

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 046-2022

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, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SIXTEEN MILE LAND CORP. AND YATES LAND (MILTON) CORP. - TOWN FILE: LOPA 04/21).

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Section 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. 72 to the Official Plan of the Town of Milton, to amend Policy 4.11 and Schedule I1 of the Town of Milton Official Plan to provide for permission for the development of three six-storey residential buildings with a maximum density of 198 units per hectare at lands described as Part of Lot 8, Concession 3 (Trafalgar), Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 72 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON MAY 30, 2022.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 72

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

Part of Lot 8, Concession 3 (NS Trafalgar)
6439 Regional Road 25
Town of Milton
(Town File: LOPA-05/20)

AMENDMENT NUMBER 72

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

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

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. 72 to the Official Plan of the Town of Milton**

PART I – THE PREMABLE

THE TITLE

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

Amendment No. 72
To the Official Plan of the Town of Milton.
Part Lot 8, Concession 3 (NS Trafalgar)
Northeast corner of Regional Road 25 and Louis St. Laurent Avenue.
Town File: LOPA 05/20

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to add Specific Policy Area 46 to the lands described as Part of Lot 8, Concession 3 (NS Trafalgar), known municipally as 6439 Regional Road 25. The lands are approximately 1.513 hectares (3.73 acres) in size and located east of Regional Road 25 between Louis St. Laurent Avenue to the south and Sixteen Mile Creek to the east. The lands will remain within the current “Residential/Office Area” land use designation however a maximum residential density of 198 units per hectare, based on the proposed 276 apartment units, may be permitted. The current allowable density under the Official Plan is 150 units per net hectare.

LOCATION OF THE AMENDMENT

This Amendment applies to the subject lands located at 6439 Regional Road 25. The subject lands are legally described as Part of Lot 8, Concession 3 in the former Township of Trafalgar.

BASIS OF THE AMENDMENT

The subject lands are designated “Residential/Office Area” by the Official Plan which allows for a minimum residential density of 85 units per net hectare and a maximum density of 150 units per net hectare. The amendment proposes a site-specific policy within the “Residential/Office Area” designation to permit a maximum density of 198 units per net residential hectare. The proposed mid-rise development at a slightly higher density is appropriate at a gateway location along a Major Arterial Road identified as an Intensification Corridor. The proposed apartment buildings provide adequate setbacks from adjacent properties, are compatible and will not result in an unacceptable shadow impact.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. 72 to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. 72 pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No.46 to the lands at 6439 Regional Road 25 (known legally as Part of Lot 8, Concession 3 NS (Trafalgar) Town of Milton.

2.0 Text Change

- 2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

- 4.11.3.46 The land identified as Specific Policy Area No. 46 on Schedule I1 of this Plan, being the lands at 6439 Regional Road 25 may be developed to provide three six-storey residential buildings with a maximum density of 198 units per hectare.

End of Text






TOWN OF MILTON OFFICIAL PLAN

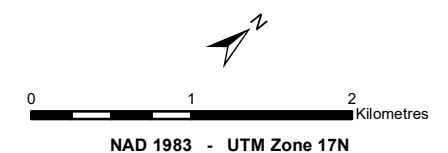
Schedule I1

URBAN AREA SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

Files: Z-16/20 & 24T-20007/M

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

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Consolidated August 2008, Edited Jan 2022

