

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 047-2022

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: Z-16/20).

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 will provide for the lands affected by this By-law to be zoned as set forth in this By-law upon the approval of Official Plan Amendment Number 72;

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

- 1.0 **THAT** Schedule A – Urban Area Zoning to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zones to a site specific Residential Office with a Holding (RO*317*H64) zone, Natural Heritage System (NHS), a site specific Future Development with a Holding (FD*318*H65) Zone, and a site specific Future Development with a Holding (FD*319*H66) Zone on the lands shown on Schedule “A” attached hereto.
- 2.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.317 as follows:

For the lands zoned Residential Office (RO*317*H64) Zone, the following provisions also apply:

- i) Definitions:

For the purpose of this by-law:

- a) LONG TERM BICYCLE PARKING means bicycle parking spaces located within the building for the use by occupants or tenants of a building;

- b) SHORT TERM BICYCLE PARKING means bicycle parking spaces for use by visitors to a building and can be provided either inside or outside of the building.

ii) Zone Standards:

Notwithstanding the regulations of the Residential Office (RO) Zone, Table 6E of Zoning By-law 016-2014 to the contrary, the following zone standards shall apply:

- a) Maximum Number of Units – 276 units
- b) Maximum Lot Coverage – 37%
- c) Minimum Landscaped Open Space – 31%
- d) Maximum Floor Space Index – 2.2
- e) For the purposes of this By-law, Louis St. Laurent Avenue shall be considered the front yard.
- f) Minimum Front Yard Setback – 4.0 metres
- g) Minimum Interior Side Yard Setback (east property line) – 4.5 metres
- h) Minimum Rear Yard Setback – 7.5 metres
- i) Notwithstanding the provisions of Section 4.19.5 Table 4H to the contrary, an eaves and gutter encroachment to a maximum of 0.95 metres is permitted.
- j) Minimum Setback for Parking Areas abutting a Street Line - 4.0 metres.
- k) Minimum Number of Resident Parking Spaces – 1.17 spaces per unit
- l) Minimum Number of Visitor Parking Spaces – 0.25 spaces per unit.
- m) Notwithstanding the provisions of Section 5.1 of Comprehensive Zoning By-law 016-2014 to the contrary, 19 tandem parking spaces are permitted within the underground parking structure.
- n) Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.
- o) Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, any encroachment necessary to accommodate an electric vehicle (EV) charging station is permitted.
- p) Notwithstanding the provisions of Section 5.10 to the contrary, a minimum of 15 short term bicycle parking spaces shall be provided at grade with 41 long term spaces located within the building(s).

- q) Notwithstanding the provisions of Section 5.14.1, a parking structure can be located no closer than 2.2 metres to a Street Line or Lot Line.

All other regulations of the RO Zone of Comprehensive Zoning By-law 016-2014, as amended shall apply.

- 3.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.318 as follows:

For the lands zoned site specific Future Development with a Holding (FD*318*H65) zone, the following provisions also apply:

Zone Provisions:

- i) Notwithstanding Section 12.1 to the contrary, additions to existing buildings and structures and new accessory buildings and structures are not permitted.
- ii) Notwithstanding Section 12.2 Table 12A to the contrary, the minimum Lot Frontage is 5 metres and the minimum Lot Area is 0.80 hectares.
- iii) Any buildings and structures in existence on the date of passing of this by-law are deemed to comply with the zoning by-law as they existed on the date of passing of this by-law.
- iv) Section 4.19.1 i) shall not apply.
- v) The front lot line is deemed to be the one closest to Yates Drive.

- 4.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.319 as follows:

For the lands zoned site specific Future Development with a Holding (FD*319*H66) zone, the following provision also applies:

Zone Provisions:

- i) Notwithstanding Section 12.2 Table 12A to the contrary, the minimum Lot Frontage is 78 metres and the minimum Lot Area is 0.14 hectares.

- 5.0 **THAT** Section 13.2.1 of Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.107 to read as follows:

For lands with Holding Provision H64, the H64 Provision shall apply and not removed until such time as the following has been completed to the satisfaction of Halton Region:

- a) An updated Stormwater Management & Functional Servicing Report (FSR) and associated engineering drawings that have been reviewed and approved by Halton Region's Development Project Manager, demonstrating a site servicing scheme that is deemed acceptable by the Region for the proposed development."
- b) An updated Transportation Impact Study that has been reviewed and approved by Halton Region in accordance with the Region's Transportation Impact Study Guidelines and the approved Terms of Reference for the lands.
- c) A satisfactory site plan for the proposed development approved by the Region which illustrates an access layout to the satisfaction of Halton Region in accordance with the Region's Access Management Guidelines and By-Law 32-17."

6.0 THAT Section 13.2.1 of Zoning By-law 016-2014, as amended is hereby further amended by adding Section 13.2.1.108 to read as follows:

For lands with Holding Provision H65, the H65 Provision shall apply and not removed until such time as the following has been completed:

a) to the satisfaction of Halton Region:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
 - b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
 - c) The Owner shall have made all required payments associated with the Allocation Program; and,
 - d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.
- b) That until such time as the lands to the north, known as "Sargent Farms Limited" (Part of Lot 8 and 9, Concession 3, Trafalgar New Survey, Parts 1 to 4, Plan 20R-16749) are developed through a registered Plan of Subdivision and permanent alternative access is established, no further development may occur on the lands subject to H65 Holding Provision, to the satisfaction of the Town of Milton. It should be noted that the existing temporary access easement providing access from Yates Drive to the existing dwelling through lands owned by the Town of Milton may remain until such time as the "Sargent Farms Limited" lands are developed, to the satisfaction of the Town of Milton.

7.0 THAT Section 13.2.1 of Zoning By-law 016-2014, as amended is hereby further amended by adding Section 13.2.1.109 to read as follows:

For lands with Holding Provision H66, the H66 Provision shall apply and not removed until such time as the following has been completed to the satisfaction of Halton Region:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
- b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
- c) The Owner shall have made all required payments associated with the Allocation Program; and,
- d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.

8.0 **AND THAT** if no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land 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 the Tribunal's Order is issued directing the amendment(s).

PASSED IN OPEN COUNCIL ON MAY 30, 2022.

Gordon A. Krantz

Mayor

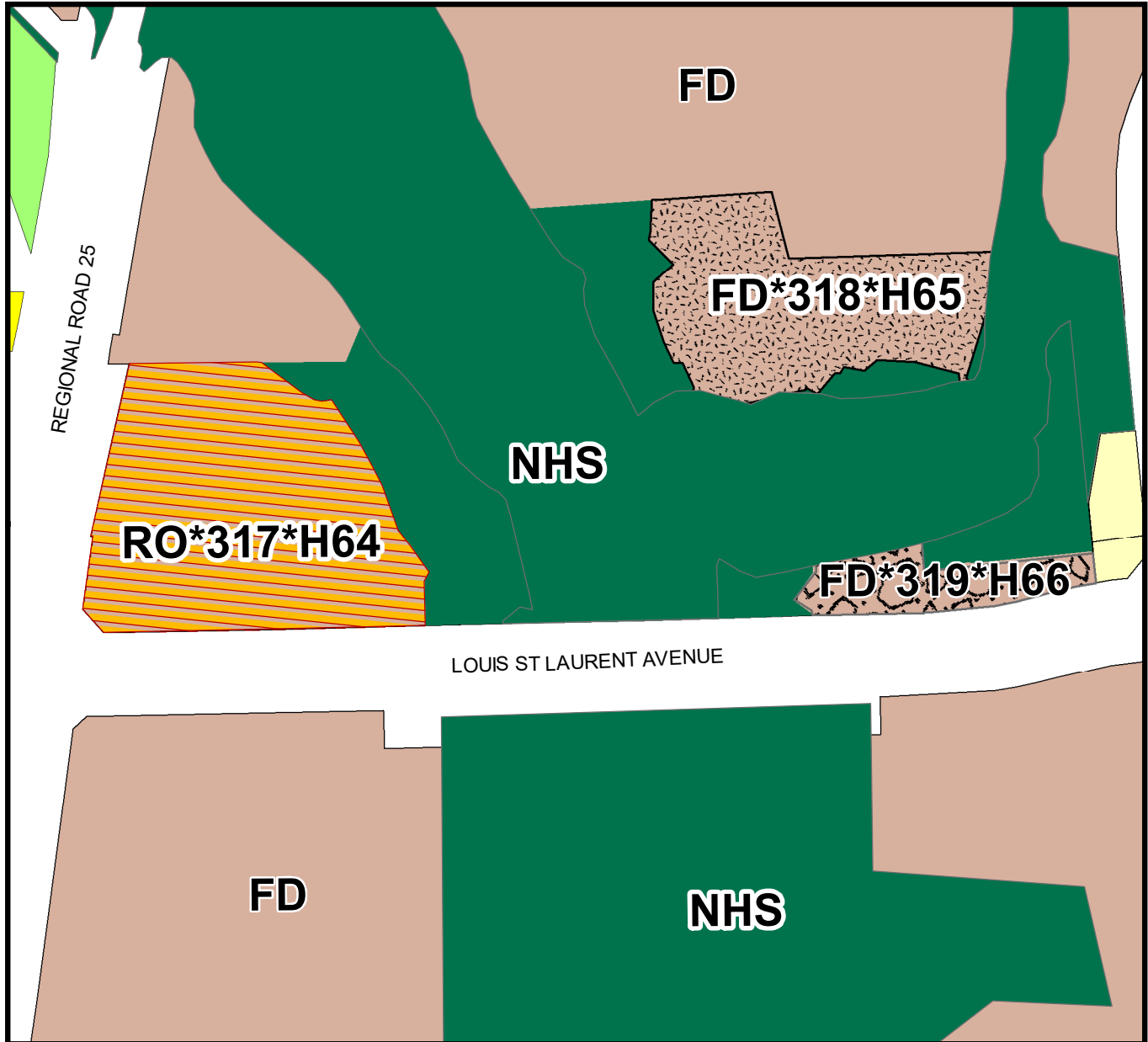
Meaghen Reid

Clerk

SCHEDULE A
TO BY-LAW No. 047-2022
TOWN OF MILTON

PART LOT 8 CONCESSION 3 TRAFALGAR NEW SURVEY





Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 047-2022 PASSED
THIS 30TH DAY OF MAY, 2022.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

-  FD*319*H66 - Future Development Zone Special with Holding Provision
-  FD*318*H65 - Future Development Zone Special with Holding Provision
-  NHS - Natural Heritage System
-  RO*317*H64 - Residential Office Zone Special with Holding Provision



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