m on the other side (*5)
Exterior Side Yard Setback (Minimum)	4.5m	4.5m	N/A	5.0m	5.0m	N/A	5.0m	5.0m	N/A

Rear Yard Setback (Minimum)	7.5m								
Building Height (Maximum)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)	(*7)
Number of Storeys (Maximum)	2	2	2	2	2	2	2	2	2
Landscaped Open Space (Minimum)	30%	30%	30%	30%	30%	30%	30%	30%	30%

Footnotes for Table 6B-2:

(*1) Shall be subject to the provisions of Section 6.3.4 of this By-law.

(*2) See Table 6B-2 (I) below for maximum permitted *lot coverage*.

Table 6B-2 (I)

<i>Lot Area</i>	<i>Maximum Lot Coverage</i>
Less than 660 m ²	30% *
660 - 830 m ²	25% **
Greater than 830 m ²	20% ***

* Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.5% provided there is no *gross floor area* or *amenity area* located above.

** Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.25% provided there is no *gross floor area* or *amenity area* located above.

*** Covered porch area may exceed the maximum *Lot Coverage* to a maximum of 1.0% provided there is no *gross floor area* or *amenity area* located above.

(*3) In the case of an addition to an existing *building*, the minimum required *front yard setback* shall be equal to the *front yard setback* legally existing on the effective date of By-law 007-2022 or the minimum *front yard setback* required for the parent *zone*, whichever is less restrictive.

(*4) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of 0.6m.

(*5) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* shall be 0.0m on one side and a minimum of 3.5m on the other side.

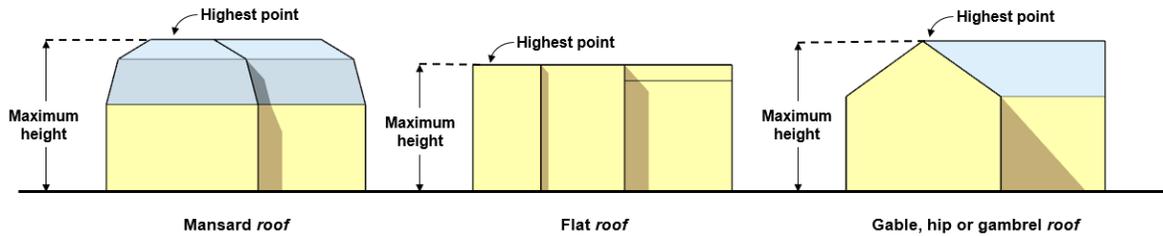
(*6) Where no *garage* or *carport* is attached to the *dwelling*, the *interior side yard setback* closest to the *driveway* shall be a minimum of 3.5m, and the other side shall be a minimum of 1.2m.

(*7) Notwithstanding any provisions of the By-law to the contrary, the maximum *building height* shall be:

- i) 7.5m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater.

- ii) 9.0m in the case of a gable, hip, gambrel or mansard *roof*, measured from the *established grade* to the uppermost point of the *roof* surface.

ILLUSTRATION OF BUILDING HEIGHT IN THE RLD5, RLD6, and RLD7 ZONES



NOTE:

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

16.0 THAT Section 6.3 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new subsection 6.3.4 as follows, and renumbering the subsequent sections accordingly:

6.3.4 Street Front Treatment of Residential Buildings in the RLD6 and RLD7 zones:

All residential *buildings* in the RLD6 and RLD7 *zones* must comply with the following *street* front treatment provisions:

- i) In addition to the requirements of Section 4.2.2, the following additional regulations shall apply to *attached* and *detached garages* and *carports*:
 - a. For *attached garages*, the *garage* face may extend beyond the *building front wall* of the first storey by a maximum of 1.8 metres provided that a front *porch/veranda* is constructed with a minimum depth of 1.2 metres.
 - b. For *detached garages* and *attached* or *detached carports*, the *garage* face or front of the *carport* shall be setback a minimum of 1.5 metres from the *building front wall*.

17.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.307, as follows:

13.1.1.307		RLD4	*307
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B-1 to the contrary, the following provisions shall apply:			
i) Zone Standards			
a) Minimum <i>Front Yard Setback</i> : 7.5m			
b) In the case of an addition to an existing <i>building</i> , the <i>minimum front yard setback</i> shall be equal to the <i>front yard setback</i> legally existing on the			

effective date of By-law 007-2022 or the minimum required *front yard setback*, whichever is less restrictive.

c) Minimum *Exterior Side Yard Setback*: 5.0m

18.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.308, as follows:

13.1.1.308		RLD5	*308
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B-2 to the contrary, the following provisions shall apply:			
ii) Zone Standards			
a) Minimum <i>Front Yard Setback</i> : 6.0m			
b) In the case of an addition to an existing <i>building</i> , the <i>minimum front yard setback</i> shall be equal to the <i>front yard setback</i> legally existing on the effective date of By-law 007-2022 or the minimum required <i>front yard setback</i> , whichever is less restrictive.			

19.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.309, as follows:

13.1.1.309		RLD5	*309
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B-2 to the contrary, the following provisions shall apply:			
i) Zone Standards			
c) Minimum <i>Interior Side Yard Setback</i> for <i>Detached</i> and <i>Duplex Dwellings</i> :			
i) With attached <i>garage</i> or <i>carport</i> : 1.2m			
ii) Where no <i>garage</i> or <i>carport</i> is attached to the <i>dwelling</i> , the <i>interior side yard setback</i> closest to the <i>driveway</i> shall be a minimum of 3.5m, and the other side shall be a minimum of 1.2m.			

20.0 THAT Section 13 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new Subsection 13.1.1.310, as follows:

13.1.1.310		RLD7	*310
Various properties within mature neighbourhood areas			
Notwithstanding the provisions of Section 6.2 Table 6B-2 to the contrary, the following provisions shall apply:			

- a) *Maximum Building Height:*
- i) 8.0m in the case of a flat *roof*, measured from the *established grade* to the uppermost point of the *roof* surface or parapet, whichever is greater; and
 - ii) 9.5m in the case of a gable, hip, gambrel or mansard *roof*, measured from the established *grade* to the uppermost point of the *roof* surface.
- b) The provisions of Section 6.3.4 shall not apply.

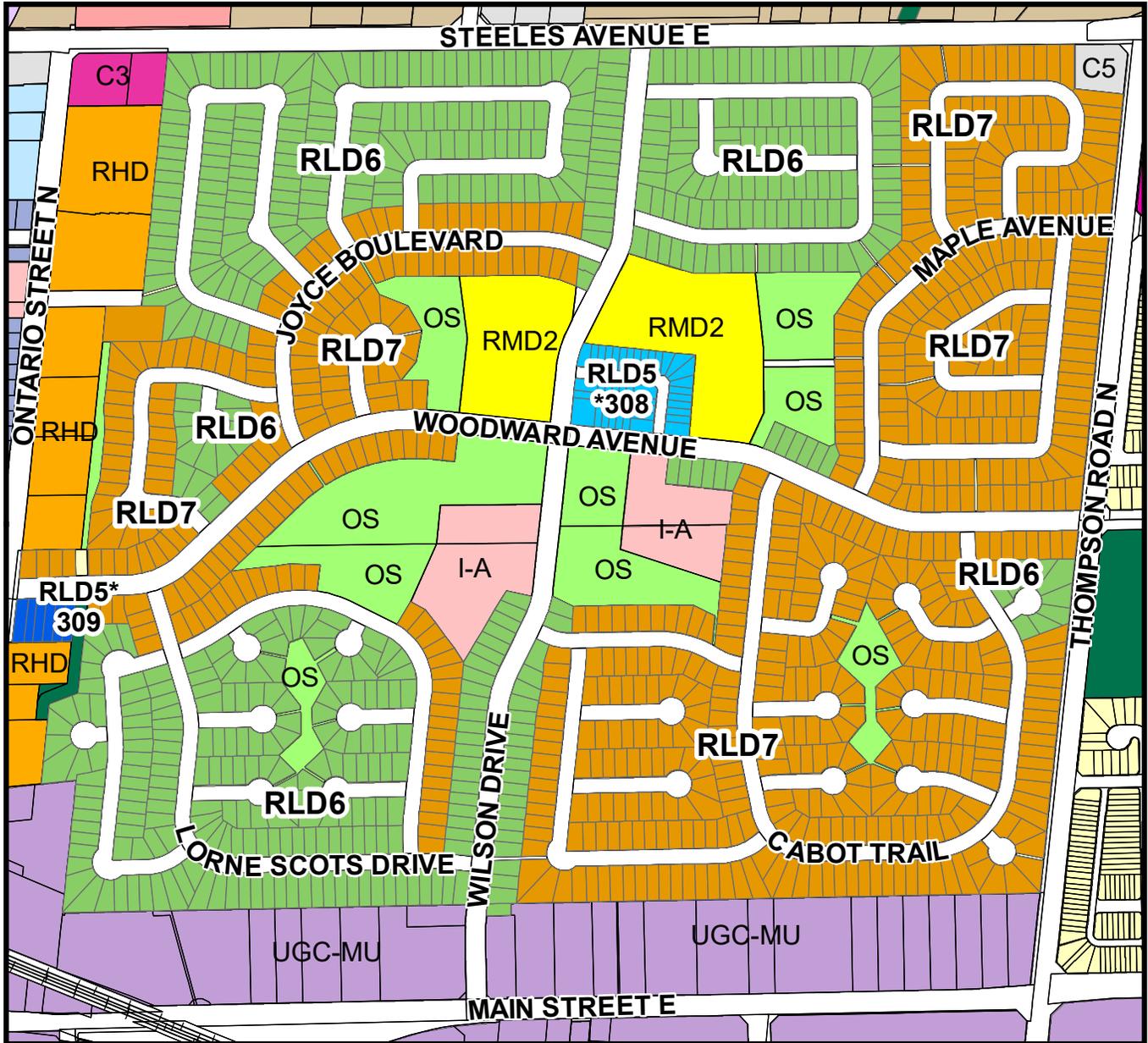
21.0 THAT if no appeal is filed pursuant to Section 34 (19) of the Planning Act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the By-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day of the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON FEBRUARY 7, 2022.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. 007-2022
TOWN OF MILTON



THIS IS SCHEDULE A
TO BY-LAW NO.007-2022
PASSED THIS 7TH DAY OF
FEBRUARY, 2022.

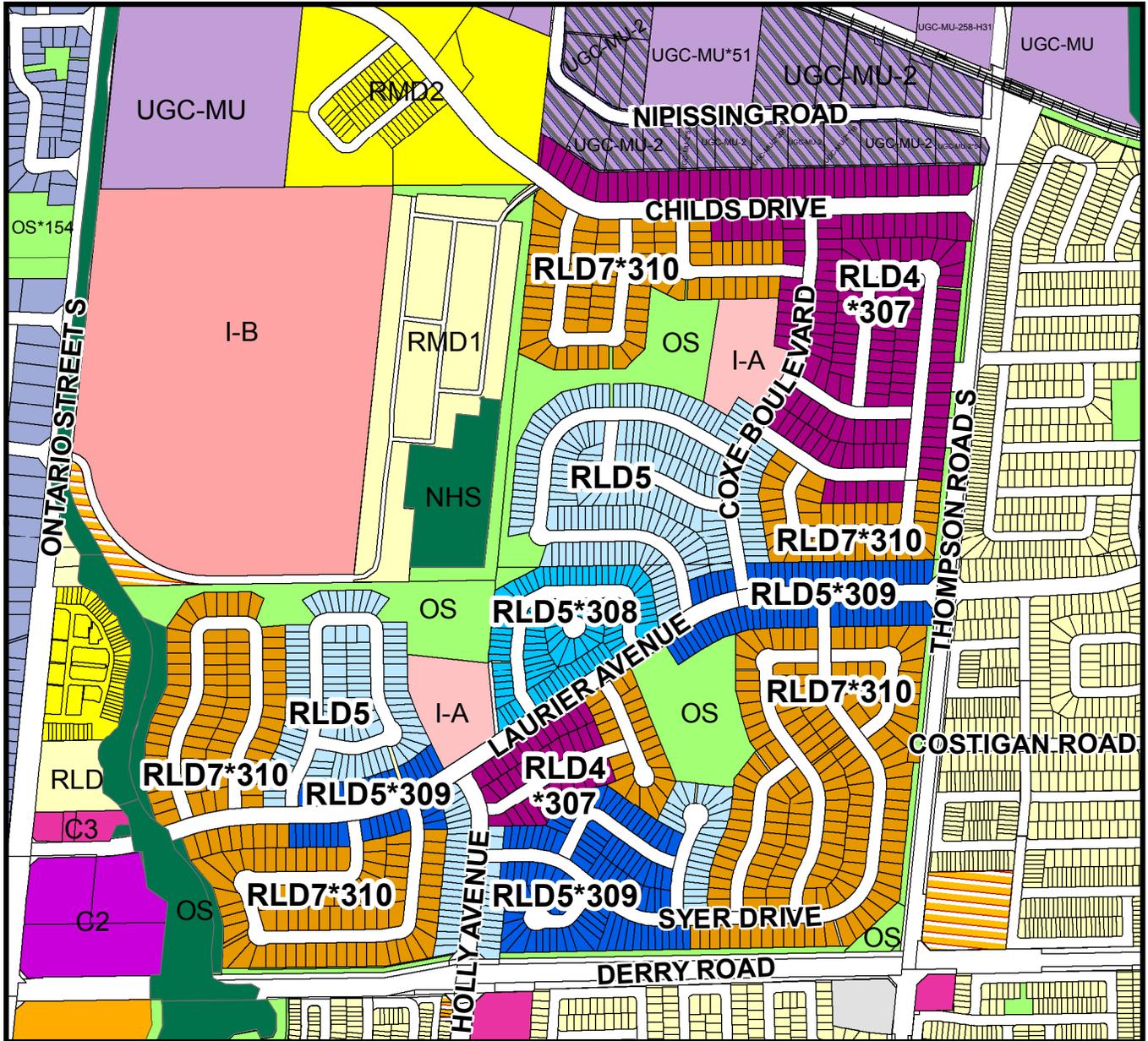
MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

- RLD5*308 - Residential Low Density V Zone Special 308
- RLD5*309 - Residential Low Density V Zone Special 309
- RLD6 - Residential Low Density VI Zone
- RLD7 - Residential Low Density VII Zone
- NHS - Natural Heritage System



SCHEDULE B
 TO BY-LAW No. 007-2022
 TOWN OF MILTON



THIS IS SCHEDULE B
 TO BY-LAW NO.007-2022
 PASSED THIS 7TH DAY OF
 FEBRUARY, 2022.

 MAYOR - Gordon A. Krantz

 CLERK- Meaghen Reid

- RLD4*307 Residential Low Density IV Zone Special 307
- RLD5 - Residential Low Density V Zone
- RLD5*308 - Residential Low Density V Zone Special 308
- RLD5*309 - Residential Low Density V Zone Special 309
- RLD7*310 - Residential Low Density VII Zone Special 310
- NHS - Natural Heritage System

