The Corporation of the Town of Milton
COUNCIL AGENDA

July 18, 2022, 7:00 p.m.
Town Hall
150 Mary Street, Milton, ON L9T 6Z5

This meeting will be held as a hybrid meeting with Members of Council having the opportunity to participate in-person at Town Hall or electronically. At this time, members of the public are encouraged to continue to view the meeting by watching the live stream.

Should you wish to delegate to a Council meeting, all delegations will continue to be received electronically only. Please complete the online delegation form at https://forms.milton.ca/Community/Delegate-Request-Application by 12:00 p.m. (noon) two business days before the meeting is to be held.

Pages

1. MOMENT OF SILENT REFLECTION / O' CANADA

2. AGENDA ANNOUNCEMENTS / AMENDMENTS

3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

4. CONSENT ITEMS

   4.1. **Minutes of the Council Meeting held on June 20, 2022** 9

   4.2. **CORS-054-22 Purchasing Various** 22

   THAT Council provide delegated authority to award Microsoft software licenses as part of a new 3 year Enterprise Agreement with an estimated contract amount of $400,000 per year ($1,200,000 for the three years), as outlined in Schedule A;

   THAT Council approve the contract renewal to Ducon Utilities Ltd. for the Traffic Signal and Street Light Maintenance for the fourth year (August 1, 2022 to July 31, 2023) in the total estimated amount of $1,713,940 (exclusive of HST), as outlined in Schedule B;

   THAT Council approve the award of contract renewals, for winter control services for a combination of various contracts for years two to five, for the winter season 2022/2023, in the estimated total amount of $1,629,100, noted below (excluding taxes), to:

Blue Chip Building Restoration Ltd.,	$1,353,200
Wendover Construction	$ 29,100
Duff Contracting	$ 83,000
AG Jones Services Limited	$ 163,800

AND THAT Council provide delegated authority to award the six (6) pieces of equipment, that will be going out to tender, in the total estimated amount of $330,600 (exclusive of HST), as outlined in Schedule C;

THAT Council approve the award of the proposal for the Supply & Delivery of Road Salt, to the highest ranked firm being Compass Minerals Ltd., in the total annual estimated amount of $1,616,900 (exclusive of HST) based on 20,000 tonnes, for the first term (October 1, 2022 to September 30, 2023), as outlined in Schedule D.

THAT the Manager, Purchasing and Risk Management be authorized to execute the contract(s), as outlined by the purchasing by-law, and the Mayor and the Town Clerk be authorized to sign any required paperwork.

4.3. CORS-055-22 Council Remuneration 33

THAT the base annual salary for the position of Councillor be increased by $1,363 in accordance with the Council Compensation policy, effective November 15, 2022;

AND THAT the Council Compensation policy, appended to this report, be updated to eliminate the benefit premium cost sharing program of 50:50, so that 100% of the premium costs are paid for by the Town:

AND THAT the Council extended health and dental benefit plan be updated to mirror the non-union extended health and dental benefit plan.

4.4. CORS-056-22 Operating Budget Review Report - May 2022 38

THAT the operating report for the five months ending May 2022 along with a projected year end surplus position of $748 be received for information.

THAT an accounts receivable write-offs in the amount of $10,946.36 be approved.

4.5. DS-085-22 Agreement With Metrolinx for Improvements to Nipissing Road and Childs Drive – Milton Go Station Redevelopment 69

THAT Council authorize the Mayor and Clerk to execute an agreement between The Town of Milton and Metrolinx for infrastructure improvements needed on Nipissing Road and Childs Drive as a result of the proposed Milton GO Station improvements;

AND THAT the Commissioner of Development Services be given delegated authority to negotiate and make changes to this agreement, in consultation with Legal Counsel and the Chief Financial Officer/Treasurer, prior to execution.

4.6. COMS-006-22 Agreement with Metrolinx for Bus Service 75

THAT the Town enter into the Metrolinx Bus Services Agreement to permit access to Metrolinx-owned transit stations, terminals and facilities;

AND THAT the Mayor and Town Clerk be authorized to execute any agreements and required paperwork pending legal and financial review.

4.7. DS-086-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 382 Broadway Avenue 78

THAT Report DS-086-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 382 Broadway Avenue.”, dated July 18, 2022 be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 077-2021, before the second anniversary of the day on which the by-law was approved by Council.

4.8. DS-087-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 64 John Street 91

THAT Report DS-087-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 64 John Street.”, dated July 18, 2022 be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

4.9. DS-088-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 159 Bronte Street South 105

THAT Report DS-088-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 159 Bronte Street South.”, dated July 18, 2022 be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall

through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

4.10. DS-089-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 48 Bell Street, Milton 121

THAT Report DS-089-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 48 Bell Street.”, dated July 18, 2022 be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

5. DELEGATIONS 128

1. Items for Consideration #8.5

Subject: DS-078-22 Technical Report: Oakridge Horticultural Farm

Name(s): Glenn Wellings, Wellings Planning

6. PUBLIC MEETING

6.1. DS-075-22 Town-Initiated Housekeeping Amendments to Official Plan and Zoning By-law – Central Business District (Town Files: HKA 02/22 and HKA 03/22) 130

6.2. DS-082-22 Britannia Secondary Plan Public Meeting (Town File LOPA 01-22) 149

Name(s): Dave McCann

Ameen Walli-Attaei

Glenn Wellings, Wellings Planning

6.3. DS-083-22 Agerton Secondary Plan Public Meeting (Town File LOPA 03-19) 206

6.4. DS-084-22 Mattamy Garito Barbuto Tor Public Meeting (Town Files 24T-22001M and Z-09/22) 245

7. PRESENTATIONS

8. ITEMS FOR CONSIDERATION

8.1. DS-059-22 Technical Report: Zoning By-law Amendment by Whiteland 266

Services Inc. (Town File Z-23-21)

8.2. DS-061-22 Technical Report: Proposed Plan of Subdivision and Zoning Bylaw Amendment Milton III-75 Limited (Town Files 24T-18001/M and Z-05/18) 282

8.3. DS-073-22 Technical Report: Village Developments and Ornella Group (180, 182, 184, 190 and 194 Bronte Street South) (Town Files: LOPA 08/20 and Z-17/20) 299

8.4. DS-077-22 Technical Report: 1400 Clarriage Court (Town File Z-21-20) 328

8.5. DS-078-22 Technical Report: Oakridge Horticultural Farm (Town File Z-25-21) 348

8.6. DS-079-22 Technical Report: 398 Cedar Hedge (Town Files 24T-21009M and Z-28-21) 371

8.7. DS-080-22 Technical Report: Cahoun Drive (Town File 24T-21010M) 386

8.8. DS-081-22 Technical Report: Shearling Heights (Town File Z-15-21) 393

8.9. Notice of Motion: Councillor Di Lorenzo - Milton Home Business Program 410

9. INTRODUCTION OF NOTICE OF MOTION

10. REGIONAL COUNCIL UPDATE

11. STATEMENT BY MEMBERS

12. CONFIDENTIAL SESSION

Milton Council will convene into confidential session to discuss litigation or potential litigation including matters before administrative tribunals regarding Milton Heights Development Updates and proposed or pending acquisition or disposition of land in regards to Southeast quadrant of Fifth Line and Derry Road.5.

13. OPEN SESSION

14. BY-LAWS

14.1. BY-LAW 066-2022 411

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 36 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 7, CONCESSION 5, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED) – FILE: Z-07/22 Pursuant to: ES-013-14

14.2. BY-LAW 067-2022 413

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 BLOCK 7, 20M-1119, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (WHITELAND SERVICES INC.) – FILE: Z-23/21 Reference to: DS-059-22

14.3. BY-LAW 068-2022 416
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 5, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON III-75 LAND LIMITED) – FILE: Z-05/18 Reference to: DS-061-22

14.4. BY-LAW 069-2022 419
BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE PLANNING ACT IN RESPECT OF THE LANDS MUNICIPALLY INDENTIFIED AS 180, 182, 184, 190 AND 194 BRONTE STREET SOUTH AND LEGALLY DESCRIBED AS PART LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENTS INC. AND ORNELLA GROUP INC.) – FILE: LOPA-08/20 Reference to: DS-073-22

14.5. BY-LAW 070-2022 425
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 LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENT INC. & ORNELLA GROUP INC.) – FILE: Z-17/20 Reference to: DS-073-22

14.6. BY-LAW 071-2022 430
BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE VARIOUS LANDS OF THE DOWNTOWN AREA, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (FILE NO. HKA 02/22) Reference to: DS-075-22

14.7. BY-LAW 072-2022 436
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 LOCATED AT VARIOUS ADDRESSES IN THE DOWNTOWN AREA – TOWN FILE – HKA 03/22 Reference to: DS-075-22

14.8. BY-LAW 073-2022 441
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 BLOCK 41, REGISTERED PLAN 20M-1206, PART OF LOT 7, CONCESSION 2 NS (TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON MODERN ART PROPERTIES LIMITED) – FILE: Z-21/20 Reference to: DS-077-22

14.9. BY-LAW 074-2022 444
BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 2 NS, BLOCK 360, REGISTERED PLAN 20M-1184, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (Shearling Heights Estates Ltd.) – FILE: Z-15/21 Reference to: DS-081-22

14.10. BY-LAW 075-2022 448
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 LOTS 11 AND 12, CONCESSION 4, N.S. (TRAFALGAR) IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, BLOCKS 101, 102, 105, 111-114 ON PLAN 20M-1132, AND PART OF PART 3 ON PLAN 20R-17075 (NADEEM ASLAM AND SAIMA NADEEM) – FILE: Z-28/21 Reference to: DS-079-22

14.11. BY-LAW 076-2022 451
BEING A BY-LAW TO APPOINT AMPS CONSULTING & PROFESSIONAL SERVICES INC. TO ADJUDICATE SHORT TERM RENTAL LICENSING BY-LAW APPEALS Pursuant to: CORS-053-22

14.12. BY-LAW 077-2022 452
BEING A BY-LAW TO ASSUME SUBDIVISION PLAN 20M-1213 –

ASHLEY OAKS HOMES INC. Purusant to: ES-013-14

14.13. BY-LAW 078-2022 453
BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF THE SOUTHWEST HALF OF LOT 19, CONCESSION 4 (NASSAGAWEYA), AND MUNICIPALLY KNOWN AS 11565 GUELPH LINE, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (OAK-RIDGE HORTICULTURAL FARM NURSERY INC.) – FILE: Z-25/21 Reference to: DS-078-22

14.14. BY-LAW 079-2022 457
BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF DOCUMENTS

14.15. BY-LAW 080-2022 459
BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL OF THE CORPORATION OF THE TOWN OF MILTON AT ITS MEETING HELD JULY 18, 2022

15. ADJOURNMENT

The Corporation of the

Town of Milton

COUNCIL MINUTES

June 20, 2022, 7:00 p.m.

Members Present:	Mayor Krantz, Councillor Ali, Councillor Cluett, Councillor Challinor, Councillor DiLorenzo, Councillor Hamid, Councillor Tesser Derksen
Members Connecting Electronically:	Councillor Malboeuf, Councillor Best

The Council for the Corporation of the Town of Milton met in regular session. Electronically via Live Streaming Video with Mayor G. A. Krantz in the Chair. All members were present.

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1. MOMENT OF SILENT REFLECTION / O' CANADA

2. AGENDA ANNOUNCEMENTS / AMENDMENTS

Mayor Krantz remarked that this was the first meeting that Council and Staff had been back in the Council Chambers after more than 2.5 years.

The Town Clerk noted that the return to Council meetings being held in the chambers would happen in two phases. Phase One would allow council and staff into the Council Chambers for meetings, and then in Phase Two, applicants, presenters, and the public would be welcomed back.

The Clerk also noted that there was a revised agenda posted which included an additional confidential report regarding Sports Hall of Fame Inductees.

Following those announcements, the Clerk gave instructions for members of the public to call or email to get instructions on how to speak at each of the three public meetings under the Planning Act, scheduled for later in the agenda.

3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

3.a Mayor G.A. Krantz - DS-051-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 73 King Street, Milton

Mayor Krantz disclosed a pecuniary interest on Item #4.e. under section Consent Items because he owns property within project circulation area.

3.b. Councillor DiLorenzo - DS-053-22 Short-Term Rentals Zoning By-law Amendments Technical Report

Councillor Di Lorenzo disclosed a pecuniary interest on Item #8.a. under section Items for Consideration because he has an Airbnb listing for this property.

3.c. Councillor DiLorenzo - CORS-053-22 Short Term Rental (STR) Licensing By-law

Councillor Di Lorenzo disclosed a pecuniary interest on Item #8.b. under section Items for Consideration because he has an Airbnb listing for this property.

3.d. Mayor G.A. Krantz - DS-056-22 Update to Proposed Heritage Designation of 111 Mary Street

Mayor Krantz disclosed a pecuniary interest on Item #8.d. under section Items for Consideration because he owns property within project circulation area.

3.e. Councillor DiLorenzo - BY-LAW 056-2022

Councillor Di Lorenzo disclosed a pecuniary interest on Item #13.b. under section By-laws because he has an Airbnb listing for this property.

3.f. Councillor DiLorenzo - BY-LAW 057-2022

Councillor Di Lorenzo disclosed a pecuniary interest on Item #13.c. under section By-laws because he has an Airbnb listing for this property.

3.g. Councillor DiLorenzo - BY-LAW 062-2022

Councillor Di Lorenzo disclosed a pecuniary interest on Item #13.h. under section By-laws because he has an Airbnb listing for this property.

3.h. Councillor Tesser Derksen - DS-056-22 Update to Proposed Heritage Designation of 111 Mary Street

Councillor Tesser Derksen disclosed a pecuniary interest on Item #8.d. under section Items for Consideration due to an employment relationship.

4. CONSENT ITEMS

Mayor Krantz disclosed a pecuniary interest and turned the Chair Position over to Acting Mayor Challinor II and refrained from discussion and voting on item #4.e. below: When voting had completed, Mayor Krantz resumed the Chair position.

Res. 79-22

THAT all Consent Items be approved, save and except Item 4.e.

Carried

Res. 80-22

That Consent Item 4.e. be approved.

Carried

4.a. Minutes of the Council Meeting held May 30, 2022

4.b. Milton Public Library 2021 Annual Report

4.c. CORS-050-22 Capital and Operating Financial Statements - April 2022

THAT report CORS-050-22 covering the capital and operating financial statements as at April 30, 2022, be received for information.

4.d. CORS-052-22 June 20 Purchasing Various Staff Report

THAT Council approve the budget amendments and related funding sources as outlined on Schedule A;

THAT Council approve the award of Tender 22-01-00500 for the Pond 10 Rehabilitation and Sediment Removal Project to 2220742 Ontario Ltd. o/a Bronte Construction, in the amount of $1,006,586 (exclusive of taxes), as outlined in Schedule B

THAT Council approve the contract extension and contract increase for the additional underground infrastructure locating services to Peninsula Video & Sound Inc., in the total amount of $15,000 (exclusive of taxes), as outlined in Schedule C;

THAT Council approve the contract increase for consulting services for the design of Fifth Line (Hwy. 401 to Derry Road) to WSP

Canada Inc., in the total amount of $326,360 (exclusive of taxes), as outlined in Schedule D;

THAT Council approve the contract increase for services for the design of Main Street East (James Snow Parkway to Fifth Line) to WSP Canada Inc., in the total amount of $37,943 (exclusive of taxes), as outlined in Schedule E;

THAT the Manager, Purchasing and Risk Management be authorized to execute the contract(s), as outlined by the purchasing by-law, and the Mayor and the Town Clerk be authorized to sign any required paperwork.

4.e DS-051-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 73 King Street, Milton

THAT Report DS-051-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 73 King Street.”, dated June 20, 2022, be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

4.f. DS-050-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 66 Mill Street, Milton

THAT Report DS-050-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 66 Mill Street.”, dated June 20, 2022, be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

4.g. DS-052-22 Authorization for Submission of a Minor Variance Application on lands municipally known as 792 Secord Court, Milton

THAT Report DS-052-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 792 Secord Street.”, dated June 20, 2022, be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 007-2022, before the second anniversary of the day on which the by-law was approved by Council.

4.h. DS-058-22 - Application for Submission of a Minor Variance Application on lands municipally known as 420 Kingsleigh Court, Milton

THAT Report DS-058-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 420 Kingsleigh Court, Milton”, dated June 20, 2022 be received;

AND THAT in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owner shall through this Resolution be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 077-2021, before the second anniversary of the day on which the by-law was approved by Council.

5. DELEGATIONS

6. PUBLIC MEETING

The Town Clerk gave instructions for members of the public to call or email to participate in the Public Meeting.

6.a. DS-048-22 Public Meeting and Initial Report: Official Plan Amendment, Zoning By-law Amendment Applications and Draft Plans of Subdivision by Orlando Corporation, Heartland (Two) Limited and Quarre (Two) Inc.

Karen Bennett, Glen Schnarr & Associates, Inc. provided a presentation.

As no members of the public came forward at this time, the Mayor closed the public meeting.

Res. 81-22

THAT Development Services Report DS-048-22 be received for information.

Carried

7. PRESENTATIONS

7.a. DS-060-22 We Make Milton Update and Recommended Policy Directions for Living in Milton

Nancy Reid, Senior Planner - Policy, gave a presentation on report DS-060-22.

Res. 82-22

THAT Council receive Report DS-060-22 for information;

AND THAT the recommended policy directions for the theme of Living in Milton be endorsed by Council and that they be used to guide subsequent stages of We Make Milton.

Carried

8. ITEMS FOR CONSIDERATION

8.a. DS-053-22 Short-Term Rentals Zoning By-law Amendments Technical Report

Jill Hogan, Commissioner - Development Services, provided brief overview of report DS-053-22.

Councillor Di Lorenzo disclosed a pecuniary interest and refrained from discussion and voting on the following resolution:

Res. 83-22

THAT Zoning Application Z- 04/22 – Short-Term Rental Zoning By-law Amendments to 016-2012 and 144-2003 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.

Carried

8.b. CORS-053-22 Short Term Rental (STR) Licensing By-law

Town Clerk Meaghen Reid provided a presentation on report CORS-053-22 and its recommendations.

Councillor Di Lorenzo disclosed a pecuniary interest and refrained from discussion and voting on the following resolution:

Res. 84-22

THAT the necessary by-law, included on the June 20, 2022 Council meeting agenda, be considered for approval;

THAT the licensing fees as set out in this report be approved and included in Town's User Fee By-law at the next available opportunity;

THAT the necessary additional temporary staffing resources (i.e. part time noise and parking officers hired for an 18 month pilot), be approved to ensure compliance of new and existing regulation is maintained at an estimated total cost of $80,000, funded from the Tax Rate Stabilization Reserve.

Carried

8.c. DS-054-22 Land Conveyance for Park or Other Recreational Purposes - By-law and Policy Updates

Res. 85-22

THAT Policy No. 048 (re: Development – Land Conveyance for Park or Other Recreational Purposes) be updated as outlined in Appendix 1 to this report.

THAT the updated Land Conveyance for Park or Other Recreational Purposes By-law ('Land Conveyance By-law') that is on the June 20, 2022 Council agenda be considered by Council.

Carried

8.d. DS-056-22 Update to Proposed Heritage Designation of 111 Mary Street

Mayor Krantz disclosed a pecuniary interest and turned the Chair Position over to Acting Mayor Challinor II and refrained from discussion and voting on item #8.d. below. Councillor Tesser Derksen also declared a pecuniary interest on this item and abstained from discussion and voting.

Jill Hogan, Commissioner - Development Services, provided an overview of report DS-056-22.

After voting completed, Mayor Krantz resumed the Chair position.

Res. 86-22

THAT Staff Report DS-056-22: Update to Proposed Heritage Designation of 111 Mary Street be received;

THAT Milton Council recognizes the Edwin Earl house at 111 Mary Street in the Town of Milton, as being of heritage significance;

AND THAT Milton Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.0.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND FURTHER THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law be brought forward for Council adoption.

Carried

8.e. DS-057-22 Town Initiated Official Plan Amendment - Park and Recreation Strategy

Res. 87-22

THAT Report DS-057-22, with respect to Town Initiated Official Plan Amendment – Park and Recreation Strategy, be received.

AND THAT staff be authorized to bring forward Official Plan Amendment No. 78 in accordance with the draft Official Plan

Amendment attached as Appendix A to Report DS-057-22 for Council adoption.

Carried

8.f. Notice of Motion - Councillor Best

Reducing Interprovincial Trade Barriers for Ontario Chicken Products

Res. 88-22

THAT the Mayor send a letter of support (attached in Appendix A) on behalf of Milton Council to the federal Minister of Agriculture and federal Minister of Intergovernmental Affairs, Infrastructure and Minister of Intergovernmental Affairs, Infrastructure and Communities with respect to reducing Interprovincial Trade Barriers for Ontario chicken products.

Carried

9. REGIONAL COUNCIL UPDATE

10. STATEMENT BY MEMBERS

11. CONFIDENTIAL SESSION

Council convened into confidential session at 9:10 p.m.

Res. 89-22

THAT Milton Council convene into confidential session to discuss proposed or pending acquisition or disposition of land in regards to two items: Ongoing Property Management Strategy and Fifth Line Expropriation; and to discuss personal matters about an identifiable individual, including municipal or local board employees in respect to 2022 Milton Sports Hall of Fame Inductees.

Carried

12. OPEN SESSION

Council resumed in open session at 9:24 p.m. and passed the following resolutions:

Res. 90-22

THAT Council resume in open session.

Carried

Res. 91-22

THAT the recommendations contained in Staff Report ES-007-22 be approved.

Carried

Res. 92-22

THAT the recommendations contained in Staff Report DS-049-22 be approved.

Carried

Res. 93-22

THAT the recommendations contained in Staff Report COMS-005-22 be approved.

Carried

13. BY-LAWS

Councillor Di Lorenzo disclosed a pecuniary interest and refrained from discussion and voting on the following resolution:

Res. 94-22

THAT By-law Numbers 056-2022, 057-2022, & 062-2022 be READ, PASSED AND NUMBERED;

AND THAT the Mayor and the Town Clerk be authorized to sign the said By-laws, seal them with the seal of the Corporation and that they be engrossed in the By-law Book.

Carried

Res. 95-22

THAT By-law Numbers 055-2022, 058-2022, 059-2022, 060-2022, 061-2022, 063-2022, 064-2022 & 065-2022, be READ, PASSED AND NUMBERED;

AND THAT the Mayor and the Town Clerk be authorized to sign the said By-laws, seal them with the seal of the Corporation and that they be engrossed in the By-law Book.

Carried

13.a. BY-LAW 055-2022

BEING A BY-LAW TO REGULATE THE CONVEYANCE OF LAND TO THE TOWN FOR PARK AND OTHER PUBLIC RECREATIONAL PURPOSES OR THE PAYMENT IN LIEU THEREOF AND TO REPEAL BY-LAW 128-2001 Reference to: DS-054-22

13.b. BY-LAW 056-2022

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-04/22) Reference to: DS-053-22

13.c. BY-LAW 057-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, 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-04/22) Reference to: DS-053-22

13.d. BY-LAW 058-2022

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED, TO ADOPT AMENDMENT NO. 78 TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-02/21) Reference to: DS-057-22

13.e. BY-LAW 059-2022

BEING A BY-LAW TO EXEMPT CERTAIN LANDS FROM PART LOT CONTROL PURSUANT TO SECTION 50 (7) OF THE *PLANNING ACT*, IN RESPECT OF LANDS DESCRIBED AS BLOCKS 90, 91, 92, 93 and 94 ; REGISTERED PLAN 20M-1231 IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (PONY PINES DEVELOPMENT INC.) – FILE: PLC-02/22 Pursuant to: ES-013-14

13.f. BY-LAW 060-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 36 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS BLOCK 586 ON THE DRAFT APPROVED PLAN OF SUBDIVISION 24T-17002/M, PART OF LOT 7, CONCESSION 3, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED – MARTIN EAST) – FILE: Z-08/22 Pursuant to: ES-013-14

13.g. BY-LAW 061-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 36 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS LOTS 4-12 ON PLAN 20M-1239, PART OF LOT 7, CONCESSION 3, N.S., FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED – MARTIN WEST PHASE 2) – FILE: Z-05/22 Pursuant to: ES-013-14

13.h. BY-LAW 062-2022

BEING A BY-LAW TO LICENSE SHORT TERM RENTALS AND TO REGULATE ALL RELATED ACTIVITY Reference to: CORS-053-22

13.i. BY-LAW 063-2022

BEING A BY-LAW TO AUTHORIZE APPROVAL TO EXPROPRIATE LAND Reference to: DS-049-22

13.j. BY-LAW 064-2022

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF DOCUMENTS

13.k. BY-LAW 065-2022

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL OF THE CORPORATION OF THE TOWN OF MILTON AT ITS MEETING HELD JUNE 20, 2022

14. ADJOURNMENT

There being no further business to discuss the Mayor adjourned the meeting at 9:28 p.m.

_____

Gordon A. Krantz, Mayor

_____

Meaghen Reid, Town Clerk

The Corporation of the Town of Milton

Report To:	Council
From:	Glen Cowan, Chief Financial Officer / Treasurer
Date:	July 18, 2022
Report No:	CORS-054-22
Subject:	Purchasing Various

Recommendation: THAT Council provide delegated authority to award Microsoft software licenses as part of a new 3 year Enterprise Agreement with an estimated contract amount of $400,000 per year ($1,200,000 for the three years), as outlined in Schedule A;

THAT Council approve the contract renewal to Ducon Utilities Ltd. for the Traffic Signal and Street Light Maintenance for the fourth year (August 1, 2022 to July 31, 2023) in the total estimated amount of $1,713,940 (exclusive of HST), as outlined in Schedule B;

THAT Council approve the award of contract renewals, for winter control services for a combination of various contracts for years two to five, for the winter season 2022/2023, in the estimated total amount of $1,629,100, noted below (excluding taxes), to:

Blue Chip Building Restoration Ltd.,	$1,353,200
Wendover Construction	$ 29,100
Duff Contracting	$ 83,000
AG Jones Services Limited	$ 163,800

AND THAT Council provide delegated authority to award the six (6) pieces of equipment, that will be going out to tender, in the total estimated amount of $330,600 (exclusive of HST), as outlined in Schedule C;

THAT Council approve the award of the proposal for the Supply & Delivery of Road Salt, to the highest ranked firm being Compass Minerals Ltd., in the total annual estimated amount of $1,616,900 (exclusive of HST) based on 20,000 tonnes, for the

first term (October 1, 2022 to September 30, 2023), as outlined in Schedule D.

THAT the Manager, Purchasing and Risk Management be authorized to execute the contract(s), as outlined by the purchasing by-law, and the Mayor and the Town Clerk be authorized to sign any required paperwork.

EXECUTIVE SUMMARY

This report is being submitted to obtain Council's authorization on the various items on the attached schedules. Requests are being made as per the guidelines outlined in the Purchasing By-law No. 061-2018 and the Budget Management Policy (Policy No.113).

REPORT

Background

Procurement of goods and services is governed by By-law No. 061-2018. Purchasing activity is undertaken in a manner that is intended to support the Town's mandate to provide effective, responsible government and efficiently deliver services to the residents of Milton.

Discussion

Information pertaining to the recommended purchasing awards is included on the corresponding Schedules A-D attached.

Financial Impact

This report includes the award or renewal of several contracts where inflationary pressures are translating into higher unit rates that will need to be addressed through the Town's budget process. Inflationary and market pressures have resulted in average unit rate increases of 6.8% for the traffic signal maintenance program, 6.59% for road salt, and between 10% and 23% for certain tandem and single axle vehicles that are contracted as a part of the Town's winter maintenance service. In all of these cases, the total cost incurred by the Town in any given period is dependent on both the unit price and the quantity of the material or service that is utilized. As such, the Town will look to mitigate in-year financial pressures where possible, and will assess both the updated unit rates and latest utilization trends as part of the budget development for the subsequent year. Over the course of time, these inflationary trends can be expected to create pressure on the Town's tax levy.

Respectfully submitted,

Glen Cowan
Chief Financial Officer / Treasurer

For questions, please contact:	Jennifer Ahern, CPPB	905-878-7252, x2361
For questions, please contact:	Deanne Peter, B. Comm., MBA	905-878-7252, x2316

Attachments

Schedule A – Award for software licenses

Schedule B – Contract renewal for the Traffic Signal and Street Light Maintenance

Schedule C – Contract renewal for winter control services for the winter season 2022/2023, and award the six (6) pieces of equipment

Schedule D – Award to Supply & Delivery of Road Salt

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

COUNCIL AUTHORITY FOR CONTRACT AWARDS	
Project Award	Delegated Authority to award a tender for the Purchasing of Microsoft Enterprise Licenses.
Recommendation	**Staff are requesting the delegated authority to proceed with the award of a tender for the acquisition of Microsoft software licenses as part of a new 3 year Enterprise Agreement with an estimated contract amount of $400,000 ($1,200,000 for the three years). Staff will report the award results back to Council for information.**
Purpose of Report	As per Section 4.1.1 of Purchasing By-law No. 061-2018, Council approval is required.
Background information	The Town relies on client and server-oriented software products from Microsoft Corporation for a wide-range of internal and external technology needs. In order to maximize the benefits of previously acquired (and future-planned) Microsoft products and ensure optimal value for software licensing, the Town has previously enrolled in an Enterprise Agreement (EA) for its Microsoft suite of licensing. An EA, paired with appropriate Software Assurance (SA) rights for owned products, allows the Town the flexibility continually deploy the latest cloud or on-premises versions of select Microsoft products (ensuring continued vendor support/compliance), provides 24x7 technical support, deployment planning services as well as unique license conversion and upgrade options as the Town continues to grow and software needs evolve. Since the start of the Town's current EA (July 2019) the organization has continued to grow and expand its technology offerings and in turn, its reliance on Microsoft software products. Microsoft Windows, Server, Office, Exchange, SharePoint and SQL software products have become critical to the day-to-day operations of the organization. In early 2022, in anticipation of an upcoming EA renewal, the Information Technology division performed a thorough audit of existing Microsoft software products in use at the Town. The results of this audit will ensure the Town is renewing and/or purchasing a Microsoft software package purpose fit for the organization and its continued growth pattern. The Town's current 3-year EA expires on July 31, 2022. In order to retain future version upgrade rights for currently owned Microsoft products, the Town is required to enter into a new EA no more than 30 days after expiry of its outgoing EA. Failure to enter into a new EA prior to August 31st may result in the Town losing the ability to renew and extend existing licensing benefits and would require the organization to repurchase previously-owned licensing rights at additional cost.

	Delegated authority for the tender award is being requested to allow staff to enter into a new 3-year EA in advance of the August 31st deadline. The Town's licensing requirements will be posted online and awarded to the lowest compliant bid. The award will be reported back to Council for information.

Financial Planning Section: Budget Impact (Note 1)					
Account Number(s)	2216-3445	C24200317	C24200318	C24200319	C24200320
Account Description	Software Licensing	Network Licensing	Network Licensing	Enterprise Licensing & Compliance	Enterprise Licensing & Compliance
Contract Budget (Note 2)	$139,670	$53,719	$66,870	$61,106	$61,106
Funding Source	Operating Budget	Project Variance Account	Project Variance Account/ Reserves, Reserve Funds	Project Variance Account/ Reserves, Reserve Funds	Project Variance Account/ Reserves, Reserve Funds

Note 1: Financial impact includes any non-refundable portion of HST
Note 2: Actual costs will be confirmed once the software licensing tender is closed, with the financial impact reported back at the Council meeting following award.

COUNCIL AUTHORITY FOR CONTRACT AWARDS
CONTRACT RENEWAL

Project Award	Contract No. 19-086 – Traffic Signal & Street Light Maintenance, fourth year contract renewal.
Recommendation	**Staff are recommending the contract renewal to Ducon Utilities Ltd. for the Traffic Signal and Street Light Maintenance for the fourth year (August 1, 2022 to July 31, 2023) in the total estimated amount of $1,713,940 (exclusive of HST).**
Purpose of Report	As per Section 10.1 of Purchasing By-law No. 061-2018, Council approval is required.
Background information	The original award resulted from a competitive tender process lead by Milton on behalf of the Halton Cooperative Purchasing Group (HCPG). The contract was awarded to Ducon Utilities Ltd. for a possible five (5) year term, which was comprised of the original one (1) year award for the period August 1, 2019 to July 31, 2020, and four (4) additional one year renewals. The annual amounts incurred to date through the contract are:

Period Start	Period End	Actual Cost*
August 1, 2019	July 31, 2020	$1,120,735
August 1, 2020	July 31, 2021	$896,364
August 1, 2021	July 31, 2022	$1,147,072

* Third year cost includes estimates up to July 31, 2022.

The amount fluctuates on a yearly basis as the contract captures both work related to maintenance (operating) as well as new installations and replacements (capital) for which the need can vary annually.

The contract renewal for the fourth term is being requested in the total estimated annual amount of $1,713,940 (exclusive of HST). This estimate is based on the Town's existing operating budget and capital program. The actual cost will be dependent on the work authorized and undertaken, and will be subject to the unit rates outlined in the contract. Through the negotiation process related to the renewal, unit rates have increased from year 3 to year 4 by 6.8%. This amount considers the current rate of inflation being experienced, including with respect to aluminum, which is a key material for several forms of work contained in the contract.

	The proposed rates and estimated work plan for the year have been reviewed and validated by the program area, resulting in the recommendation to proceed with the renewal. The contract total (years one to four) will now be in the estimated amount of $4,878,111 (exclusive of HST). The contract allows for one (1) more renewal term for the fifth and final term for August 1, 2023 through to July 31, 2024.

Financial Planning Section: Budget Impact (Note 1)	
Account Number(s)	Various Capital & Operating Accounts
Account Description	Traffic Signal and Street Light Maintenance
Project Total Budget	N/A
Contract Budget	$ 1,744,106 (Note 2)
Actual (Net of HST Rebate)	$ 1,744,106 (Note 3)
Variance	$ 0
Funding Source	Various Capital & Operating Budgets

Note 1: Financial impact includes any non-refundable portion of HST.
Note 2: The contract spans 2022/2023. The 2023 budget is subject to Council approval.
Note 3: Contract Actuals are an estimate only based on the existing budgets. The resulting costs will be managed by Program Area staff and reviewed with Financial Planning with any variances being reported through the variance process. Based on the increase in unit rates, an equivalent adjustment can be expected to the cost estimates that will be incorporated in the proposed 2023 budget process.

COUNCIL AUTHORITY FOR CONTRACT AWARDS
CONTRACT RENEWALS

Project	2022/2023 Winter Control Program - Rental of Equipment and Operator – Contract Renewals.
Recommendation	**Staff is recommending to award contract renewals, for winter control services for a combination of various contracts for years two to five, for the winter season 2022/2023, in the estimated total amount of $1,629,100, noted below (excluding taxes), to:** **Blue Chip Building Restoration Ltd., $1,353,200** **Wendover Construction, $ 29,100** **Duff Contracting $ 83,000** **AG Jones Services Limited $ 163,800** **Staff is also requesting delegated authority to award the six (6) pieces of equipment, that will be going out to tender, in the total estimated amount of $330,600 (exclusive of HST)**
Purpose of Report	As per Section 10.1 of Purchasing By-law No. 061-2018, Council approval is required.
Background information	The Town of Milton requires contracted equipment and operators to provide winter maintenance on both Town and Regional roads (as part of the Regional Maintenance Agreement). These contracts supplement the services provided by Town staff. **Contract Renewals** The Town of Milton issues winter control tenders on an annual basis for a portion of the requirements, for a potential contract term of up to five years. This ensures that in any given year, the Town will potentially only have a 20% turnover in contractors, ensuring that services can be delivered effectively and efficiently. This renewal encompasses 36 units of various types of equipment. There will be 6 pieces of equipment that we will tendered in the month of July. These contracts include a MTO fuel index calculation, which are reconciled monthly. The index is used by the province and many municipalities, to manage fluctuating fuel costs, through the term of the contract. This ensures that the contractors don't bare the risk of hedging the fuel costs and the town benefits by not paying higher rates to cover this risk. The costing estimates are a combination of the standby rate and hourly call our rates. The index changes have not been included in the estimates. Through the negotiation process, rate increases were required for tandem and single axle units that were bid between 2018 and 2020 in order to align unit rates up to the most recent competitive process from 2021.

	Although this step isn't part of a typical renewal process, it was considered necessary and appropriate in consideration of the recent inflationary pressures and changes to the insurance coverage that is available within this sector. The result was in increase in the average unit rate for tandems of 10% and for single axles of 23%. There were no changes to the standby rates, or the unit rates for graders, tractors and loaders. Subject to the level of annual utilization, these changes could result in a cost increase of approximately $106,000 (including both Town and Region). The rates for tandems and the single axles, has been negotiated for both the 2022/2023 and 2023 /2024 season. **The estimated total renewal value for the 2022/2023, for all 36 units, for the winter season is $1,629,100.**

Financial Planning Section: Budget Impact (Note 1)

Account Number(s) **Account Description**	3200-3740 Town Winter Control Renewals	3200-3740 Town Winter Control Standby	3500-3740 Regional Roads Winter Control Renewals	3500-3740 Regional Roads Winter Standby
Contract Budget (Note 2)	$662,763	$331,900	$441,842	$221,267
Actual (Net of HST Rebate) (Note 3)	$662,763	$331,900	$441,842	$221,267
Variance	$0	$0	$0	$0
Funding Source	Operating Budget	Operating Budget	Regional Recovery (Note 4)	Regional Recovery (Note 4)

Note 1: Financial impact includes any non-refundable portion of HST.
Note 2: Reflects budget for the units awarded through this contract renewal only, and therefore excludes the amounts related to new contract awards.
Note 3: Contract costs will vary with utilization and will be monitored by program area staff. Any variances will be reported through the variance process.
Note 4: The cost of contracts for Regional Roads will be recovered from the Region of Halton including cost plus for Winter Control.
Note 5: The 2023 budget will be updated to reflect contract estimates and are subject to Council approval.

COUNCIL AUTHORITY FOR CONTRACT AWARDS PROPOSAL AWARD	
Project Award	Proposal Award No. 22-019 – Supply & Delivery of Road Salt
Recommendation	**Staff is recommending the award of the proposal for the Supply & Delivery of Road Salt, to the highest ranked firm being Compass Minerals Ltd., in the total maximum annual amount of $1,616,900 (based on 20,000 tonnes) and exclusive of HST), for the first term, October 1, 2022 to September 30, 2023. This amount reflects a 6.59% unit price increase over the previous contract.**
Purpose of Report	As per Section 10.1 of Purchasing By-law No. 061-2018, Council approval is required for proposal awards over $100,000.
Purchasing Section: Bid Award Information	
Date bid issued	May 11, 2022
Advertisements	Town of Milton website (Bids and Tenders)
Closing Date	June 6, 2022
# of Plan takers	Three (3)
Proposal Submissions received	Cargill Canada Corp Compass Minerals Ltd. Windsor Salt
Process	A RFP (request for proposal) process was issued on behalf of the HCPG (Halton Cooperative Purchasing Group) for the supply & delivery of road salt. The proposals were evaluated based on the following criteria: Experience and qualifications (5 points) Efficiencies of both the product and logistics (25 points) Emergency measures and contingency plan (10 points) Value add (10 points) Term and costs of proposed program (50 points) An evaluation team facilitated by Purchasing with representation from Community Services, Burlington, Halton Hills and Oakville, evaluated the proposals against the established criteria. Compass Minerals Ltd, was the overall highest ranking proponent and is being recommended for this award.

Financial Planning Section: Budget Impact (Note 1)		
Account Number(s) **Account Description**	0600-0645-3400 Town Winter Control Salt Contracts	0900-0645-3400 Region Winter Control Salt Contracts
Contract Budget	$653,476	$451,710
Actual (Net of HST Rebate)	$653,476 (Note 2)	$451,710 (Note 2)
Variance	$0	$0
Funding Source	Operating Budget (Note 3)	Regional Recovery (Note 4)

Note 1: Financial impact includes any non-refundable portion of HST.
Note 2: Contract actuals are an estimate only. The resulting costs will be managed by Program Area staff and reviewed with Financial Planning with any variances being reported through the Variance process.
Note 3: The contract spans 2022/2023. The 2023 budget is subject to Council approval.
Note 4: The cost of contracts for Regional Roads will be recovered from the Region of Halton.

The Corporation of the Town of Milton

Report To:	Council
From:	Janine Gallagher, Director, Human Resources
Date:	July 18, 2022
Report No:	CORS-055-22
Subject:	Council Remuneration

Recommendation: THAT the base annual salary for the position of Councillor be increased by $1,363 in accordance with the Council Compensation policy, effective November 15, 2022;

AND THAT the Council Compensation policy, appended to this report, be updated to eliminate the benefit premium cost sharing program of 50:50, so that 100% of the premium costs are paid for by the Town:

AND THAT the Council extended health and dental benefit plan be updated to mirror the non-union extended health and dental benefit plan.

EXECUTIVE SUMMARY

- Council remuneration is reviewed every 4 years, in the final year of the Council term, in accordance with the Council Compensation policy that was developed in 2014 and approved through report CORS-015-14.
- As per the policy, Council's salary is to be compared to the 50th percentile of the municipal comparator group after removing the highest and lowest salaries.
- A market review was conducted by staff resulting in a recommendation to increase the annual Councillor salary by $1,363 and to maintain the current Mayor salary, in accordance with the guidelines set out in the Council Compensation policy.
- Council benefits, pension and expenses were also benchmarked as part of the review conducted by staff.
- It was found that all 9 responding municipalities provide an extended health and dental benefit plan to Council that mirrors their non-union plan and that Council benefits are 100% paid for by the municipality.

EXECUTIVE SUMMARY

- The findings have resulted in the recommendation to update the Council Compensation policy with the elimination of the Town's premium cost sharing program of 50:50, resulting in an increase to the Town's paid portion from 50% to 100%. In addition, it is recommended that the Council extended health and dental benefit plan be updated to mirror the non-union benefit plan.
- The recommended changes are to come into effect on November 15, 2022 for the next term of Council.

REPORT

Background

In order to ensure that Council compensation remains fair and competitive, a self-sustaining policy was developed in 2014 to determine remuneration for future terms of Council. This policy was approved through report CORS-015-14.

The policy provides direction for reviewing and setting Council compensation through the following framework:

1. A market comparison using comparator municipalities is to be conducted every term of Council in the final year of the term.
2. Comparators are based on similarities around population size and organizational structure and that they may change over time.
3. Council compensation is to be calculated using the 50th percentile of the comparator group after removing the highest and lowest salaries.
4. The results of the compensation review are to be presented to Council in a report, with recommendations for compensating members of Council for the future term of Council.
5. Members of Council salaries will be adjusted annually by the economic adjustment approved and applied to the salary bands for non-union Town staff.

The last adjustment to Council salaries, outside of the annual economic adjustments, was effective December 2018.

In addition to providing a compensation framework, the Council Compensation policy also includes provisions around benefit coverage for Members of Council. The current policy includes an option for extended health, dental, accidental death and dismemberment (AD&D) and life insurance coverage with a cost sharing premium of 50%. There were no changes to Council benefit coverage as a result of the last compensation review.

Discussion

A market review of Mayor and Councillor remuneration was conducted by staff through surveying the same comparator municipalities used for non-union compensation reviews. The comparator municipalities used were: Ajax, Barrie, Burlington, Caledon, Cambridge, Guelph, Halton Hills, Oakville, Richmond Hill, Waterloo and Whitby. Of the 11 comparators surveyed, 9 responses were received.

The survey included questions around method and frequency of compensation reviews, target market positioning, benefit coverage, OMERS participation and Council expenses.

Base Compensation

The results of the benchmarking survey are summarized below in comparison with the Mayor and Councillor current rate of compensation.

	Current Salary	50th Percentile of Comparator Group*
Mayor	$124,102	$124,251
Councillor	$43,105	$44,468

*50th percentile of respondents after highest and lowest salaries removed

In accordance with the Council Compensation policy it is recommended that the annual compensation for the Councillor role be adjusted to reflect the 50th percentile of the comparator group, as noted in the above chart, effective November 15, 2022. This results in an annual increase of $1,363 per Councillor. As the current Mayor salary is consistent with the 50th percentile of the comparator group (with a differential of 0.12%), it is recommended to maintain the current salary.

Benefits

Council benefits were also benchmarked using the same comparator group. All 9 of the municipalities that responded confirmed that Council's extended health and dental benefit plan mirrors the non-union plan and that the Council plan is 100% paid for by the municipality. Milton is the only municipality of the responding comparator group that requires Members of Council that elect to enroll in the benefit plan to participate in a premium cost sharing program.

In order to ensure Council remuneration remains fair and competitive, staff are recommending that the Council Compensation policy be updated to eliminate the premium cost sharing program of 50:50, so that 100% of the premium costs are paid for by the Town. In addition, it is recommended that the extended health and dental benefit plan be updated to mirror the non-union benefit plan, which includes the changes approved through Council Report No. CORS-042-21.

Discussion

The above compensation and benefit recommendations would come into effect on November 15, 2022 to align with the beginning of the new term of Council.

There are no recommended changes to participation in the OMERS pension plan or Council related expenses.

Financial Impact

As noted above, the recommendations in this report related to Council base compensation will result in an annual increase of $1,363 per councillor with no change to the salary of the Mayor. This results in a total annual impact to the Town of $12,419, once the Town's portion of all statutory deductions and OMERS are accounted for.

The annual financial impact of the recommended changes to Council benefits could range from an increase of $12,312 (based on current Council enrolment) to a maximum of $46,592 if all of Council elected to enrol in the plan. The cost impact from November 15, 2022 until the end of this year will be reflected in the variance reporting for 2022 year end, and the full annualized cost will be incorporated into the proposed 2023 Budget process.

Respectfully submitted,

Janine Gallagher
Director, Human Resources

For questions, please contact: Janine Gallagher Phone: Ext. 2146

Attachments

Appendix A – Council Compensation Policy (revised benefits section)

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

No. 034: COUNCIL –Council Compensation Policy

Compensation

The monetary stipend of Councillors and the Mayor shall be adjusted annually by the economic adjustment approved and applied to the salary bands for non-union Town staff. A market comparison will be conducted every four (4) years.

Market Comparison

A market comparison using comparator municipalities will be conducted every term of Council in the final year of the term. The results will be presented to Council in a report, with recommendations for compensating members of Council for the future term of Council. Such market survey and any implementation of recommendations will be conducted by staff.

Comparator Municipalities

Ajax, Caledon, Clarington, Halton Hills and Newmarket and Wellington County will be used as comparators based on population size and organizational structure. The highest percentage increase and the lowest percentage increase will be deleted. The 50th percentile of the remainder will be calculated and compared to current salaries of the Mayor and members of Council. Should these municipalities cease to be viable comparators, alternates will be assigned.

Benefit Inclusions

Extended Health coverage (including travel), Dental coverage, Accidental Death and Dismemberment (AD&D) and Life Insurance will be extended to members of Council upon the commencement of the Council term. Enrolment is optional and is subject to the terms and conditions in the Plan booklet(s).

Such benefit coverage will be subject to waiting periods, provisions of the Town's benefit carrier, eligibility requirements and plan maximums. The premium costs are paid for by the Town.

Benefit Coverage Exclusions

The following benefits will not be provided to Members of Council:

- Short Term Disability
- Long Term Disability

OMERS

Members of Council will contribute to the OMERS pension plan subject to the provisions of the plan.

The Corporation of the Town of Milton

Report To:	Council
From:	Glen Cowan, Chief Financial Officer / Treasurer
Date:	July 18, 2022
Report No:	CORS-056-22
Subject:	Operating Budget Review Report - May 2022

Recommendation: THAT the operating report for the five months ending May 2022 along with a projected year end surplus position of $748 be received for information.

THAT an accounts receivable write-offs in the amount of $10,946.36 be approved.

EXECUTIVE SUMMARY

This report provides a detailed review and update of the operating budget through May 2022 with the following information of note:

- Current forecasting suggests that the operating fund will be in line with budget for year end.
- Gross investment income is expected to be $2.2 million greater than budget due to higher than budgeted portfolio balances combined with increasing interest rates.
- Reserve balances are expected to be $32.5 million higher than anticipated, including the Milton Hydro promissory note refinancing and return of funds to the Town in the amount of $13.9 million.

The financial position of the Town will continue to change throughout the balance of the year due to factors such as weather conditions, utility and fuel usage and rates, and position vacancies.

REPORT

Background

Corporate Policy No. 113: Financial Management – Budget Management identifies that a comprehensive review of the Town's operating budget will be undertaken in association with its May 31 balances. Corporate Policy No. 116: Financial Management – Treasury as well as Ontario Regulation 438/97 identifies that reporting to Council on the investment portfolio must be done at least annually. This report is to satisfy the requirements as set out in those policies.

The revenue and expenditures that are shown in the financial statements within Appendix 1 are presented on a cash basis, and therefore exclude accruals.

Discussion

Operating Budget Monitoring for the period ending May 31, 2022

The following table reflects forecasted variances to the 2022 budget by department based on expectations for program delivery for the remainder of the year.

Department	2022 Approved Budget $	2022 Forecast $	Over/(Under) Budget $
Mayor & Council	625,712	(325)	(325)
Executive Services	14,570,670	(49,244)	(49,244)
Corporate Services	11,018,602	(252,442)	(252,442)
General Government	(60,256,113)	665,584	665,584
Community Services	29,991,062	153,086	153,086
Development Services	4,050,068	(517,407)	(517,407)
Library		-	-
Hospital Expansion		-	-
BIA		-	-
Total Town of Milton	**$**	**$ (748)**	**$ (748)**

Note 1 Figures include rounding and may result in minor variances to the Attached Financial Schedules

Staff are currently forecasting a surplus to budget of $748 for 2022. Pressures identified to date that will negatively affect the year end operating position include the high number of winter events this season in the amount of $359,736, net revenue losses of $334,226 in recreation programs associated with provincially mandated facility closures early in 2022, the impact of escalating fuel prices of $172,079, insurance premium increases of $157,496, tax write offs of $144,000 and the net revenue losses of $131,615 associated with concession closures at facilities until the fall.

The additional pressures are offset by projected savings from reductions in hydro consumption of $282,000, higher than anticipated planning fee revenues of $237,491, savings due to staff vacancies of $181,632, additional winter maintenance and streetlight recoveries from

Discussion

developers due to a shift in timing of subdivision assumptions in the amount of $171,830, property tax capping recoveries of $117,000 and additional grant funding of $301,102, primarily associated with Safe Restart Transit – Phase 3 Funding and unspent COVID19 Recovery Funding from the prior year.

Although the minimum wage increase announced by the Province to be effective October 1 will also have an unplanned impact to the Town, the impact to 2022 is not expected to be significant given the time of the year it will be implemented and that the staff positions most impacted will have completed their employment for the year. The greater impact of this announcement is expected to be for the 2023 budget and will be included as part of an updated 2023/24 operating forecast to be presented with the Town's Budget Call report in September.

Detailed commentary on variances by department can be found in Appendix 2.

Balance Sheet Monitoring as at May 31, 2022

Investments and Cash Management

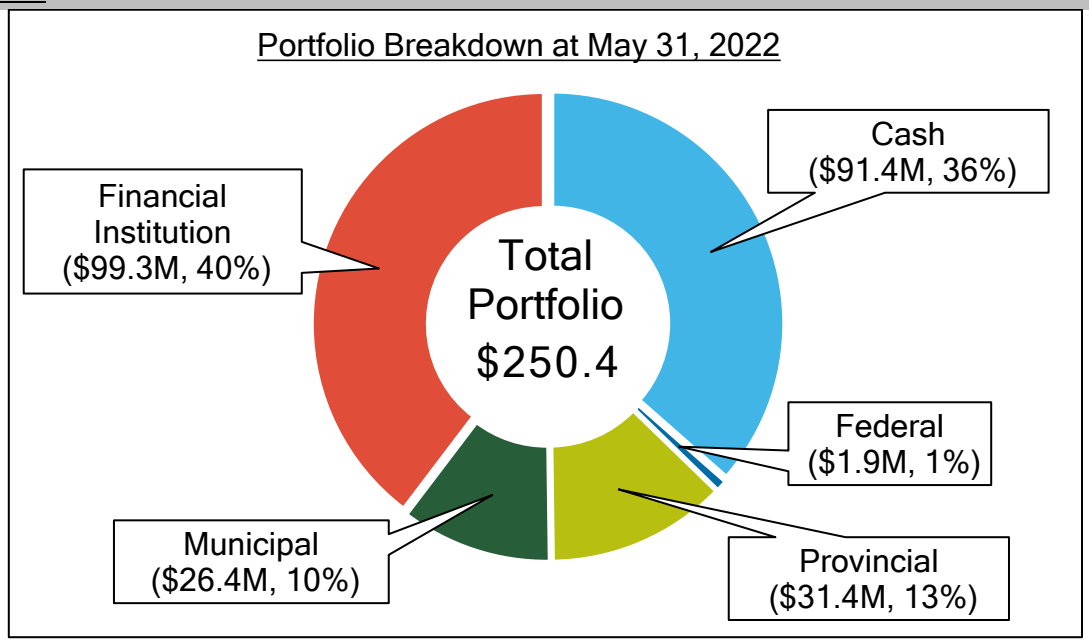
Economic Update

Since the early part of 2020 the Bank of Canada (BOC) had set the overnight rate at a historically low level of 0.25% due to the economic impacts from the pandemic. Starting at the beginning of 2022 the BOC has increased the overnight rate by 1.25% to 1.50% as of June 1st in an attempt to manage elevated inflation and future inflation expectations. While there are many variables contributing to high inflation including ongoing supply chain disruptions, rising energy prices and global uncertainty, current economic data and estimates from the BOC and the major Canadian banks reflect a strong and resilient Canadian economy. The forecasts currently anticipate inflation gradually slowing in the second part of 2022 and through 2023 as the BOC looks to additional overnight rate increases over the remainder of the year as a tool to help alleviate inflation levels.

Portfolio Summary / Cash and Investment Positions

A summary of the overall portfolio as of May 31, 2022 is shown in the chart below and a detailed comparison of the limitations on holdings, as set out in Financial Management - Treasury Policy No. 116, is included in Appendix 3. All securities held in the first five months of 2022 satisfied the Town's credit rating requirements.

Discussion



The Town is currently carrying a high cash balance due to market conditions, upcoming capital project expenditures and timing of tax collections and payments. As market opportunities arise the Town will continue to invest to take advantage of the recent increase in rates, compared to recent years, as illustrated in Appendix 4.

Through report CORS-024-22, Council approved an expansion to the list of eligible investments for the Town that would allow for exposure to the equity market through the ONE equity fund. At this time, no investments have been made in that fund and it is expected that when the introduction of that investment product does occur, it will be undertaken on a phased basis.

2022 Investment Income Forecast

Due to market conditions, the rapid increase in yields since the beginning of the year and a higher than expected portfolio balance, mainly related to the funds received from the Milton Hydro dividend/promissory note refinance (staff report CORS-006-22), current projections show the gross investment income forecast will be approximately $5.0 million which is $2.2 million higher than what was incorporated into the 2022 budget. The additional investment income will have no impact on the operating budget in 2022 as it will be allocated to reserves at year end in accordance with the Town's Treasury Policy. Changing market conditions may create forecast adjustments throughout the year.

Discussion

Property Tax Collection

The Town of Milton collects property taxes for the Town, Region of Halton and the Halton Boards of Education as legislated under the Municipal Act, 2001. The following table provides an update on the Town's current year tax collection up to June 7, 2022. As shown, the 2022 collection rate to date is aligned with the Town's 2020 and historical rate as we approach the third regular installment date in late June.

Tax Year	Total Billable Properties	Properties with Arrears as of Jun 7	Final Tax Levy[1]	Current Year Collections (as of June 7)[1]	Current Year Past Due[1]	Current Year % Paid
2022	41,825	4,283	$229,583,318	$107,111,969	$4,946,683	46.7%
2021	40,589	4,068	$219,102,350	$103,299,797	$4,692,643	47.1%
2020[2]	39,458	7,891	$209,351,753	$80,876,026	$12,869,673	38.6%

1 Includes Town, Region and Educational shares
2 Penalty was not run and charged for June 2020 due to COVID-19

Debenture Obligations

As of May 31, 2022 the Town has an estimated $41.0 million in total debt outstanding, reflecting $3.6 million in debenture repayments that have occurred to date.

Subsequently, the Town participated in the Regional debenture issuance that occurred in June. The Town of Milton accounted for $7.5 million of the $30.6 million overall debenture issuance by the Region which was issued via a 1-10 year serial debenture at an all-in average borrowing yield of 3.531%. The proceeds will be used to fund previously approved capital projects such as road projects (asphalt overlay, Thompson Road) and park redevelopments (Omagh, Kingsleigh and Coxe). In addition the Town will have $1.6 million in debenture principal payments resulting in $47.0 million in outstanding debt at the end of 2022.

Existing Debenture Obligation ($000)	Debt at Dec 31, 2021	Principal Payments to May 31	Debt at May 31, 2022	New Issue	2022 Principal Payments Outstanding	Forecast Dec 31, 2022
Tax Supported	$21,684	$(1,795)	$19,889	$7,500	$(1,342)	$26,047
Reserve Fund	23	0	23	0	(23)	0
Development Charge	196	(0)	196	0	(196)	0
Capital Provision (Hospital)	9,551	(1,503)	8,048	0	0	8,048
Hospital Expansion (see below)	13,184	(303)	12,881	0	0	12,881
Total	**$44,638**	**$(3,601)**	**$41,036**	**$7,500**	**$(1,561)**	**$46,976**

The Hospital sinking fund debenture is held and managed by the Region of Halton, for the purposes of retiring the debt at maturity. The annual $302,726 sinking fund contribution and the interest income to be earned on the investments of the sinking fund over 30 years were projected at the outset to fully cover the principal payment due at maturity. The balance at December 31, 2022 as shown will be further reduced by the interest earned to date on the fund which will be reported by the Region to the Town for year end.

Reserves and Reserve Funds

Reserves and reserve funds are an important element of the Town's long-term financial plan. They allow the Town to set aside funds for a future purpose and fulfil a critical financial need for the municipality. They make provisions for the replacement and rehabilitation of existing Town assets, provide a contingency for one-time and unforeseeable events, and provide flexibility to manage debt levels and protect the Town's financial position.

The anticipated reserve and reserve fund balances for 2022 are outlined in the table below. Balances by individual reserve and reserve funds are shown in Appendix 5.

Reserves and Reserve Funds ($000)	As at Dec 31, 2021	As at May 31, 2022	Forecasted Dec 31, 2022	Surplus/ (Deficit) to Budget
Stabilization	$15,126	$19,493	$18,808	$1,823
Corporate Use	12,298	12,675	14,654	3,991
Infrastructure Non Growth	52,919	70,552	72,398	17,361
Infrastructure Growth	51,904	56,017	68,185	8,786
Program Specific	9,767	11,756	11,635	373
Board, Committee & Other	2,195	2,601	2,030	208
Total	**$144,208**	**$173,095**	**$187,710**	**$32,541**

The forecasted 2022 balance includes projected 2022 activity as identified in the 2022 budget along with any forecasted adjustments that have been identified in 2022. Following is commentary on forecasted 2022 year end reserve balances that are expected to be significantly different than budget:

Stabilization Reserves & Reserve Funds

The Stabilization reserves are expected to be favourable to budget due to higher than anticipated building permit activity in the prior year, resulting in the Building Stabilization Reserve having a higher than budgeted year-end balance of $1.64 million. The remainder of the expected surplus relates to favourable year end variances that occurred in 2021 (staff report CORS-021-22).

Corporate Use Reserves

The Corporate Use reserves are expected to be favourable to budget at the end of 2022 due to the allocation of the 2021 year end surplus (staff reports CORS-021-22 and CORS-043-22). $3.4 million was allocated to the Legal and Insurance reserve and $1.0 million to the WSIB reserve. Both allocations were done to help manage any future financial risks, potential liabilities and increased future costs.

Infrastructure Non Growth

The Infrastructure Non Growth reserves are projecting a $17.4 million surplus to budget due in large part to the re-financing of the promissory note to Milton Hydro (staff report CORS-006-22) where it is expected the impact of this change will account for $13.9 million of the surplus in the Infrastructure Roads reserve at the end of 2022. In addition, investment income is currently projecting a surplus to budget and expected to account for an additional $1.0 million transfer to the Infrastructure Facilities reserve and an additional $0.5 million to the Infrastructure Roads reserve. Finally, the Ontario Lottery Corporation Proceeds reserve is projecting a surplus of $2.0 million due to higher than expected funding received at the end of 2021.

Infrastructure Growth

The Infrastructure Growth reserves are forecasting a surplus of $8.8 million primarily due to a shift in timing of spending on capital projects budgeted to be funded from the Post Period Capacity reserve fund.

While Development Charge (DC) Reserves are currently projecting to be $0.5 million higher than expected due to additional investment income allocations, shifts in timing of capital expenditures and revenue collections could change as the year progresses.

A portion of the projected surplus compared to the 2022 budget is offset due variances in the starting balances than what were originally anticipated. The Cash-in-lieu of Parkland reserve beginning balance was $1.0 higher than expected due to additional funds received in 2021 while the Capital Provision reserve was lower by $2.4 million due to the timing of revenue received.

2022 Accounts Receivable Write-offs

Accounting Policy No. 115 states that any write-off of amounts owing to the Town in excess of $10,000 must be approved by Council. The following is a summary of the amounts recommended to be written off.

Invoice #	Amount	Invoice Detail	Reason for Write off
LE000268	$10,946.36	House fire which required an emergency property standards order to be issued, on site security and remedial work to bring the property into compliance with Town of Milton By-law 042-2020	Individual is non responsive and cannot be located.

Financial Impact

The May 2022 variance review process suggests that the operating fund is on target to meet budget for year end. The financial position of the Town will continue to change throughout the balance of the year and may be impacted by factors including weather related activity, utility and fuel usage and rates, tax write-offs and staff vacancies among other items.

The results of the May variance review process, as well as the on-going maintenance of the Town's financial position, will be used to inform the preparation of the Town's 2023 Budget.

Respectfully submitted,

Glen Cowan
Chief Financial Officer / Treasurer

For questions, please contact: Jennifer Kloet, CPA, CA 905-878-7252 x2216

Attachments

Appendix 1 – May 2022 Operating Financial Statements

Appendix 2 – May 2022 Operating Variance Commentary by Department

Appendix 3 – Investment Portfolio Holdings and Limitations

Appendix 4 – Interest Rates and Bond Yields

Appendix 5 – Reserve and Reserve Fund Continuity Schedule

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

TOWN OF MILTON - SUMMARY
OPERATING FINANCIAL STATEMENT
May 2022

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
MAYOR AND COUNCIL	305,427	300,395	625,712	(325)	625,387	(324,992)	48%
EXECUTIVE SERVICES	5,280,469	5,854,533	14,570,670	(49,244)	14,521,426	(8,666,893)	40%
CORPORATE SERVICES	3,165,763	2,246,713	11,018,602	(252,442)	10,766,160	(8,519,447)	21%
GENERAL GOVERNMENT	(51,183,805)	(55,902,304)	(60,256,113)	665,584	(59,590,529)	3,688,225	94%
COMMUNITY SERVICES	12,435,012	13,625,287	26,501,196	153,086	26,654,282	(13,028,995)	51%
DEVELOPMENT SERVICES	103,072	952,192	4,050,068	(517,407)	3,532,661	(2,580,469)	27%
LIBRARY	(2,904,815)	(2,848,685)				(2,848,685)	#DIV/0!
HOSPITAL EXPANSION	(563,096)	(538,541)				(538,541)	#DIV/0!
BIA	(198,450)	(246,975)				(246,975)	#DIV/0!
Total TOWN OF MILTON	(33,560,423)	(36,557,385)		(748)	(748)	(36,556,637)	

TOWN OF MILTON
OPERATING FINANCIAL STATEMENT
May 2022

MAYOR AND COUNCIL

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
MAYOR AND COUNCIL							
MAYOR AND COUNCIL							
EXPENDITURES							
Salaries and Benefits	268,024	251,753	552,889		552,889	301,136	46%
Administrative	34,768	45,925	54,667		54,667	8,742	84%
Financial			5,000		5,000	5,000	
Purchased Goods	308	664	701		701	37	95%
Purchased Services	6,573	6,582	30,426	(325)	30,101	23,519	22%
Total EXPENDITURES	309,673	304,924	643,683	(325)	643,358	338,434	47%
REVENUE							
Financing Revenue			(5,000)		(5,000)	(5,000)	
Recoveries and Donations	(4,245)	(4,528)	(12,972)		(12,972)	(8,444)	35%
Total REVENUE	(4,245)	(4,528)	(17,972)		(17,972)	(13,444)	25%
Total MAYOR AND COUNCIL	305,428	300,396	625,711	(325)	625,386	324,990	48%
Total MAYOR AND COUNCIL	305,428	300,396	625,711	(325)	625,386	324,990	48%
Total MAYOR AND COUNCIL	305,428	300,396	625,711	(325)	625,386	324,990	48%

TOWN OF MILTON
OPERATING FINANCIAL STATEMENT
May 2022

EXECUTIVE SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
EXECUTIVE SERVICES							
OFFICE OF THE CAO							
EXPENDITURES							
Salaries and Benefits	210,726	207,349	568,018		568,018	360,669	37%
Administrative	5,425	6,298	19,195		19,195	12,897	33%
Purchased Goods	5,048	6,777	5,507		5,507	(1,270)	123%
Purchased Services	3,026	5,923	47,351	353	47,704	41,781	12%
Total EXPENDITURES	224,225	226,347	640,071	353	640,424	414,077	35%
REVENUE							
Financing Revenue	(16,144)	(16,159)	(16,159)		(16,159)		100%
User Fees and Service Charges		(218)	(3,000)		(3,000)	(2,782)	7%
Total REVENUE	(16,144)	(16,377)	(19,159)		(19,159)	(2,782)	85%
Total OFFICE OF THE CAO	208,081	209,970	620,912	353	621,265	411,295	34%
STRATEGIC INITIATIVES AND ECONOMIC DEVELOPMENT							
EXPENDITURES							
Salaries and Benefits	233,059	294,088	774,126	29,267	803,393	509,305	37%
Administrative	1,912	2,328	22,423		22,423	20,095	10%
Financial	45		1,858		1,858	1,858	
Transfers to Own Funds	8,827	2,110	26,867		26,867	24,757	8%
Purchased Goods	73	134	14,233	(4,344)	9,889	9,755	1%
Purchased Services	24,527	25,406	222,529	(26,705)	195,824	170,418	13%
Reallocated Expenses	542		2,414		2,414	2,414	
Total EXPENDITURES	268,985	324,066	1,064,450	(1,782)	1,062,668	738,602	30%
REVENUE							
Financing Revenue	(8,916)	(10,197)	(35,097)	(12,000)	(47,097)	(36,900)	22%
Grants		(38,442)		(48,356)	(48,356)	(9,914)	79%
Recoveries and Donations	(25,000)	(25,000)	(25,000)		(25,000)		100%
User Fees and Service Charges	(21,074)	(6,636)	(116,309)		(116,309)	(109,673)	6%
Total REVENUE	(54,990)	(80,275)	(176,406)	(60,356)	(236,762)	(156,487)	34%
TEGIC INITIATIVES AND ECONOMIC DEVELOPMEN	213,995	243,791	888,044	(62,138)	825,906	582,115	30%
FIRE							
EXPENDITURES							
Salaries and Benefits	3,741,879	4,176,572	11,667,507		11,667,507	7,490,935	36%
Administrative	24,396	42,527	114,721		114,721	72,194	37%
Financial	1,654	1,671	2,200		2,200	529	76%
Transfers to Own Funds	1,004,606	1,048,572	1,048,572		1,048,572		100%
Purchased Goods	21,296	30,843	119,688		119,688	88,845	26%
Purchased Services	112,823	156,707	275,059	14,939	289,998	133,291	54%
Fleet Expenses	45,845	73,991	148,762		148,762	74,771	50%
Reallocated Expenses			453		453	453	
Total EXPENDITURES	4,952,499	5,530,883	13,376,962	14,939	13,391,901	7,861,018	41%
REVENUE							
Financing Revenue	(11,962)	(10,199)	(10,199)		(10,199)		100%
Grants		(4,900)	(2,500)	(2,400)	(4,900)		100%
Recoveries and Donations	(28,479)	(57,132)	(142,000)		(142,000)	(84,868)	40%
User Fees and Service Charges	(53,663)	(57,882)	(160,550)		(160,550)	(102,668)	36%
Total REVENUE	(94,104)	(130,113)	(315,249)	(2,400)	(317,649)	(187,536)	41%
Total FIRE	4,858,395	5,400,770	13,061,713	12,539	13,074,252	7,673,482	41%
Total EXECUTIVE SERVICES	5,280,471	5,854,531	14,570,669	(49,246)	14,521,423	8,666,892	40%
Total EXECUTIVE SERVICES	5,280,471	5,854,531	14,570,669	(49,246)	14,521,423	8,666,892	40%

TOWN OF MILTON
OPERATING FINANCIAL STATEMENT
May 2022

CORPORATE SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
CORPORATE SERVICES							
FINANCE							
EXPENDITURES							
Salaries and Benefits	1,896,185	1,900,835	5,167,736	(68,426)	5,099,310	3,198,475	37%
Administrative	13,475	19,656	62,244	(2,500)	59,744	40,088	33%
Financial	3,276	3,074	4,258		4,258	1,184	72%
Purchased Goods	13,009	22,127	45,343		45,343	23,216	49%
Purchased Services	93,085	104,998	301,604	7,666	309,270	204,272	34%
Total EXPENDITURES	2,019,030	2,050,690	5,581,185	(63,260)	5,517,925	3,467,235	37%
REVENUE							
Financing Revenue	(2,266,679)	(2,405,610)	(2,844,099)		(2,844,099)	(438,489)	85%
User Fees and Service Charges	(235,329)	(429,529)	(1,007,977)	(65,000)	(1,072,977)	(643,448)	40%
Reallocated Revenue	(69,866)	(88,893)	(213,344)		(213,344)	(124,451)	42%
Total REVENUE	(2,571,874)	(2,924,032)	(4,065,420)	(65,000)	(4,130,420)	(1,206,388)	71%
Total FINANCE	(552,844)	(873,342)	1,515,765	(128,260)	1,387,505	2,260,847	(63%)
INFORMATION TECHNOLOGY							
EXPENDITURES							
Salaries and Benefits	930,078	1,050,215	3,131,512	(91,441)	3,040,071	1,989,856	35%
Administrative	1,392	4,471	24,585		24,585	20,114	18%
Purchased Goods	1,121,740	1,116,003	1,795,484		1,795,484	679,481	62%
Purchased Services	567,176	675,849	1,213,788	2,702	1,216,490	540,641	56%
Total EXPENDITURES	2,620,386	2,846,538	6,165,369	(88,739)	6,076,630	3,230,092	47%
REVENUE							
Financing Revenue	(51,263)	(191,394)	(573,294)		(573,294)	(381,900)	33%
User Fees and Service Charges			(100)		(100)	(100)	
Reallocated Revenue		(15,127)	(120,937)		(120,937)	(105,810)	13%
Total REVENUE	(51,263)	(206,521)	(694,331)		(694,331)	(487,810)	30%
Total INFORMATION TECHNOLOGY	2,569,123	2,640,017	5,471,038	(88,739)	5,382,299	2,742,282	49%
HUMAN RESOURCES							
EXPENDITURES							
Salaries and Benefits	446,172	413,507	1,367,838		1,367,838	954,331	30%
Administrative	45,320	46,749	262,101	(35,000)	227,101	180,352	21%
Purchased Goods	17,067	10,667	56,857		56,857	46,190	19%
Purchased Services	17,934	50,454	170,545	1,001	171,546	121,092	29%
Total EXPENDITURES	526,493	521,377	1,857,341	(33,999)	1,823,342	1,301,965	29%
REVENUE							
Financing Revenue	(150,939)	(153,594)	(348,272)		(348,272)	(194,678)	44%
Reallocated Revenue	(50,031)	(57,397)	(147,368)		(147,368)	(89,971)	39%
Total REVENUE	(200,970)	(210,991)	(495,640)		(495,640)	(284,649)	43%
Total HUMAN RESOURCES	325,523	310,386	1,361,701	(33,999)	1,327,702	1,017,316	23%
LEGISLATIVE & LEGAL SERVICES							
EXPENDITURES							
Salaries and Benefits	937,252	1,129,185	3,405,461	152,972	3,558,433	2,429,248	32%
Administrative	14,955	16,695	61,909		61,909	45,214	27%
Financial	7,254	5,193	28,834		28,834	23,641	18%
Purchased Goods	1,515	4,575	28,055		28,055	23,480	16%
Purchased Services	339,639	191,003	1,280,969	5,074	1,286,043	1,095,040	15%
Reallocated Expenses	42,956	43,853	105,248		105,248	61,395	42%
Total EXPENDITURES	1,343,571	1,390,504	4,910,476	158,046	5,068,522	3,678,018	27%
REVENUE							
Financing Revenue	(63,420)	(796,372)	(662,608)	(160,431)	(823,039)	(26,667)	97%
Recoveries and Donations	(63,712)	(68,360)	(94,788)		(94,788)	(26,428)	72%

TOWN OF MILTON
OPERATING FINANCIAL STATEMENT
May 2022

CORPORATE SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
User Fees and Service Charges	(545,391)	(533,406)	(2,354,520)		(2,354,520)	(1,821,114)	23%
Total REVENUE	(672,523)	(1,398,138)	(3,111,916)	(160,431)	(3,272,347)	(1,874,209)	43%
Total LEGISLATIVE & LEGAL SERVICES	671,048	(7,634)	1,798,560	(2,385)	1,796,175	1,803,809	-
STRATEGIC COMMUNICATIONS							
EXPENDITURES							
Salaries and Benefits	320,499	356,550	965,230		965,230	608,680	37%
Administrative	12,302	6,120	17,937		17,937	11,817	34%
Purchased Goods	408	558	8,300		8,300	7,742	7%
Purchased Services	11,675	11,144	77,155	942	78,097	66,953	14%
Total EXPENDITURES	344,884	374,372	1,068,622	942	1,069,564	695,192	35%
REVENUE							
Financing Revenue	(191,972)	(197,083)	(197,083)		(197,083)		100%
Total REVENUE	(191,972)	(197,083)	(197,083)		(197,083)		100%
Total STRATEGIC COMMUNICATIONS	152,912	177,289	871,539	942	872,481	695,192	20%
Total CORPORATE SERVICES	3,165,762	2,246,716	11,018,603	(252,441)	10,766,162	8,519,446	21%
Total CORPORATE SERVICES	3,165,762	2,246,716	11,018,603	(252,441)	10,766,162	8,519,446	21%

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GENERAL GOVERNMENT

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
GENERAL GOVERNMENT							
GENERAL GOVERNMENT							
EXPENDITURES							
Salaries and Benefits	559	21,013		21,013	21,013		100%
Administrative	12,751	21,652	120,000		120,000	98,348	18%
Financial	1,262,045	2,130,604	4,442,545	26,400	4,468,945	2,338,341	48%
Transfers to Own Funds	21,669,800	27,866,269	38,177,006	3,594,704	41,771,710	13,905,441	67%
Purchased Services	61,851	(80,652)	87,467	(280)	87,187	167,839	(93%)
Reallocated Expenses		6,478				(6,478)	#DIV/0!
Total EXPENDITURES	23,007,006	29,965,364	42,827,018	3,641,837	46,468,855	16,503,491	64%
REVENUE							
External Revenue Transferred to Reserves	(1,360,161)	(3,590,815)	(13,157,152)	(71,665)	(13,228,817)	(9,638,002)	27%
Financing Revenue	(817,986)	(4,751,937)	(5,507,482)	(2,883,575)	(8,391,057)	(3,639,120)	57%
Taxation	(69,307,992)	(74,940,264)	(77,420,407)		(77,420,407)	(2,480,143)	97%
Payments In Lieu	(908,305)	(934,283)	(1,004,695)		(1,004,695)	(70,412)	93%
Recoveries and Donations		(734)		(21,013)	(21,013)	(20,279)	3%
User Fees and Service Charges	(972,091)	(855,061)	(3,809,871)		(3,809,871)	(2,954,810)	22%
Reallocated Revenue	(824,276)	(794,571)	(2,183,524)		(2,183,524)	(1,388,953)	36%
Total REVENUE	(74,190,811)	(85,867,665)	(103,083,131)	(2,976,253)	(106,059,384)	(20,191,719)	81%
Total GENERAL GOVERNMENT	(51,183,805)	(55,902,301)	(60,256,113)	665,584	(59,590,529)	(3,688,228)	94%
Total GENERAL GOVERNMENT	(51,183,805)	(55,902,301)	(60,256,113)	665,584	(59,590,529)	(3,688,228)	94%
Total GENERAL GOVERNMENT	(51,183,805)	(55,902,301)	(60,256,113)	665,584	(59,590,529)	(3,688,228)	94%

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COMMUNITY SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
COMMUNITY SERVICES							
RECREATION AND CULTURE FACILITES							
EXPENDITURES							
Salaries and Benefits	1,347,720	1,903,902	5,910,247	(169,548)	5,740,699	3,836,797	33%
Administrative	485	6,422	38,146		38,146	31,724	17%
Financial	125,594	28,828	163,441		163,441	134,613	18%
Transfers to Own Funds	1,689,892	1,731,905	1,817,420		1,817,420	85,515	95%
Purchased Goods	32,171	102,935	852,247	(105,901)	746,346	643,411	14%
Purchased Services	1,247,117	1,588,614	6,211,529	(269,534)	5,941,995	4,353,381	27%
Reallocated Expenses	21,274	36,531	175,074		175,074	138,543	21%
Total EXPENDITURES	4,464,253	5,399,137	15,168,104	(544,983)	14,623,121	9,223,984	37%
REVENUE							
Financing Revenue	(206,215)	(133,891)	(402,745)		(402,745)	(268,854)	33%
Grants	(574,371)	(545,128)	(910,117)	(100,139)	(1,010,256)	(465,128)	54%
Recoveries and Donations	(5,392)	(24,909)	(69,395)		(69,395)	(44,486)	36%
User Fees and Service Charges	(358,000)	(2,163,737)	(7,387,965)	288,338	(7,099,627)	(4,935,890)	30%
Reallocated Revenue		(179,422)	(408,265)		(408,265)	(228,843)	44%
Total REVENUE	(1,143,978)	(3,047,087)	(9,178,487)	188,199	(8,990,288)	(5,943,201)	34%
tal RECREATION AND CULTURE FACILITES	3,320,275	2,352,050	5,989,617	(356,784)	5,632,833	3,280,783	42%
ADMINISTRATION AND CIVIC FACILITIES							
EXPENDITURES							
Salaries and Benefits	1,272,959	1,178,413	3,487,011	185,255	3,672,266	2,493,853	32%
Administrative	8,319	25,754	42,674		42,674	16,920	60%
Financial	24,476	26,072	59,893		59,893	33,821	44%
Transfers to Own Funds	150,329	202,245	423,212		423,212	220,967	48%
Purchased Goods	24,504	20,500	84,413		84,413	63,913	24%
Purchased Services	537,666	696,573	1,529,524	43,772	1,573,296	876,723	44%
Reallocated Expenses	20,874	14,275	87,678		87,678	73,403	16%
Total EXPENDITURES	2,039,127	2,163,832	5,714,405	229,027	5,943,432	3,779,600	36%
REVENUE							
Financing Revenue	(605,984)	(684,713)	(1,634,000)		(1,634,000)	(949,287)	42%
Recoveries and Donations	(13,189)	(8,124)	(16,249)		(16,249)	(8,125)	50%
User Fees and Service Charges	(110,235)	(106,061)	(328,314)		(328,314)	(222,253)	32%
Total REVENUE	(729,408)	(798,898)	(1,978,563)		(1,978,563)	(1,179,665)	40%
al ADMINISTRATION AND CIVIC FACILITIES	1,309,719	1,364,934	3,735,842	229,027	3,964,869	2,599,935	34%
PROGRAMS							
EXPENDITURES							
Salaries and Benefits	669,365	971,671	5,595,682	(931,269)	4,664,413	3,692,742	21%
Administrative	2,155	4,580	59,587	(621)	58,966	54,386	8%
Financial	16,961	43,605	329,855		329,855	286,250	13%
Transfers to Own Funds			3,350	20,000	23,350	23,350	
Purchased Goods	7,728	43,199	278,539	(20,631)	257,908	214,709	17%
Purchased Services	60,795	105,547	956,794	(144,540)	812,254	706,707	13%
Reallocated Expenses			30,750	12,750	43,500	43,500	
Total EXPENDITURES	757,004	1,168,602	7,254,557	(1,064,311)	6,190,246	5,021,644	19%
REVENUE							
Financing Revenue	(21,622)	(22,195)	(321,385)	(20,000)	(341,385)	(319,190)	7%
Grants	(66,619)	(14,002)	(68,421)		(68,421)	(54,419)	20%
Recoveries and Donations	(454)	(11,894)	(404,395)	(3,000)	(407,395)	(395,501)	3%
User Fees and Service Charges	(67,326)	(805,454)	(6,205,725)	1,074,961	(5,130,764)	(4,325,310)	16%
Total REVENUE	(156,021)	(853,545)	(6,999,926)	1,051,961	(5,947,965)	(5,094,420)	14%
Total PROGRAMS	600,983	315,057	254,631	(12,350)	242,281	(72,776)	130%

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COMMUNITY SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
OPERATIONS							
EXPENDITURES							
Salaries and Benefits	2,069,323	2,314,620	5,370,543	(174,288)	5,196,255	2,881,635	45%
Administrative	3,347	8,829	37,704		37,704	28,875	23%
Transfers to Own Funds	1,648,622	1,799,490	1,799,490		1,799,490		100%
Purchased Goods	739,563	1,005,721	1,616,309	107,462	1,723,771	718,050	58%
Purchased Services	1,835,549	2,878,779	6,695,902	161,927	6,857,829	3,979,050	42%
Fleet Expenses	412,586	588,528	1,086,514	70,857	1,157,371	568,843	51%
Reallocated Expenses	1,303,202	1,588,224	2,841,724		2,841,724	1,253,500	56%
Total EXPENDITURES	8,012,192	10,184,191	19,448,186	165,958	19,614,144	9,429,953	52%
REVENUE							
Financing Revenue	(8,917)	(9,073)	(255,022)		(255,022)	(245,949)	4%
Recoveries and Donations	(1,148,462)	(681,146)	(3,666,421)	166,696	(3,499,725)	(2,818,579)	19%
User Fees and Service Charges	(338)	(125,435)	(823,133)	(95,240)	(918,373)	(792,938)	14%
Reallocated Revenue	(1,698,903)	(2,026,751)	(4,123,239)	(40,095)	(4,163,334)	(2,136,583)	49%
Total REVENUE	(2,856,620)	(2,842,405)	(8,867,815)	31,361	(8,836,454)	(5,994,049)	32%
Total OPERATIONS	5,155,572	7,341,786	10,580,371	197,319	10,777,690	3,435,904	68%
TRANSIT							
EXPENDITURES							
Salaries and Benefits	92,575	118,011	318,089	69,661	387,750	269,739	30%
Administrative	5,906	1,844	10,230		10,230	8,386	18%
Financial			300		300	300	
Transfers to Own Funds	1,376,578	1,468,853	1,468,853		1,468,853		100%
Purchased Goods	3,557	3,934	13,778		13,778	9,844	29%
Purchased Services	1,368,525	1,521,459	4,915,325	457	4,915,782	3,394,323	31%
Fleet Expenses	331,788	448,871	1,462,428	101,222	1,563,650	1,114,779	29%
Reallocated Expenses	54,073	80,191	66,826	40,095	106,921	26,730	75%
Total EXPENDITURES	3,233,002	3,643,163	8,255,829	211,435	8,467,264	4,824,101	43%
REVENUE							
Financing Revenue	(976,772)	(977,940)	(1,177,940)		(1,177,940)	(200,000)	83%
Grants		(38,044)		(115,557)	(115,557)	(77,513)	33%
Recoveries and Donations		(36,011)	(349,999)	(2,093)	(352,092)	(316,081)	10%
User Fees and Service Charges	(207,761)	(339,709)	(787,149)	2,093	(785,056)	(445,347)	43%
Total REVENUE	(1,184,533)	(1,391,704)	(2,315,088)	(115,557)	(2,430,645)	(1,038,941)	57%
Total TRANSIT	2,048,469	2,251,459	5,940,741	95,878	6,036,619	3,785,160	37%
Total COMMUNITY SERVICES	12,435,018	13,625,286	26,501,202	153,090	26,654,292	13,029,006	51%
Total COMMUNITY SERVICES	12,435,018	13,625,286	26,501,202	153,090	26,654,292	13,029,006	51%

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DEVELOPMENT SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
DEVELOPMENT SERVICES							
PLANNING SERVICES							
EXPENDITURES							
Salaries and Benefits	867,617	746,660	2,296,018	(155,042)	2,140,976	1,394,316	35%
Administrative	5,205	12,031	47,001		47,001	34,970	26%
Purchased Services	24,198	57,090	52,890	25,245	78,135	21,045	73%
Total EXPENDITURES	897,020	815,781	2,395,909	(129,797)	2,266,112	1,450,331	36%
REVENUE							
Financing Revenue	(234,816)	(169,732)	(629,086)	55,892	(573,194)	(403,462)	30%
Recoveries and Donations	(7,484)	(14,570)	(48,041)	(23,461)	(71,502)	(56,932)	20%
User Fees and Service Charges	(1,278,338)	(1,095,773)	(1,601,053)	(237,491)	(1,838,544)	(742,771)	60%
Total REVENUE	(1,520,638)	(1,280,075)	(2,278,180)	(205,060)	(2,483,240)	(1,203,165)	52%
Total PLANNING SERVICES	(623,618)	(464,294)	117,729	(334,857)	(217,128)	247,166	214%
BUILDING SERVICES							
EXPENDITURES							
Salaries and Benefits	1,248,640	1,293,186	4,995,626	(886,036)	4,109,590	2,816,404	31%
Administrative	20,940	28,078	144,892		144,892	116,814	19%
Financial	6	(1)				1	#DIV/0!
Transfers to Own Funds	1,713,339	3,496,175	381,530	3,378,119	3,759,649	263,474	93%
Purchased Goods	719	1,107	16,301		16,301	15,194	7%
Purchased Services	15,643	25,597	45,080	7,141	52,221	26,624	49%
Reallocated Expenses	876,600	813,647	2,485,742		2,485,742	1,672,095	33%
Total EXPENDITURES	3,875,887	5,657,789	8,069,171	2,499,224	10,568,395	4,910,606	54%
REVENUE							
Financing Revenue	(8,916)	(9,072)	(9,072)		(9,072)		100%
User Fees and Service Charges	(3,866,972)	(5,648,713)	(8,060,098)	(2,499,224)	(10,559,322)	(4,910,609)	53%
Total REVENUE	(3,875,888)	(5,657,785)	(8,069,170)	(2,499,224)	(10,568,394)	(4,910,609)	54%
Total BUILDING SERVICES	(1)	4	1		1	(3)	400%
INFRASTRUCTURE MANAGEMENT							
EXPENDITURES							
Salaries and Benefits	713,154	812,213	2,292,456	(77,151)	2,215,305	1,403,092	37%
Administrative	5,232	6,280	31,896		31,896	25,616	20%
Financial		227,951	246,398		246,398	18,447	93%
Transfers to Own Funds		29,257	29,257		29,257		100%
Purchased Goods	9,248	8,391	35,879		35,879	27,488	23%
Purchased Services	414,105	489,197	1,987,558	(47,178)	1,940,380	1,451,183	25%
Reallocated Expenses	2,532	1,212	7,926		7,926	6,714	15%
Total EXPENDITURES	1,144,271	1,574,501	4,631,370	(124,329)	4,507,041	2,932,540	35%
REVENUE							
Financing Revenue	(483,295)	(432,891)	(1,072,210)	(18,340)	(1,090,550)	(657,659)	40%
Recoveries and Donations	(9,123)	(4,745)	(13,036)		(13,036)	(8,291)	36%
User Fees and Service Charges	(51,211)	(35,126)	(305,566)	(76,590)	(382,156)	(347,030)	9%
Total REVENUE	(543,629)	(472,762)	(1,390,812)	(94,930)	(1,485,742)	(1,012,980)	32%
Total INFRASTRUCTURE MANAGEMENT	600,642	1,101,739	3,240,558	(219,259)	3,021,299	1,919,560	36%
DEVELOPMENT ENGINEERING							
EXPENDITURES							
Salaries and Benefits	555,893	719,156	2,051,631	(10,433)	2,041,198	1,322,042	35%
Administrative	4,811	7,783	32,439		32,439	24,656	24%
Purchased Goods			200		200	200	
Purchased Services	24,895	95,177	220,608	64,047	284,655	189,478	33%
Total EXPENDITURES	585,599	822,116	2,304,878	53,614	2,358,492	1,536,376	35%
REVENUE							

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DEVELOPMENT SERVICES

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
Financing Revenue	(16,945)	(51,098)	(96,613)		(96,613)	(45,515)	53%
Recoveries and Donations	158	(14,842)	(97,843)		(97,843)	(83,001)	15%
User Fees and Service Charges	(546,721)	(593,649)	(1,786,016)	(4,218)	(1,790,234)	(1,196,585)	33%
Reallocated Revenue	(81,813)	(30,064)	(262,823)		(262,823)	(232,759)	11%
Total REVENUE	(645,321)	(689,653)	(2,243,295)	(4,218)	(2,247,513)	(1,557,860)	31%
Total DEVELOPMENT ENGINEERING	(59,722)	132,463	61,583	49,396	110,979	(21,484)	119%
ADMINISTRATION							
EXPENDITURES							
Salaries and Benefits	180,302	164,983	461,411	(30,152)	431,259	266,276	38%
Administrative	1,869	7,145	12,740		12,740	5,595	56%
Purchased Goods	7,795	3,534	47,950		47,950	44,416	7%
Purchased Services	91,133	74,818	227,609	21,966	249,575	174,757	30%
Total EXPENDITURES	281,099	250,480	749,710	(8,186)	741,524	491,044	34%
REVENUE							
Financing Revenue	(86,904)	(69,545)	(119,512)		(119,512)	(49,967)	58%
Recoveries and Donations	(1,752)	1,350		(4,501)	(4,501)	(5,851)	(30%)
User Fees and Service Charges	(6,675)						#DIV/0!
Total REVENUE	(95,331)	(68,195)	(119,512)	(4,501)	(124,013)	(55,818)	55%
Total ADMINISTRATION	185,768	182,285	630,198	(12,687)	617,511	435,226	30%
Total DEVELOPMENT SERVICES	103,069	952,197	4,050,069	(517,407)	3,532,662	2,580,465	27%
Total DEVELOPMENT SERVICES	103,069	952,197	4,050,069	(517,407)	3,532,662	2,580,465	27%

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LIBRARY

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
LIBRARY							
LIBRARY							
EXPENDITURES							
Salaries and Benefits	1,360,244	1,382,342	3,896,277	2,150	3,898,427	2,516,085	35%
Administrative	14,657	18,524	43,426		43,426	24,902	43%
Financial	2,386	2,375	5,821		5,821	3,446	41%
Transfers to Own Funds	604,003	634,686	634,686		634,686		100%
Purchased Goods	137,265	153,042	322,983	53,667	376,650	223,608	41%
Purchased Services	206,185	211,915	470,980	6	470,986	259,071	45%
Reallocated Expenses	620	180,011	376,416		376,416	196,405	48%
Total EXPENDITURES	2,325,360	2,582,895	5,750,589	55,823	5,806,412	3,223,517	44%
REVENUE							
Financing Revenue	(167,903)	(18,919)	(168,919)	994	(167,925)	(149,006)	11%
Taxation	(5,039,861)	(5,308,486)	(5,308,486)		(5,308,486)		100%
Grants		(53,667)	(57,554)	(55,817)	(113,371)	(59,704)	47%
Recoveries and Donations	(9,054)	(11,097)	(14,596)	(1,000)	(15,596)	(4,499)	71%
User Fees and Service Charges	(13,357)	(39,410)	(201,037)		(201,037)	(161,627)	20%
Total REVENUE	(5,230,175)	(5,431,579)	(5,750,592)	(55,823)	(5,806,415)	(374,836)	94%
Total LIBRARY	(2,904,815)	(2,848,684)	(3)		(3)	2,848,681	94,956,133%
Total LIBRARY	(2,904,815)	(2,848,684)	(3)		(3)	2,848,681	94,956,133%
Total LIBRARY	(2,904,815)	(2,848,684)	(3)		(3)	2,848,681	94,956,133%

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HOSPITAL EXPANSION

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
HOSPITAL EXPANSION							
HOSPITAL EXPANSION							
EXPENDITURES							
Financial	1,939,994	1,963,026	2,501,566		2,501,566	538,540	78%
Total EXPENDITURES	1,939,994	1,963,026	2,501,566		2,501,566	538,540	78%
REVENUE							
Financing Revenue	(2,503,090)	(2,501,566)	(2,501,566)		(2,501,566)		100%
Total REVENUE	(2,503,090)	(2,501,566)	(2,501,566)		(2,501,566)		100%
Total HOSPITAL EXPANSION	(563,096)	(538,540)				538,540	#DIV/0!
Total HOSPITAL EXPANSION	(563,096)	(538,540)				538,540	#DIV/0!
Total HOSPITAL EXPANSION	(563,096)	(538,540)				538,540	#DIV/0!

TOWN OF MILTON
OPERATING FINANCIAL STATEMENT
May 2022

BIA

	2021 YTD ACTUAL	2022 YTD ACTUAL	ANNUAL BUDGET	FORECAST CHANGES	FORECAST BUDGET	VARIANCE	PERCENT of BUDGET
BIA							
BIA							
EXPENDITURES							
Salaries and Benefits	51,959	54,750	153,555	5,000	158,555	103,805	35%
Administrative	45						#DIV/0!
Financial	2,083	2,128	4,000		4,000	1,872	53%
Purchased Goods	395	452	9,700	10,000	19,700	19,248	2%
Purchased Services	22,267	21,304	168,395	72,250	240,645	219,341	9%
Reallocated Expenses	3,000	3,385	6,000		6,000	2,615	56%
Total EXPENDITURES	79,749	82,019	341,650	87,250	428,900	346,881	19%
REVENUE							
Financing Revenue	(39,132)	(36,604)	(36,604)		(36,604)		100%
Taxation	(237,266)	(244,943)	(245,796)		(245,796)	(853)	100%
Grants		(389)	(4,000)	(50,000)	(54,000)	(53,611)	1%
Recoveries and Donations	(1,200)	(36,999)	(15,500)	(24,500)	(40,000)	(3,001)	92%
User Fees and Service Charges	(600)	(10,061)	(22,500)		(22,500)	(12,439)	45%
Reallocated Revenue			(17,250)	(12,750)	(30,000)	(30,000)	
Total REVENUE	(278,198)	(328,996)	(341,650)	(87,250)	(428,900)	(99,904)	77%
Total BIA	(198,449)	(246,977)				246,977	#DIV/0!
Total BIA	(198,449)	(246,977)				246,977	#DIV/0!
Total BIA	(198,449)	(246,977)				246,977	#DIV/0!

2022 Operating Variance Commentary By Department

Variances impacting multiple departments of the Town are highlighted below.

Staff Gapping

In 2022, the Town has budgeted for savings from staff vacancies in the amount of $700,000. As staff gapping savings are identified, the salary and benefit budget is reduced within the respective department while an offsetting variance is shown against the budgets in General Government up to the full year budgeted gapping amounts. This redistributes the annual budget from the departments as the savings are being incurred.

The Town wide staff gapping savings that were projected through the May variance review process are $881,632. As such, the target of $700,000 is expected to be reached and additional savings in the amount of $181,632 are expected to be realized.

Insurance

As previously reported through CORS-010-22, the Town's comprehensive insurance portfolio premium for 2022 increased by approximately 40% for the overall program. Total insurance costs amounted to $1,026,153 and an unfavourable variance to budget of $157,496 is being reported for the Town. Insurance costs have been allocated across departments and corresponding forecast changes reflecting variances to budget for each department have been completed.

Fuel

Unexpected increases in fuel rates in 2022 are resulting in an estimated unfavourable variance of $172,079. Price escalations have been partially mitigated to date through variances in consumption relative to budgeted quantities. This is an area of continued financial risk for the Town as price volatility may result in further financial impacts as the year progresses.

Utilities

Reducing hydro consumption has been the focus of several recent capital programs. LED lighting upgrades at the Mattamy National Cycling Centre, the Milton Sports Centre, and the Milton Leisure Centre have reduced consumption and maintenance costs. Solar panels have been installed at Sherwood Community Centre to satisfy facility demand with renewable energy. These projects, along with reduced demand have led to energy consumption reductions with utility savings of $232,005 being reported within the Town facilities. Additional hydro consumption savings of $50,000 are projected resulting from the LED street light replacements.

Utility rates are another area being closely monitored by staff as changing rates, combined with changes in consumption, could result in continuing impacts to the financial forecast.

2022 Operating Variance Commentary By Department

Variances identified within specific departments are as follows:

Mayor & Council – $325 Projected Favourable

The variance is the result of the insurance allocation.

Executive Services - $49,244 Projected Favourable

Office of the CAO is reporting an unfavourable variance of $353 which relates to the insurance allocation.

Strategic Initiatives and Economic Development is reporting savings of $62,138. A portion of this is driven by savings from staff vacancies in the amount of $20,433. It is expected that there will be savings of $25,000 this year in marketing/advertising costs pending an external study which will review and recommend how to best utilize this budget going forward. As discussed in ES-006-22, Digital Service Squad funding of $48,356 in 2022 is being utilized to fund a contract position. Additional lease revenue of $12,000 is also being projected. The balance of the variance is due to reductions in contracts and the insurance allocation.

Fire is projecting increased expenditures of $12,539 due to the reallocation of insurance costs, offset in part by an increase in smoke detector grants.

Corporate Services - $252,442 Projected Favourable

The Finance division is reporting a surplus of $128,260. Staff gapping savings of $68,426 is being reported, which is partially offset by an insurance cost allocation of $7,666 and some savings in professional development. Additional Mortgage Company Processing Fee revenue of $65,000 is expected by year end.

Information Technology is reporting savings of $88,739. This is largely due to staff gapping savings of $91,441 which is partially offset by the insurance cost allocation.

Human Resources is reporting a surplus of $33,999 Expected savings in the area of continuing education and corporate training is slightly offset by increased insurance costs.

The Legislative and Legal Services division is reporting a surplus of $2,385. Short term rentals (DS-053-22) and the Administrative Penalty System (APS) project have been reflected as an increase in staffing costs offset by a contribution from the tax rate stabilization reserve and a contribution from capital, respectively.

Strategic Communications is reporting a $942 increase in expenditures related to the insurance allocation.

2022 Operating Variance Commentary By Department

General Government - $665,584 Projected Unfavourable

In 2021 Milton received $1,502,534 from the 2021 Provincial COVID-19 Recovery Fund to be used towards managing the financial pressures associated with COVID-19. At year end excess funding was transferred to reserve and interest was applied to it. This funding, in the amount of $85,406 was transferred from reserve to the operating budget in 2022 where it was used to partially offset the impact of provincially mandated facility shutdowns early in the year.

In 2022, the Town budgeted for savings from staff vacancies in the amount of $700,000. As staff gapping savings are identified, the salary and benefit budget is reduced within the respective department while an offsetting variance is shown against the budgets in General Government up to the full year budgeted gapping amounts. This redistributes the annual budget from the departments as the savings are being incurred. By end of May 2022, the Town wide staff gapping savings identified were $881,632. The target of $700,000 has been reached and additional savings in the amount of $181,632 have been realized.

Year to date fully paid time off for staff associated with COVID related Infectious Disease Emergency Leave is $21,013 with no net impact to the Town as it is fully recovered from the Province.

Based on Town policy the investment income related to reserve funds, including development charge reserve funds, is allocated directly to the specific reserve fund with the remaining going through the operating budget. Due to a higher than anticipated portfolio balance and overall increase in yields, investment income for the Town is forecasted to be $2.2 million favourable to budget, with $1.5 million flowing through Financing Revenue within General Government and then allocated to specific reserves as identified through the budget process with no impact to the bottom line. Based on fluctuating market conditions and varying reserve and reserve fund balances, overall investment income and allocations to specific funds may change throughout the year.

The Property Tax Capping Program coordinated with the Region has ended with a surplus. As a result, the Town has received a refund, including interest, in the amount of $117,600. Tax write-offs are trending higher than budget and are an area of risk that staff will continue to monitor. At the current time, an additional $144,000 has been added to the forecast.

The sale of a parcel of Town owned land resulted in net proceeds of $2.1 million which were transferred to the Property Transactions Reserve in accordance with Town policy.

2022 Operating Variance Commentary By Department

As discussed through the Milton Hydro Holdings staff report (CORS-006-22) the Town's $14.9 million promissory note to Milton Hydro was restructured and returned to the Town in January 2022. As the Town historically received a fixed dividend/interest amount each year the re-financing will create fluctuations in the annual dividend/interest payments received year to year from Milton Hydro. To stabilize the 2022 operating budget for the projected net shortfall in budgeted dividend/interest payments an estimated $1.0 million transfer is forecasted and will be reviewed at year end.

Community Services - $153,086 Projected Unfavourable

A realignement of staffing positions within Community Services is creating variances between divisions but results in no net impact to the Town's bottom line.

Recreation and Culture Facilities is projecting a net surplus to budget of $356,784. Staff gapping savings of full time staff positions of $111,219 is being reported. As previously discussed, reduced hydro consumption is expected to result in utility savings of $232,005 within Town facilities. Facility concession closures through September will result in lost revenue of $288,338 that will be partially offset by savings in part-time staffing of $50,822, and materials and supplies of $105,901. Contract savings of $25,000 are the result of in-house cleaning at the Sherwood Community Centre. Insurance savings of $12,773 is a result of the insurance allocation. Additional funding was received from the Canadian Arts Presentation funding in the amount of $75,000 and assisted in reducing COVID pressure on the performing arts. Similarly, a higher than budgeted amount of Legacy Funding of $25,139 associated with the Mattamy National Cycling Centre was received.

Administration and Civic Facilities is projecting a deficit of $229,027. The allocation of insurance premiums resulted in increased costs of $43,772 with the balance related to the realignment of staffing between divisions.

Programs is reporting a forecasted favourable variance to budget of $12,350. $247,195 of savings relates to the realignment of staffing between divisions. Staff gapping savings of $108,550 are expected. Facility closures in January due to the pandemic, combined with a slower than anticipated uptake in programs is leading to projected reductions in revenue of $1,074,961 which will be partially offset by savings in part-time staffing of $575,524 and savings in materials & supplies and contracted services of $165,171. In accordance with COMS-011-21, $20,000 from the Community Fund is being reallocated to the new Milton Small Grants Program with no bottom line impact.

Operations is reporting an overall shortfall of $197,319. Staff gapping savings of $258,947 are being forecast. As a result of numerous winter thaw/freeze events, winter maintenance contracts and materials spending was higher than anticipated with a negative variance to budget of $359,736 expected for the year. This is partially offset by increased winter maintenance developer recoveries of $95,240 due to delays in assumption of certain subdivisions. The winter events also resulted in greater than

anticipated costs of bus stop snow clearing of $40,095 which are shown in the Transit division along with an offsetting recovery in Operations. A net reduction in revenues associated with the Regional budget in the amount of $90,762 is being forecast to align with expected recoveries . An additional $73,245 negative variance is the result of the insurance allocation. Fuel costs are impacting this division and resulting in an expected negative variance to budget of $70,857.

Transit is reporting a deficit in the amount of $95,878. Although transit service and ridership is tracking slightly above budgeted expectations, higher than expected fuel rates are resulting in an expected negative variance to budget of $101,222. Additional staffing costs of $69,661 are the result of departmental staff realignment. Winter maintenance costs are $40,095 greater than budgeted due to higher that anticipated winter events. The Town received unbudgeted federal-provincial funding from the Safe Restart Agreement – Transit Phase 3 in the amount of $115,557 to assist with COVID-related funding shortfalls early in the year.

Development Services - $517,407 Favourable

Planning Services is reporting a surplus in the amount of $334,857. Staff gapping savings of $97,421 are being reported along with an increase in user fee revenue of $237,491, largely driven by increased activity for zoning amendments, subdivision applications and site plans. There are additional staff vacancy savings of $71,070 offset by reduced recoveries from capital, and the extension of a co-op student contract. Consultant costs and recoveries increased by $23,461 with no net impact to the Town's bottom line.

Within Building Services, delays in hiring have led to staff savings of $886,036. Non-residential and residential development building permit applications and revenues are forecast to increase by $2,499,244. This results in an expected increase in a transfer to the Building Stabilization Reserve this year in the amount of $3,378,119. Overall there is no net impact to the Town's bottom line.

Infrastructure Management is projecting a $219,259 favourable variance. Of this amount, $77,151 is related to staff gapping savings. Increased fee revenue of $76,590 related to developer recoveries of streetlight hydro and maintenance costs is being forecast due to a shift in timing of subdivision assumptions along with five new subdivisions not anticipated in the original budget estimates. An adjustment to the recoveries associated with staff time spent on capital projects has led to increased revenues of $18,340. Utility savings of $50,000 are also projected due to LED street lighting replacement. The remaining variance is the result of the insurance allocation.

Development Engineering is reporting a deficit of $49,396. Savings in staffing due to staff vacancies in the amount of $10,433 is being reported, as well as increased agreement revenue. A projected increased cost of $61,617 is due to performing more work on undeveloped subdivisions than will be recovered through the Engineering and Inspection Fees. This fee is being reviewed through a comprehensive user fee study, currently

underway to ensure these fees are set to recover the cost of providing service to the greatest extent possible. The remaining variance is the result of the insurance allocation.

The Administration division has a surplus of $12,687. Staff gapping savings in the amount of $38,152 is being reported, along with an offsetting amount of $17,465 related to the insurance allocation.

Library – No Projected Net Variance

The library has received a $30,000 Canada Healthy Communities Grant, and a $23,667 New Horizons for Seniors Grant to offer additional programming. An increase in program expenditures offsets these grants resulting in no net impact to the Library.

Hospital – No Projected Net Variances

BIA – No Projected Net Variances

As reported through CORS-031-22, an expense of $60,000 has been added for the replacement of the mural at Main St. E. and Charles St., partially offset by federal funding of $45,000. Increased fundraising in the amount of $24,500 will fund the balance of costs of the mural as well as additional event costs. A reallocation of Town spending on the downtown street festivals is resulting in an additional transfer of $12,750 from the Town to the BIA to fund event costs. Canada Summer Jobs grant funding of $5,000 is being forecast, offset by related staffing costs. There is no net overall impact to the BIA.

Appendix 3 - CORS-056-22
Investment Portfolio Holdings and Limitations

Authorized Investments and Limitations (31-May-2022)										
Category / Sector[1]	**Remaining Term**			**Total**	**% of Portfolio**	**Portfolio Maximum**	**Individual Maximum[2]**	**Term Limitation (Years)**	**Minimum DBRS Rating[3]**	
	Less than 1 Year	**1 to 5 Years**	**5 to 10 Years**						**Short-term**	**Long-Term**
Cash	$91.39	-	-	$91.39	37%					
Federal and Federal Guaranteed[4]	-	-	$1.93	$1.93	1%	100%	100%	20	N/A	A (low)
Provincial and Provincial Guaranteed[4]										
Alberta	-	$2.08	$4.26	$6.34	3%		20%			
British Columbia	$2.79	-	$0.94	$3.73	1%		20%			
Manitoba	$3.28	-	$1.11	$4.38	2%		20%			
Ontario	$1.72	$1.00	$7.99	$10.71	4%		20%	15	R-1 (low)	A (low)
Prince Edward Island	-	-	$0.99	$0.99	0%		20%			
Quebec	$2.35	-	$1.81	$4.16	2%		20%			
Saskatchewan	-	-	$1.06	$1.06	0%		20%			
Provincial and Provincial Guaranteed Sub-total	$10.14	$3.07	$18.16	$31.38	13%	100%				
Municipal and Municipal Guaranteed										
BC Municipal Finance Authority	-	-	$6.18	$6.18	2%		10%			
City of Toronto	-	-	$1.97	$1.97	1%		10%			
Regional Municipality of York	-	$5.23	$5.27	$10.50	4%		10%			
Regional Municipality of Peel	-	$1.04	-	$1.04	0%		10%	15	R-1 (low)	A (low)
City of Montreal	-	$1.49	$2.61	$4.09	2%		10%			
Region of Waterloo	-	-	$1.50	$1.50	1%		10%			
City of Vancouver	-	-	$1.06	$1.06	0%		10%			
Municipal and Municipal Guaranteed Sub-total	$0.00	$7.76	$18.58	$26.34	11%	50%				
Boards / Schools[5] Sub-total	$0.00	$0.00	$0.00	$0.00	0%	15%		15	R-1 (low)	AA(low)
Financial Institution[6] Schedule I Bank (Six Majors)										
Bank of Montreal	$8.34	$9.00	-	$17.34	7%		20%			
Bank of Nova Scotia (The)	-	$29.00	$2.00	$31.00	12%		20%			
Canadian Imperial Bank of Commerce	-	$14.00	-	$14.00	6%		20%	10	R-1 (low)	A(low)[8]
Royal Bank of Canada	$10.00	$5.94	-	$15.94	6%		20%			
Toronto-Dominion Bank (The)	-	$4.05	-	$4.05	2%		20%			
Schedule I Bank (Six Majors) Sub-total	$18.34	$61.99	$2.00	$82.33	33%	60%				
Other Sch I, Sch II, Trust Loan, Credit Union										
Meridian	$17.00	-	-	$17.00	7%		10%	2	R-1 (low)	A(low)[8]
Other Sch I/Sch II/Trust/Credit Union Sub-	$17.00	$0.00	$0.00	$17.00	7%	20%				
Financial Institution Sub-total[7]	$35.34	$61.99	$2.00	$99.33	40%	60%				
ONE Investment Program	$0.00	$0.00	$0.00	$0.00	0%	25%		N/A	N/A	N/A
Asset Backed Securities				$0.00	0%	10%	5%	5	R-1 (high)	AAA
Commercial paper or promissory notes				$0.00	0%	10%	5%	1	R-1 (mid)	N/A
Total	**$136.87**	**$72.83**	**$40.68**	**$250.38**	100%					

Notes:

(1) Per definitions and regulations under Ontario Regulation 438/97.

(2) Individual maximum applies to either an individual institution or in the case of the ONE Investment Program it applies to individual portfolios.

(3) Equivalent ratings from Moody's Investor Services, Standard and Poor's or Fitch Ratings are also acceptable.

(4) Includes bonds, debentures or other evidence of indebtedness issued or guaranteed by the Government of Canada, or a Province of Canada. A minimum of 10% of the portfolio must be in the Federal or Provincial category.

(5) Includes a University in Ontario that is authorized to engage in an activity described in section 3 of the Post-secondary Education Choice and Excellence Act, 2000 and a college established under the Ontario Colleges of Applied Arts and Technology Act, 2002.

(6) Includes bonds, debentures, deposit receipts, deposit notes, certificates of deposit or similar instruments issued, accepted, guaranteed or endorsed by a bank in Schedule I or II or a Credit Union, including bail-in. Six major Schedule I Banks include: Bank of Montreal, Bank of Nova Scotia (The), Canadian Imperial Bank of Commerce, National Bank of Canada, Royal Bank of Canada and Toronto-Dominion Bank (The). Credit Unions require financial statements or certification in writing that various financial criteria has been met as outlined in O. Reg. 438/97.

(7) The overall Financial Institution category shall not exceed 60% of the total portfolio, within this category:

i) Aggregate holdings of the Six major Schedule I Banks shall not exceed 60% of the total portfolio; and

ii) Aggregate holdings of Schedule II & Other Schedule I Banks not listed above and Trust Loan / Credit Union's shall not exceed 20% of the total portfolio.

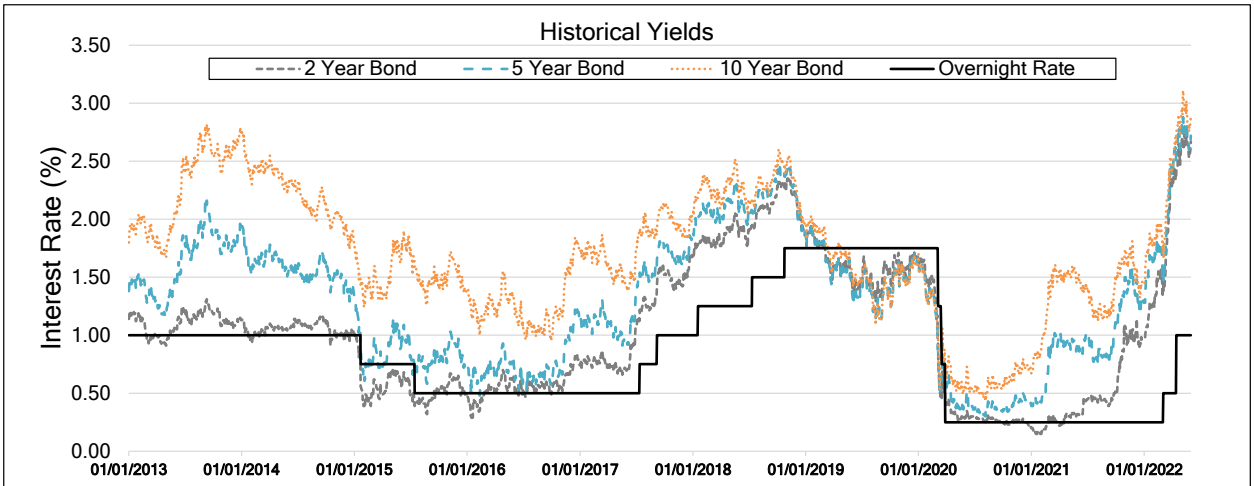
(8) For securities of bonds, debentures, promissory notes or other evidence of indebtedness, issued or guaranteed by a bank listed in Schedule I, II or III to the Bank Act (Canada) with a term-to-maturity less than or equal to 2 years on the day the investment is made, the prescribed minimum credit rating is AA(low).

(9) The ONE Investment Program provides recommended investment timelines for each fund however funds can be withdrawn with one day's notice and investments in each pool meet eligibility criteria as defined by regulations under the Municipal Act.

Appendix 4 - CORS-056-22

Interest Rates and Bond Yields

Historical overnight rates and bond yields are illustrated in the graph below. As the economic outlook has started to improve long term bond rates have started to increase over and above what has been seen in the last ten years. Since the end of December 2021 the 10 year Government of Canada bond yield has improved from approximately 1.50% to 2.90% at the end of May 2022. The Bank of Canada Overnight rate has increased from 0.25% at the beginning of the year to 1.00% at the end of May 2022. On June 1st the overnight rate was increased by 50 basis points by the Bank of Canada (not shown on the chart below).



Note: 2, 5 and 10 year yields represent Government of Canada Benchmark bonds per Bank of Canada (https://www.bankofcanada.ca/rates/interest-rates/lookup-bond-yields/). Overnight Rate per the Bank of Canada (http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/)

The immediate impact for the Town is that short, medium and long term investments are becoming more attractive as opportunities become available.

Appendix 5 - CORS-056-22
Reserve and Reserve Fund Balances

Reserves and Reserve Funds ($000s)	As at Dec 31, 2021	As at May 31, 2022	Forecasted Dec 31, 2022	Surplus/ (Deficit) to Budget
Stabilization				
Tax Rate Stabilization	$8,019	$8,882	$8,243	$(276)
Severe Weather	1,923	1,923	1,923	456
Building Rate Stabilization	5,184	8,688	8,642	1,642
Subtotal	$15,126	$19,493	$18,808	$1,823
Corporate Use Reserves				
Insurance and Legal Matters	$6,923	$7,420	$7,483	$3,435
Per Unit Development Processing Fee	1,340	986	2,901	(444)
WSIB	4,034	4,270	4,270	1,000
Subtotal	$12,298	$12,675	$14,654	$3,991
Infrastructure Non Growth				
Infrastructure Renewal – Roads & Structures	$13,694	$33,218	$34,669	$14,737
Infrastructure Renewal - Stormwater	4,062	4,615	4,615	0
Infrastructure Renewal – Recreation, Facilities, Other	7,896	9,052	10,662	1,000
Information Technology	3,221	3,547	3,654	46
Studies and Other Non Growth Capital	2,992	452	452	0
Vehicles and Equipment Replacement	9,085	6,820	6,873	(437)
Canada Community-Building Fund	7,267	7,192	2,268	0
Ontario Lottery Corporation Proceeds	4,702	5,656	9,205	2,016
Subtotal	$52,919	$70,552	$72,398	$17,361
Infrastructure Growth				
Growth Capital – Other	$3,828	$2,804	$3,004	$195
Capital Provision	12,609	6,555	11,296	(2,481)
Cash-in-lieu of Parkland	13,138	12,972	14,064	981
Cash-in-lieu of Parking	334	334	340	2
Development Charges (Note 1)	21,994	33,352	39,582	500
Post Period Capacity	0	0	(100)	9,588
Subtotal	$51,904	$56,017	$68,185	$8,786
Program Specific				
Property Transactions	$8,067	$10,309	$10,626	$372
Provincial Gas Tax	772	1,118	677	0
Election	627	28	28	0
Aggregate Permit Fees	125	125	126	1
Seniors' Fundraising	76	76	76	0
Arts Programming	6	6	6	0
Mayor's Legacy Fund	94	94	95	1
Subtotal	$9,767	$11,756	$11,635	$373
Board, Committee & Other				
Library Tax Rate Stabilization	$805	$805	$656	$(26)
Library Capital Infrastructure	1,107	1,135	1,191	141
DBIA Surplus	198	161	183	93
Provincial Government Transfer	85	500	(0)	(0)
Subtotal	$2,195	$2,601	$2,030	$208
Total Reserve and Reserve Funds	$144,208	$173,095	$187,710	$32,541

Note 1: Includes Development Charge Exemptions.

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-085-22
Subject:	Agreement With Metrolinx for Improvements to Nipissing Road and Childs Drive – Milton Go Station Redevelopment

Recommendation: **THAT Council authorize the Mayor and Clerk to execute an agreement between The Town of Milton and Metrolinx for infrastructure improvements needed on Nipissing Road and Childs Drive as a result of the proposed Milton GO Station improvements;**

AND THAT the Commissioner of Development Services be given delegated authority to negotiate and make changes to this agreement, in consultation with Legal Counsel and the Chief Financial Officer/Treasurer, prior to execution.

EXECUTIVE SUMMARY

Metrolinx plans to redevelop the existing GO station in Milton to provide access from the south side of the CP Rail line. Ultimately, it is anticipated that the project will result in the addition of approximately 850 parking spaces on the south side of the rail line (to potentially be delivered in phases, to be determined by Metrolinx) and a pedestrian connection across the tracks to provide access to the existing platform.

This development necessitates improvements to the Town's infrastructure to accommodate the increased peak period traffic demands that will be generated in the vicinity of the GO Station and the new parking lot proposed on Nipissing Road.

In order to support the Metrolinx project and improvement to the Town's infrastructure, staff has been in discussions with Metrolinx regarding the potential for the Town to take over the detailed design, and ultimately the construction of the works required on the Town's roadways, with costs to be shared with Metrolinx.

Staff presented a report to council in 2020 (ref: report DS-018-2020), regarding negotiating and entering into an agreement with Metrolinx regarding the infrastructure improvements

EXECUTIVE SUMMARY

required as a result of proposed Milton GO Station improvements at the time. This report provided authority for the Commissioner of Development Services to negotiate the final terms of that agreement, and for the Mayor and Clerk to execute the agreement. It is anticipated that this form of agreement will change, and given the role reversal (the Town taking over as lead on this portion of the project), this report seeks delegated authority to negotiate and execute a new form of agreement.

The remaining capital budget for project C33014618/19 - Nipissing Road Reconstruction is $3,954,295. Budget amendments are anticipated to be required however are unknown at this point pending an updated cost estimate. Any budget amendments would be managed in accordance with the Town's Budget Management policy or through delegated authority, should Council be in a restricted acts situation at the time of award.

REPORT

Background

Staff presented a report to Council in 2020 (ref: report DS-018-2020), regarding negotiating and entering into an agreement with Metrolinx regarding the infrastructure improvements required as a result of proposed Milton GO Station improvements at the time. These discussions started in 2018 with Metrolinx, when Metrolinx had commenced a procurement process regarding this scope of work. As a result of that process, "financial close" was never reached between Metrolinx (the project proponent at the time). Metrolinx has since informed the Town that they are looking at different procurement options for this work, including separating out the project into different, smaller projects. One of these projects would be the infrastructure improvements required to the Town's roadways (i.e. Nipissing Road, Childs Drive, and surrounding intersections).

Metrolinx plans to redevelop the existing GO station in Milton to provide access from the south side of the CP Rail line. Ultimately, it is anticipated that the project will result in the addition of approximately 850 parking spaces on the south side of the rail line (to potentially be delivered in phases, to be determined by Metrolinx) and a pedestrian connection across the tracks to provide access to the existing platform.

This development necessitates improvements in the Town's infrastructure to accommodate the increased peak period traffic demands that will be generated in the vicinity of the GO Station and the new parking lot proposed on Nipissing Road.

In order to support the Metrolinx project and improvement to the Town's infrastructure, staff has been in discussions with Metrolinx regarding the potential for the Town to take over the detailed design, and ultimately the construction of the works required on the

Background

Town's roadways, with costs to be shared with Metrolinx. As this is essentially a reversal of the arrangement previously contemplated in report DS-018-2020, staff is seeking approval from Council to continue these negotiations and ultimately enter into an agreement with Metrolinx. It is anticipated that these discussions and negotiations will result in a new civil engineering consulting roster assignment in late 2022 for detailed design and construction administration and inspection services, as well as a new construction contract which is anticipated for 2024. Depending on timing, staff may need to rely on delegated authority to award these contracts and assignments, and to implement the required budget amendments to facilitate the same.

Discussion

In order to support the Metrolinx plans to improve the capacity of the Milton GO Station, improvements to the Town's infrastructure are required.

Traffic studies have been conducted to ascertain the expected amount of additional traffic that will be generated as a result of the project. Multi-modal improvements have been considered to improve both Nipissing Road and Childs Drive, essentially urbanizing and widening Nipissing Road and widening Childs Drive. As the original traffic studies were completed in 2018, prior to a few significant re-development applications coming to the Town for properties on Nipissing Road, Town staff are working with WSP (who completed the original Traffic study in 2018 on behalf of the Town) to define the terms of reference for an update/addendum to that study, to confirm the original recommendations are still applicable. It is currently anticipated that this work will be completed by the end of September 2022. Once the terms of reference are confirmed, and the detailed work plan and fee estimate are reviewed and approved by staff, this work will be awarded to WSP via change order to their original contract.

In addition to the traffic study work, staff is currently in active discussions with Metrolinx regarding the detailed design, contract administration and inspection, and ultimate construction delivery of the required roadworks, namely on Nipissing Road and Childs Drive, and surrounding intersection improvements. Ultimately the scope of the design work will be informed by the traffic addendum work contemplated above.

The following summarizes the main points of discussions held with Metrolinx to date:

- Metrolinx advised staff in late 2021 that the Metrolinx/Milton GO Station project will be split into smaller, phased projects (parking lot work, rail corridor work (pedestrian connection from south to north, and municipal roadwork);
- Potential for the Town of Milton to take over the detailed design, construction, and contract administration and inspection for the municipal roadworks project;
- Staff stipulated that the following will need to be in place in order for the Town to take over the project:

Discussion

- cost sharing agreement (with potential for up front financial contribution from Metrolinx to be explored, in line with parameters previously agreed to between the Town and Metrolinx – i.e. the Town's share is anticipated at this point to remain as 50% of the cost of urbanization for Nipissing Road, however the ultimate cost sharing terms will be confirmed through negotiation with Metrolinx);
- updated cost estimate for anticipated construction works
- extension of temporary easements secured by Metrolinx to the end of 2026, to facilitate construction and warranty period of same, as well as the transfer of those easements to the Town of Milton
- Transfer to the Town of any design work (drawings, reports, surveys, etc.) completed to-date by Metrolinx, pertaining to the municipal roadworks, including any required reliance letters that would allow the Town and/ or our consultants to use this as a basis for further detailed design.

Council Report DS-018-2020 contemplated a cost sharing agreement between the Town and Metrolinx that had Metrolinx leading the project, with the Town providing a financial contribution equal to the estimated cost of 50% of the Nipissing Road urbanization works. The current discussions, and anticipated form of agreement (draft of which is being prepared by Metrolinx) will have the Town leading the project, with Metrolinx providing a financial contribution. It is staff's current position, noting that the draft cost sharing agreement has not been shared with the Town and will be subject to negotiation with Metrolinx, that the Town's financial share will remain as per the originally contemplated cost split – that being 50% of the cost to urbanize Nipissing Road. Depending on the final form of agreement and whether a contribution from Metrolinx will be made up front (preferred by Town staff) or at milestone events, the cost sharing percentage may need to be updated, and staff will report back to Council once the agreement is in place.

The following outlines the next steps to the end of 2022 and anticipated timelines:

- Metrolinx provide staff with draft agreement template for review – **end of June 2022**
- Metrolinx provide staff with updated draft cost estimate for anticipated scope of work – **early July 2022**
- Staff hold a meeting with Metrolinx Staff, Town of Milton Civil Engineering Roster Consultant (WSP), Metrolinx Design Consultant (WSP – Rail), to discuss mechanism for transferring knowledge/design work to-date, and details around same (including reliance on work already completed) – **by end of July 2022**
- Traffic Study Addendum/Update – **by end of September 2022**
- Town of Milton and Metrolinx enter into cost sharing agreement – **fall 2022**
- Staff engage consulting firm to complete detailed design for municipal road works, and estimate of fees/workplan for anticipated construction administration and inspection of the same – **by end of 2022**

Discussion

Staff is requesting authorization from Council for the Commissioner of Development Services to negotiate the terms of this agreement, and for the Mayor and Clerk to execute the agreement when finalized.

Financial Impact

The remaining capital budget for project C33014618/19 - Nipissing Road Reconstruction is $3,954,295.

Although the Traffic Study Addendum work can be accommodated within the existing approved budget, budget amendments are anticipated with respect to the detailed design, contract administration, and ultimately construction costs for the project, and to reflect the terms of the final form of agreement. At this time, the total impact to the budget is not known, as an updated cost estimate is currently pending from Metrolinx. Any budget amendments would be managed in accordance with the Town's Budget Management policy.

Should Council be in a restricted acts situation through the fall, due to the election, staff may need to rely on authority delegated to the CAO to award the traffic study in addition to the detailed design, contract administration and inspection to the Civil Engineering Consultant Roster along with any required amendments to the capital budget. The exercise of any delegated authority, along with the financial impacts, will be reported to Council during the first quarter of 2023.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Diana Jiona Phone: Ext. 2513

Attachments
None

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

The Corporation of the Town of Milton

Report To:	Council
From:	Tony D'Alessandro, Director, Transit Services
Date:	July 18, 2022
Report No:	COMS-006-22
Subject:	Metrolinx Bus Services Agreement

Recommendation: **THAT the Town enter into the Metrolinx Bus Services Agreement to permit access to Metrolinx-owned transit stations, terminals and facilities;**

AND THAT the Mayor and Town Clerk be authorized to execute any agreements and required paperwork pending legal and financial review.

EXECUTIVE SUMMARY

- As a result of forecasted transit growth in the Greater Toronto and Hamilton Area (GTHA), Metrolinx is requesting municipal service providers to update and formalize Bus Service Agreements for accessing station, terminals and facilities.
- Milton Transit operates service at various Metrolinx-owned properties, including, Milton GO Station and Regional Road 25 and Highway 401 Park-and-Ride locations (Lisgar GO Station, Mississauga; effective September 2022).
- This report provides an overview of updated terms of the Metrolinx Bus Service Agreement and recommends subsequent execution.

REPORT

Background

The Town has executed property access agreements to permit Milton Transit vehicle access to Metrolinx-owned property, including:

- Milton GO Station (780 Main Street East)

Background

- Regional Road 25 and Highway 401 Park-and-Ride

The Milton GO Station has served as a terminal and main transfer point for the delivery of Milton Transit services since 2004. A bus terminal lease agreement was executed with GO Transit to permit access to the GO Station bus loop and associated passenger amenities (COMS-043-04). Milton Transit currently occupies four (4) dedicated laybys spaces within the GO Station bus loop, with operator access to after-hour, washroom facilities.

The Regional Road 25 and Highway 401 Park-and-Ride is used as a regional transfer location for cross-jurisdictional travel on GO Bus services (Cambridge, Kitchener, Waterloo, Mississauga, Toronto). The Town currently provides service to the Park-and-Ride via Milton Transit OnDemand. An agreement for accessing this property was executed in 2010 (COMS-025-10).

Additional property access will be required for the Lisgar GO Station (3250 Argentia Road, Mississauga) to accommodate the Steeles Avenue cross-boundary transit service, effective September 2022. This service was approved as per of the 2022 Capital and Operating Budget, and in concert with a financial partnership with Halton Hills.

Discussion

As a result of forecasted transit growth in the Greater Toronto and Hamilton Area (GTHA), Metrolinx is requesting municipal service providers to update and formalize Bus Service Agreements for accessing Metrolinx-owned stations, terminals and facilities. The scope of the agreement includes the following:

- Updated terms
- Authorized use, access to platforms, dedicated layby spaces
- Access to facilities, operator amenities
- Personnel, access and use, approvals process
- Passenger amenities (signage, shelters etc.)
- Safety oversight
- Indemnity, liability and insurance
- Dispute resolution process

The Metrolinx Bus Services Agreement will supersede other site-specific agreements currently in place. The updated agreement will also include appended site-specific schedules, which can be amended and updated from time-to-time without the need to execute a new agreement. Town staff have had consultation with Metrolinx and GTHA transit systems to address system requirements within the agreement.

In summary, staff recommend the execution of the Metrolinx Bus Service Agreement to maintain access to Metrolinx-owned stations, terminals and facilities, pending legal review.

Financial Impact

Staff do not anticipate additional costs executing the Metrolinx Bus Services Agreement. Maintenance costs associated with after-hours washroom access is currently incorporated in the Operating Budget and Service Delivery Contract.

Respectfully submitted,

Tony D'Alessandro
Director, Transit Services

For questions, please contact:	Tony D'Alessandro, MCIP, RPP Director, Transit Services	Phone: Ext. 2548

Attachments
None

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-086-22
Subject:	Authorization for Submission for a Minor Variance Application on lands municipally known as 382 Broadway Avenue, Milton

Recommendation: **THAT Report DS-086-22 entitled "Authorization for Submission of a Minor Variance Application on lands municipally known as 382 Broadway Avenue.", dated July 18, 2022 be received;**

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 077-2021, before the second anniversary of the day on which the by-law was approved by Council.

EXECUTIVE SUMMARY

- On October 19, 2020, as recommended through the Mature Neighbourhoods Character Area Study, Milton Council enacted Town-initiated Official Plan Amendment 60 and Zoning By-law 081-2020.
- The amendments introduced new policies and standards that apply to low-density residential development in the Downtown Character Area to ensure that new development is sympathetic to the existing neighbourhood.
- The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution.

EXECUTIVE SUMMARY

- The intent of the prohibition is to prevent changes to newly approved policies and zoning provisions, but the effect may hinder legitimate applications that do not negatively affect the general intent and purpose of the new provisions.
- This report recommends that the owner of 382 Broadway Avenue be permitted to apply to the Committee of Adjustment, as the proposal is considered minor in nature and maintains the intent of the Mature Neighbourhood Character Area amendments.

REPORT

Background

On December 3, 2015, the Province of Ontario enacted Bill 73 "Smart Growth for Our Communities Act, 2015" which amended the *Planning Act* and *Development Charges Act*, 1997. Several changes to the *Planning* Act came into force on July 1, 2016. One of the changes to the *Planning Act* is the introduction of a two year moratorium (or "freeze") on three types of amendments, subject to Council's discretion to provide relief from the prohibition:

1. Amendments of a new Official Plan;
2. Amendments of a new comprehensive Zoning By-law; and
3. Minor variance of a by-law that has already been amended for the land, building or structure.

The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance of a by-law for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution, as detailed below.

Section 45 (1.3)

Subject to subsection (1.4), no person shall apply for a minor variance from the provision of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c.26,s.

The only exception to this rule is where Council has declared by resolution, pursuant to Section 45(1.4) of the *Planning Act* that an application can proceed. Section 45(1.4) of the *Planning* Act allows Council to exempt by resolution a specific application, class of applications, or application generally from the two year moratorium.

Section 45(1.4)

Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect

Background

of a specific application, class of application or in respect of such applications generally. 2015, c.26, s. 29(2)

Discussion

The Owner of 382 Broadway Avenue has indicated their desire to submit a Minor Variance Application to seek relief from Residential Low Density II (RLD2) zone to facilitate a proposed two-storey single detached dwelling. The following relief is required:

- To permit a lot coverage of 37.7%, whereas 30% is required.
- To permit an interior side yard setback of 1.2 metres, whereas 1.8 metres is required.

Since the enactment of Bill 73, the Development Services Department has implemented an approach that assumes no Minor Variance Applications are permitted before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 077-2022 for the following reasons:

- The proposal does not alter the existing front yard and rear yard setbacks, nor exceeds maximum height provisions. Further, the selection of materials and garage design are sympathetic to the neighbourhood character.
- The proposed dwelling introduces increased lot coverage, but is compensated with a respectful design that is sympathetic to the surrounding neighbourhood built form.
- The proposed reduction of the side yard setbacks is compensated by the second storey of the dwelling being further setback than that of the garage. This variation in setbacks contributes to mitigating the impact of the reduced setback in way of design and façade. It balances the massing of the dwelling and is sympathetic to surrounding neighbourhood attributes.

Any Minor Variance Application submitted for the subject lands would go through the standard review process, which involves an evaluation by staff of the appropriateness of the Minor Variance Application, through the lens of the four tests set out by Section 45(1) of the *Planning Act,* and a decision of the Committee of Adjustment.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact:	Rachel Suffern, MSc, MPA Planner	Phone: Ext. 2263

Attachments
Figure 1 Location Map
Figure 2 Proposed Drawings, Elevations and Site Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

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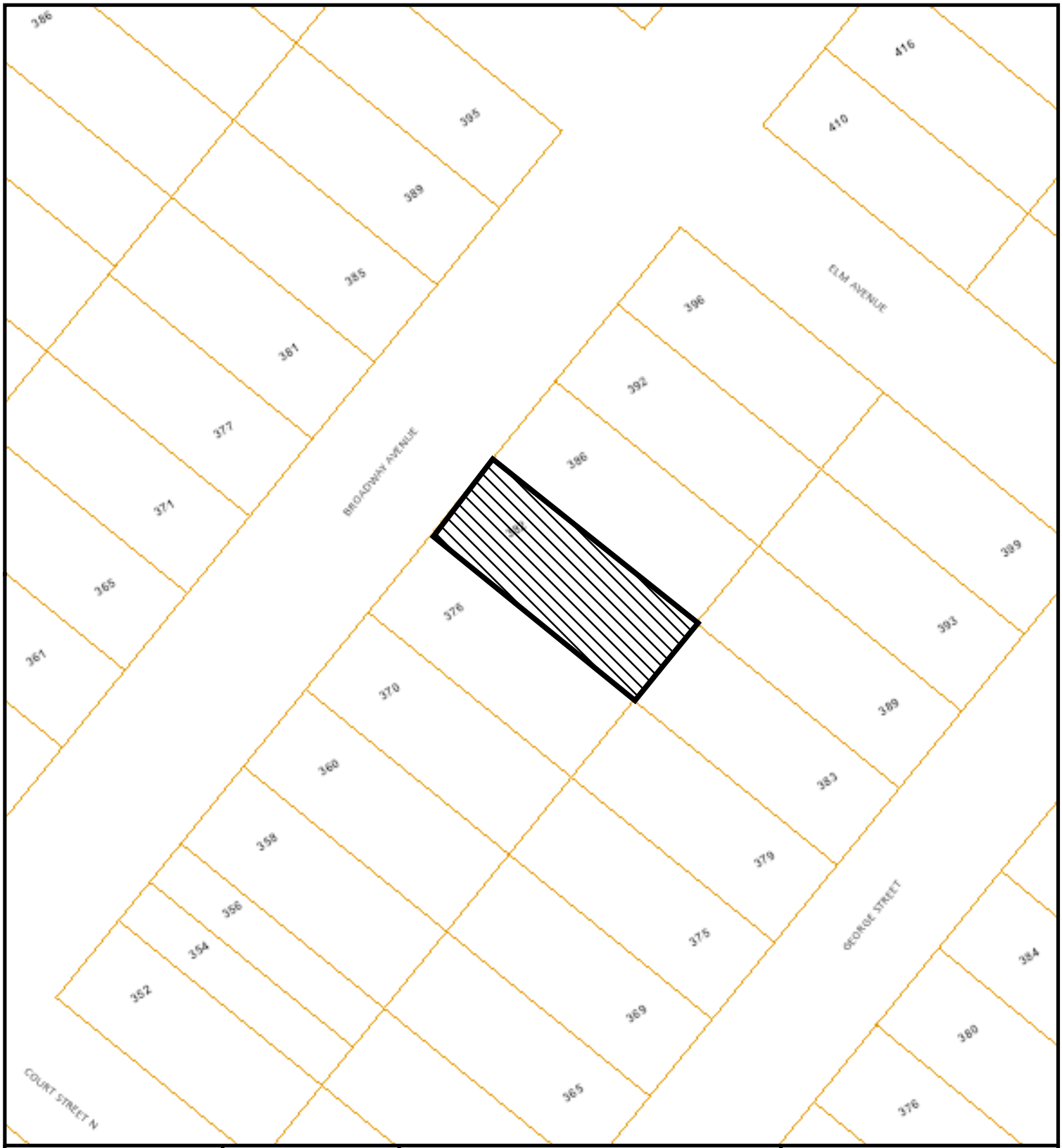
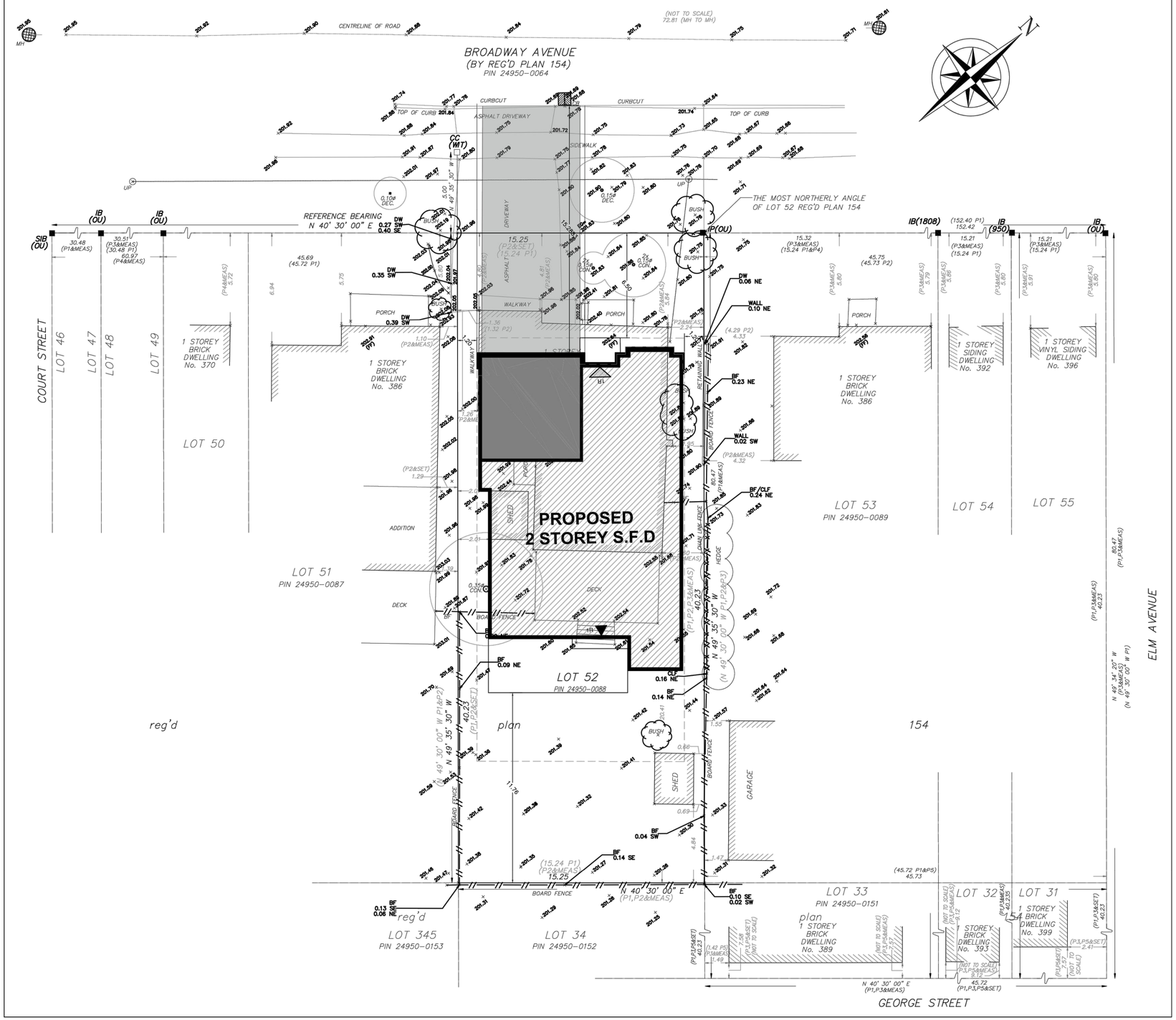
FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1:1,128.5	File:	Development Services

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.



SITE STATISTICS			
ADDRESS:	382 BROADWAY AVENUE, MILTON, ONTARIO L9T 1T7		
LEGAL DESCRIPTION:	LOT 52 AND REGISTERED PLAN 154		
ZONING:	BY-LAW 007-2022 RLD2 - RESIDENTIAL LOW DENSITY II		
	%	METRIC	IMPERIAL
LOT AREA:		613.4	6602.80
LOT FRONTAGE:		15.25	50.03
GROSS FLOOR AREA:			
PROPOSED GFA			
GROUND FLOOR		184.87	1,990
SECOND FLOOR		191.00	2,056
TOTAL	61.28	375.87	4,046
TOTAL BASEMENT		161.37	1,737
FINISHED AREA		158.77	1,709
UNFINISHED AREA		2.60	28
LOT COVERAGE:			
PERMITTED	30	184.02	1,981
PROPOSED DWELLING	30.14	184.87	1,990
PROPOSED GARAGE	6.59	40.41	435
PROPOSED COVERED PORCHES	0.58	3.53	38
PROPOSED TOTAL	37.30	228.81	2,463
MAXIMUM HEIGHT			
PERMITTED		9.00	29'-6"
PROPOSED (TO RIDGE)		9.00	29'-6"
SETBACK CALCULATIONS:			
FRONT YARD - PERMITTED (DWELLING+PORCHES)	=	6.50	21.33
- PROPOSED (DWELLING+PORCHES)		6.50	21.33
REAR YARD - PERMITTED (DWELLING+PORCHES)	=	7.50	24.61
- PROPOSED (DWELLING+PORCHES)		11.76	38.58
SIDE YARD SW- PERMITTED (DWELLING)	=	1.80	5.91
- PROPOSED DWELLING		1.20	3.94
SIDE YARD EAST- PERMITTED DWELLING	=	1.80	5.91
- PROPOSED DWELLING		1.20	3.94

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

GENERAL NOTES

1) Contractor to check all dimentions, specifications, ect. on site and shall be responsible for reporting any descrepancy to the engineer and/ or designer.

2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) These drawings are for permit application purpose. Contractor must check all applicable By-laws and OBC. Any discripancy must be reported to the designer.

SIGN.	DATE	REVISION	NO.

DRAWING

SITE PLAN

PROJECT

KOONER RESIDENCE

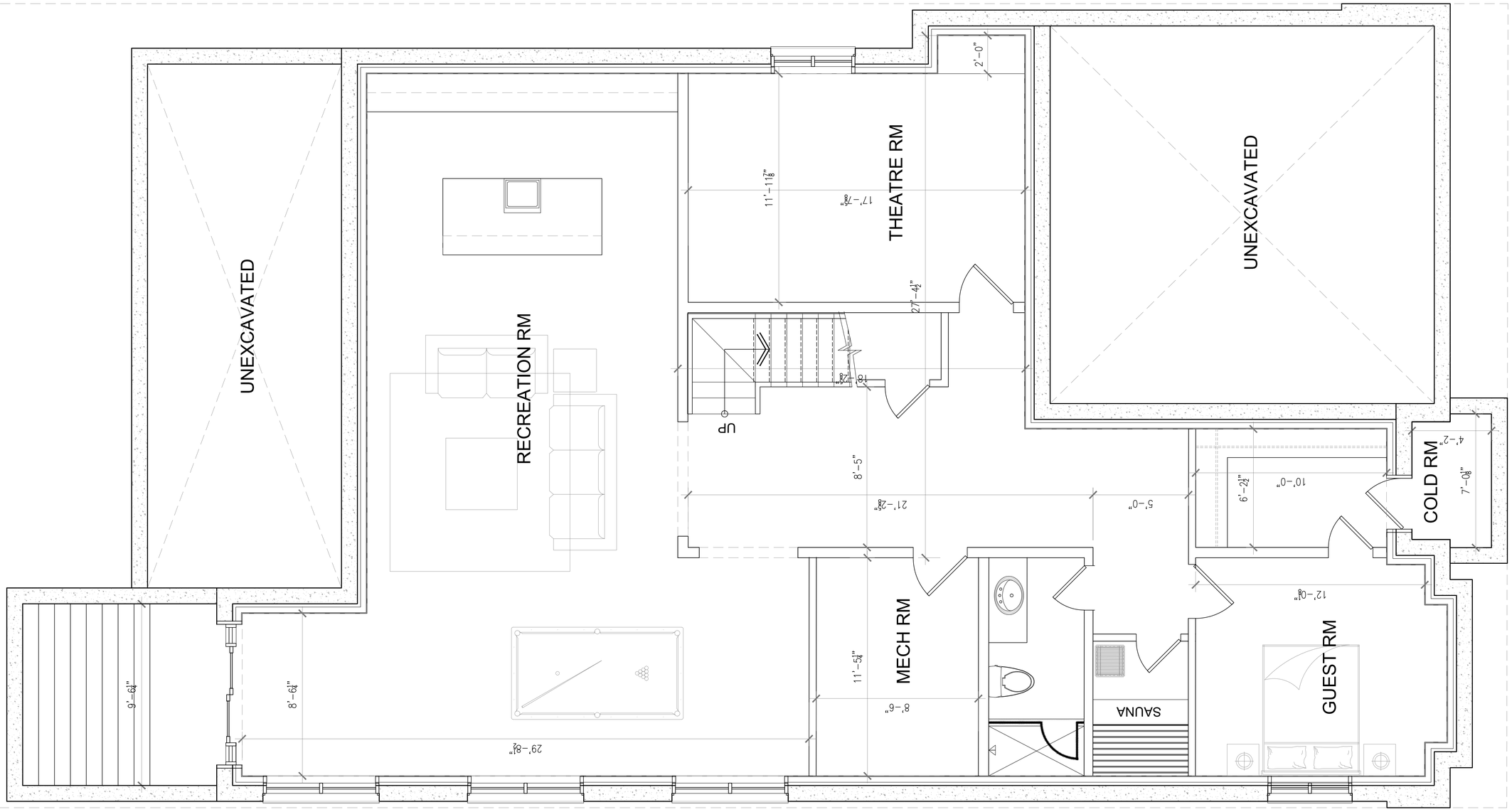
PROJECT

382 BROADWAY AVE, MILTON, ONTARIO L6J 6R1

DATE JUNE 2022

SCALE 1:150

SHEET A0



BASEMENT PLAN

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

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SIGN.	DATE	REVISION	NO.

DRAWING

BASEMENT & FOUNDATION FLOOR PLAN

PROJECT

KOONER RESIDENCE

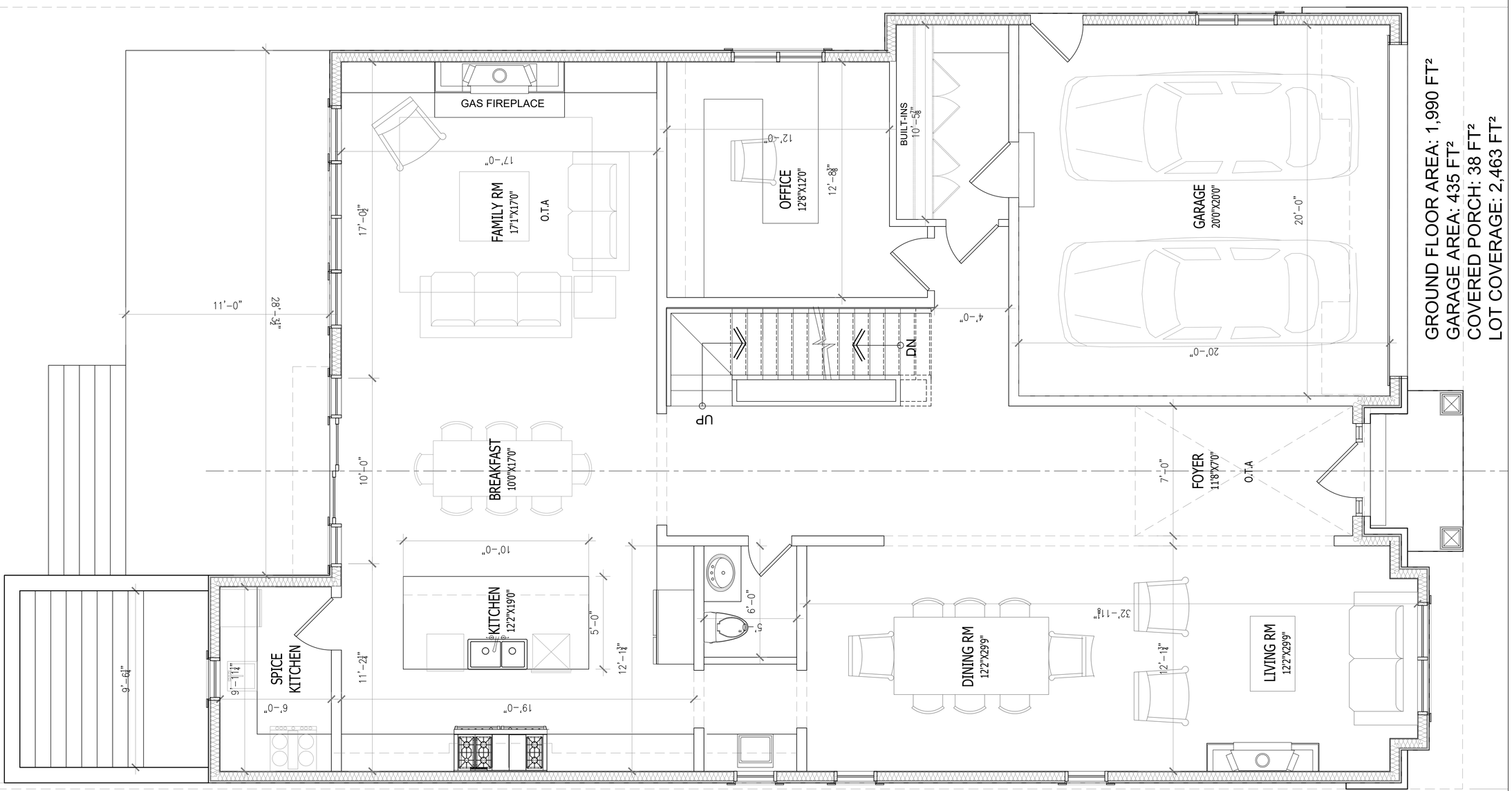
PROJECT

382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

DATE JUNE 2022

SCALE 3/8"= 1'-0"

SHEET A1



GROUND FLOOR AREA: 1,990 FT²
GARAGE AREA: 435 FT²
COVERED PORCH: 38 FT²
LOT COVERAGE: 2,463 FT²

GROUND FLOOR PLAN

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

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SIGN.	DATE	REVISION	NO.

DRAWING

GROUND FLOOR PLAN

PROJECT

KOONER
RESIDENCE

PROJECT

382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

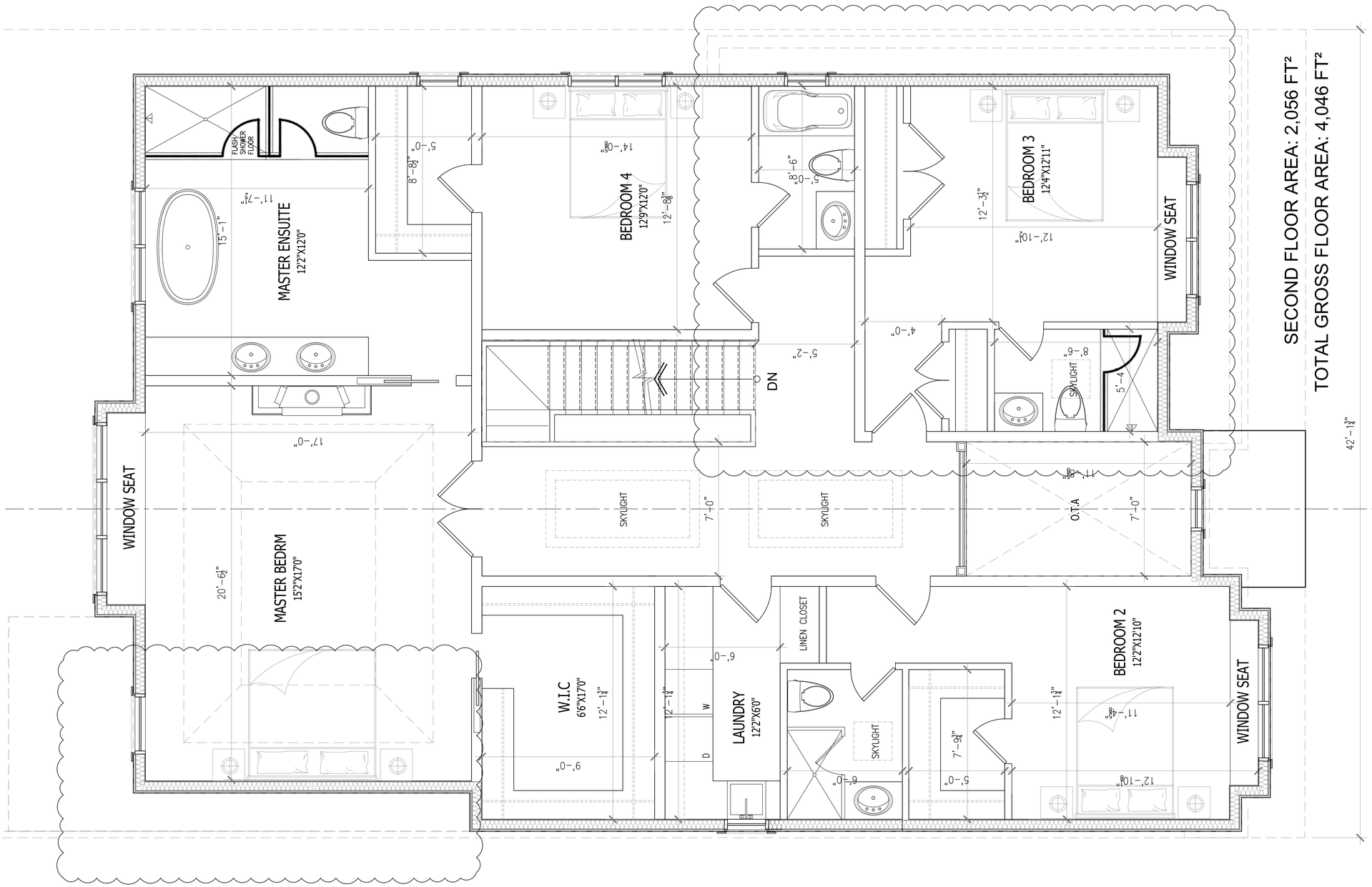
DATE JUNE 2022

SCALE

3/8"= 1'-0"

SHEET

A2



SECOND FLOOR PLAN

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

GENERAL NOTES

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SIGN.	DATE	REVISION	NO.

DRAWING

SECOND FLOOR PLAN

PROJECT

KOONER RESIDENCE

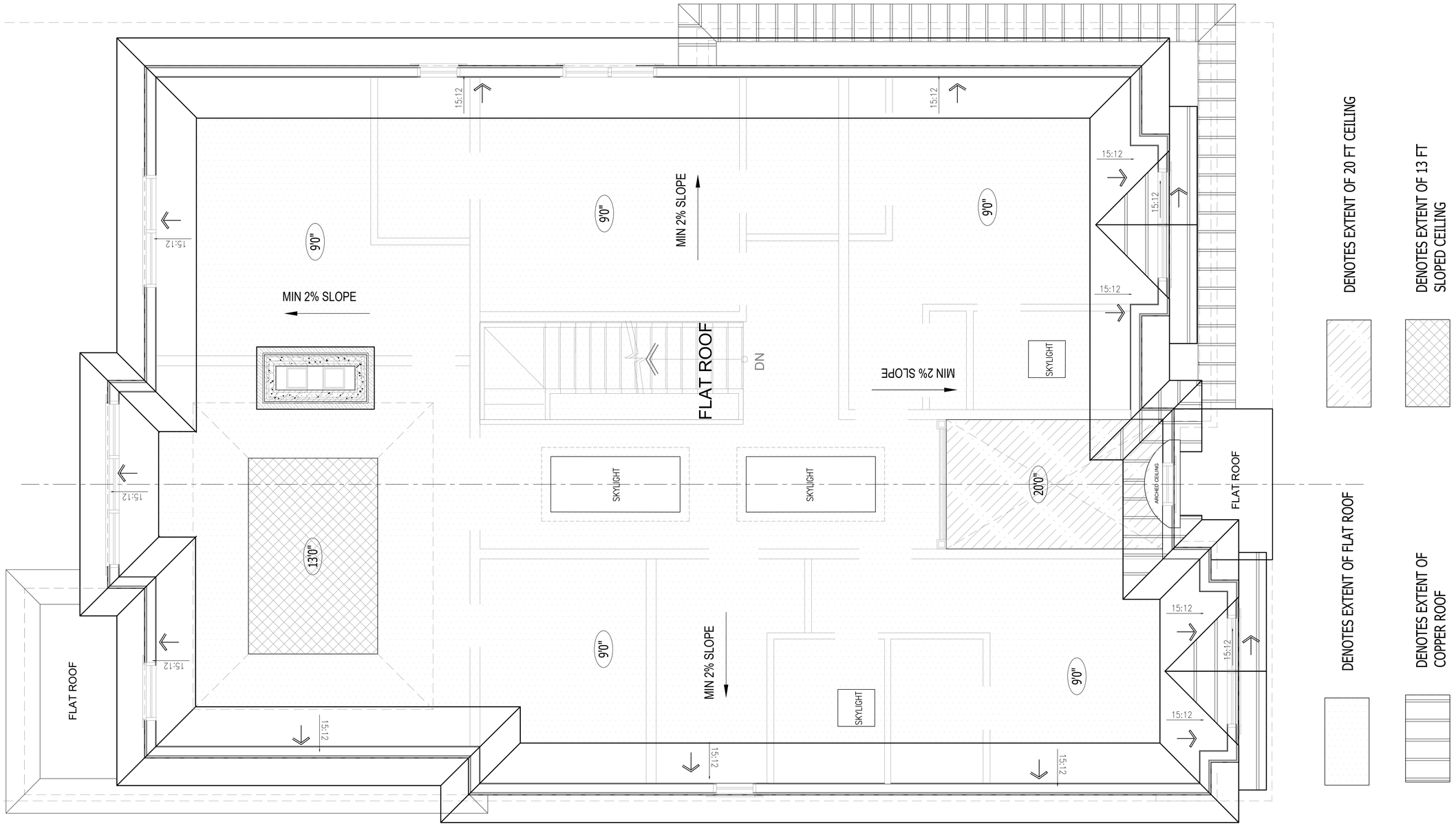
PROJECT

382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

DATE JUNE 2022

SCALE 1/4"= 1'-0"

SHEET A3



C. H. WORLD DESIGN & CONSTRUCTION Ltd.

1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

GENERAL NOTES

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SIGN.	DATE	REVISION	NO.

DRAWING

ROOF PLAN

PROJECT

KOONER RESIDENCE

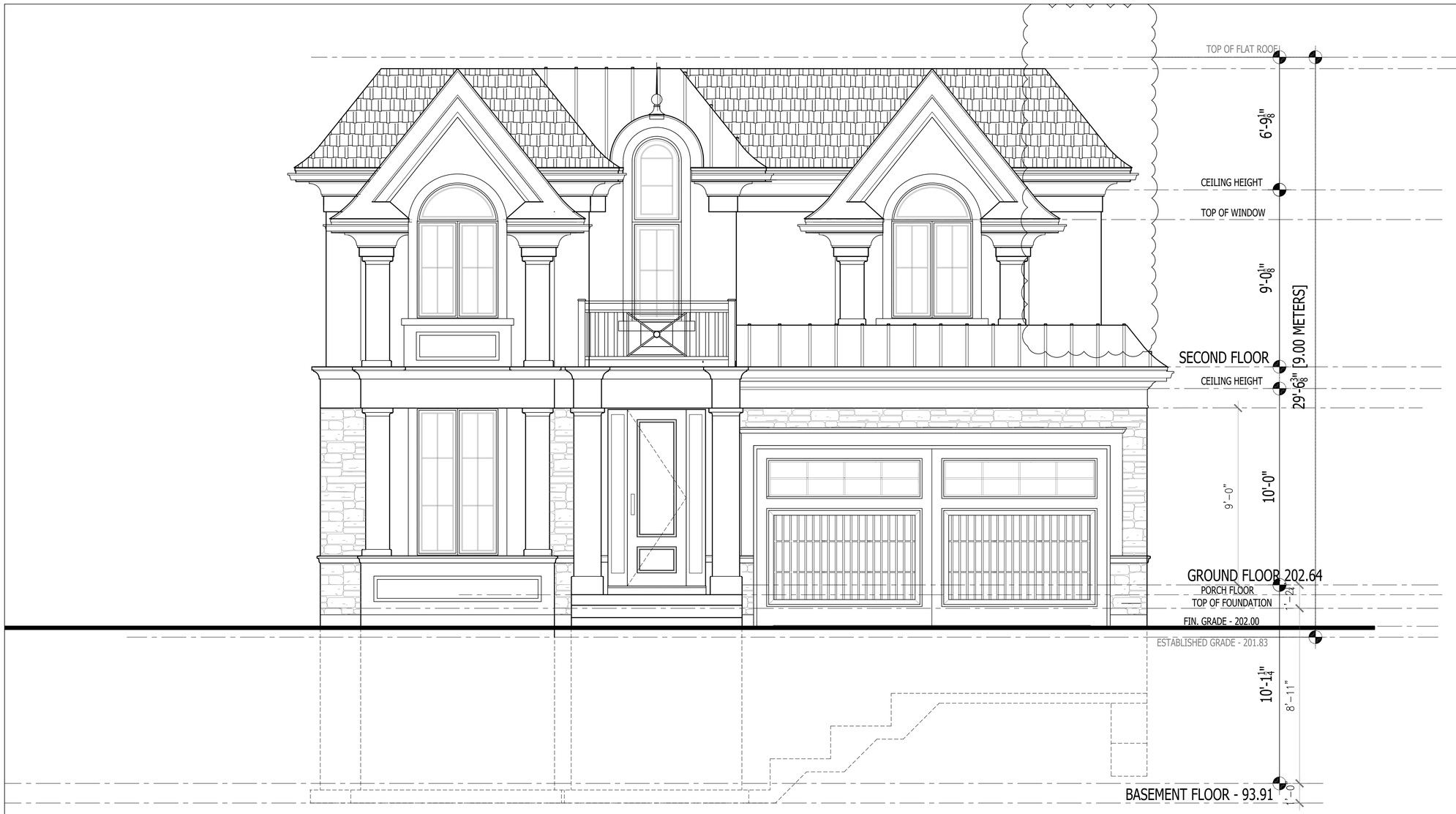
PROJECT

382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

DATE JUNE 2022

SCALE 3/8"= 1'-0"

SHEET A4



NOTE:
ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND C. H.WORLD DESIGN AND STRUCTURAL ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

ALL STUCCO TO BE 'DUROCK' EIFS P.U.C.C.S. EXTERIOR INSULATION AND FINISH SYSTEM CCMC 12969R APPROVED - INSTALL AS PER OBC. 9.28. AND MANUFACTURER'S SPECS OBD. - NOTE USE 'VAPOUR BLOCK' BY DUROCK FOR AIR/VAPOUR BARRIER BELOW STUCCO IN PLACE OF TYVEK OR EQUIVALENT PRODUCT SPECIFIED FOR ALL WALLS NOT CLAD IN STUCCO

WINDOW NOTE:
ALL PROPOSED WINDOWS TO BE DOUBLE GLAZED ARGON FILLED WITH MAXIMUM U VALUE OF 1.8. WINDOW TO WALL AREA RATIO = 18%

ALL CODE REFERENCES REFER TO O.B.C 2012 DIVISION 'B'

FRONT ELEVATION

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

GENERAL NOTES

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SIGN.	DATE	REVISION	NO.

DRAWING

FRONT ELEVATION

PROJECT

KOONER RESIDENCE

PROJECT

382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

DATE JUNE 2022

SCALE 3/8"= 1'-0"

SHEET A5

NOTE:
ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND C. H.WORLD DESIGN AND STRUCTURAL ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

ALL STUCCO TO BE 'DUROCK' EIFS P.U.C.C.S. EXTERIOR INSULATION AND FINISH SYSTEM CCMC 12969R APPROVED - INSTALL AS PER OBC. 9.28. AND MANUFACTURER'S SPECS OBD. - NOTE USE 'VAPOUR BLOCK' BY DUROCK FOR AIR/VAPOUR BARRIER BELOW STUCCO IN PLACE OF TYVEK OR EQUIVALENT PRODUCT SPECIFIED FOR ALL WALLS NOT CLAD IN STUCCO

WINDOW NOTE:
ALL PROPOSED WINDOWS TO BE DOUBLE GLAZED ARGON FILLED WITH MAXIMUM U VALUE OF 1.8. WINDOW TO WALL AREA RATIO =18%

ALL CODE REFERENCES REFER TO O.B.C 2012 DIVISION 'B'

REAR ELEVATION

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

GENERAL NOTES

1) Contractor to check all dimentions, specifications, ect. on site and shall be responsible for reporting any descrepancy to the engineer and/ or designer.

2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) These drawings are for permit application purpose. Contractor must check all applicable By-laws and OBC. Any discripancy must be reported to the designer.

SIGN.	DATE	REVISION	NO.

DRAWING

REAR ELEVATION

PROJECT

KOONER
RESIDENCE

PROJECT

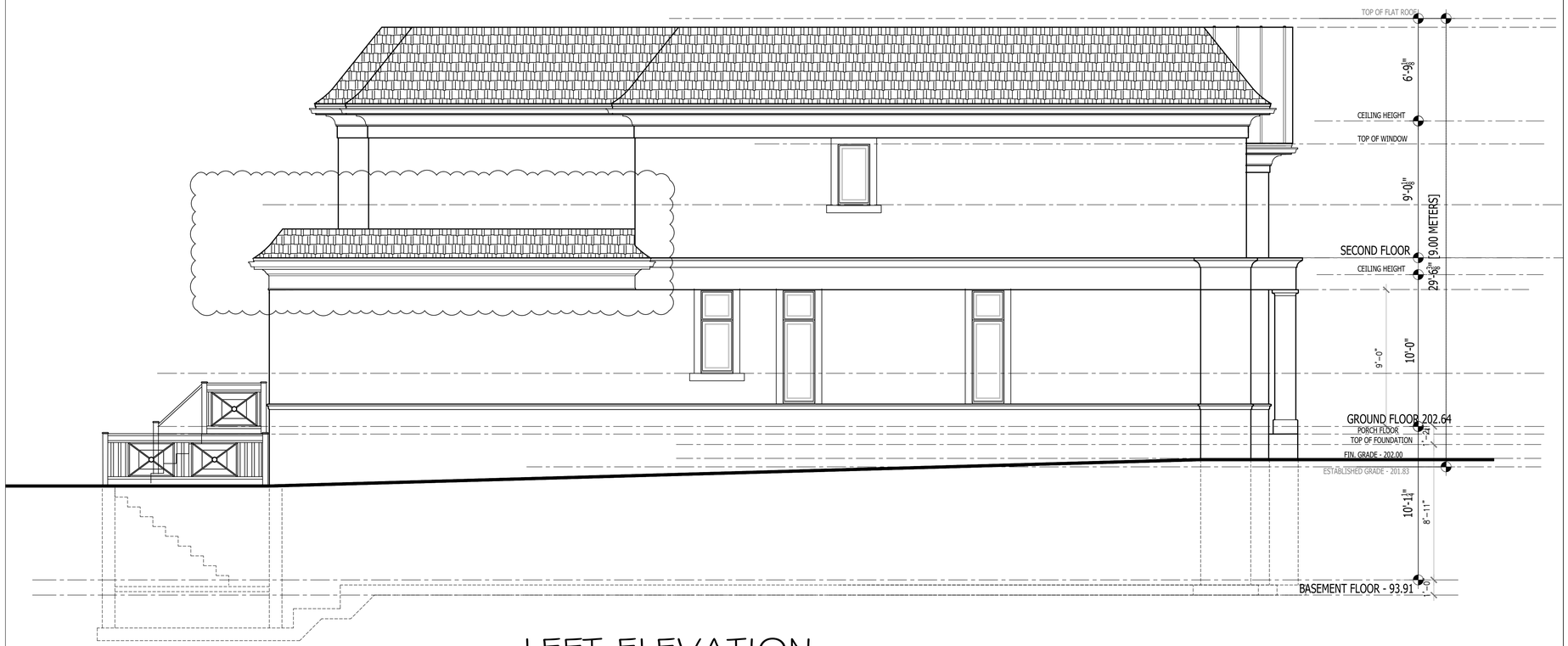
382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

DATE JUNE 2022

SCALE 3/8"= 1'-0"

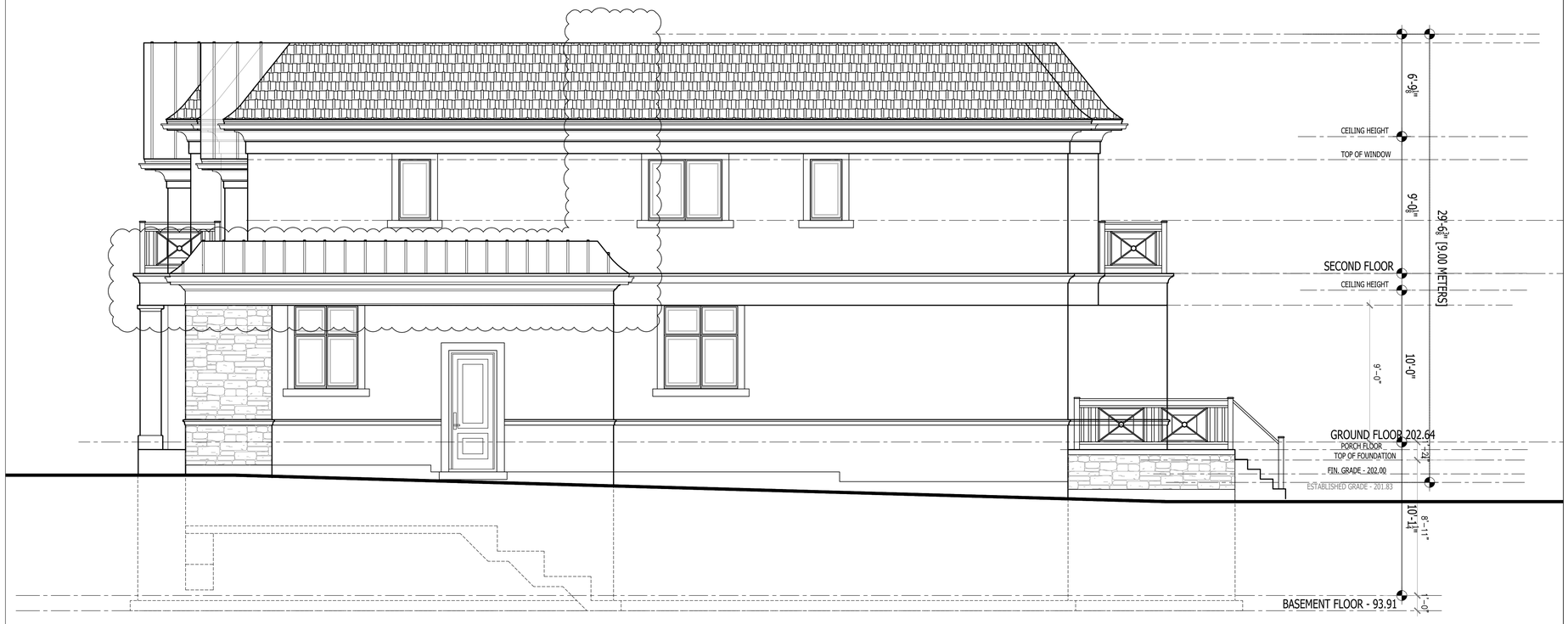
SHEET A6

WINDOW SUMMARY		
PER O.B.C TABLE 9.10.15.4		
LEFT ELEVATION		
QUAN.	GLAZED OPENING SIZE	
1.	27.5 SF.	
1.	26.44 SF.	
1.	19.76 SF.	
1.	3.9 SF.	
1.	2.15 SF.	
SPATIAL CALCULATION		
WALL AREA	1153.75 SF.	
LIMITING DISTANCE	1.2 m	
MAX. % OPENING	7%	
OPENING ALLOWED	80.76 SF.	
OPENING PROVIDED	79.75 SF.	



LEFT ELEVATION

WINDOW SUMMARY		
PER O.B.C TABLE 9.10.15.4		
LEFT ELEVATION		
QUAN.	GLAZED OPENING SIZE	
1.	27.47 SF.	
1.	12.46 SF.	
1.	7.31 SF.	
SPATIAL CALCULATION		
WALL AREA	1269.11 SF.	
LIMITING DISTANCE	1.2 m	
MAX. % OPENING	7%	
OPENING ALLOWED	88.84 SF.	
OPENING PROVIDED	47.24 SF.	



RIGHT ELEVATION

C. H. WORLD DESIGN & CONSTRUCTION Ltd.
1559 Watersedge Road, Mississauga,
ON. L5J 1A6. (647) 298 -1206

DESIGNED BY: Ni Ni

B. C. I. N. #: 41885

GENERAL NOTES

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2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) These drawings are for permit application purpose. Contractor must check all applicable By-laws and OBC. Any discrpancy must be reported to the designer.

SIGN.	DATE	REVISION	NO.

DRAWING

ELEVATIONS

PROJECT

KOONER RESIDENCE

PROJECT

382 BROADWAY AVE,
MILTON,
ONTARIO
L6J 6R1

DATE JUNE 2022	SHEET
SCALE 3/8"= 1'-0"	A7

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-087-22
Subject:	Authorization for Submission of a Minor Variance Application on lands municipally known as 64 John Street, Milton

Recommendation: **THAT Report DS-087-22 entitled "Authorization for Submission of a Minor Variance Application on lands municipally known as 64 John Street.", dated July 18, 2022 be received;**

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

EXECUTIVE SUMMARY

- On October 19, 2020, as recommended through the Mature Neighbourhoods Character Area Study, Milton Council enacted Town-initiated Official Plan Amendment 60 and Zoning By-law 081-2020.
- The amendments introduced new policies and standards that apply to low-density residential development in the Downtown Character Area to ensure that new development is sympathetic to the existing neighbourhood.
- The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution.

EXECUTIVE SUMMARY

- The intent of the prohibition is to prevent changes to newly approved policies and zoning provisions, but the effect may hinder legitimate applications that do not negatively affect the general intent and purpose of the new provisions.
- This report recommends that the owner of 64 John Street be permitted to apply to the Committee of Adjustment, as the proposal is considered minor in nature and maintains the intent of the Mature Neighbourhood Character Area amendments.

REPORT

Background

On December 3, 2015, the Province of Ontario enacted Bill 73 "Smart Growth for Our Communities Act, 2015" which amended the *Planning Act* and *Development Charges Act*, 1997. Several changes to the *Planning* Act came into force on July 1, 2016. One of the changes to the *Planning Act* is the introduction of a two year moratorium (or "freeze") on three types of amendments, subject to Council's discretion to provide relief from the prohibition:

1. Amendments of a new Official Plan;
2. Amendments of a new comprehensive Zoning By-law; and
3. Minor variance of a by-law that has already been amended for the land, building or structure.

The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance of a by-law for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution, as detailed below.

Section 45 (1.3)

Subject to subsection (1.4), no person shall apply for a minor variance from the provision of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c.26,s.

The only exception to this rule is where Council has declared by resolution, pursuant to Section 45(1.4) of the *Planning Act* that an application can proceed. Section 45(1.4) of the *Planning* Act allows Council to exempt by resolution a specific application, class of applications, or application generally from the two year moratorium.

Section 45(1.4)

Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application, class of application or in respect of such applications generally. 2015, c.26, s. 29(2)

Discussion

The Owner of 64 John Street has indicated their desire to submit a Minor Variance Application to seek relief from the special Residential Low Density I (RLD1*279) provisions in the Zoning By-law in order to facilitate the construction of a proposed single detached dwelling. The following is being requested:

1. To allow 31.5% lot coverage, whereas 25% is permitted.
2. To allow the garage to be setback from the building face 4.18 metres, whereas 5.5 metres is required.

Since the enactment of Bill 73, the Development Services Department has implemented an approach that assumes no Minor Variance Applications are permitted before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 081-2020 for the following reasons:

- The proponent made an effort to reduce the lot coverage and in doing so, achieved the minimum interior side yard setback while creating thoughtful transitions that contribute to enhancing the quality of the streetscape.
- The façade treatment, symmetry of the dwelling face, and use of materials, retains the quality of the street.

Any Minor Variance Application submitted for the subject lands would go through the standard review process, which involves an evaluation by staff of the appropriateness of the Minor Variance Application, through the lens of the four tests set out by Section 45(1) of the *Planning Act,* and a decision of the Committee of Adjustment.

Financial Impact

There are no financial implications associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Rachel Suffern, MSc, MPA Planner	Phone: Ext. 2263

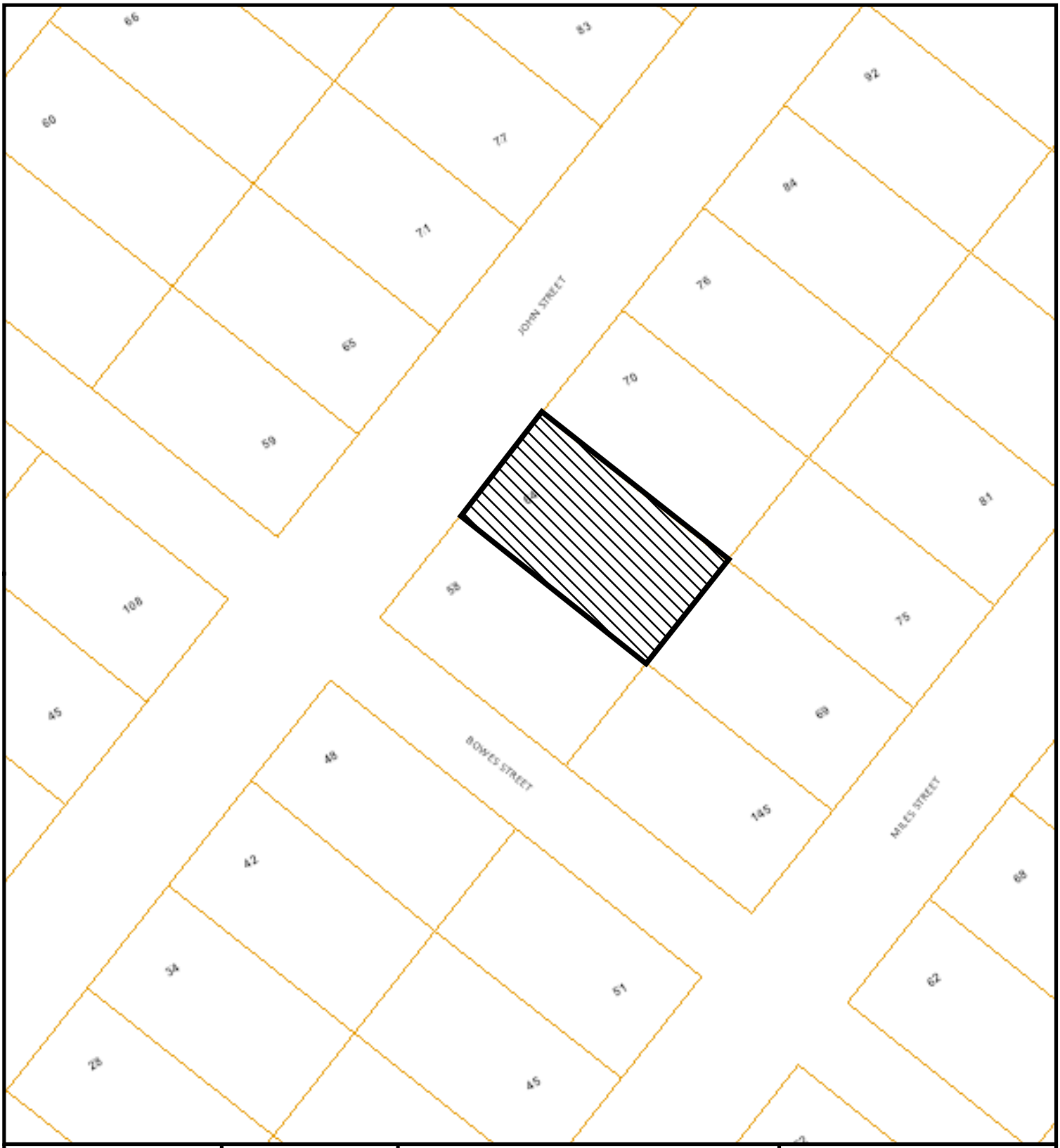
Attachments
Figure 1 Location Map
Figure 2 Drawings, Elevations and Site Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP

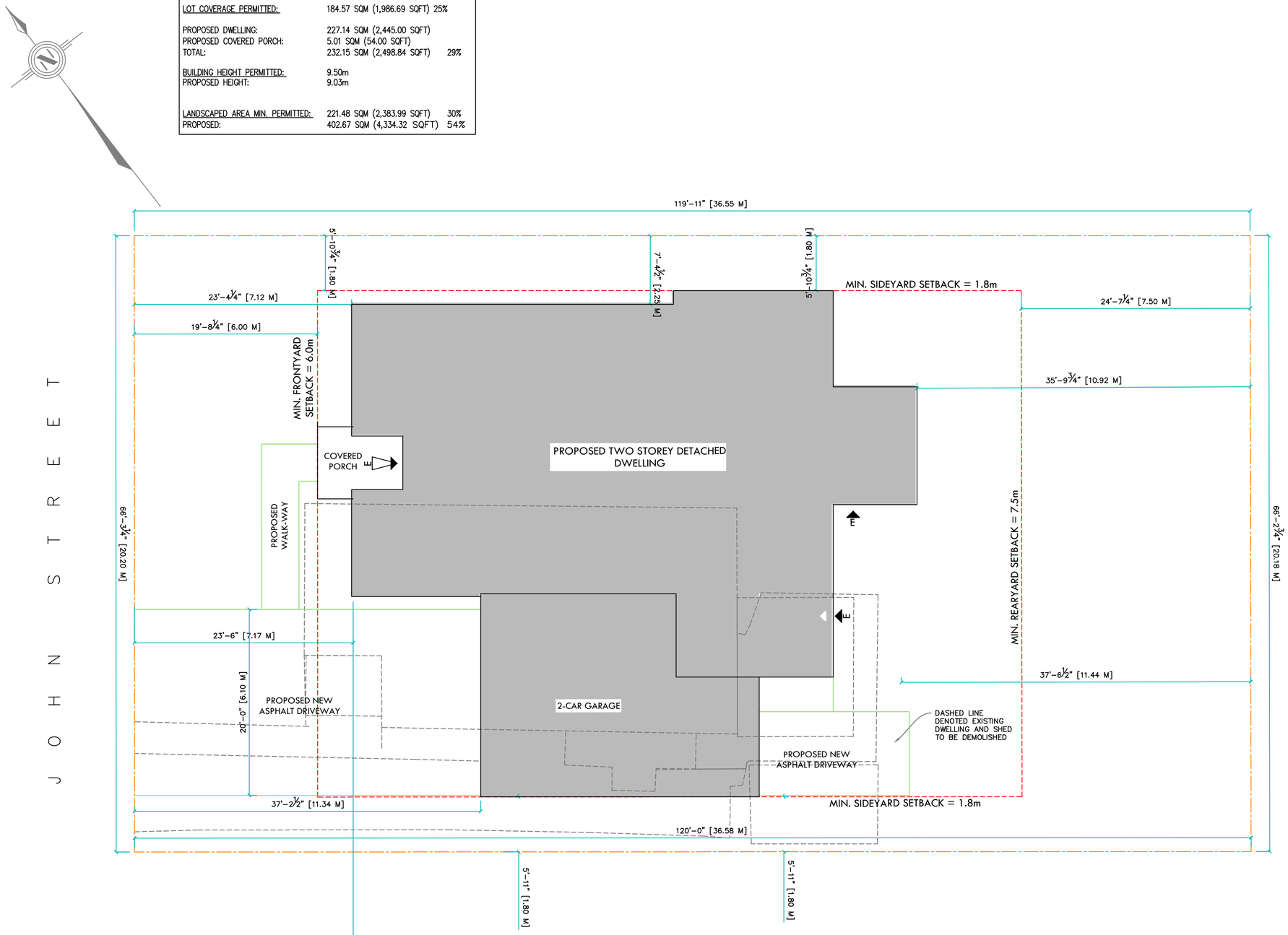


Council Meeting Date: July 18, 2022	Scale: 1:1,128.5	File:DS-0XX-22	Development Services

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.

SITE STATISTICS		
LOT 85 REGISTERED PLAN 695		
ZONING:	RLD1*279	
LOT FRONTAGE:	20.20 M	
LOT AREA:	738.28 SQM (7,946.88 SQFT)	
LOT COVERAGE PERMITTED:	184.57 SQM (1,986.69 SQFT)	25%
PROPOSED DWELLING:	227.14 SQM (2,445.00 SQFT)	
PROPOSED COVERED PORCH:	5.01 SQM (54.00 SQFT)	
TOTAL:	232.15 SQM (2,498.84 SQFT)	29%
BUILDING HEIGHT PERMITTED:	9.50m	
PROPOSED HEIGHT:	9.03m	
LANDSCAPED AREA MIN. PERMITTED:	221.48 SQM (2,383.99 SQFT)	30%
PROPOSED:	402.67 SQM (4,334.32 SQFT)	54%



1:100
SITE PLAN

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

F:\GARDENVIEW HOMES\2021-004 - 64 John St, Milton\3. Design Drawings\Gardenview Homes.JPG

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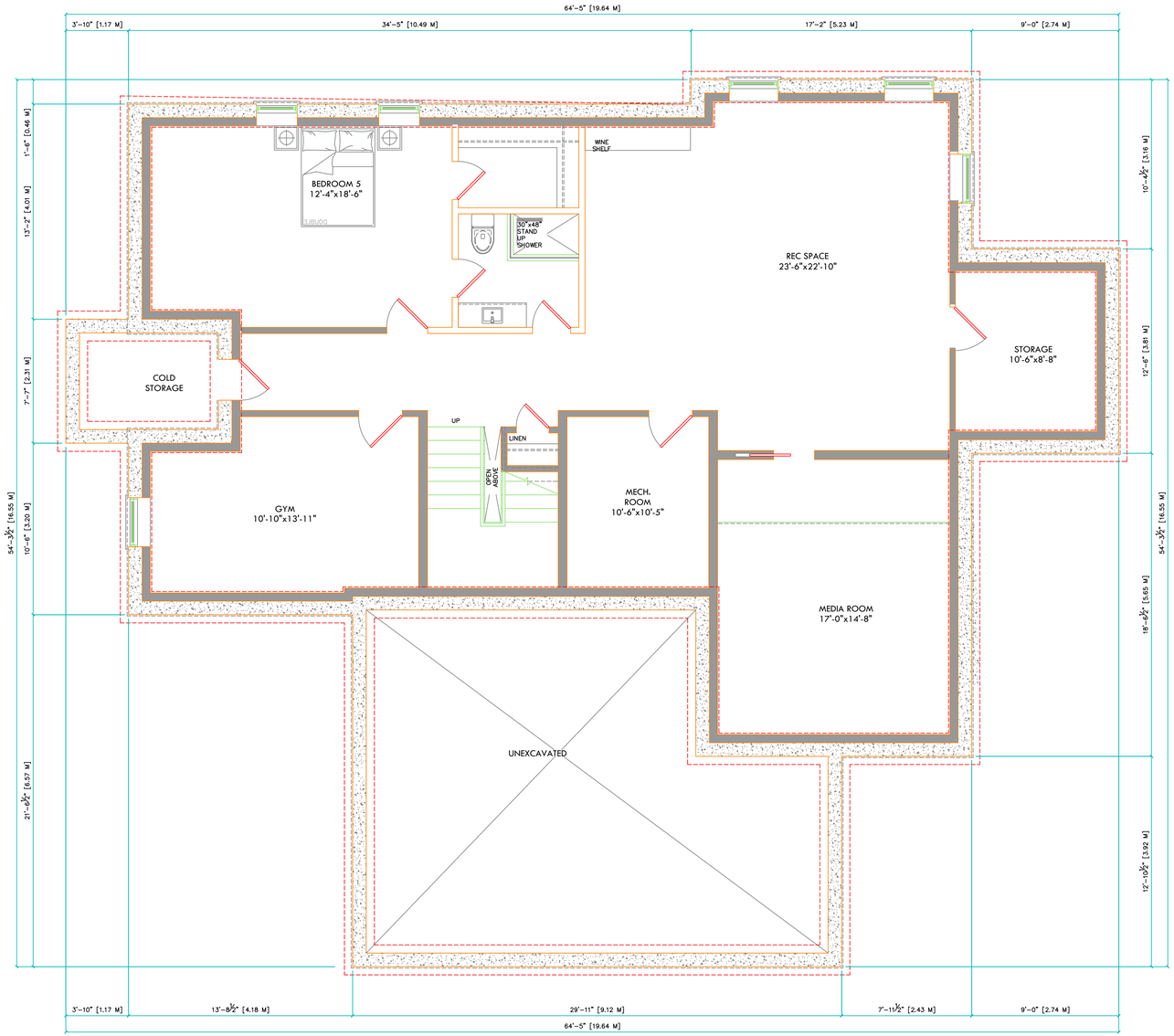
ADDRESS:	64 JOHN ST. MILTON
PROJECT NO.	2021-004 SCALE: 1:100
SHEET NO.	SP



1/4"=1'-0"

BASEMENT FLOOR PLAN (1730 SQ.FT)

© CHAIRVIEW HOMES 2021-2024 - Act John St, Milton ZI, Design Drawings (Contractor Homes).PTZ

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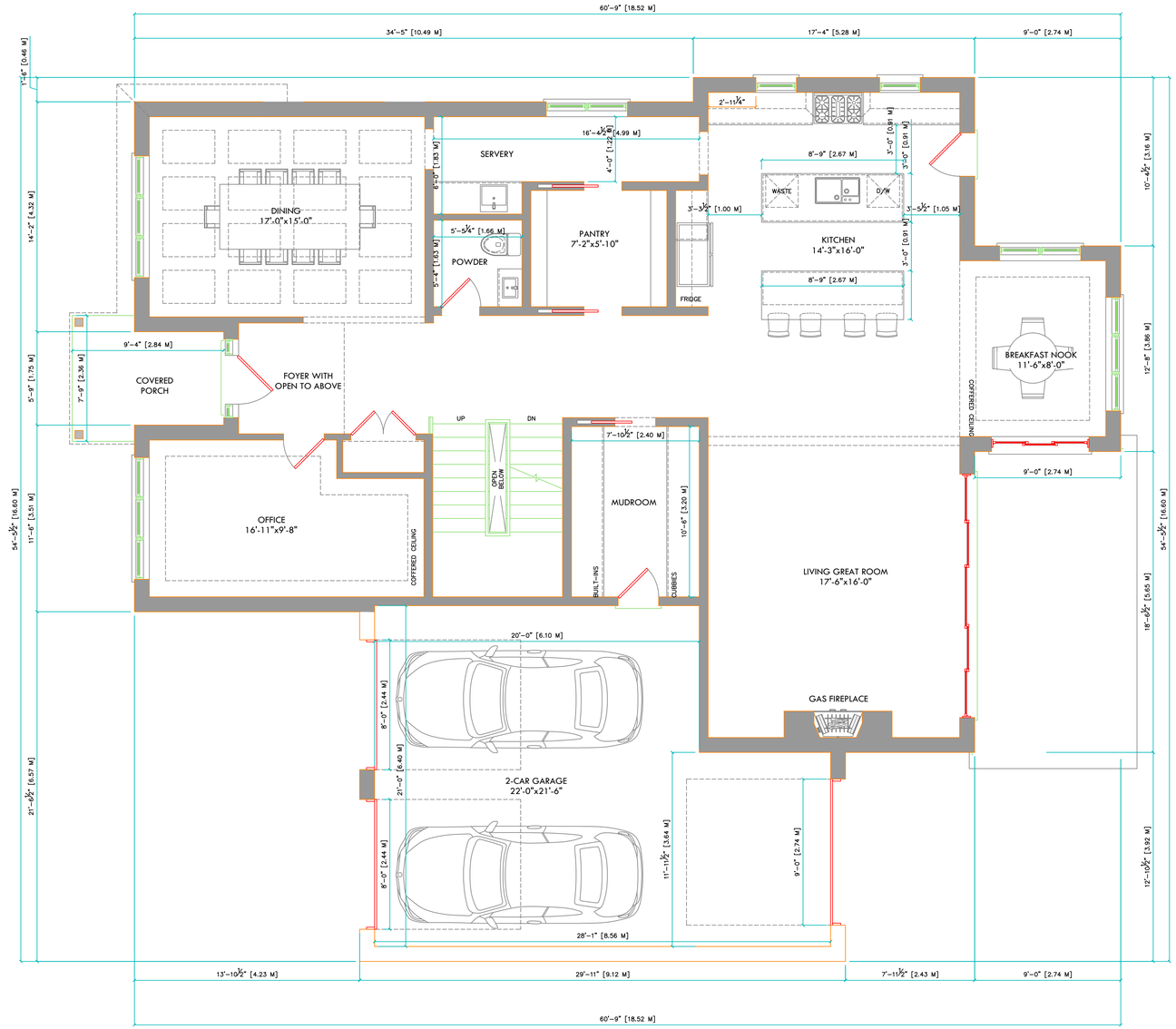
PROJECT 2021-004
SCALE: 1/4"=1'-0"
SHEET NO. A100



1/4"=1'-0"

GROUND FLOOR PLAN (1874 SQ.FT)

GENERAL NOTES

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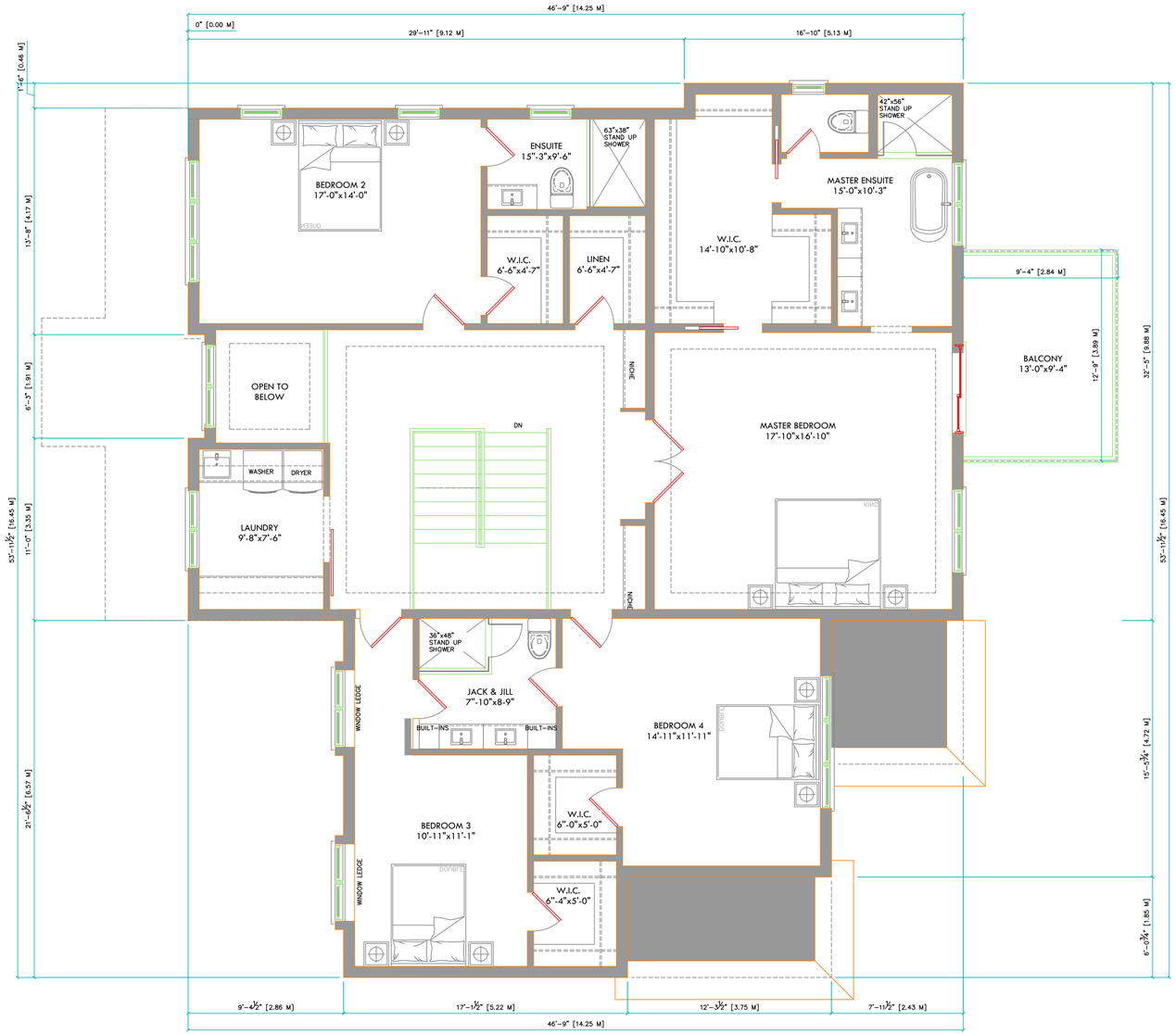
SHEET NO. A101



1/4"=1'-0"

SECOND FLOOR PLAN (2034 SQ.FT)

GENERAL NOTES

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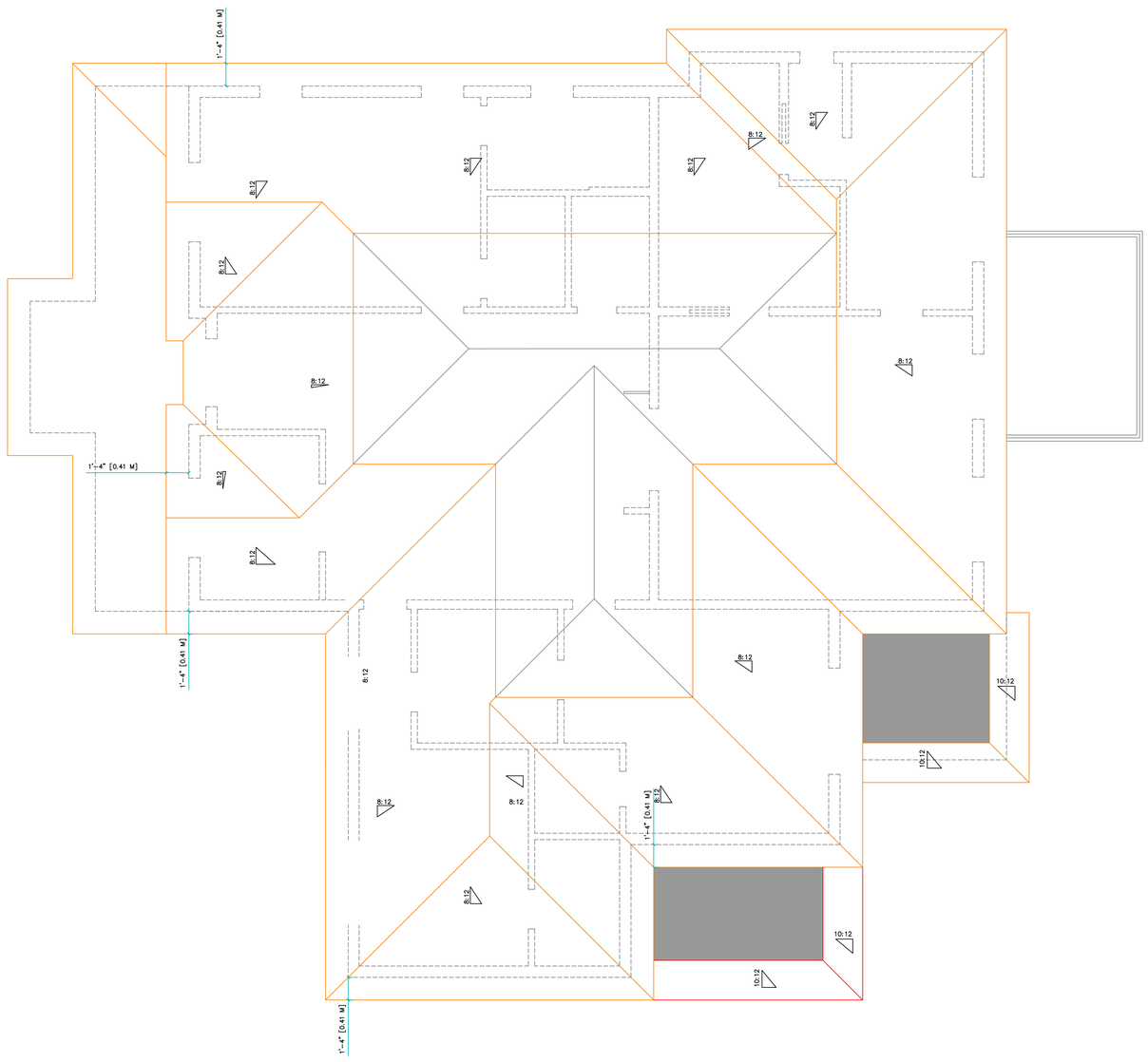

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1/4"=1'-0"
ROOF PLAN

GENERAL NOTES

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DRAWING TITLE: ROOF PLAN
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ADDRESS: 64 JOHN ST. MILTON
PROJECT 2021-004 SCALE: 1/4"=1'-0"
SHEET NO. A103

1/4" 1'-0"

WEST ELEVATION

GENERAL NOTES

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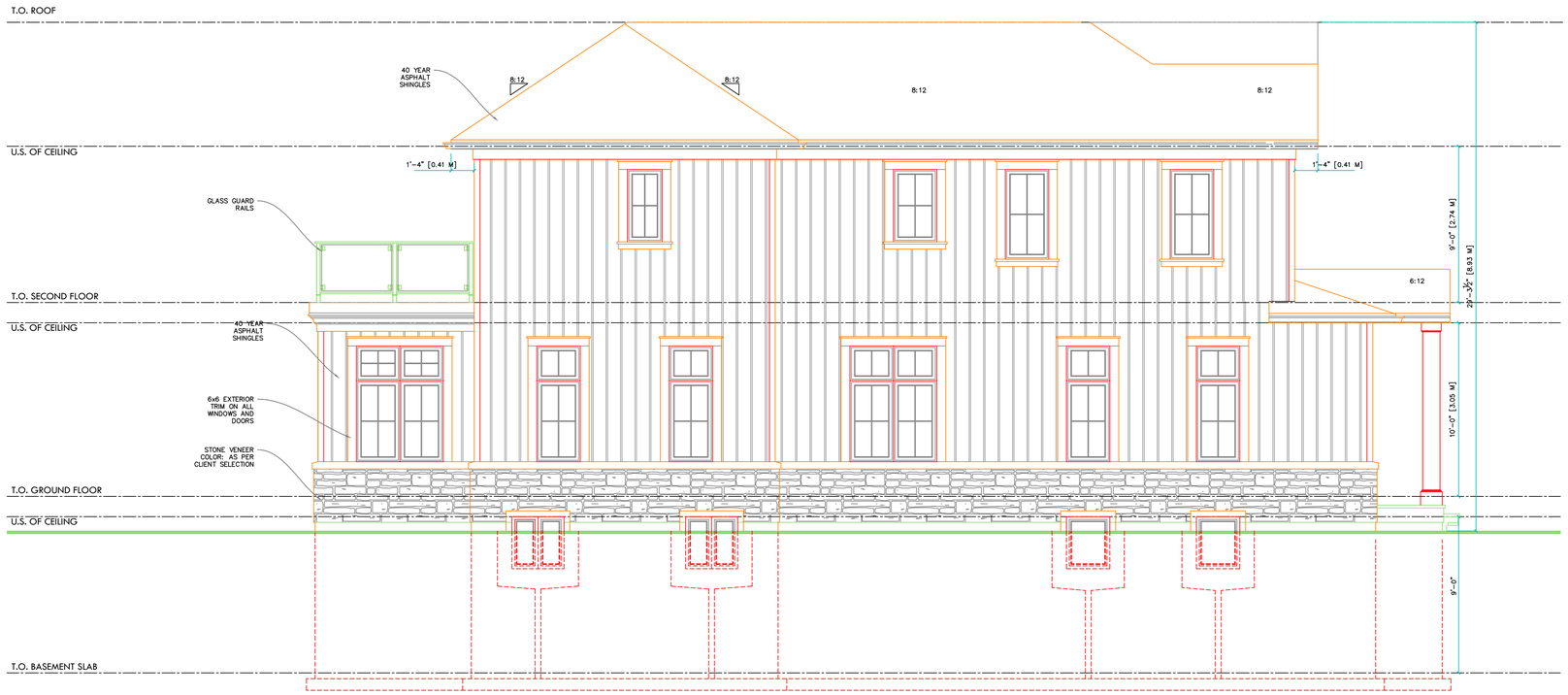

1/4"=1'-0"
NORTH ELEVATION

GENERAL NOTES

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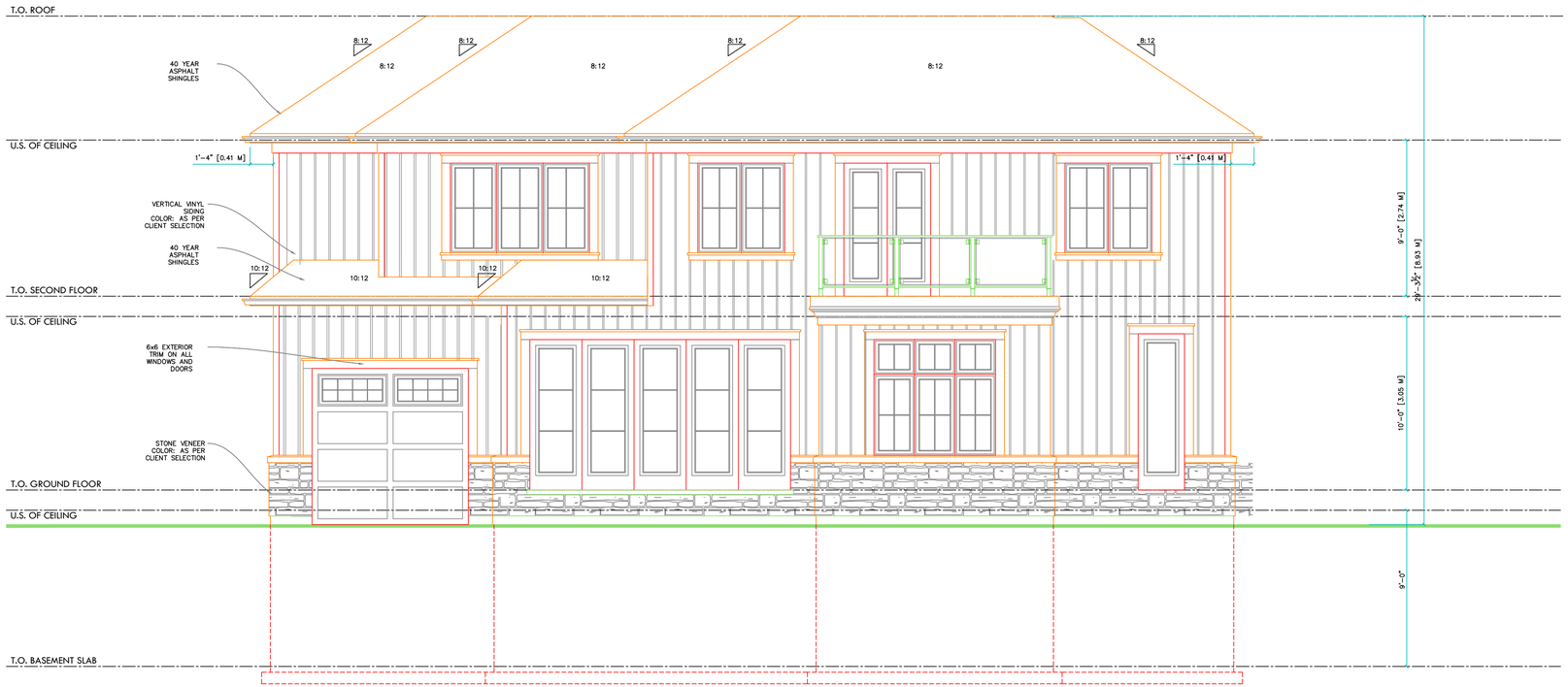

1/4"=1'-0"
EAST ELEVATION

GENERAL NOTES

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DRAWING TITLE: EAST ELEVATION
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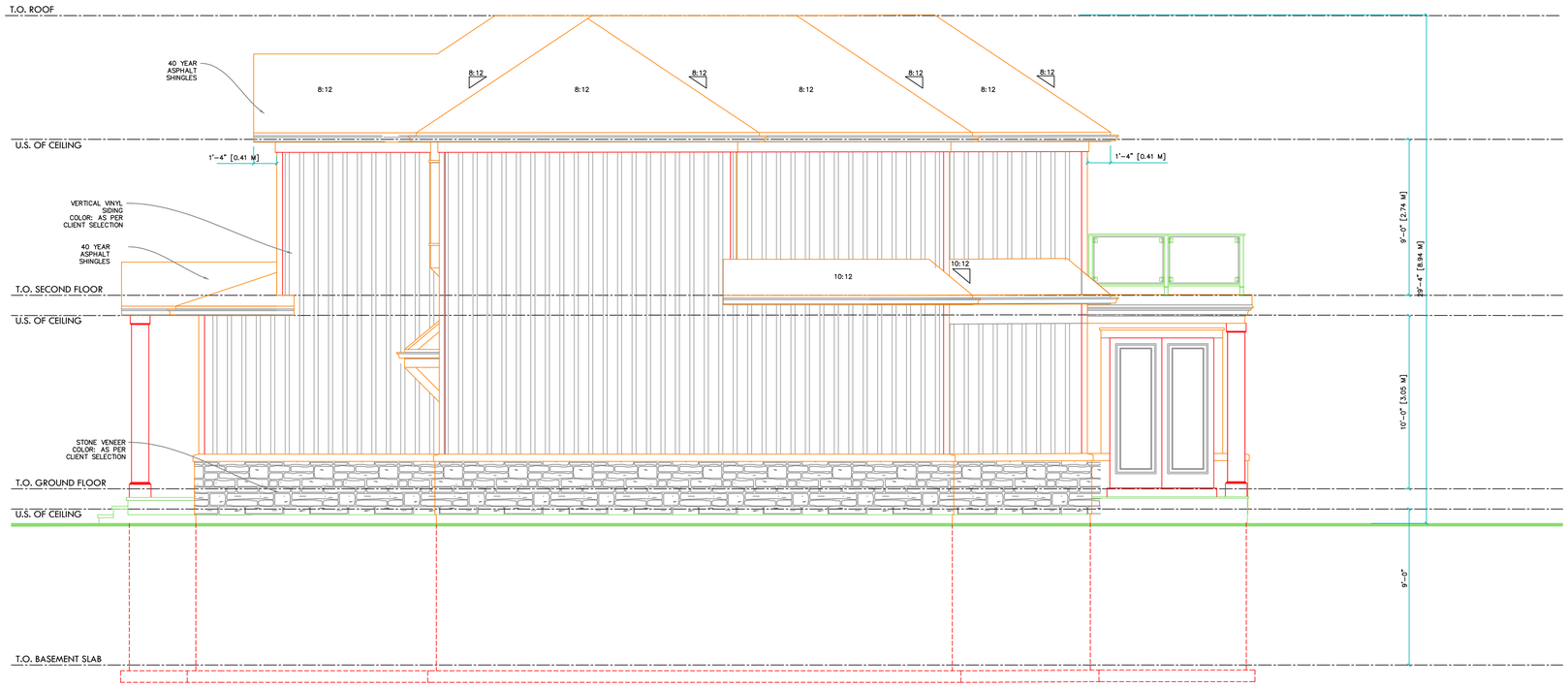
SHEET NO. A203



1/4"=1'-0"
SOUTH ELEVATION

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

F:\DARKPAN HOMES\2021-004 - 64 John St, Milton\2. Design Drawings\Elaborate Master.dft

REVISION LIST

1	–	MM.DD.YYYY
2	–	MM.DD.YYYY
3	–	MM.DD.YYYY
4	–	MM.DD.YYYY
5	–	MM.DD.YYYY

ISSUE LIST

1	–	MM.DD.YYYY
2	–	MM.DD.YYYY
3	–	MM.DD.YYYY
4	–	MM.DD.YYYY
5	–	MM.DD.YYYY

DRAWING TITLE: SOUTH ELEVATION
DRAWN BY:
CHECKED BY: –
ADDRESS: 64 JOHN ST, MILTON
PROJECT 2021–004
SCALE: 1/4"=1'-0"
SHEET NO. A204

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-088-22
Subject:	Authorization for Submission of a Minor Variance Application on lands municipally known as 159 Bronte Street South

Recommendation: **THAT Report DS-088-22 entitled "Authorization for Submission of a Minor Variance Application on lands municipally known as 159 Bronte Street South.", dated July 18, 2022 be received;**

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

EXECUTIVE SUMMARY

- On October 19, 2020, as recommended through the Mature Neighbourhoods Character Area Study, Milton Council enacted Town-initiated Official Plan Amendment 60 and Zoning By-law 081-2020.
- The amendments introduced new policies and standards that apply to low-density residential development in the Downtown Character Area to ensure that new development is sympathetic to the existing neighbourhood.
- The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution.

EXECUTIVE SUMMARY

- The intent of the prohibition is to prevent changes to newly approved policies and zoning provisions, but the effect may hinder legitimate applications that do not negatively affect the general intent and purpose of the new provisions.
- This report recommends that the owner of 159 Bronte Street South be permitted to apply to the Committee of Adjustment, as the proposed relief is considered minor in nature and maintains the intent of the Mature Neighbourhood Character Area amendments.

REPORT

Background

On December 3, 2015, the Province of Ontario enacted Bill 73 "Smart Growth for Our Communities Act, 2015" which amended the *Planning Act* and *Development Charges Act*, 1997. Several changes to the *Planning* Act came into force on July 1, 2016. One of the changes to the *Planning Act* is the introduction of a two year moratorium (or "freeze") on three types of amendments, subject to Council's discretion to provide relief from the prohibition:

1. Amendments of a new Official Plan;
2. Amendments of a new comprehensive Zoning By-law; and
3. Minor variance of a by-law that has already been amended for the land, building or structure.

The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance of a by-law for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution, as detailed below.

Section 45 (1.3)

Subject to subsection (1.4), no person shall apply for a minor variance from the provision of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c.26,s.

The only exception to this rule is where Council has declared by resolution, pursuant to Section 45(1.4) of the *Planning Act* that an application can proceed. Section 45(1.4) of the *Planning* Act allows Council to exempt by resolution a specific application, class of applications, or application generally from the two year moratorium.

Section 45(1.4)

Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect

Background

of a specific application, class of application or in respect of such applications generally. 2015, c.26, s. 29(2)

Discussion

The Owner of 159 Bronte Street South has indicated their desire to submit a Minor Variance Application to seek the following relief from provisions of the Residential Low Density I (RLD1) Zone to facilitate the construction of a semidetached dwelling:

1. To allow a lot frontage of 9.27 metres per unit, whereas 10.0 metres is required
2. To allow a maximum height of 10.0 metres, whereas 9.5 metres is permitted.
3. To allow a maximum lot coverage of 32%, whereas 30% is permitted.

Since the enactment of Bill 73, the Development Services Department has implemented an approach that assumes no Minor Variance Applications are permitted before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020 for the following reasons:

- The proposed reduction of the lot frontage is compensated by a respectful design that maintains all other provisions in respect to setbacks.
- The design introduces various transitional features that contribute to mitigating the impact of the increased height. It balances the massing of the dwelling and is sympathetic to surrounding neighbourhood attributes.
- The proposed increase in lot coverage is minimal and accommodates the inclusion of a covered porch which is a positive neighbourhood attribute that will contribute to retaining the overall character of the area through this development.

Any Minor Variance Application submitted for the subject lands would continue to be subject to the standard review process, which involves an evaluation by staff of the appropriateness of the Minor Variance Application, through the lens of the four tests set out by Section 45(1) of the *Planning Act,* and a decision of the Committee of Adjustment.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MSc, MPA
Planner
Phone: Ext. 2263

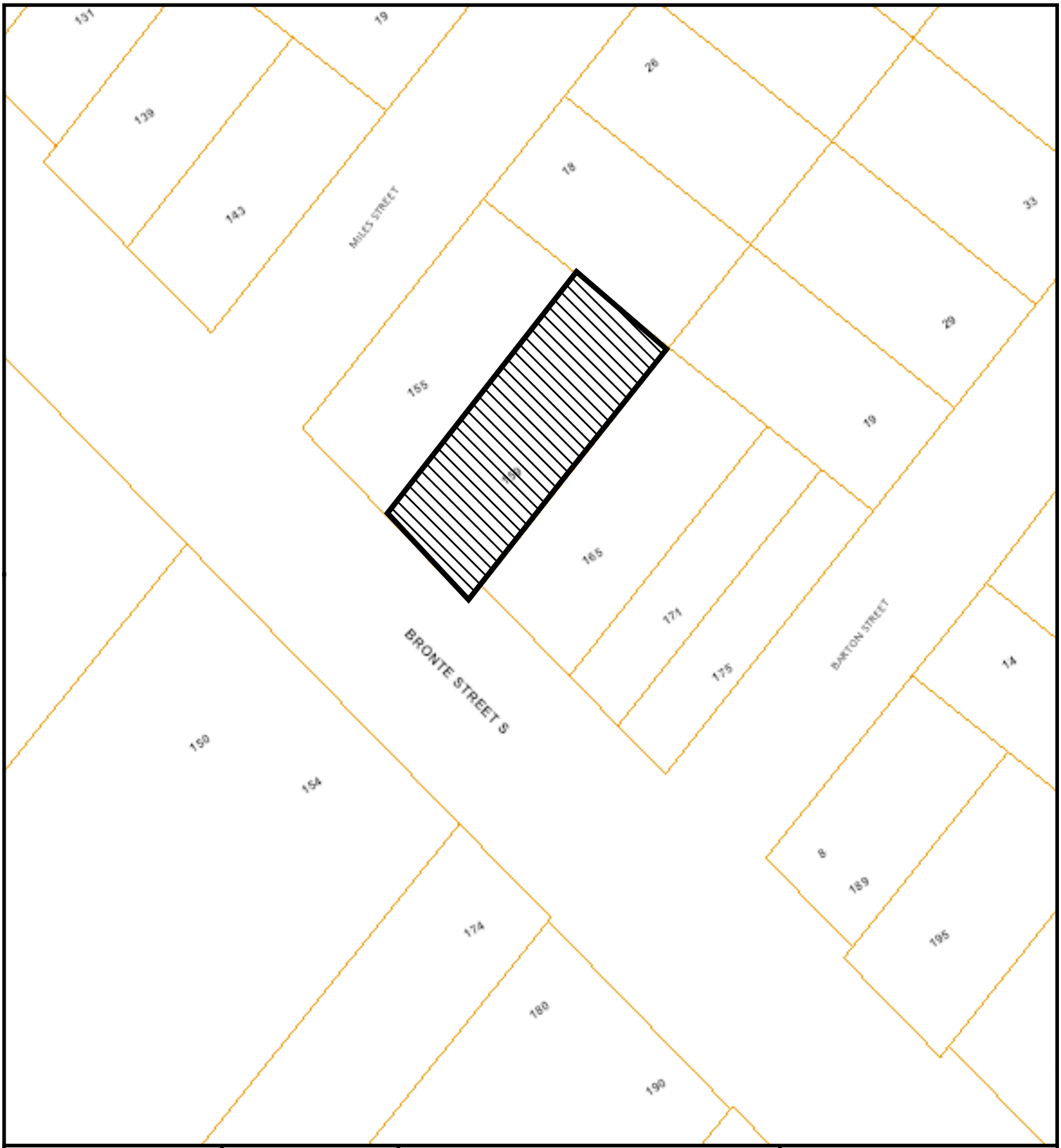
Attachments
Figure 1 Location Map
Figure 2 Drawings, Elevations and Site Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP

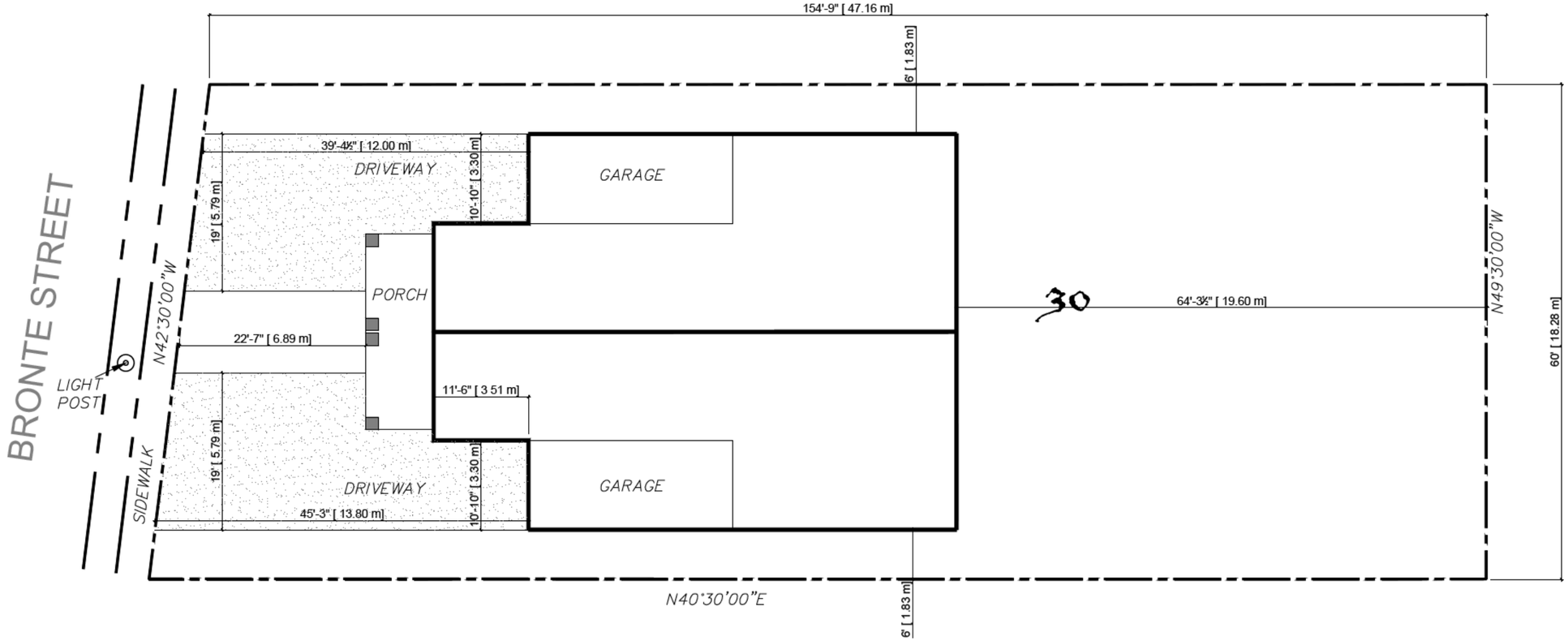


Council Meeting Date: July 18, 2022	Scale: 1:1,128.5	File:	Development Services

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.

LOT GFA	445.5 SQ.M. (4796 SQ.FT.)	MAX BUILDING HEIGHT	9.5 M (32'–9 3/4")
ZONING	RLD	PROVIDED BUILDING HEIGHT	9.38 M (30'–9")
LOT COVERAGE		GROSS FLOOR AREAS	
EXISTING LOT COVERAGE	–	GFA EXISTING:	
PROPOSED LOT COVERAGE	29.10%	MAIN FLOOR	–
MAXIMUM LOT COVERAGE	30.00%	SECOND FLOOR	–
		TOTAL EXISTING	–
REQUIRED SET BACKS		GFA PROPOSED:	
FRONT	6 M (26'–6 1/4")	MAIN FLOOR	53.17 SQ.M. (1063.5 SQ.FT.)
REAR	7.5 M (24'–7")	SECOND FLOOR	229.70 SQ.M. (1367.6 SQ.FT.)
SIDES	1.8 M (5'–10 3/4")	TOTAL PROPOSED	282.87 SQ.M. (2431.1 SQ.FT.)
SIDES	1.8 M (13'–9 1/4")	GRAND TOTAL	392.85 SQ.M. (2736.1 SQ.FT.)
PROVIDED SET BACKS		PROPOSED GARAGE	49.83 SQ.M. (305 SQ.FT.)
FRONT	6.89 M (26'–6 1/4")		
REAR	19.6 M (24'–8 1/2")		
SIDES	1.83 M (7'–6")		
SIDES	1.83 M (14'–9 1/2")		



GENERAL NOTES:

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416 820 7699

PROJECT NAME & ADDRESS:
CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY:

CHECKED BY:

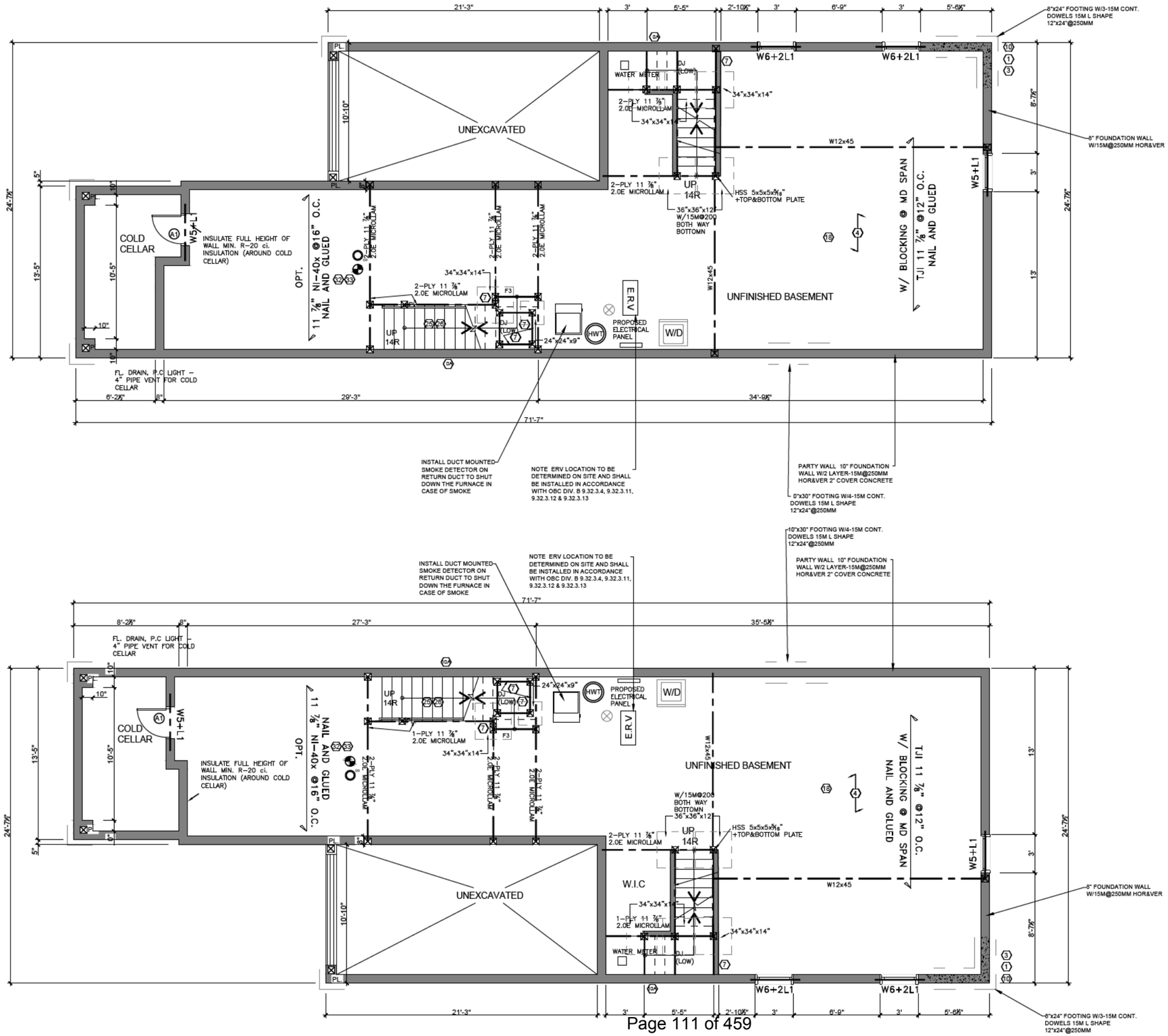
SCALE: 1:150

FILE No. 2021-82

SHEET TITLE:
SITE PLAN

DRAWING NO.
A-1

SIZE: LEDGER 11"X17"



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LICENSED PROFESSIONAL ENGINEER
E. HAJIMIRZAEE
PROVINCE OF ONTARIO
2022/JUNE/21

PROJECT NAME & ADDRESS:

CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY:

CHECKED BY:

SCALE: 1/8"=1'-0"

FILE No. 2021-82

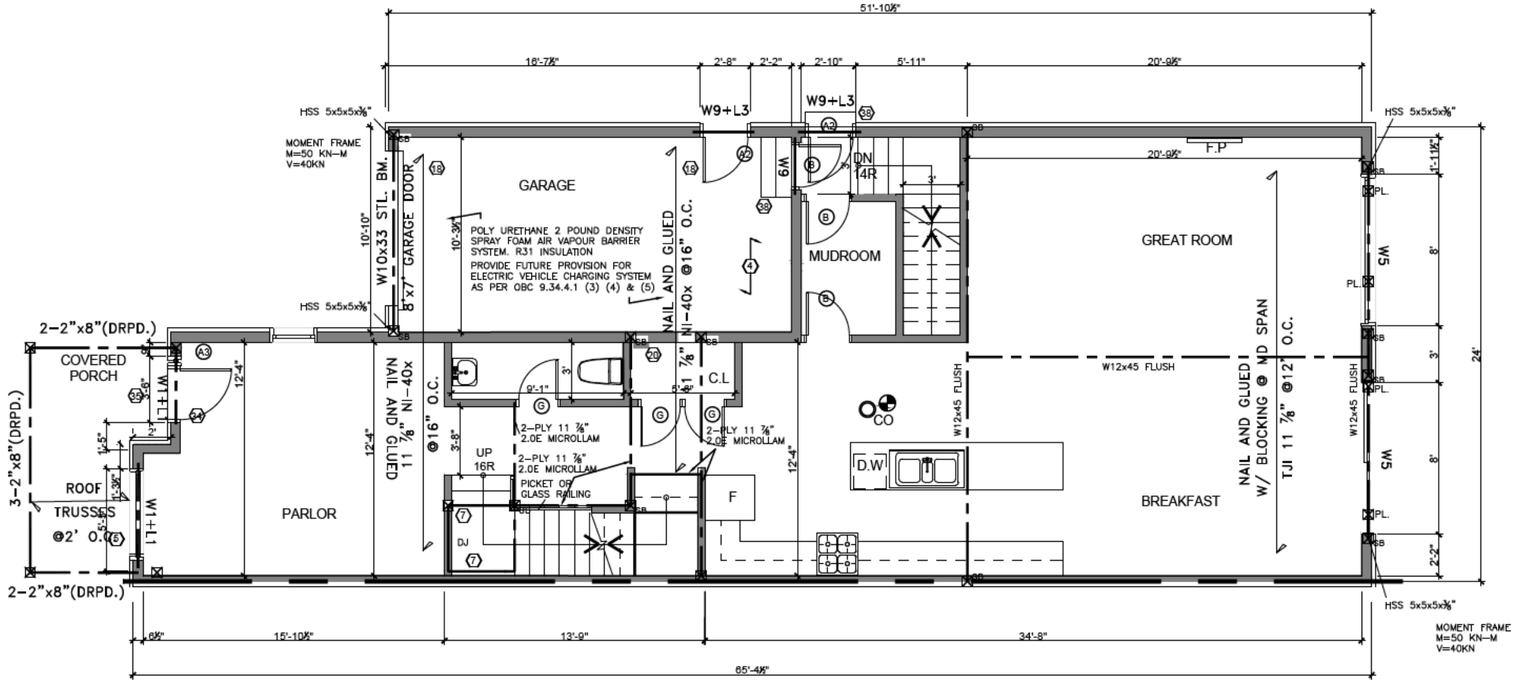
SHEET TITLE:

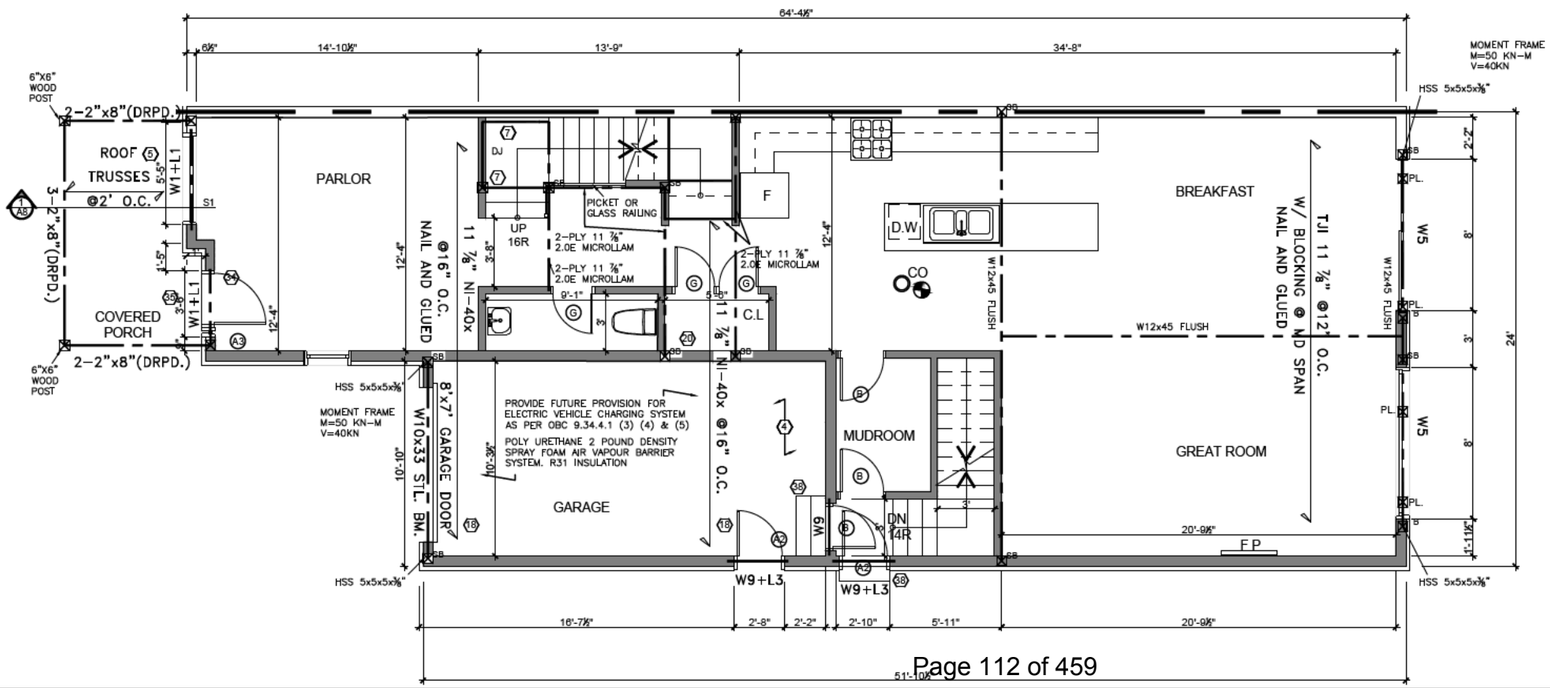
BASEMENT FLOOR PLAN A&B

DRAWING NO.

A-2

SIZE: LEDGER 11"X17"





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LICENSED PROFESSIONAL ENGINEER
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2022/JUNE/21

PROJECT NAME & ADDRESS:

CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

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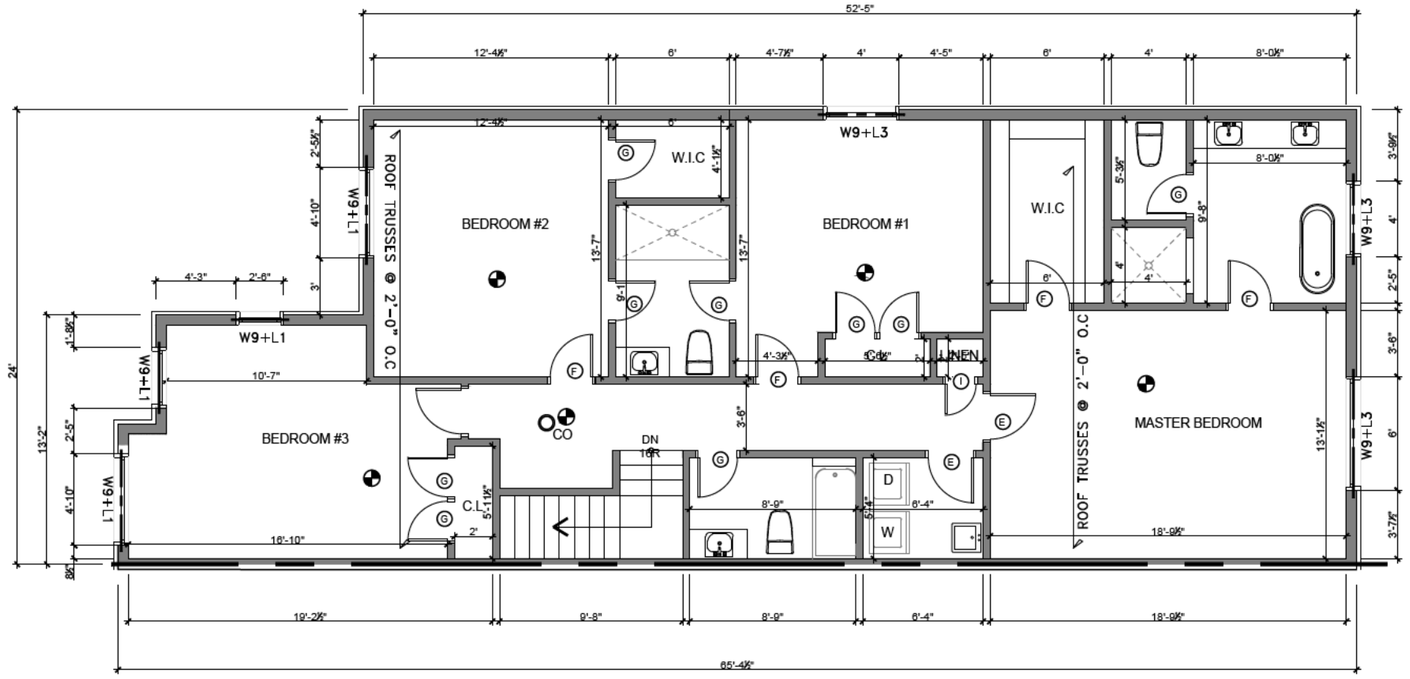
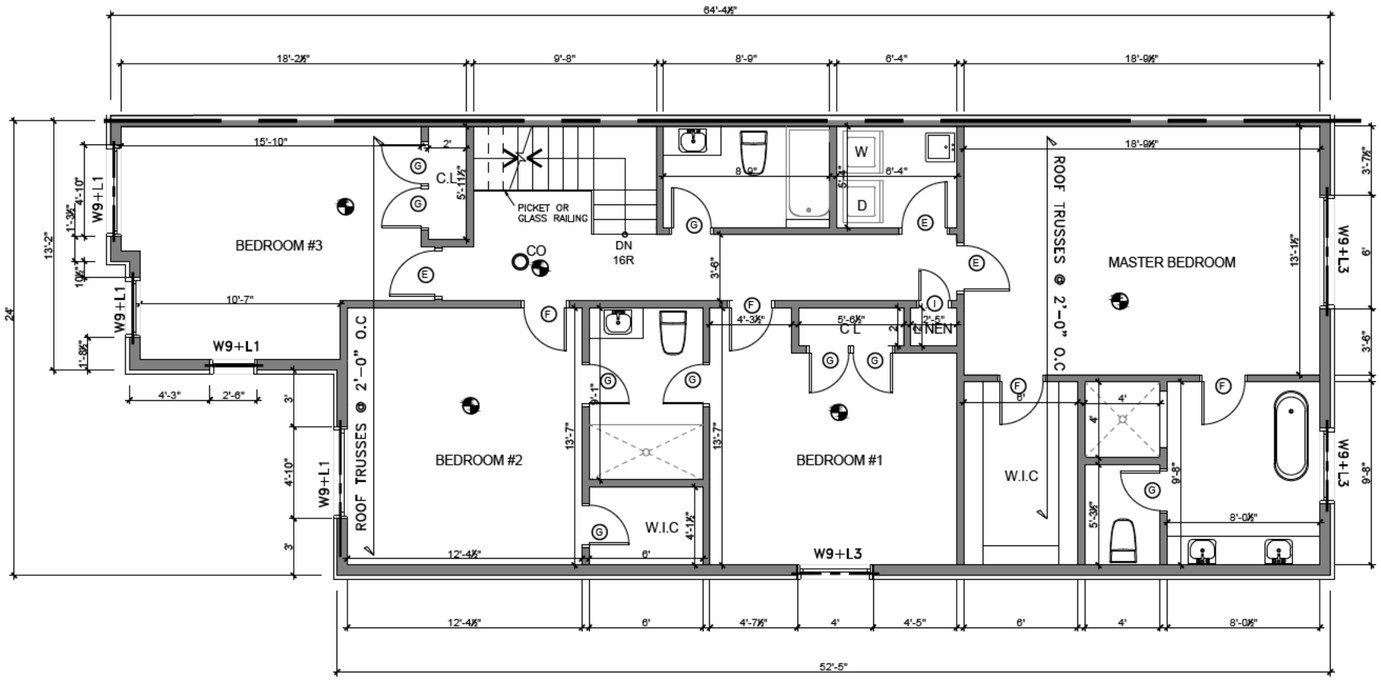
CHECKED BY: M.K
SCALE: 1/8"=1'-0"
FILE No. 2021-82

SHEET TITLE:
MAIN FLOOR PLAN A&B

DRAWING NO.
A-3

SIZE: LEDGER 11"X17"





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2022/JUNE/21

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L9T 1Z7

DATE: MARCH/31/2022

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CHECKED BY: M.K

SCALE: 1/8"=1'-0"

FILE No. 2021-82

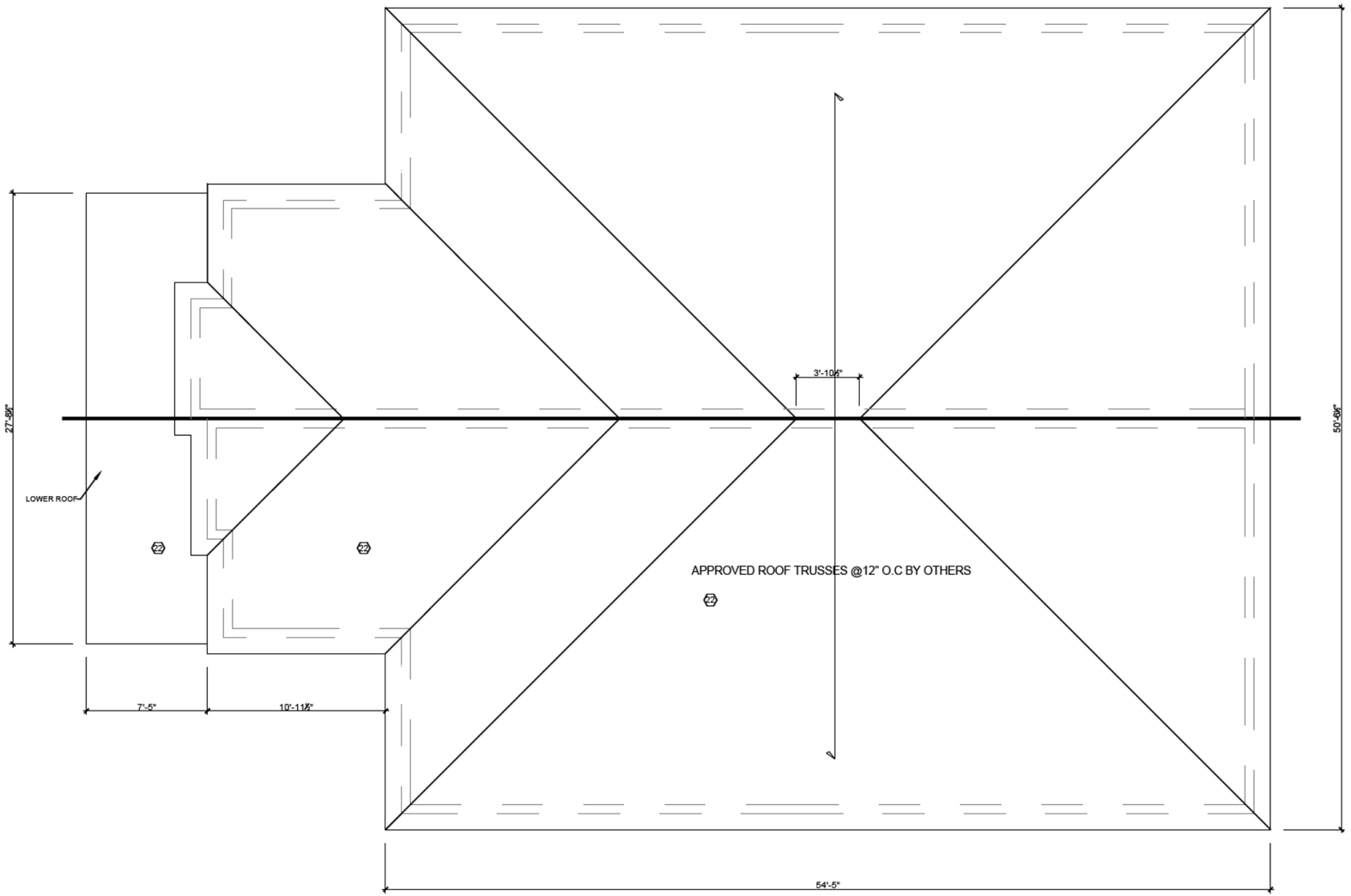
SHEET TITLE:

SECOND FLOOR
PLAN A&B

DRAWING NO.

A-4

SIZE: LEDGER 11"X17"



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2022/JUNE/21
PROVINCE OF ONTARIO

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159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY: E.E | CHECKED BY: M.K

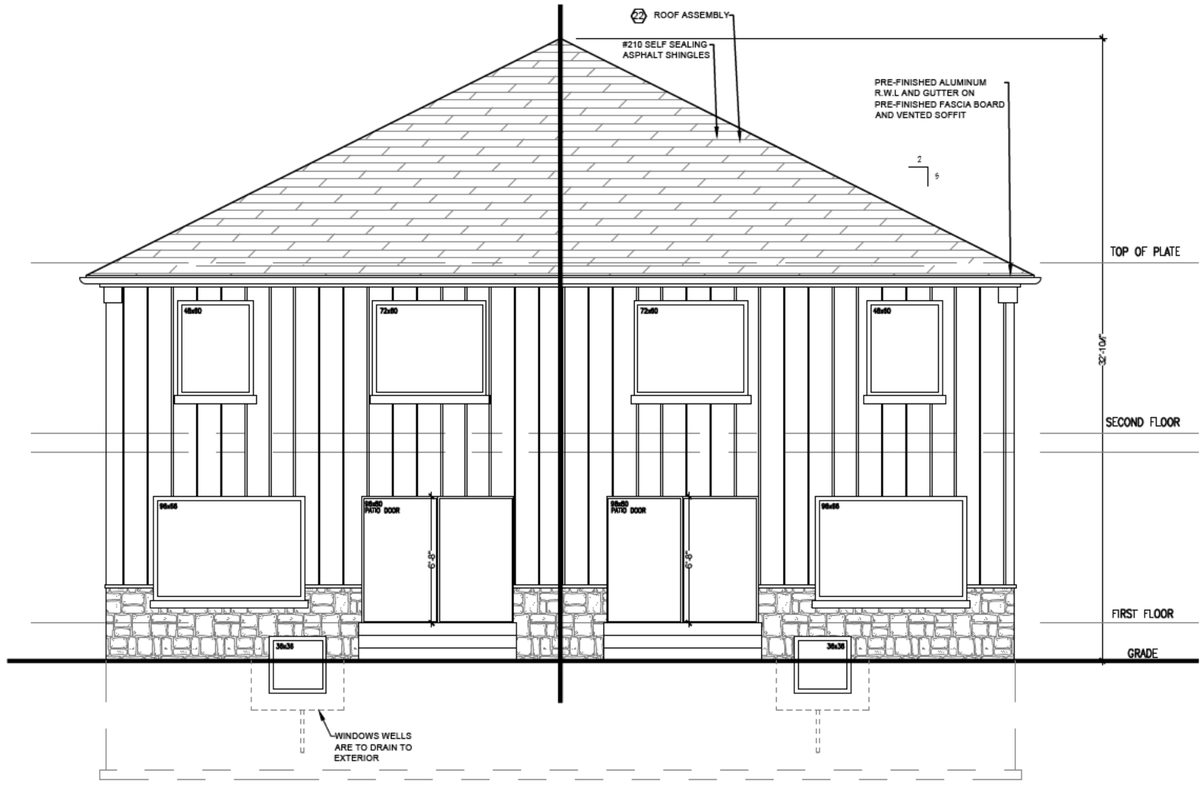
SCALE: 1/8"=1'-0" | FILE No. 2021-82

SHEET TITLE: ROOF PLAN

DRAWING NO. A-5

SIZE: LEDGER 11"X17"

FRONT ELEVATION



REAR ELEVATION

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159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY: E.E

CHECKED BY: M.K

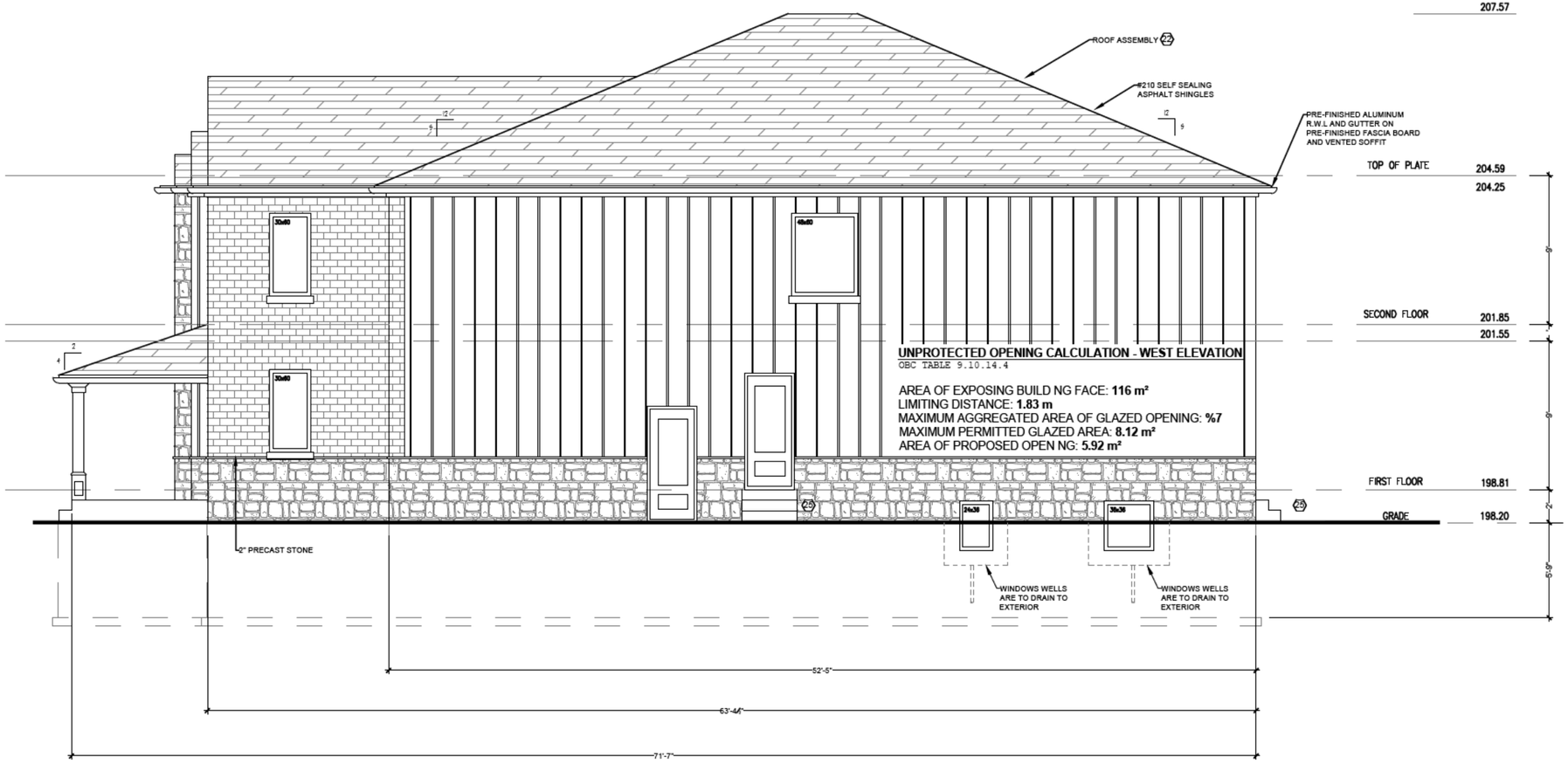
SCALE: 1/8"=1'-0"

FILE No. 2021-82

SHEET TITLE:
ELEVATION

DRAWING NO.
A-6

SIZE: LEDGER 11"X17"



SIDE ELEVATION

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DATE: MARCH/31/2022

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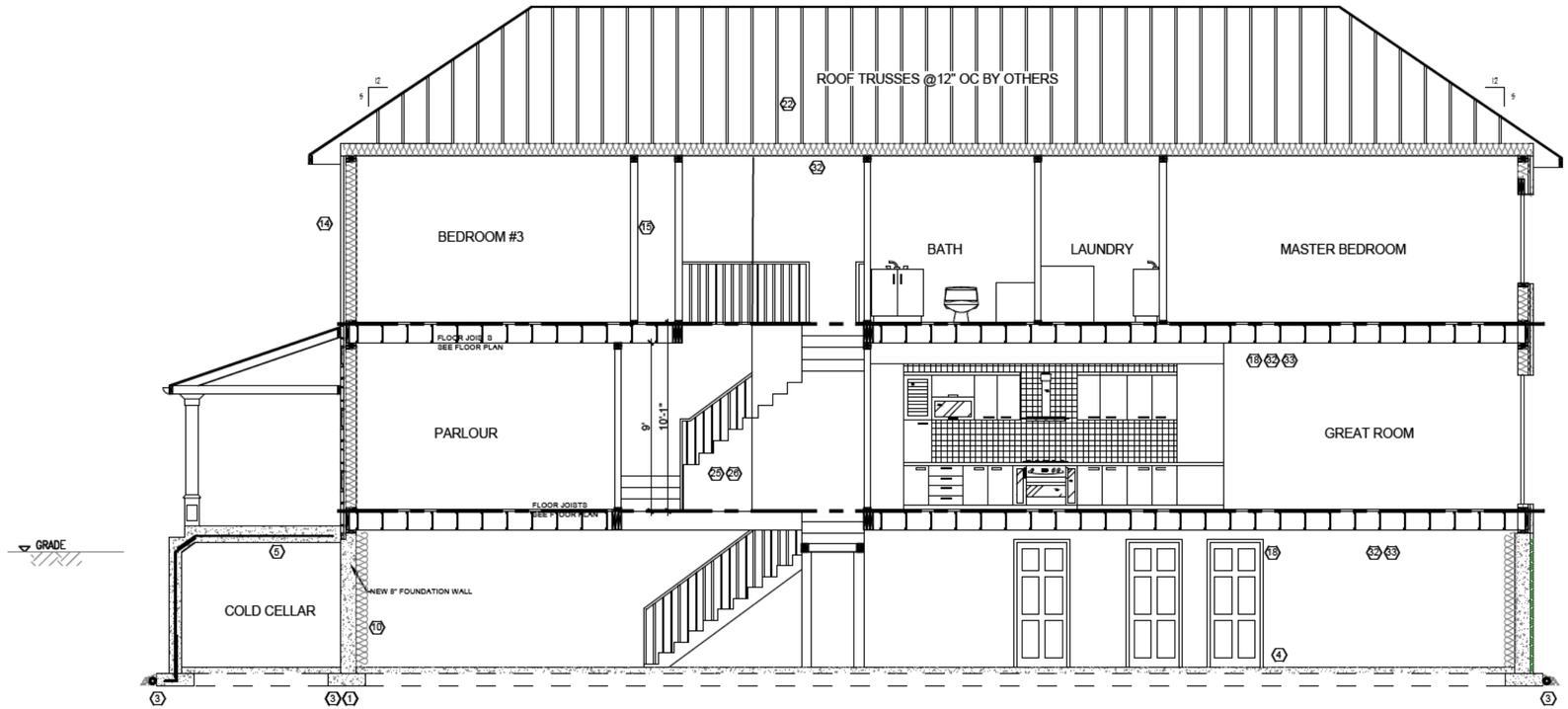
SCALE: 1/8"=1'-0"

FILE No. 2021-82

SHEET TITLE: ELEVATION

DRAWING NO. A-7

SIZE: LEDGER 11"X17"



1 SECTION S1
SCALE 1/4=1'

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LICENSED PROFESSIONAL ENGINEER
E. HAJIMIRGHA
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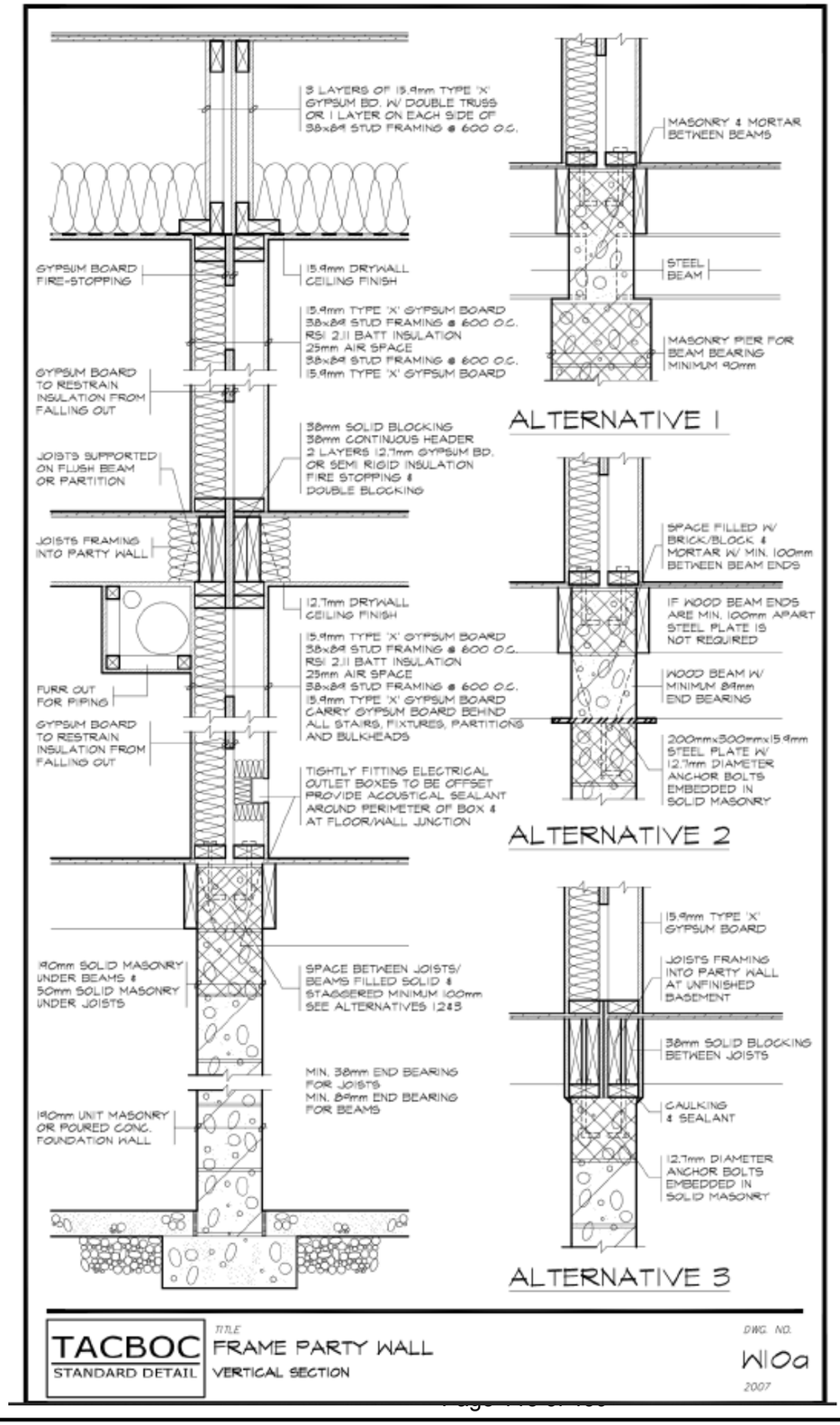
CHECKED BY: M.K
SCALE: 1/8"=1'-0"
FILE No. 2021-82

SHEET TITLE: SECTION
DRAWING NO. A-8

SIZE: LEDGER 11"X17"



GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
- DO NOT SCALE DRAWINGS
- ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
- ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- THESE DRAWING MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

REVISIONS AND ISSUES:

DATE	NO.	DESCRIPTION

ENGINEERING SERVICES
NEXTERA DESIGN
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LICENSED PROFESSIONAL ENGINEER
D. HAJIMIRSHA
PROVINCE OF ONTARIO
2022/JUNE/21

PROJECT NAME & ADDRESS:
CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY: E.E
CHECKED BY: M.K

SCALE: 1/4"=1'-0"
FILE No. 2021-82

SHEET TITLE:
PARTY WALL DETAILS

DRAWING NO.
A-9

SIZE: LEDGER 11"X17"

–AS PER ONT. REQ. 2012 OBC, REG. 332/12, All CONSTRUCTION TO THE ONTARIO BUILDING CODE (OBC) & All OTHER CODES & LOCAL AUTHORITIES HAVING JURISDICTION
–ALL CONSTRUCTION IS TO ADHERE TO THESE PLANS & SPECIFICATIONS
–ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC

(1) **TYPICAL STRIP FOOTINGS**
– BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
– MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
– SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
– FTG. TO HAVE CONTINUOUS KEY
– FTG. TO EXTEND 4'-0" (1200) BELOW FINISHED GRADE
SIZES AS FOLLOWS;
1 STOREY SUPPORTED; 16" WIDE x6" DEEP
2 STOREYS SUPPORTED; 20" WIDE x6" DEEP
3 STOREYS SUPPORTED; 24"WIDE X 8" DEEP

(2) **STEPPED FOOTINGS**
–SIZES AS PER NOTE 1
–2'-0" (600) MAX. RISE FOR ARM SOIL
–2'-0" (600) MIN. HORIZ. RUN

(3) **DRAINAGE TILE OR PIPE**
–MATERIALS SHALL CONFORM TO OBC - 9.14.3
–4"G (100) MIN.
–LAID ON UNDISTURBED OR WELL COMPACTED SOIL
–TOP OF TILE
SPACE & TO BE COVERED Wi 6" (150) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
–TILE SHALL DRAIN TO SEWER, DRAINAGE DITCH OR DRY WELL

(4) **BASEMENT /GARAGE / EXTERIOR SLAB ON GROUND (OBC 9.16)**
–MIN. 4" (100) CONCRETE SLAB ON 4" (100) OF COURSE GRANULAR FILL SLOPED TO FRONT 1% MIN.
–4650psi (32MPa) AFTER 28 DAYS (IN GARAGE ONLY)
–DAMPROOF BELOW SLAB W/ MIN. .0006" (.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 12" (300mm) LAPPED JOINTS
–THE CONCRETE COMPRESSIVE STRENGTH WHERE DAMPPOOFING IS PROVIDED IS 20MPa (2900psi).
–DAMPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
–PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
–PERIMETER OF SLAB & ANY PENETRATIONS OF THE SLAB TO BE SEALED AGAINST SOIL GAS LEAKAGE W/ FLEXIBLE SEALANT CONFORMING TO OBC 9.13
–WHERE SLAB IS REQ. TO BE WATERPROOFED, IT SHALL CONFORM TO OBC 9.13.3
–ANY FILL PLACED UNDER SLAB, OTHER THAN CLEAN GRANULAR FILL SHALL BE COMPACTED

(5) **PORCH SLAB ABOVE COLD CELLAR (OBC 9.39)**
–THE SLAB SHALL BE NOT LESS THAN 4 7/8" (125mm) THICK
–THE SLAB SHALL BE REINFORCED WITH 15M BARS SPACED NOT MORE THAN 7 7/8" (200mm) O.C. IN EACH DIREC110N, WITH 1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION.
–THE SLAB SHALL BEAR NOT LESS THAN 3" (75mm) ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 23 5/8" x 23 5/8" (600mm x 600mm) 15M BENT DOWELS SPACED AT NOT MORE THAN 23 5/8" (600mm) O.C.
–EXPOSED SLABS SHALL BE SLOPED TO EFFECTIVELY SHED WATER AWAY FROM THE EXTERIOR WALL.
–AIR ENTRAINMENT OF 5 TO 8%

(6) –7 7/8"x7 7/8 (200x200) NIB WALL (SEE OBC 9.17.6.2)
OR
–4 (100) DEEP POCKET
–WIDTH TO MATCH BEAM SIZE (+ 1/2 CLEARANCE ON EITHER SIDE)

(7) **WOOD COLUMNS (OBC 9.17.4) SUPPORTING STAIR LANDINGS**
–5 1/2"x5 1/2" (140x140) BUILT-UP WOOD POST
–PAD SIZE 24" X 24" X 9" OR PAD SIZE 34" X 34' X 14" (OBC 9.15.3.4)

(8) **STEEL BASEMENT COLUMNS (OBC 9.17.3)**
–STEEL PIPE COLUMNS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 2 7/8" (73mm) AND A WALL THICKNESS OF NOT LESS THAN 3/16" (4.76mm)
–STEEL COLUMNS SHALL BE FITTED WITH NOT LESS THAN 4" (100mm) x 4" (100mm) x 1/4" (6.35mm) THICK STEEL PLATES AT EACH END, AND WHERE THE COLUMN SUPPORTS A WOODEN BEAM, THE TOP PLATE SHALL EXTEND ACROSS THE FULL WIDTH OF THE BEAM
–THE TOP PLATE REQUIRED NEED NOT BE PROVIDED WHERE A COLUMN SUPPORTS A STEEL BEAM AND PROVISION IS MADE FOR THE ATTACHMENT OF THE COLUMN TO THE BEAM
–WHERE THE IMPOSED LOAD DOES NOT EXCEED 36kN (8093 LBS), ADJUSTABLE STEEL COLUMNS SHALL CONFORM TO CAN/CGSB-7.2, "ADJUSTABLE STEEL COLUMNS"
–ADJUSTABLE STEEL COLUMNS OTHER THAN THOSE DESCRIBED SHALL BE DESIGNED IN ACCORDANCE TO PART 4.

COLUMN SPACING	PAD (INCH & MM) (WOOD OR S1L.)
2 STOREY MAX. 9'-10" (2997mm) MAX. 16'-10" (4880mm)	 34"x34"x15"(860x860x380) 44"x44"x20"(1120x1120x510)
3 STOREY MAX. 9'-10" (2997mm) MAX. 16'-10" (4880mm)	 40"x40"x18"(1010x1010x460) 50"x50"x23"(1280x1280x590)

(9) WHERE STEEL COLUMNS REST ON FOUNDATION WALL, USE 4"x8"x5/8" (100x200x16) S1L. PLT. ANCHORED Wi TWO 5/8"D (16) ANCHOR BOLTS

(10) **FOUNDATION WALL**
–FOR WALLS NOT EXCEEDING 9'-10" (3.0m) IN UNSUPPORTED HEIGHT (OBC 9.15.4.3)
–8" (200mm) MIN. SOLID 2900psi (20MPa) CONCRETE
–MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200) & MAX. SUPPORTED HEIGHT OF /-2. (2200), MEASURED FROM FIN. GRADE TO FIN. SLAB
–FOR CONDITIONS EXCEEDING THESE MAXIMUMS, AN ALTERNATIVE IN CONFORMANCE TO OBC 9.15.4 SHALL BE USED, OR IT SHALL BE DESIGNED UNDER OBC PART 4
– WALL SHALL EXTEND 5 7/8" (150mm) ABOVE FIN. GRADE
–FULL HEIGHT INSULATE Wi R20ci (RSi 3.52c1) ALONG INSIDE OF WALL & BACKFILL W/ NON–FROST SUSCEPTIBLE SOIL
–FULL HGT. INSUL. 0 COLD CELLAR

REDUCTION IN THICKNESS (OBC 9.15.4.7)
–WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350mm) HIGH AND NOT LESS THAN 3 1/2" (90mm) THICK
–WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL 8E,
–NOT LESS THAN 3 1/2" (90mm) THICK, AND
–TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO SENTENCE 9.20.9.4. (3) SPACED NOT MORE THAN,
–7 7/8" (200mm) 0.C. VERTICALLY, AND
–2'-11" (900mm) 0.C. HORIZONTALLY
–THE SPACE BETWEEN WALL AND FACING SHALL BE FILLED WITH MORTAR

DAMPPROOFING & WATERPROOFING
–DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER OBC 9.13
–WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900) BELOW GRADE, A FDTN. WALL DRAINAGE LAYER SHALL BE PROVIDED AS PER OBC 9.14.2
–FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING FROM FIN. SLAB TO FIN. GRADE & SHALL CONFORM TO OBC 9.13.3.3
–WHERE HYDROSTATIC PRESSURE OCCURS, FDTN. WALL SHALL BE WATERPROOFED AS PER OBC 9.13.3
–DAMPPROOFING IS NOT REQUIRED WHEN WALLS ARE WATERPROOFED

(10A) **FOUNDATION WALL @ STAIR/SUNKEN AREAS**
–2-20M BARS IN TOP OF WALL
–BARS STACKED VERTICALLY IN TOP PORTION OF WALL AT INTERIOR FACE
–BARS TO HAVE 2" MIN. CONCRETE COVER
–BARS TO EXTEND MIN. 2'-0" (600) BEYOND OPENING EACH WAY

(11) **SILL PLATE**
–2"x4" (38x89) PLATE 11
–1/2"G (12.7mm) ANCHOR BOLT 0 7'-10" (2.4m) 0.C., EMBEDDED NOT LESS THAN 4" (89) INTO FDTN. WALL
–SILL PLATE TO BE CAULKED OR PLACED ON A FOAM GASKET 1" (25) BEFORE COMPRESSION

(12) **BRICK VENEER WALL CONSTRUCTION Wi 2"x6"**
–3 1/2" (90)FACE BRICK OR 4"(100)STONE0 36'-1"(11m)MAX. HEIGHT
– MIN. 0.03 (0.76) THICK, 1 7/8 (22) CORROSION RESISTANT STRAPS 0 MAX. 16" (400) O.C. HORIZ. & 24" (600) O.C. VERT. SPACING
–PROVIDE WEEP HOLES 0 2'-6" (800) O.C. 0 BTM. COURSE & OVER OPENINGS
–BASE FLASHING UP TO 6" (150) BEHIND WALL SHEATHING
–1" (25) AIR SPACEC
–1/4" (6) EXT. TYPE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.16.2
–2"x6" (38x140) WOOD STUDS @' 16" (400) O.C.
–MIN R22 (RSI 3.87) AS PER (OBC TABLE 12.3.2.1
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8"(15.9)TYPE"X" GYPSUM BOAR FOR LIMITING DISTANCES LESS THAN 3?11111(1200)

(12A) **BRICK VENEER WALL CONSTRUCTION W/ 2"x14"- @ GARAGE**
–3 1/2" (90)FACE BRICK OR 4"(100)STONE 36'-1"(11m) MAX. HEIGHT AND TO PROJECT AS PER (OBC 9.20.8.5.)
–MIN. 0.03" (0.76) THICK, 1 7/8" (22) CORROSION RESISTANT STRAPS MAX. 16" (400) O.C. HORIZ. & 24" (600) O.C. VERT. SPACING
–PROVIDE WEEP HOLES 0 2'-6" (600) 0.C. 0 BTM. COURSE & OVER OPENINGS
–BASE FLASHING UP TO 6" (150) BEHIND WALL SHEATHING
–1" (25) AIR SPACE
–1/4" (6) EXT. TYPE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.16.2
–2"x4" (38x89) WOOD STUDS 16" (400) O.C.
–CONT. AIR BARRIER AS PER OBC 9.25.3
–5/8"(15.9)TYPE"X" GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 3'-11"(1200)
–2"X4" BOTTOM PLATE AS PER (0.B.C. 9.23.11.2.) IF BOTTOM PLATE PROJECTS MORE THAN 1/3 THE PLATE WIDTH, PROVIDE 2"x4" (P.T.) MEMBER LAG BOLTED TO FOUNDATION WALL WI 1/2" DIA. LAG BOLTS AT 24" O.C. AROUND INSIDE PERIMETER OF GARAGE TO PROVIDE SUPPORT FOR STUD WALL

(13) **SIDING WALL CONSTRUCTION W/ 2"x 6"**
–SIDING AS PER ELEVATION, MIN. 6" (140) ABOVE GRADE
–1/4" (6) EXT. TYPE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.16.2 (5/16" (7.5) FOR VERT. SIDING, SHAKES, OR SHINGLES)
–2"x6" (38x140) WOOD STUDS 0 16' (400) 0.C.
–MIN R22 (RSI 3.87) AS PER (OBC TABLE 12.3.2.1
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS 11-IAN 5-11" (1200)
–VINYL SIDING PERMITTED FOR 2'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

(13A) **SIDING WALL CONSTRUCTION W/ 2"x4"GARAGE**
–SIDING AS PER ELEVATION, MIN. 6" (140) ABOVE GRADE
–2"x4" (38x89) WOOD STUDS 16" (400) O.C.
–APPR. DIAGONAL BRACING FOR FULL LENGTH OF WALL
–5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
–VINYL SIDING PERMITTED FOR 7-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC.9.10

(14) **STUCCO WALL CONSTRUCTION W/ 2"x6"**
–STUCCO AS PER ELEVATION, MIN. 7 7/8" (200mm) ABOVE GRADE &
–CONFORMING TO OBC 9.27 & 9.28 & MANUF. SPECIFICATIONS
–1" (26) EXTRUDED OR EXPANDED RIGID POLYSTYRENE
–1/2" (12.7) EXT. TYPE SHEATHING OR EQUIVALENT AS PER OBC 9.23.16.2
–2"x6" (38x140) WOOD STUDS 0 16" (400) O.C.
–MIN R22 (RSI 3.87) AS PER OBC 9.25.2
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM 4 BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
–STUCCO PERMITTED FOR 2'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

(14A) **STUCCO WALL CONSTRUCTION W/ 2"x4" @ GARAGE**
–STUCCO AS PER ELEVATION, MIN. 7 7/8" (200mm) ABOVE GRADE & CONFORMING TO OBC 9.27 & 9.28
–1" (25) EXTRUDED OR EXPANDED RIGID POLYSTYRENE
–1/2" (12.7) EXT. TYPE SHEATHING OR EQUIVALENT AS PER OBC 9.23.16.2
–2"x4" (38x89) WOOD STUDS 0 16" (400) 0.C.
–APPR. DIAGONAL BRACING FOR FULL LENGTH OF WALL
–1AX. - CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
–STUCCO PERMITTED FOR 2'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

(15) **STUD PARTITIONS**
–2"x4" (38x(89) OR 2"x6" (38x140) @ 16" (400) O.C.
–DOUBLE TOP PLATE & SINGLE BOTTOM PLATE
–1/2" (13) INT. TYPE GYPSUM BOARD EACH SIDE

EXTENDED WALL LENGTHS (OBC 9.23.10.1)
–REFER TO TABLES A30 TO A33

(15A) **STUD WALL REINFORCEMENT (OBC 9.5.2.3)**
–WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH 11JBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8(3)(a) & (c) & 3.8.3.13(2)(f) & 3.8.3.13(4)(c)
–GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7(2)

(16) **WALLS ADJACENT TO ATTIC SPACE**
–2"x6" (38x140) WOOD STUDS 16" (400) O.C.
–MIN R22 (RSI 3.87) AS PER OBC 9.25.2
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–1/2" (13) GYPSUM BOARD INT. FINISH

(17) **BEARING STUD PARTITIIONS (BASEMENT)**
–2"x4" (38x89) OR 2"x6" (38x140) @ 12" (300) 0.C.
–DOUBLE TOP PLATE & SINGLE BOTTOM PLATE ON DAMPPROOFING MATERIAL W/ 1/2"D (13) ANCHOR BOLTS, 8" (200) LONG, EMBEDDED 4 (89) 0 8'-0" (2.4m) 0.C.
–PROVIDE MID-BLOCKING IF UNFINISHED
–4" CONC. CURB & FOOTING SIZE AS FOLLOWS;

SUPPORTING	FOOTING SIZE
2 STOREY - STUD-	20"x6"- (500x140)
3 STOREY - STUD-	20"x9"- (500x230)

(18) **FLOOR ASSEMBLY**
–5/8" (15mm) T&G OSB SUBFLOOR
–FLOOR JOISTS AS PER PLAN
–SEE OBC 9.30.6 FOR CERAMIC 11LE APPLICATION
a)STRAPPING;
–1"x3" (19x64) NAILED TO U/S OF JOISTS 0 6'-11" (2.1m) O.C. MAX. FASTEN TO SILL OR HEADER @ ENDS
b)BRIDGING;
–rxr (19x64) OR 2"x2" (38x38) CROSS BRIDGING 0 6'-11" (2.1m) O.C. MAX.
c)BRIDGING & STRAPPING
–a) & b) TOGETHER OR
–1 1/2" (38) SOLID BLOCKING 0 6'-11" (2.1m) O.C. MAX. USED W/ STRAPPING (a)

(19) **EXPOSED FLOOR ASSEMBLY**
–FLOOR AS PER NOTE #18
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–R31 (RSI 5.46)

(20) **GARAGE WALL & CEILING**
–1/2"(13) GYPSUM BOARD ON BOTH SIDES OF WALL & ON CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
–R24(RSI4.23) FOR WALLS & R31(RSI5.46) FOR CEILING W/FLOOR ABOVE
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4

(21) **CEILING**
–R60 (RSI 10.56) INSULATION
–CONT. AIR/VAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
–1/2" (13) INT. GYPSUM BOARD

(22) **TYPICAL ROOF ASSEMBLY**
– No. 210 (30.5 KG/m2) ASPHALT SHINGLES
–FOR ROOFS BETWEEN 4:12 & 8:12 PITCH, PROVIDE EAVE PROTECTION. PROTECTION TO EXTEND UP THE ROOF MIN. 2L11" (900) FROM EDGE TO A LINE NOT LESS THAN 12" (300) PAST THE INSIDE FACE OF EXT. WALL
–EAVE PROTECTION LAID BENEATH STARTER STRIP
–STARTER STRIP NOT REQ. IF TYPE M ROLL ROOFING IS USED AS EAVE PROTECTION
–3/8" (9.5) PLYWOOD OR OSB SHT'G (0-2 GRADE) W/ "H" CLIPS
–APPR. ROOF TRUSSES 0 24" (600) O.C.
–BRACE TRUSS AS PER MANUFACTURER
–PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL, & VENTED SOFFIT
–ATTIC VENTILATION OF 1:300 OF INSULATED CEILING AREA W/ 50% AT SOFFIT

(23) **VAULTED OR CATHEDRAL CEILING**
– No. 210 (30.5 KG/m2) ASPHALT SHINGLES
–FOR ROOFS BETWEEN 4:12 & 8:12 PITCH, PROVIDE EAVE PROTECTION. PROTECTION TO EXTEND UP THE ROOF MIN. 7-11" (900) FROM EDGE TO A LINE NOT LESS THAN 12" (300) PAST THE INSIDE FACE OF EXT. WALL
–EAW PROTECTION LAID BENEATH STARTER STRIP
–STARTER STRIP NOT REQ. IF TYPE M ROLL ROOFING IS USED AS EAVE PROTECTION
–3/8" (10) PLYWOOD SHT'G OR OS8 (0-2 GRADE) W/ "H" CLIPS
–2"x10" (38x235) NOTCHED OR
–2"x8" (38x184) W/ 2"x2" (38x38) CROSS PURLINS
–R31 (RSI 5.46) INSUL. W/ MIN. 3" (80) CLEARANCE TO U/S OF ROOF SHEATHING
–CONT. AIR/VAPOUR BARRIER AS PER 08C 9.25.3 & 9.25.4
–1/2" (13) INT. GYPSUM BOARD

(24) **ATTIC ACCESS HATCH**
-21 5/8"x35" (550x750) ATTIC HATCH W/ WEATHERSTRIPPING & BACKED W/ R60 (RSI 10.56) INSUL.

(25) **STAIRS (INTERIOR & EXTERIOR) - OBC 9.8**
MAX RISE = 7 7/8" (200) RAIL 0 LNDG. = 2'-11" (900)
MIN. RUN = 8 1/4" (210) RAIL 0 STAIR = 2'-10" (865)
MIN. TREAD = 9 1/4" (235) MIN. WIDTH = 2'-10" (860)
MAX. NOSING = 1" (25) (BETWEEN WALL FACES)
MIN. HEADROOM = 6'-5" (1950)

CURVED STAIRS	EXTERIOR STAIRS
MIN. RUN = 5 7/8" (150)	MIN. RUN = 10" (254)
MIN. AVG. RUN = 7 7/8" (200)	MAX. RISE = 8" (200)

(26) **GUARDS/RAILING -- OBC 9.8.7 de 9.8.8**
–GUARD TO BE 3'-6" (1070) HIGH FOR FLOOR TO FLOOR/GRADE HEIGHTS GREATER THAN 5'-11" (1.8m)
–GUARDS TO BE 2'-11" (900) FOR HEIGHTS LESS THAN 5'-11" (1.8m)
–PICKETS TO HAVE MAX. 4" (100) SPACING
–WARDS TO MEET OBC DETAIL SB-7

(27) PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER.
MAX. RISE = 7 7/8" (200), MIN. TREAD = 9 1/4" (235)
– 2 RIS. MAX. PERMITTED TO BE LAID ON GROUND

(28) CAPPED DRYER VENT TO EXTERIOR

(29) DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS
–REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, ALL OPENINGS, & OIHER VENTS &: INTAK ES. HRV INTAKE TO BE 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE

(30) DIRECT VENT GAS FIREPLACE VENT MIN. 12" (305) ABOVE FIN. GRADE, ALL OPENINGS & OTHER VENTS & INTAKES. REFER TO GAS UTILIZATION CODE

(31) MECH. EXHAUST FAN, VENTED TO EXTERIOR & TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
ALSO BATHROOM WALLS TO CONFORM TO OBC 9.5.2.3

(32) **SMOKE ALARM - OBC 9.10.19**
–PROVIDE ONE PER FLOOR NEAR IHE STAIRS, IN EVERY SLEEPING ROOM &IN A LOCATION BETWEEN IHE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY
–ALARMS TO BE CONNECTED IN CIRCUIT, INTERCONNECTED SO ALL ALARMS SOUND WHEN ONE SOUNDS, TO BE PROVIDED WITH A BADERY BACKUP & SHALL HAVE A VISUAL SIGNALING COMPONENT

(33) **CARBON MONOXIDE ALARM - OBC 9. 33.4**
–WHERE THERE IS A FUEL BURNING APPLIANCE A OJA SHALL BE –INSTALLED ADJACENT TO EACH SLEEPING AREA
–CMA TO BE 'MRED SO WHEN ACTIVATED, THE SMOKE ALARM 'MLL SOUND

(34) –MAIN DOOR TO BE OPERABLE FROM INSIDE W/O KEY
–PROVIDE A VIEWER OR TRANSPAR ENT GLAZING OR SIDELIGHT
–DEADBOLT LOCK TO BE PROVIDED WITH A CYLINDER HAVING NO FEW::R THAN 5 PINS AND A BOLT THROW NOT LESS THAN 25mm (1"), PROTECTED WITH A SOLID OR HARDENED FREE-TURNING RING OR BEVELLED CYLINDER HOUSING

(35) **LIGHTING OF ENTRANCES - OBC 9.34.2.1.**
–AN EX IERIOR LIGHIING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILIDINGS OF RESIDENTIAL OCCUPANCY

(36) **HEIGHT OF WINDOW SILLS ABOVE FLOORS OR GROUND 9.7.1.6.**
TO PROVIDE A MINIMUM DISTANCE OF 480mm (19") BEIWEEN THE TOP SURFACE OF THE WINDOW SILL AND THE FLOOR FINISH OF THE SECOND FLOOR.

(37) **DRAIN WATER HEAT RECOVERY UNIT**
PROVIDE A DRAIN WATER HEAT RECOVERY UNIT AT ALL OR AT LEAS T 2 SHOWERS IN A DWEWNG AS PER OBC SB-12 2.1.1.11 AND CONFORMS TO CSA

(38) **EXTERIOR CONCERETE STAIRS**
1. EXTERIOR CONCERETE STAIRS WITH MORE THAN TWO RISERS AND TWO TREADS SHALL BE
A. SUPPORTED ON UNIT MASONRY OR CONCERETE WALLS OR PIERS NOT LESS THAN 150 MM IN CROSS-SECTION OR
B. CANTILEVERED FROM MAIN FOUNDATION WALL.
2. STAIRS DESCRIBED IN SENTENCE 1, WHEN CANTILEVERED FROM THE FOUNDATION WALL, SHALL BE CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH SUBSECTION 9.8.10.
3. THE DEPTH BELOW GROUND LEVEL FOR FOUNDATIONS FOR EXTERIOR STEPS SHALL CONFORM TO THE REQUIREMENTS IN SECTION 9.12

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STRUCTURE TO REMAIN
	OPENING TO BE BLOCKED
	NEW STRUCTURE
	REMOVED STRUCTURE
	45min. FRP WALL AND CEILING
	STRUCTURE AS NOTES

GENERAL NOTES:
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
- DO NOT SCALE DRAWINGS
- ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
- ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- THESE DRAWING MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

REVISIONS AND ISSUES:

DATE	NO.	DESCRIPTION

ENGINEERING SERVICES
NEXTERA DESIGN
nexteradesign.ca
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416 820 7699

LICENSED PROFESSIONAL ENGINEER
E. HAJIMIRSHA
2022/JUNE/21
PROVINCE OF ONTARIO

PROJECT NAME & ADDRESS:
CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022
DRAWN BY: E.E
CHECKED BY: M.K
SCALE: 1/8"=1'-0"
FILE No. 2021-82

SHEET TITLE:
CONSTRUCTION NOTES

DRAWING NO.
A-10

SIZE: LEDGER 11"X17"

ELEVATION

SB solid bearing	(H) fireplace vent	W1 2-2"x8" (2/38x184) SPF. #1	W10 3-2"x12" (3/38x286) SPF. #1		
SBFA solid bearing from above	(H) hydro meter	W2 3-2"x8" (3/38x184) SPF. #1	W11 4-2"x12" (4/38x286) SPF. #1		
DJ double joist	(G) gas meter	W3 4-2"x8" (4/38x184) SPF. #1	W12 5-2"x12" (5/38x286) SPF. #1		
TJ triple joist	FG fixed glass	W4 5-2"x8" (5/38x184) SPF. #1	LOOSE LAID STEEL L NTELS:		
PT pressure treated lumber	BG black glass	W5 2-2"x10" (2/38x235) SPF. #1	M NIMUM END BEARING LENGTH OF 5-7/8" (150mm) OBC 9.20.5.2		
LVL laminated veneer lumber	bug screen	W6 3-2"x10" (3/38x235) SPF. #1	L1 3 1/2" x 3 1/2" x 1/4" L (90x90x6 L)		
GT girder truss	stove vent	W7 4-2"x10" (4/38x235) SPF. #1	L2 4" x 3 1/2" x 1/4" L (100x90x6 L)		
ceiling mounted smoke detector	dryer vent	W8 5-2"x10" (5/38x235) SPF. #1	L3 5" x 3 1/2" x 5/16" L (125x90x8 L)		
CO carbon monoxide detector	furnace intake	W9 2-2"x12" (2/38x286) SPF. #1	L4 5" x 3 1/2" x 3/8" L (125x90x10 L)		
PL point load			L5 5" x 3 1/2" x 1/2" L (125x90x13 L)		

(A)	EXTERIOR DOOR	2'-6"x6'-8"x1-3/4" (760x2030x45) INSUL. M N. R4 (RSI 0.7)	(C)	NTERIOR DOOR 3'-0"x6'-8"x1-3/8" (915x2030x45)
(A1)	EXTERIOR DOOR	2'-8"x6'-8"x1-3/4" (815x2030x45) INSUL. M N. R4 (RSI 0.7)	(D)	NTERIOR DOOR 2'-10"x6'-8"x1-3/8" (865x2030x45)
(A2)	EXTERIOR DOOR	2'-10"x6'-8"x1-3/4" (865x2030x45) INSUL. M N. R4 (RSI 0.7)	(E)	NTERIOR DOOR 2'-8"x6'-8"x1-3/8" (815x2030x45)
(A3)	EXTERIOR DOOR	3'-0"x6'-8"x1-3/4" (915x203005) INSUL. M N. R4 (RSI 0.7)	(F)	NTERIOR DOOR 2'-6"x6'-8"x1-3/8" (760x2030x45)
(A4)	EXTERIOR DOOR	INSUL.	(G)	NTERIOR DOOR 2'-4"x6'-8"x1-3/8" (710x2030x45)
(B)	EXTERIOR DOOR	2'-8"x6'-8"x1-3/4" (815x2030x45) INSUL. M N. R4 (RSI 0.7). DOOR & FRAME GASPROOFED. PROVIDE SELF CLOSING DEVICE AND WEATHERSTR PP NG	(H)	NTERIOR DOOR 2'-2"x6'-8"x1-3/8" (660x2030x45)
(B1)	EXTERIOR DOOR	2'-10"x6'-8"x1-3/4" (865x2030x45) INSUL. M N. R4 (RSI 0.7). DOOR & FRAME GASPROOFED. PROVIDE SELF CLOSING DEVICE AND WEATHERSTR PP NG	(I)	NTERIOR DOOR 2'-0"x6'-8"x1-3/8" (610x2030x45)
			(J)	NTERIOR DOOR 1'-6"x6'-8"x1-3/8" (460x2030x45)

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2012 O.B.C.

WEEPER TILE
100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

POURED CONCRETE BASEMENT SLAB
100 MM (4") 25 MPa POURED CONCRETE SLAB W/ 6"x6"x 6/6 WMM C/W 6 POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

POURED CONCRETE GARAGE SLAB
100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/5-8% AIR ENTRAINMENT W/ 6"x6"x 6/6 WMM ON 100MM (4") COARSE GRANULAR F LL W/COMPACTED SUB-BASE OR COMPACTEDSUB-BASE OR COMPACTED NATIVE FILL 98% (SPMDD). SLOPE TO FRONT OF GARAGE MIN. 1%.

COLD STORAGE PORCH SLAB
FOR A MAX. 2500 MM (8'-3") PORCH DEPTH 130 MM (5") 32 MPa CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. RE NFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB M N. 1% FROM DOOR.

SILL PLATE
38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROV DE CAULK NG OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHR NK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

WOOD IN CONTACT WITH CONCRETE
WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOF NG DAMPPROOFING BETWEEN WOOD AND CONCRETE.

EXTERIOR/INTERIOR GUARDS
NTERIOR GUARDS: 900MM (2'-11") M N.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN.
FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0") HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM(2'-11").
HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRA L SHALL BE PROV DED WITH STAIRS HAV NG A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRA LS SHALL BE PROV DED WITH STAIRS HAV NG A WIDTH GREATER THAN 1100MM (3'-7").

TWO STOREY VOLUME SPACES
FOR A MAX. OF 5490MM (18'-0") HEIGHT, PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.
FOR HORIZONTAL DISTANCES NOT EXCEED NG 2900MM (9'-6"), PROV DE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4")O.C C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

INTERIOR GARAGE PARTITION
13MM (1-1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CE LING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

INTERIOR GARAGE MAN DOOR
DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQU PPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

MECHANICAL EXHAUST FAN
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE A R CHANGE PER HOUR. PROV DE DUCT SCREEN AS PER 9.32.3.12.

DIRECT VENT FURNACE TERMINAL
DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV NTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERM NALS. REFER TO LOCAL GAS UTILIZATION CODE.

DIRECT VENT GAS FIREPLACE
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPEN NGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPKY WITH CAN/ULC-S610-M "FACTORY BU LT FIREPLACES" NSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPEC FICATIONS.

ATTIC ACCESS HATCH
500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 8.81 (R50) RIGID NSULATION BAK NG.

EXPOSING BUILDING FACE
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RAT NG OF NOT LESS THAN 45 M N WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11").
WHERE THE LIMIT NG DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BU LDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL M N 15 9MM TYPE X GYPSUM BOARD INSIDE.

STUD WALL REINFORCEMENT
PROV DE WOOD BLOCKING RE NFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR NSTALLATION N MAIN BATHROOM. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

CONSTRUCTION JOINT
PROV DE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DR LLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

ROOF CONSTRUCTION
ASPHALT SHINGLES (CONFORMING TO SECTION 9.26.2.1 OF THE O.B.C.), 10mm (3/8") PLYWOOD SHEATH NG WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. OR CONVENTIONAL FRAM NG, APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER), 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREF N. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENT LATION 1:300 OF INSULATED CEILING AREA WITH MIN 25% AT EAVES & MIN. 25% AT RIDGE (O.B.C. 9.19.1 2). 8" ALUMINUM FASCIA CLADDING - 5" SEAMLESS ALUM NUM EAVES ROUGH NG (CONCEALED SCREW ON BRACKETS - LARGE SQUARE 3"X3" DOWN P PES WITH ELBOWS AS REQUIRED.

ROOF INSULATION
RSI 10.57 (R60) ROOF INSULATION AND APPROVED 6 M L POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.

ROOF VENTILATION
ROOF VENT LATION AS PER 9.19.1. VENT AREA SHALL BE NO LESS THAN 1/300 OF THE NSULATED CEILING WHERE THE ROOF SLOPE IS LESS THAN 1 N 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNUBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQU RED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING. FULL 60 SQ IN OF NET FREE VENT LATING AREA (NFA) PER VENT.

WINDOWS
MINIMUM BEDROOM WINDOW (O B.C. 9.7.1.3.) AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3"). BEDROOMS SHALL HAVE A M NIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7 2.3.

WINDOW GUARDS (O.B.C. 9.7.1.6.) A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN1800 MM (5'-11")

WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)
A GUARD IS REQU RED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

LUMBER
ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE ALL LAM NATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAM NG TO BE DESIGNED AND CERT FIED BY TRUSS MANUFACTURER.
LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=3100 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 601 MM (24-0") O.C. PROV DE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRON-TIE. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BU LT-UP WOOD MEMBERS INTERSECT NG FLUSH BU LT-UP WOOD MEMBERS. WOOD FRAM NG NOT TREATED WITH WOOD RESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 M L. POLYETHYLENE FILM NO 50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOF NG MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION
IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE F NISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION. STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS N CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STEEL
STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER TO O.B.C. 9.10.19.)
SMOKE ALARMS CONFORM NG TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELL NG UNIT AND IN EACH SLEEPING ROOM NOT WITH N A DWELLING UNIT (9.10.19.1.). THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).
SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, NCLUDING BASEMENTS.
THEY SHALL BE NSTALLED N EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.
WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM W LL CAUSE ALL ALARMS WITHIN THE DWELL NG UNIT TO SOUND (9.10.19.5.).
SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)
WHERE A FUEL BURNING APPLIANCE IS NSTALLED N A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA N THE SUITE. AN ALARM SHALL BE NSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

EXTERIOR FOUNDATION WALL, INSULATED
ASPHALTIC WATERPROOFING (BELOW GRADE) - 10" CAST IN PLACE REINFORCED CONCRETE BASEMENT WALL C/W CEMENTITIOUS PARGING ON EXTERIOR FACE - PLATON FOUNDATION PROTECTOR MEMBRANE OR EQUAL INSTALLED WITH PLATON PLUGS C/W TAB SEALING, PLATON MOLDING AND CAULKING FROM TOP OF FOOTING TO FINISH GRADE, LEVEL TO TOP OF BASEMENT. - FLOOR SLAB CONTINUOUSLY WRAPPED AROUND TOP AND BOTTOM PLATES OF STUD WALLS. - 2"X4" WOOD STUDS © 16" 0/C - 3-1/2" F BERGLASS BATT INSULATION (R12 MIN) - 6M L POLYETHYLENE VAPOUR BARRIER - 1/2" GYPSUM BOARD TAPED AND SANDED - POURED REINFORCED FOUNDATION WALL - 4" PVC WEEPING TILE, PERFORATED, C/W FILTER CLOTH AT JOINT - 6" MIN. GRAVEL COVER OVER WEEPING TILES. EXCAVATE DOWN TO UNDISTURBED SOIL. SOIL TO BE UNDISTURBED WITH 75kPA CAPACITY.

1A. FOOTINGS 5" (125mm) M N. PROJECTION X 6" (150mm) DEEP POURED CONCRETE 2-15m HORIZOTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W/10m REBAR DOWELS © 32" (812mm) O.C.

FOOT NGS (MINIMUM (15MPa) 2200 PSI CO 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SO L CAPABLE OF 75KPa (10.9 PSI) LOAD NG BOTTOM OF FOOTING TO BE MIN. 4'-0" (1 2m) BELOW LOWEST GRADE ON UNDISTURBED SOIL

EXTERIOR FOUNDATION WALL, UNINSULATED
ASPHALTIC WATERPROOFING (BELOW GRADE) - 10" OR 8" CAST-IN PLACE RE NFORCED CONCRETE OR CONCRETE BLOCK WALL, REINFORCED, C/W 3/8" CEMENTITOUS PARGING ON EXTERIOR FACE. - 2" RIGID "SM" NSULATION TO 2'-0" BELOW GRADE. - POURED REINFORCED CONCRETE FOOTINGS. REFER TO PLANS, REINFORCED AS SHOWN, CONCRETE SHALL BE 20MPa IN 28 DAYS. - 4" PVC WEEPING TILE, PERFORATED, C/W FILTER CLOTH AT JO NTS - 6" MIN. GRAVEL COVER OVER WEEP NG TILES.

STEP FOOTINGS
POURED CONCRETE STEP FOOT NGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8) STEP ON FIRM SOIL.

6" STUD WALL C/W EXTERIOR STUCCO FINISH
DUROCK EXTERIOR INSULATION AND FINISH SYSTEM COMPRISED OF 1/2" TO 3/4" ACRYLIC BASE COAT F BER MESH AND DUROCK F NISHING COAT APPL ED ONTO: - 1-1/2" THICK TYPE#1 STYROFOAM INSULATION. - STUCCO WRAP APPLIED ON 1/2" EXTERIOR SHEETING. - 2"X6" SPR. STUDS NSTALLED AT 16" O.C. - R24 BATT INSULATION BETWEEN STUDS. - 6M L POLYETHYLENE VAPOUR BARRIER. - 1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PA NTED.

6" STUD WALL C/W EXTERIOR STONE FINISH
STONE F NISH - AIR BARRIER - 3/4" EXTERIOR SHEATHING - 2"x6" WOOD STUDS @ 16" O.C. - ROXUL COMFORT PLUS R24 INSU_ATION - 6M L POLYETHYLENE VAPOUR BARRIER. - 1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PAINTED.

QUARRY ROCK THIN STONE VENEER
ON THE ELEVATIONS WHERE NOTED ON THE DRAWINGS AND UP TO THE HEIGHT NOTED; INSTALL OVER 1/2" EXTERIOR SHEATHING OR PARGED CONCRETE BLOCK FOUNDATION WALL WITH A WEATHER BARRIER METAL LATH, MORTAR AND THE VENEER STONE AS CHOSEN BY THE OWNER. STONE VENEER COLOUR AND GRADE TO BE VERIFIED AND APPROVED BY THE DESIGNER PRIOR TO INSTALLATION

6-1 /2" LOADBEARING PARTITION WALLS
1/2" GYPSUM BOARD, TAPED, SANDED, PR MED AND PAINTED - 2"X6" WOOD STUDS INSTALLED © 16" O.C. - 1/2" GYPSUM BOARD, TAPED, SANDED OR MOISTURE RESISTANT CEMENT BOARD IN SHOWER AND WET AREA. - SOUND ATTENUATION BATTS WHERE NOTED IN PLANS.

4-1/2" INTERIOR PARTITION
1/2" GYPSUM BOARD, TAPED, SANDED, PR MED AND PAINTED - 2"X4" WOOD STUDS INSTALLED © 16" O.C. - 1/2" GYPSUM BOARD, TAPED, SANDED OR MOISTURE RESISTANT CEMENT BOARD IN SHOWER AND WET AREA. - SOUND ATTENUATION BATTS WHERE NOTED IN PLANS.

STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON SHRINK GROUT.

OR

15A. SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE WAS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE TO OBC. 9.17.4.2.(2)

BUILT UP WOOD POSTS
3-38x89 (3-2"x4") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONCRETE WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

WHERE APPLICABLE - REFER TO PLANS

EXPOSED BUILDING FACE-O.B.C. 9.10.14.11-
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THEN 45 min. WHERE LIMITING DISTANCE IS LESS THEN 1.2m (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SALL BE CLAD IN NON-COMBUSTIBLE MATERIAL WINDOWS: MINIMUM BEDROOM WINDOW-OBC.9.7.1.3- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN., CLEAR WIDTH OF 380mm (1'-3")

WINDOW GUARDS -OBC 9.7.1.6 AND 9.8 8-

A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 100mm (4") IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

WINDOW IN EXIT STAIRWAYS -OBC 9.7.5.3-
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 1070mm (3'-6") SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0 3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

FLAT ARCHES
1) FOR 2440mm (8'-0") CEILINGS, FLAT ARCHES TO BE 2080mm (6'-10") A.F.F.
2) FOR 2740mm (9'-0") CEILINGS, FLAT ARCHES TO BE 2480mm (7'-10") A.F.F.
3) FOR 3040mm (10'-0") CEILINGS, FLAT ARCHES TO BE 2780mm (8'-10") A.F.F.

GENERAL NOTES:
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
- DO NOT SCALE DRAWINGS
- ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
- ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT, STRUCTURAL, MECHACNICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- THESE DRAWING MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

REVISIONS AND ISSUES:

DATE	NO.	DESCRIPTION

ENGINEERING SERVICES
NEXTERA DESIGN
nexteradesign.ca
info.nexteradesign@gmail.com
416 820 7699

LICENSED PROFESSIONAL ENGINEER
E. HAJIMIRSHA
2022/JUNE/21
PROVINCE OF ONTARIO

PROJECT NAME & ADDRESS:
CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY: E.E | CHECKED BY: M.K

SCALE: 1/8"=1'-0" | FILE No. 2021-82

SHEET TITLE: GENERAL NOTES

DRAWING NO. A-11

SIZE: LEDGER 11"X17"

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-089-22
Subject:	Authorization for Submission of a Minor Variance Application on lands municipally known as 48 Bell Street, Milton

Recommendation: **THAT Report DS-089-22 entitled "Authorization for Submission of a Minor Variance Application on lands municipally known as 48 Bell Street.", dated July 18, 2022 be received;**

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

EXECUTIVE SUMMARY

- On October 19, 2020, as recommended through the Mature Neighbourhoods Character Area Study, Milton Council enacted Town-initiated Official Plan Amendment 60 and Zoning By-law 081-2020.
- The amendments introduced new policies and standards that apply to low-density residential development in the Downtown Character Area to ensure that new development is sympathetic to the existing neighbourhood.
- The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution.

EXECUTIVE SUMMARY

- The intent of the prohibition is to prevent changes to newly approved policies and zoning provisions, but the effect may hinder legitimate applications that do not negatively affect the general intent and purpose of the new provisions.

REPORT

Background

On December 3, 2015, the Province of Ontario enacted Bill 73 "Smart Growth for Our Communities Act, 2015" which amended the *Planning Act* and *Development Charges Act*, 1997. Several changes to the *Planning* Act came into force on July 1, 2016. One of the changes to the *Planning Act* is the introduction of a two year moratorium (or "freeze") on three types of amendments, subject to Council's discretion to provide relief from the prohibition:

1. Amendments of a new Official Plan;
2. Amendments of a new comprehensive Zoning By-law; and
3. Minor variance of a by-law that has already been amended for the land, building or structure.

The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance of a by-law for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution, as detailed below.

Section 45 (1.3)

Subject to subsection (1.4), no person shall apply for a minor variance from the provision of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c.26,s.

The only exception to this rule is where Council has declared by resolution, pursuant to Section 45(1.4) of the *Planning Act* that an application can proceed. Section 45(1.4) of the *Planning* Act allows Council to exempt by resolution a specific application, class of applications, or application generally from the two year moratorium.

Section 45(1.4)

Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application, class of application or in respect of such applications generally. 2015, c.26, s. 29(2)

Discussion

The Owner of 48 Bell Street has indicated their desire to submit a Minor Variance Application to seek relief from the special Residential Low Density I (RLD1) provisions in the Zoning By-law in order to facilitate the construction of an addition at the rear of the existing dwelling. The following is being requested:

1. To allow 31% lot coverage, whereas 30% is permitted.
2. To allow a rear yard setback of 1.0 metres, whereas 7.5 metres is required.

Since the enactment of Bill 73, the Development Services Department has implemented an approach that assumes no Minor Variance Applications are permitted before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 081-2020 for the following reasons:

- The proposed addition represents a small increase in lot coverage that is not visible from the public right of way, and creates no negative impact on the character of the neighbourhood and the street.
- The proposed reduction in rear yard setback represents a continuation of the existing setback that currently accommodates the attached garage. The continuation of this reduced setback will not impact the character of the neighbourhood, nor façade. Further, existing mature tree coverage to the rear minimizes the visual impact of this reduced setback and any effect on surrounding properties.
- The façade treatment and use of materials is proposed to be the same as the existing dwelling and will retain the quality of the street.

Any Minor Variance Application submitted for the subject lands would go through the standard review process, which involves an evaluation by staff of the appropriateness of the Minor Variance Application, through the lens of the four tests set out by Section 45(1) of the *Planning Act,* and a decision of the Committee of Adjustment.

Financial Impact

There are no financial implications associated with this report.

Respectfully submitted,

Jill Hogan, MCIP RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MSc, MPA
Planner
Phone: Ext. 2263

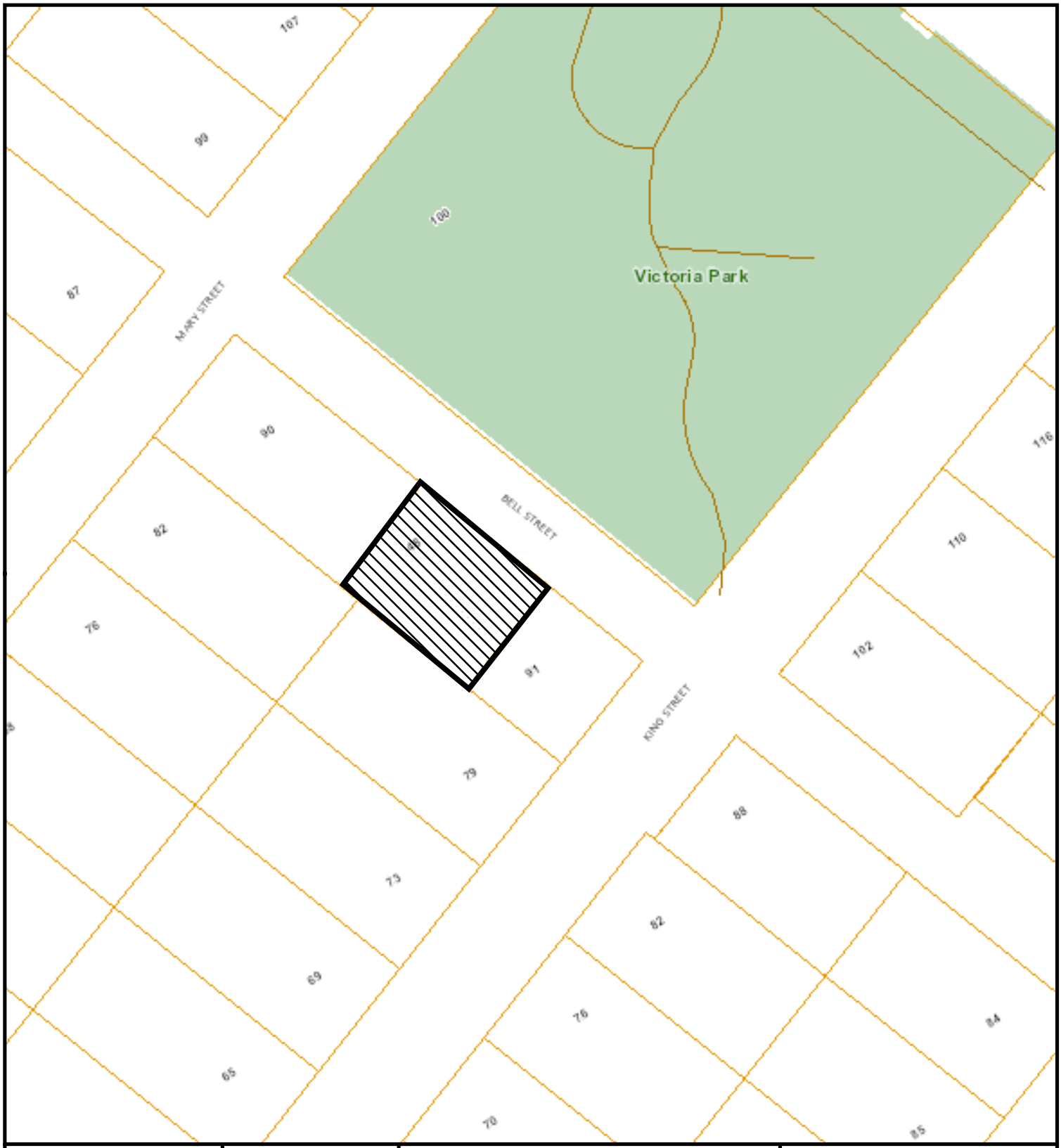
Attachments
Figure 1 Location Map
Figure 2 Drawings, Elevations and Site Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1:1,128.5	File:	Development Services

Subject Property

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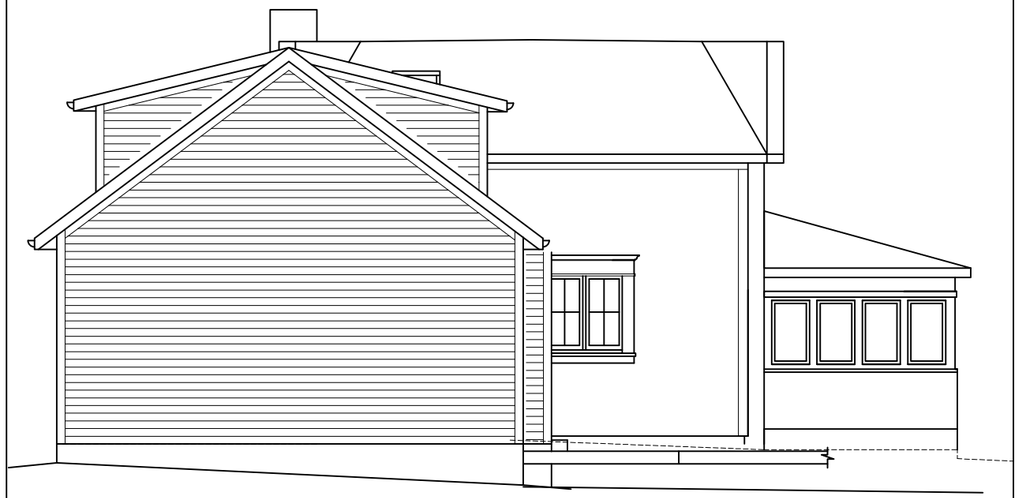
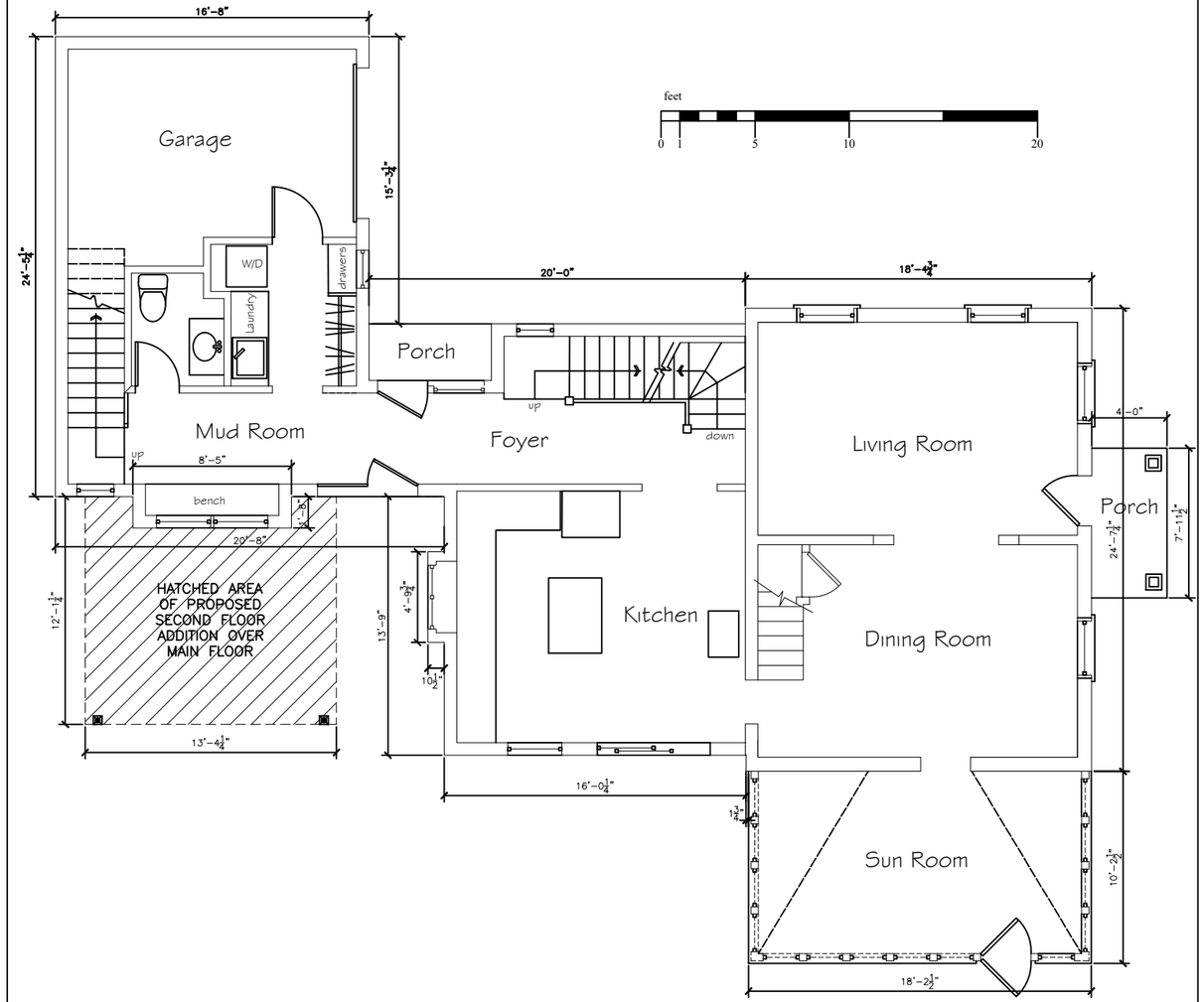


3 MV3 Existing Back (West) Elevation

Scale: 1/8"=1'-0"

2 MV3 Existing Front (East) Elevation

Scale: 1/8"=1'-0"



1 MV3 Existing Main Floor Plan w/ Proposed Addition

Scale: 1/8"=1'-0"

MATTHEWS DESIGN & DRAFTING SERVICES INC.
66 Main Street South, Georgetown, Ontario L7G 3G3 Telephone: (905) 873-7713 Email: info@yourdraftingplans.com

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ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER. THESE DRAWINGS WERE PROVIDED BY THE OWNER AND PREVIOUS DESIGNER BRIAN WILLIAMS ARCHITECT.

Issued/Revisions	date
Revised For Minor Variance	July 5/22
Revised For Minor Variance	June 29/22
Issued For Minor Variance	June 15/22

Client No.

Project No. 2212

Dwg. Title: Ex. Main Floor Plan and East and West Elevations
scale: As Noted
date: May 2022
drawn by: D.M.
Plotted: June 2022
reviewed by: D.M.

Project: Rosso Residence
48 Bell Street
Milton, Ontario
L9T 2A4

dwg. no. MV-3

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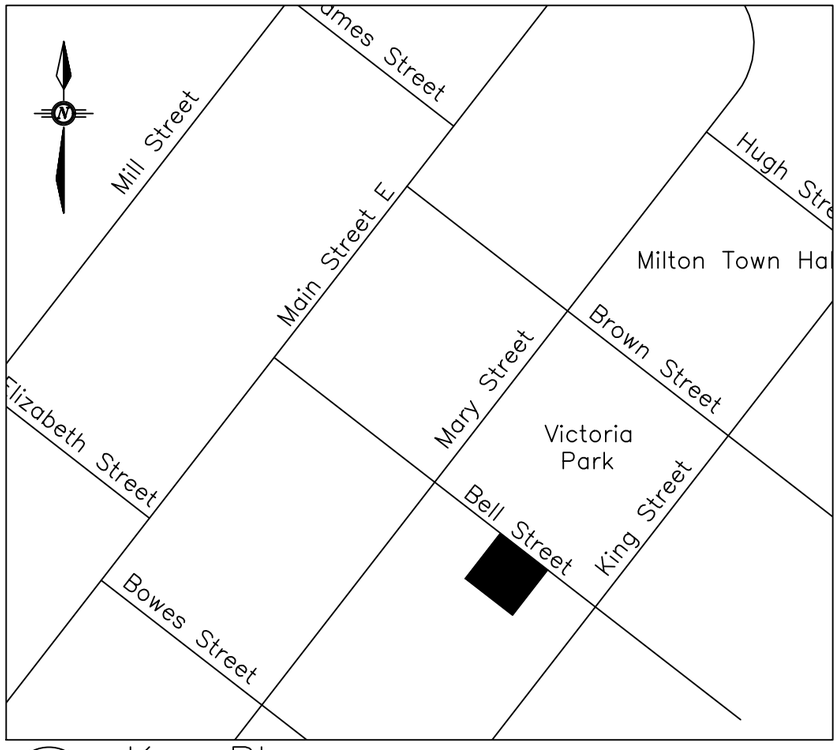
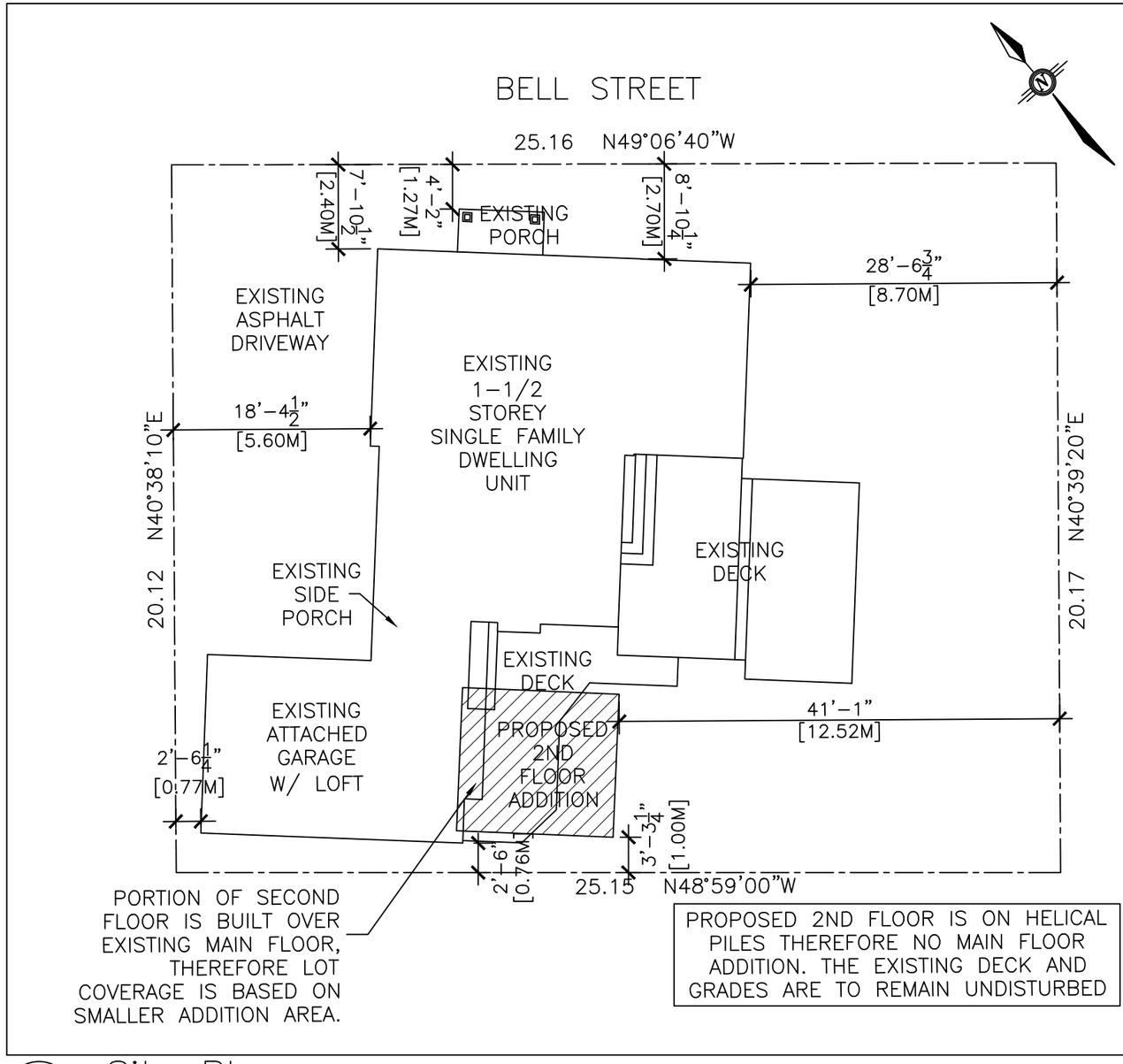
Information for this Site Plan taken from Plan provided by Owner consisting of Building Location Survey of Part of Lots 7 & 8, Block 5 Registered Plan 7, Town of Milton, Regional Municipality of Halton by Cunningham McConnell Limited Dated Jan 24, 2014

Site Area = 5452.73 sq.ft. (506.58 sq.m.)
Exist. House Footprint = 1466.88 sq.ft. (136.28 sq.m.)
Added House Footprint = 149.02 sq.ft. (13.84 sq.m.)
Existing Deck = 607.72 sq.ft. (56.46 sq.m.)
Existing Front Porch = 31.83 sq.ft (2.96 sq.m)
Existing Side Porch = 19.61 sq.ft (1.82 sq.m)
Proposed 2nd Floor Addition = 195.3 sq.ft (18.14 sq.m)
Lot coverage = 30.6% (31%)



2 MV1 Key Plan
Scale: N.T.S.



1 MV1 Site Plan
Scale: 1:150

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66 Main Street South, Georgetown, Ontario L7G 3G3 Telephone: (905) 873-7713 Email: info@yourdraftingplans.com

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Issued/Revisions	date
Revised For Minor Variance	July 5/22
Revised For Minor Variance	June 26/22
Issued For Minor Variance	June 15/22

Client No.

Project No. 2212

Dwg. Title: Site Plan and Key Plan

scale: As Noted
date: May 2022
drawn by: D.M.
Plotted: June 2022
reviewed by: D.M.

Project: Rosso Residence
48 Bell Street
Milton, Ontario
L9T 2A4

dwg. no. MV-1

Miranda Borris

Subject: FW: Website Delegation Request - Glenn Wellings - Oakridge Horticultural Farm Nursey Inc.

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Tuesday, July 12, 2022 4:18 PM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Website Delegation Request - Glenn Wellings - Oakridge Horticultural Farm Nursey Inc.

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Tuesday July 12th 2022 4:15 PM with reference number 2022-07-12-074.

https://forms.milton.ca/Management/Response/View/8c83ad20-55e9-4595-96a7-a220cdf28e50

Application Information

- **First Name:**
  Glenn
- **Last Name**
  Wellings
- **Email Address:**
  [redacted]
- **Phone number:**
  [redacted]
- **Street Address:**
  [redacted]
- **Town**
  Burlington
- **Postal Code:**
  L7S 1V3
- **Are you representing a group?**
  Yes
- **Group Name**
  Oakridge Horticultural Farm Nursey Inc.

- **Street Address:**
  11565 Guelph Line
- **Town**
  Milton
- **Postal Code:**
  L0P 1B0
- **Council Meeting Date**
  7/18/2022
- **Please indicate how you intend to interact with the online Council Meeting**
  Both audio and video
- **Please describe the issue you intend to present:**
  Item No. 8.5 - Oakridge Horticultural Farm (Town File No. Z-25-21).
- **Please describe specific actions you want Council to take:**
  That Town Council approve Application Z-25-21.
- **Staff Report Number (if known)**
  DS-078-22
- **Please provide your comments in support of or in opposition to the staff recommendation:**
  In support of staff recommendations in Report # DS-078-22.
- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**
  Yes I give my permission

[This is an automated email notification -- please do not respond]

esolutionsNoReply -External Contact

, ON,

www.milton.ca

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-075-22
Subject:	Public Meeting and Technical Report: Town-Initiated Housekeeping Amendment to Official Plan Schedule C.7.A.CBD – Central Business District Height Limits, Zoning By-law 016-2014 Schedule A – Zoning Map, and Zoning By-law 016-2014 Schedule D – Central Business District Building Heights (Town File: HKA 02/22 and HKA 03/22)

Recommendation:

THAT Development Services Report outlining Town-Initiated Housekeeping Amendment to Official Plan Schedule C.7.A.CBD – Central Business District Height Limits, BE APPROVED;

AND THAT, Development Services Report outlining Town-Initiated Housekeeping Amendments to Schedule A – Zoning Map and Schedule D – Central Business Height Limits of By-law 016-2014, 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 to the amended schedules to this report may be made;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 75 in accordance with the draft Official Plan Amendment Attached as Appendix 1 to this report for Council Adoption;

AND THAT staff be authorized to bring forward an amending By-law in accordance with the Draft By-law attached as Appendix 2 to this report for Council Approval.

EXECUTIVE SUMMARY

The purpose of the proposed applications is to correct mapping errors that have been identified by Town Staff, as it relates to Official Plan Schedule C.7.A.CBD Central

EXECUTIVE SUMMARY

Business District Height Limits, as well as Schedule A – Zoning and Schedule D – Central Business District – Building Heights of Zoning By-law 016-2014. The mapping errors have been identified as errors that were incorrectly included on the Schedule or errors that were not applied to properties, as was intended through the Downtown Study, the Mature Neighbourhoods Character Study and the Major Transit Station Area Study. A detailed review of each of the changes is provided below.

Conclusion and Recommendations

Staff are satisfied that the proposed housekeeping amendments, attached as Appendix 1 and Appendix 2, conform to Provincial, Regional and Town planning policies. Staff are also of the opinion that these changes are technical in nature and represent changes that reflect the intent of the Downtown Study, the Mature Neighbourhoods Character Study and the Major Transit Station Area Study. Therefore, staff recommends approval of the Official Plan Housekeeping Amendment and the Zoning By-law Housekeeping Amendment, as presented through this report.

REPORT

Background

Through an ongoing review of inquiries related to properties in the Downtown Area, staff have identified a number of mapping errors which do not accurately reflect the intention of previous studies, including the Downtown Study, the Mature Neighbourhoods Character Study and the Major Transit Station Area Study.

The Town has initiated a Housekeeping Amendment to address these errors. Rectifying these mapping errors will ensure that any future development of these lands in accordance with the completed studies which encompass significant public and Council input.

The specific properties and the proposed amendments are discussed below.

Discussion

Proposed Amendments

Housekeeping Amendment HKA 02/22 proposes the following amendments:

Official Plan Schedule C.7.A.CBD – Downtown Business District Height Limits

- The height schedule for lands at the rear of 320 Main Street fronting Pearl Street, 15, 16, 21 and 22 Court Street South, 359, 365, 369, 389, 395, 399, 405 and 409 Pearl Street, as well as 17, 20, and 26 Prince Street are proposed to be amended to permit a maximum height of 1-2 storeys. The current schedule identifies these lands as having maximum permitted heights of 3-4 storeys. The amendment to 1-2 storeys is required to conform to the recommendations of the Downtown Study,

Discussion

Mature Neighbourhoods Character Study and MTSA study. Each of these lands are zoned low density residential which only permits a maximum height of 2 storeys. Rectifying this error will ensure that should any redevelopment of these lands be proposed, the height of the structure permitted will be in accordance with the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA study.

- The height schedule for the lands at 99, 107, 111 and 117 Mary Street is proposed to be amended to permit a maximum height of 1-2 storeys. The current schedule identifies these lands as having maximum permitted heights of 3-4 storeys. These lands are zoned low density residential which only permits a maximum height of 2 storeys. Rectifying this error will ensure that should any redevelopment of these lands be proposed, the height of the structure permitted will be in accordance with the recommendations of the Downtown Study and Mature Neighbourhoods Character Study.
- The height schedule for the lands at 28, 60, and 104 Bronte Street North is proposed to be amended to permit a maximum height of 3-4 storeys. The height schedule currently permits 18 storeys. This mapping error reflects the height proposed through OPA 64 which is currently under appeal to the Ontario Lands Tribunal (OLT). The maximum height on the schedule should be reflective of the current maximum permitted height which is 3-4 storeys. There are no implications on the OLT hearing for these lands as the hearing will discuss the proposed development.

Official Plan Amendment No. 75 outlining amendments to Schedule C.7.A.CBD Downtown Business District Height Schedule is attached to this report as Appendix 1.

Housekeeping Amendment HKA 03/22 proposes the following amendments:

<u>Zoning By-law Schedule A – Zoning Map</u>

- The Zoning Map for the lands at the rear of 320 Main Street fronting Pearl Street and 376 Pearl Street is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density I (RLD1) to conform to the Mature Neighbourhoods Character Study.
- The Zoning Map for the lands at 351 Highside Drive between the southerly boundary of the lands zoned Greelands A and Highside Drive is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density II (RLD2) zone to conform to the Mature Neighbourhoods Character Study.
- The Zoning Map for the lands at 243 Caves Court is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density

Discussion

(RLD) zone and rezoning the lands as Residential Low Density IV (RLD4) zone to conform to the Mature Neighbourhoods Character Study.

- The Zoning Map for the lands at 161 Fulton Street (sewage treatment plant) is proposed to be amended by revising the schedule that currently zones these lands as site-specific Residential Low Density (RLD*7) and rezoning the lands as site-specific Residential Low Density I (RLD1*7) to conform to the recommendations of the Mature Neighbourhoods Character Study. The site specific zoning exceptions and approved variances that apply to the property are carried forward and not impacted.
- The Zoning Map for the lands at 79 Martin Street is proposed to be amended by revising the schedule that currently zones these lands as site-specific Residential Low Density (RLD*282) and rezoning the lands as site specific Residential Low Density I (RLD1*282) to conform to the recommendations of the Mature Neighbourhoods Character Study. The site specific zoning and any approved variances that apply to the property are carried forward and not impacted.
- The Zoning Map for the lands at 245 Commercial Street is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density III (RLD3) and rezoning the lands as site specific Residential Low Density III (RLD3*120) to restore the existing approved special provisions which were not carried forward in the zoning schedule.
- The Zoning Map for the lands at 350 Ontario Street South is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density III (RLD3) and rezoning the lands as site specific Residential Low Density III (RLD3*134) to restore the existing approved special provisions which were not carried forward in the zoning schedule.

Zoning By-law Schedule D – Central Business District Building Heights

- The Central Business District Building Height Schedule for the lands at the rear of 320 Main Street fronting Pearl Street, 15, 16, 21 and 22 Court Street South, 359, 365, 369, 389, 395, 399, 405 and 409 Pearl Street and 17, 20 and 26 Prince Street is proposed to be amended by revising the schedule that currently permits a minimum height of 3 storeys and 10.5 metres and a maximum height of 4 storeys and 16.5 metres to permit a maximum 2 storeys height in accordance with the provisions of Table 6B. This mapping error resolution is required to conform to the recommendations of the Downtown Study, the Mature Neighbourhoods Character Study and the MTSA Study.
- The Central Business District Building Height Schedule for the lands at 680, 700, 720, 0, 800, 810, 820, 842, 860, 886, and 900 Nipissing Road is proposed to be amended by revising the schedule that currently permits a maximum 2 storeys height in accordance with the provisions of Table 6B to permit a maximum height

Discussion

of 2 storeys and 9.5 metres. This mapping error resolution is required to restore the height permission established in Zoning By-law 016-2014 mapping dated February 24, 2014.

- The Central Business District Building Height Schedule for the lands at 145 and 151 Nipissing Road is proposed to be amended by revising the schedule that currently permits a minimum height of 19 storeys and a maximum height of 23 storeys to a maximum of 23 storeys (with no minimum). This mapping error resolution is required to correct the label in the legend.
- The Central Business District Building Height Schedule for the lands at 21 James Street and 36 Charles Street is proposed to be amended by revising the schedule that currently permits a minimum 3 storeys and 10.5 metres and a maximum 4 storeys and 16.5 metres to a maximum 2 storeys and 9.5 metres. This mapping error resolution is required to restore the height permission established in Zoning By-law 016-2014 mapping dated February 24, 2014 and to conform to the recommendations of the Downtown Study.

The Zoning By-law and associated Schedule A – Zoning map and Schedule D – Central Business District Heights map is attached to this report as Appendix 2.

The moratorium for lands described in this housekeeping amendment is proposed to be waived as it relates specifically to the amendments considered in the attached Zoning Amendment. Any moratoriums in effect for these lands associated with previously approved studies will continue to apply until the expiry date established at the time these moratoriums were approved by Council.

Public Consultation and Review Process

In accordance with the *Planning Act* requirements and Town policies, notice for the Statutory Public Meeting for Town-initiated applications was provided on June 16, 2022 through an ad in the Milton Canadian Champion. As of the writing of this report, no written submissions have been provided.

Agency Consultation

The proposed housekeeping amendments were circulated to both internal departments and external commenting agencies who offered no objection to the applications.

Conclusion

Staff is satisfied that the proposed Official Plan Amendment as attached in Appendix 1 and the proposed Zoning By-law Amendment as attached in Appendix 2 conforms to Provincial, Regional and Town land use planning policy. Therefore, staff recommends approval of the proposed Official Plan and Zoning By-law Amendments for the purpose of addressing mapping errors in these schedules as noted above.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Community Services

For questions, please contact:	Mollie Kuchma, MSc, MPA, MCIP, RPP, Senior Planner, Development Review	Phone: Ext. 2312

Attachments

Figure 1 – Official Plan Amendment Location Map

Figure 2 – Zoning By-law Amendment Location Map

Appendix 1 – Official Plan Amendment & Schedule C.7.A.CBD

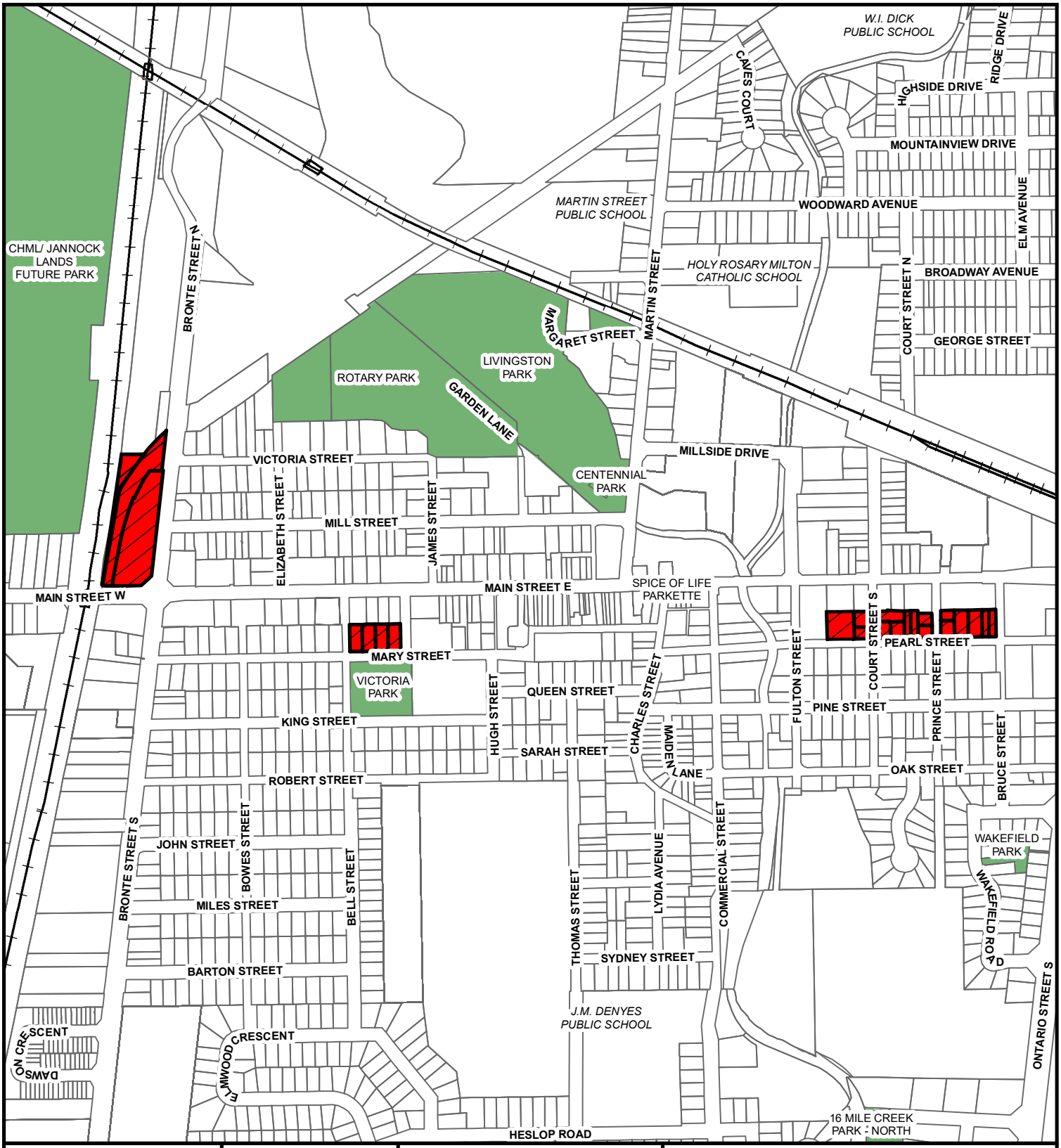
Appendix 2 – Zoning By-law Amendment, Schedule A & Schedule D

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP - OPA

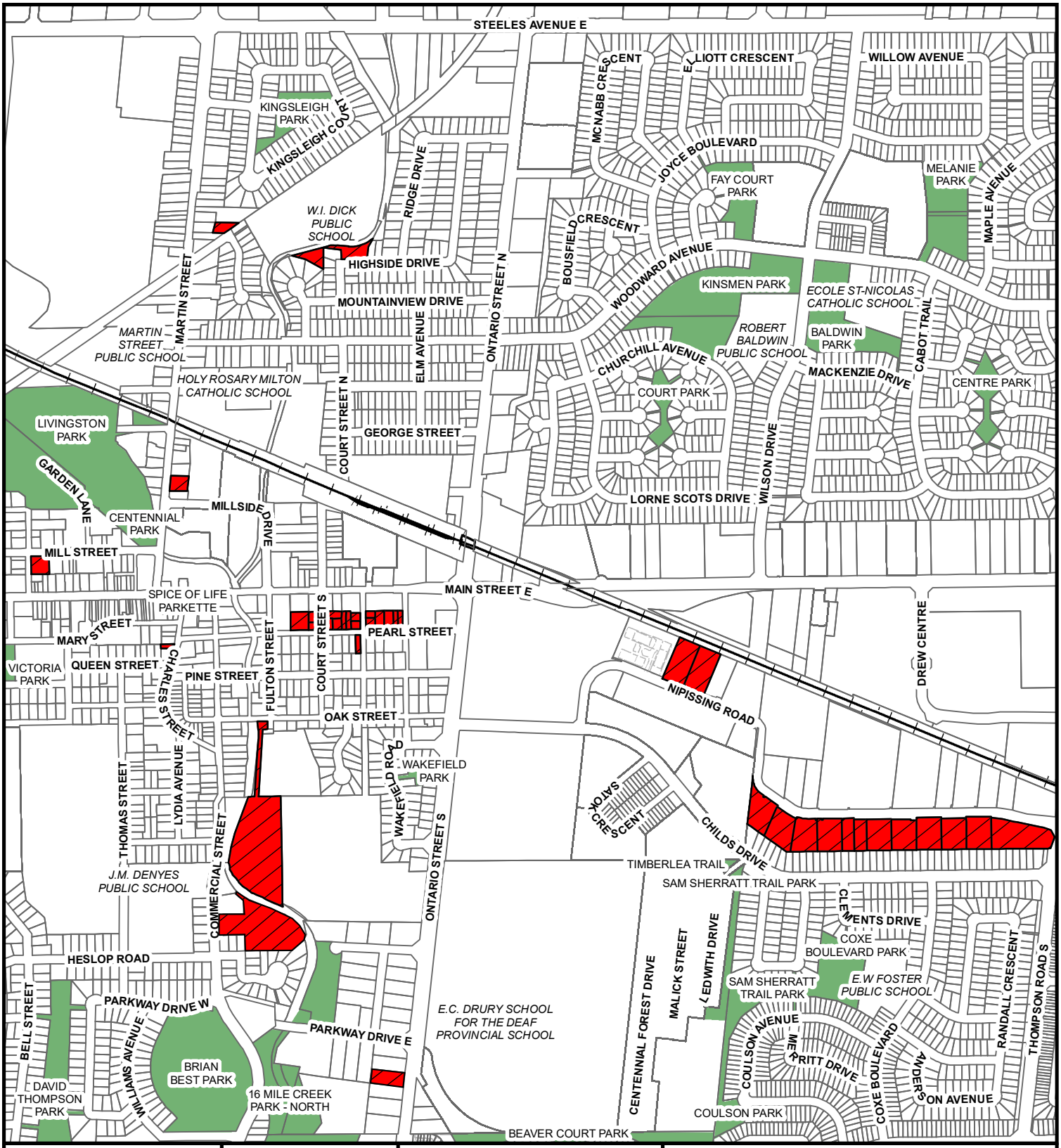


Council Meeting Date: July 18, 2022	Scale: 1: 6,500	File: HKA 02/22	Development Services Department

Properties subject to Official Plan Amendment

Copyright 2022: Town of Milton, Teranet Inc.

FIGURE 2
LOCATION MAP - ZBLA



Council Meeting Date: July 18, 2022	Scale: 1: 8,500	File: HKA 03/22	Development Services Department

Properties subject to Zoning By-law Amendment

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THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2022

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE VARIOUS LANDS OF THE DOWNTOWN AREA, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (FILE NO. HKA 02/22).

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

1. Amendment No. 75 to the Official Plan of the Town of Milton, to amend Schedule C.7.A Central Business District Height Limits of the Town of Milton Official Plan to address mapping errors in which amendments are needed to conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study, consisting of the attached map 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 75 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

AMENDMENT NUMBER 75

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

Various Lands in the Downtown Area
Town of Milton
(Town File: HKA 02/22)

AMENDMENT NUMBER 75

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. 75 to the Official Plan of the Town of Milton

PART I: THE PREAMBLE

THE TITLE

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

Amendment No. 75
To the Official Plan of the Town of Milton
Various Lands in the Downtown Area
Town of Milton
Town File: HKA 02/22

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to address mapping errors on Schedule C.7.A – Central Business District Height Limits in which amendments are required to conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study.

LOCATION OF THE AMENDMENT

The lands subject to the amendment are located in various areas throughout the downtown area including:

- 320 Main St (southern portion, facing Pearl Street)
- 15, 16, 21 and 22 Court Street South
- 365 and 369 Pearl Street
- 17, 20 and 26 Prince Street
- 389, 395, 399, 405 and 409 Pearl Street
- 99, 107, 111 and 117 Mary Street
- 28, 60 and 104 Bronte Street North

BASIS OF THE AMENDMENT

The proposed amendment would address errors in which the height permission currently allowed on the above-noted properties does not conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study. Additionally, the amendment would address the error in which the proposed maximum height of the development proposed at 28, 60, and 104 Bronte Street North is incorrectly permitted, and amend the height schedule to return the height to the intended maximum building height.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. 75 to the Town of Milton Official Plan.

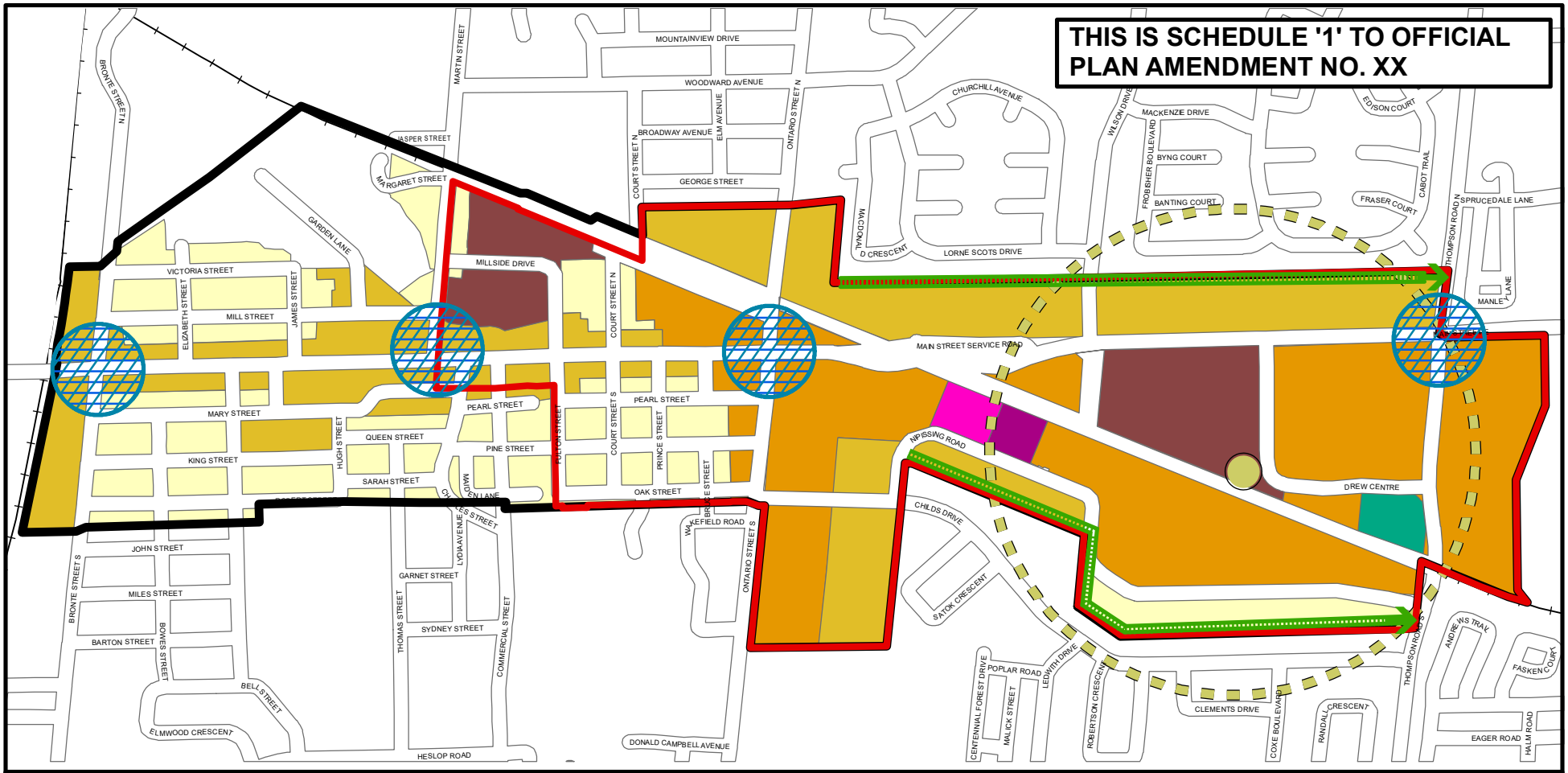
DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment no. 75 pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

1.1 Amending Schedule C.7.A – "Central Business District Height Limits" by addressing mapping errors that require amendments to conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study, and to address the error in which the *proposed* height of a development is incorrectly shown as the current height permission.

End of text



URBAN GROWTH CENTRE

CENTRAL BUSINESS DISTRICT

MAJOR TRANSIT STATION

MAJOR TRANSIT STATION AREA

GATEWAY

TRANSITION AREAS

MAXIMUM HEIGHTS

- 1-2 STOREYS
- 3-4 STOREYS
- 6-8 STOREYS
- 10-14 STOREYS
- 19 STOREYS
- 23 STOREYS
- 31 STOREYS

TOWN OF MILTON OFFICIAL PLAN

CENTRAL BUSINESS DISTRICT SECONDARY PLAN

Schedule C.7.A.CBD

Central Business District Height Limits

0 110 220 330 440 550 Metres

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

Copyright 2022: Town of Milton, Terenet Inc.

July, 2022

APPENDIX 2

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XXX.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 THE LANDS LOCATED AT VARIOUS ADDRESSES IN THE DOWNTOWN AREA – TOWN FILE – HKA 03/22

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 75.

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by applying the following changes on Schedule A attached hereto;

a. The lands at the rear of 320 Main Street fronting Pearl Street and 376 Pearl Street is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density I (RLD1) zone.

b. The lands at 351 Highside Drive between the southerly boundary of the lands zoned Greelands A and Highside Drive is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density II (RLD2) zone.

c. The lands at 243 Caves Court is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density IV (RLD4) zone.

d. The lands at 161 Fulton Street is proposed to be amended by revising the schedule that currently zones these lands as site-specific Residential Low Density (RLD*7) and rezoning the lands as site-specific Residential Low Density I (RLD1*7) zone.

e. The lands at 79 Martin Street is proposed to be amended by revising the schedule that currently zones these lands as site-specific Residential Low Density (RLD*282) and rezoning the zone.

f. The lands at 245 Commercial Street is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density III (RLD3) and rezoning the lands as site specific Residential Low Density III (RLD3*120) zone.

g. The lands at 350 Ontario Street South is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density III (RLD3) and rezoning the lands as site specific Residential Low Density III (RLD3*134) zone.

2. **THAT** Schedule D to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by applying the following changes on Schedule D attached hereto;

a. The lands at the rear of 320 Main Street fronting Pearl Street, 15, 16, 21 and 22 Court Street South, 359, 365, 369, 389, 395, 399, 405 and 409 Pearl Street and 17, 20 and 26 Prince Street is proposed to be amended by revising the schedule that currently permits a minimum height of 3 storeys and 10.5 metres and a maximum height of 4 storeys and 16.5 metres to permit a maximum 2 storeys height in accordance with the provisions of Table 6B.

b. The lands at 680, 700, 720, 0, 800, 810, 820, 842, 860, 886, and 900 Nipissing Road is proposed to be amended by revising the schedule that currently permits a maximum 2 storeys height in accordance with the provisions of Table 6B to permit a maximum height of 2 storeys and 9.5 metres.

c. The lands at 145 and 151 Nipissing Road is proposed to be amended by revising the schedule that currently permits a minimum height of 19 storeys and a maximum height of 23 storeys to a maximum of 23 storeys.

d. The lands at 21 James Street and 36 Charles Street is proposed to be amended by revising the schedule that currently permits a minimum 3 storeys and 10.5 metres and a maximum 4 storeys and 16.5 metres to a maximum 2 storeys and 9.5 metres.

3. **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 the 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 or amendments.

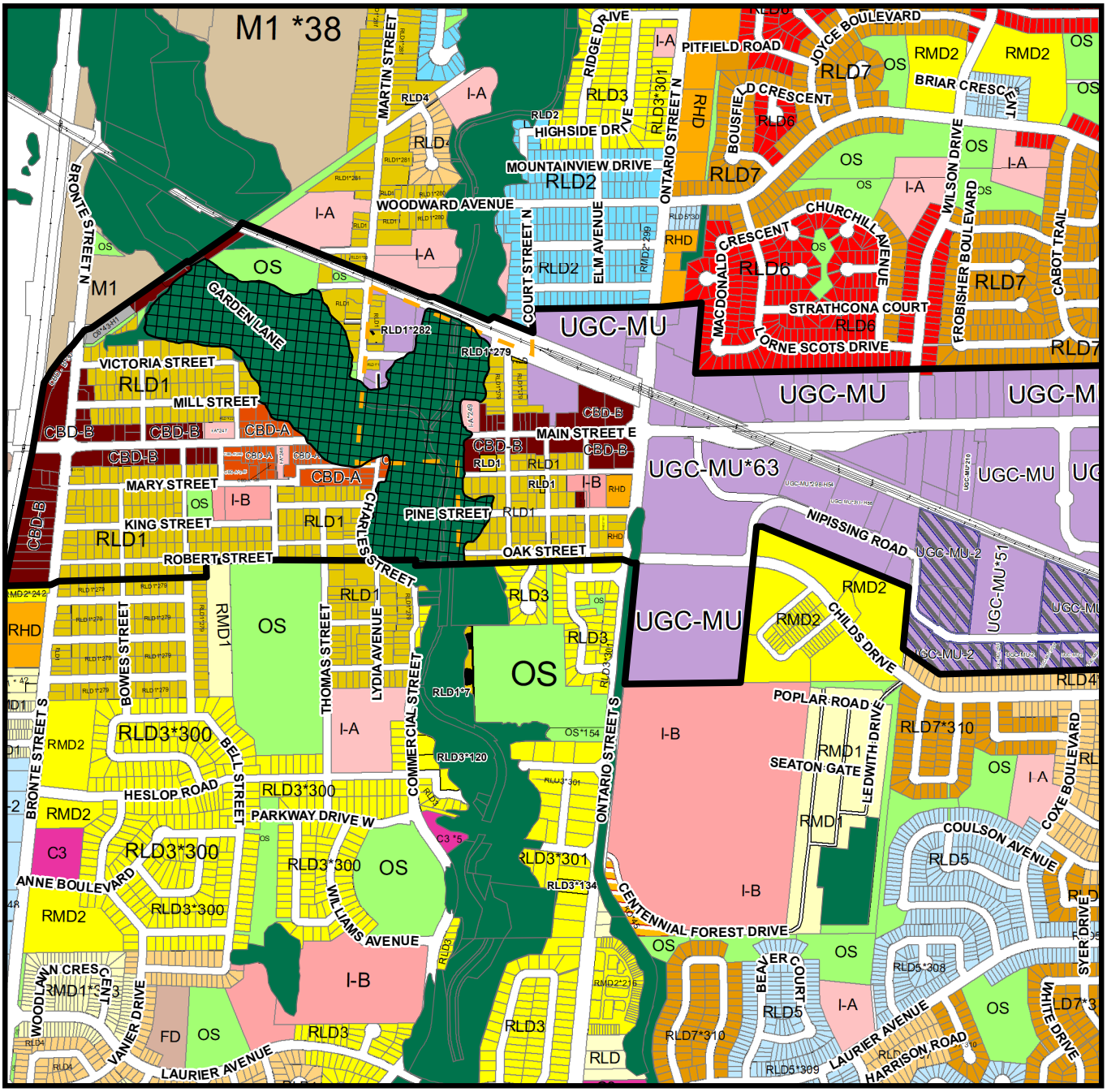
PASSED IN OPEN COUNCIL ON July 18, 2022.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON



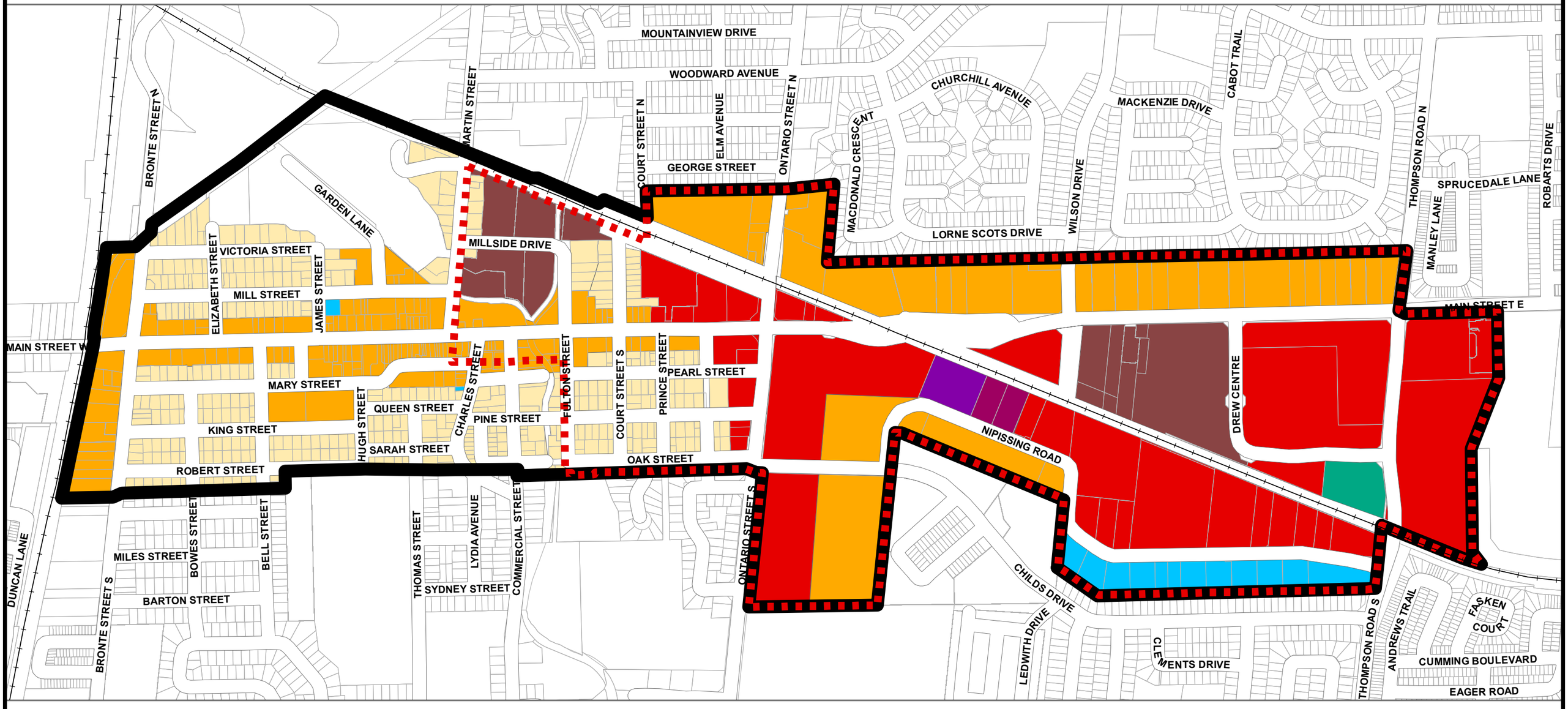
THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

MAYOR - Gordon A. Krantz

DEPUTY CLERK- Meaghen Reid

- RLD1 - Residential Low Density V (RLD1) Zone
- RLD1*282 - Residential Low Density V (RLD1) Zone Special
- RLD1*7 - Residential Low Density V (RLD1) Zone Special
- RLD3 - Residential Low Density V (RLD3) Zone
- RLD4 - Residential Low Density V (RLD4) Zone

SCHEDULE D
Central Business District - Building Heights



Town of Milton
Zoning By-law 016-2014
(HUSP Urban Area)

Date: July, 2022

- Max 2 Storeys; height in accordance with the provisions of Table 6B
- 2 Storeys and 9.5m
- Min 3 Storeys and 10.5m Max 4 Storeys and 16.5m
- Min 6 Storeys and 19.5m Max 8 Storeys and 29m
- Min 10 Storeys and 31.5m Max 14 Storeys and 42m
- Max 18 Storeys
- Max 19 Storeys
- Max 23 Storeys
- Max 31 Storeys
- Central Business District
- Urban Growth Centre

0 210 420 Meters

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The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-082-22
Subject:	Britannia Secondary Plan Public Meeting Report LOPA 01-22

Recommendation: **THAT Report DS-082-22, with respect to Town- initiated Local Official Plan Amendment – Britannia Secondary Plan Public Meeting, be received for information.**

EXECUTIVE SUMMARY

- In accordance with the Planning Act, this Report presents the Draft Britannia Secondary Plan, attached as Appendix 1, for the purpose of a statutory public meeting.
- This Secondary Plan provides a policy framework and community structure for the Britannia Secondary Plan Area, which is a part the "Phase 4 Urban Expansion Lands" which accommodates Milton's growth to 2031.

REPORT

Background

As part of Halton Region's growth management conformity exercise with the Growth Plan for the Greater Golden Horseshoe, 2006 ("2006 Growth Plan"), Regional Official Plan Amendment 38 (ROPA 38), also known as "Sustainable Halton", identified the Town's next Urban Expansion Area comprising of both new community and new employment areas. The Urban Expansion Area must be planned to accommodate growth through to 2031, to achieve conformity with the Growth Plan and to be consistent with both the Regional and Municipal growth management strategy.

The Town of Milton undertook several growth related background studies to guide future secondary planning of these lands. These studies included an Employment Land Needs Assessment, and Land Base Analysis (LBA). The LBA provided necessary background information for the preparation of future Secondary Plans within the Town's Urban Expansion Lands. Namely, the Agerton Employment Secondary Plan Area, the Trafalgar Corridor Secondary Plan Area, and the Britannia East/West Secondary Plan Area. The

Background

Town initiated the Britannia Secondary Plan process in June 2020. The Britannia Secondary Plan is generally bounded by:

- North – The Centre Tributary of the Middle Branch of Sixteen Mile Creek, Provincial Greenbelt and Britannia Road
- East – The Provincial Greenbelt and Fifth Line
- South – The Phase 4 Settlement Area Boundary
- West – The Provincial Greenbelt, Thompson Road South, Fourth Line, and Neyagawa Boulevard

The Britannia Secondary Plan includes approximately 904 gross developable hectares (2,234 gross developable acres) in the south-eastern part of the Town of Milton. As identified through the LBA, and as refined through the Secondary Plan process, the Britannia Secondary Plan Area is estimated to accommodate 46,450 residents and 10,730 population-related jobs and achieve an overall density of 60 people and jobs per hectare.

Discussion

The Secondary Planning process is being undertaken by the Town of Milton and a consulting team led by Malone Given Parsons Ltd (MGP). The process involves three phases.

Phase One was completed in Q2 2021. It included a gap analysis between work that was completed as part of the LBA with work that was required to be completed to satisfy Halton Region and Town of Milton policy requirements for Secondary Plans or Area Specific Plans. Based on this Gap Analysis, a final scope of work was established for each technical study required to support the Secondary Plan. Additional detailed Terms of Reference were prepared in consultation with the Town and Region for the Area Servicing Plan and Transportation Study.

Phase Two is currently underway. It concludes with the draft technical background studies, a Preferred Land Use Option and preliminary Draft Official Plan Amendment which are presented at a Public Meeting for feedback and comments. To satisfy the requirements of the Halton Region and Town of Milton Official Plans, the following studies are being carried out as part of Phase Two of this process:

- Land Use Options and Preferred Land Use Option
- Population, Employment and Housing Analysis
- Community Facility and Human Services Impact Analysis
- Parkland and Recreational Facility Strategy
- Urban Design Guidelines
- Green Innovation Community Assessment
- Retail/Commercial Assessment

Discussion

- Cultural Heritage Plan
- Transportation Master Plan
- Real Estate Market Analysis
- Agricultural Impact Assessment
- Subwatershed Study
- Area Servicing Plan
- Air Quality Assessment

Additional studies being carried out by other consultants retained by the Town are to be undertaken concurrently with the Secondary Plan process, including the following:

- Master Environmental Servicing Plan (MESP)

As part of Phase One and Phase Two, two Public Information Centres (PICs) were held to receive input from the public and stakeholders. The first PIC was held virtually on March 11, 2021. It resulted in comments and feedback from members of the public on the Key Theme Areas presented for the vision of the Britannia Secondary Plan. This feedback, along with the findings of the technical background studies, was used to prepare three land use options for the Secondary Plan.

A second PIC was held on July 7, 2021, to present and gather public feedback on the land use options and Preliminary Policy Directions. The responses to polls and comments received at the PIC were used to refine the Preliminary Policy Directions and to inform the preparation of evaluation criteria and measures for the selection of a Preferred Land Use Option.

In general, the preliminary draft Britannia Secondary Plan maintains the intent of the Conceptual Structure Plan anticipated by the LBA. It plans for a scale and character of development similar to the adjacent Boyne Secondary Plan area. Places to shop, learn, obtain personal service, recreate, and worship are focused in and around walkable mixed use centres. Based on the input received through the Britannia Secondary Plan public consultation process, the Plan is envisioned to consist of complete neighbourhoods that each provide a range and mix of housing with walkable access to amenities and services.

The Britannia Secondary Plan consists of three main land uses designations: “Neighbourhood Commercial Mixed Use”; “Local Commercial Mixed Use”; and “Evolving Neighbourhoods”. In general, the Commercial Mixed Use designations are intended to function as the major focal points within each neighbourhood, and they are intended to provide a range and mix of uses including schools, parks, retail, service commercial and residential uses with greater densities than their immediate surroundings. The Evolving Neighbourhood designation is intended to accommodate a range and mix of grade-

Discussion

related residential dwellings, public service facilities and elements of the parks and open space system. Dwelling types are intended to be mixed throughout each neighbourhood to avoid conglomerations of a single dwelling type.

The Britannia Secondary Plan incorporates the southern portion of the Omagh Study Area. The northern part is incorporated in the Boyne Secondary Plan area. The comprehensive and detailed planning of this area is deferred to the Town's ongoing heritage study work.

Phase 3 of the Secondary Planning process is expected to be completed in Q1 2023. It will involve finalization of the required technical studies and refinement of the Land Use Plan. As a key component of the Secondary Plan, phasing and implementation policies will inform the Regional Allocation Program for area servicing and tertiary planning requirements. Finally, the implementing Official Plan Amendment (OPA) will be submitted for adoption by Council and forwarded to Halton Region for approval.

Following Halton Region's approval of the secondary plan, and once the plan is in full force and effect, a tertiary planning processled by the Britannia Landowners Group will commence. The resulting tertiary plan will be submitted to Town Council for endorsement. Prior to any development proceeding, a Draft Plan of Subdivision(s) will be required to be prepared in accordance with the Tertiary Plan and all other outlined application submission requirements, and any required agreements between the Town and landowners will need to be finalized and executed.

Financial Impact

There are no immediate financial impacts associated with this report; however, consideration of the financial implications of development is essential in the management of growth to ensure Milton's long-term financial sustainability. The rate and pace of growth has a significant financial impact to the Town, as demonstrated through prior financial studies, the pressures identified in the annual budget process and the Town's existing infrastructure deficit.

The most recent comprehensive fiscal impact study presented to Council through CORS-056-21 assumed the expansion of existing service levels to new growth areas and was prepared based on information available in the early stages of the planning process for the Sustainable Halton Lands. The operating and capital costs are projected to translate into average annual tax rate increase of 4.3% to 2041, including 5.5% on average during the first 10 years due to the initial pressure of gradually reducing the Town's existing infrastructure deficit and investing in approved master plans for the fire and transit services.

The densities and types of development within each secondary plan, as well as the capital investments and extent of non-residential development activity that occurs concurrent with residential growth, influence the financial pressures on the tax rates.

Consistent with the process currently being undertaken on the Trafalgar Secondary Plan, and as outlined in CORS-056-21, the assumptions for the Britannia Secondary Plan area that were incorporated into the most recent fiscal impact study will continue to be validated through the secondary and tertiary plan processes. Any significant deviations (if any) will require further analysis and update to the fiscal impact analysis before finalization of the tertiary plan.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Megan Lovell, Senior Planner, Policy	Phone: 905-878-7252 Ext. 2398

Attachments
Appendix 1 – Draft Britannia Secondary Plan June 2022 LOPA 01-22

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

C.X Britannia Secondary Plan

DRAFT

C.X BRITANNIA SECONDARY PLAN

C.X.1 GENERAL

C.X.1.1 PURPOSE

The Britannia Secondary Plan establishes a detailed planning framework for the Britannia Secondary Plan area to facilitate the development of a complete community.

The Secondary Plan:

a) Implements the objectives, policies and overall planning approach of this Official Plan within the local context;
b) Establishes a land use planning framework through a series of land use designations that will guide growth and encourage positive land use change in this area;
c) Provides growth management policies to implement the 2031 planning horizon for a minimum target of 46,400 residents and 10,700 jobs
d) Establishes a vision for growth in the Secondary Plan over the long-term, through over-arching themes, goals, strategic policies and a community structure comprised of five neighbourhoods; and,
e) Establishes Tertiary and Neighbourhood Design Plan requirements prior to final approval of development applications.

C.X.1.2 LOCATION

The Britannia Secondary Plan is located in the Town's Urban Expansion Area as shown on Schedule "B" of this Official Plan and is generally bounded by:

a) North – The Centre Tributary of the Middle Branch of Sixteen Mile Creek, Provincial Greenbelt and Britannia Road
b) East – The Provincial Greenbelt and Fifth Line
c) South – The Phase 4 Settlement Area Boundary
d) West – The Provincial Greenbelt, Thompson Road South, Fourth Line, and Neyagawa Boulevard

C.X.2 SECONDARY PLAN VISION

The Britannia Secondary Plan area is envisioned to be a complete, sustainable, connected, attractive and well-serviced community. It will be comprised of walkable neighbourhoods that provide a range and mix of housing options and access to amenities and services.

C.X.2.1 COMMUNITY CHARACTER

The community characteristics that provide direction for development in the Britannia Secondary Plan, are:

a) **A Complete Community**
A community that provides opportunities for people of all ages and abilities to conveniently access the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options, and community uses.

b) **A Well-Serviced Community**
A 15-minute community that provides activity centres to maximize active transportation access to shopping, recreation, institutional, and leisure choices.

c) **An Environmentally Sustainable Community**
A community that provides a Natural Heritage System (NHS) and linked open space system within the Secondary Plan which is sensitive and connected to the Greenbelt.

d) **A Connected Community**
A community that provides a multi-modal transportation network of complete streets and an active transportation and open space network accessible to all users that is well integrated with the Town and Region's transportation system.

e) **An Attractive Community**
A community that provides high-quality public and private spaces with design standards that create attractive and vibrant places.

C.X.2.2 COMMUNITY DESIGN ELEMENTS

The Britannia Secondary Plan Urban Design Guidelines provide guidance for the preparation of zoning and development applications. Implementation of this Plan must demonstrate regard for these guidelines. The Secondary Plan structure relates with the guidelines to achieve the following Community Design Elements:

a) Five distinct neighbourhoods with neighbourhood nodes as centres of non-residential activity in each neighbourhood to provide opportunities to recreate, learn, shop, work, and worship within a 15-minute walk;
b) A range of retail commercial opportunities, including options which maximize walkability for residents;
c) A range of parks and village squares providing sub-neighbourhood focal points, opportunities for placemaking, and access to recreation within a five-minute walk to most residents;
d) A range and mix of housing options, primarily grade-related, will be provided in each neighbourhood to promote inclusiveness and create dynamic streetscapes;

DRAFT

e) A central active transportation spine will generally run along the pipeline easement and combined with a collector road along the north edge of the pipeline easement will create a central "Green Avenue" and provide residents with an attractive, off-road active transportation option across the Secondary Plan from east to west.
f) A community node, central to the Secondary Plan area, serves as the primary focus of activity and community uses, including Community Mixed Use Commercial, a Community Park and a Secondary School;
g) A modified grid system of streets that provides high levels of connectivity while minimizing impacts to the natural environment; and,
h) A complete active transportation system that provides both on- and off-road active transportation facilities and routes that provide opportunities to walk or cycle across the community and to connections in adjacent neighbourhoods or the Greenbelt.

C.X.3 GOALS AND OBJECTIVES

Further to, and in accordance with, the Goals and Objectives of Section B.2 of this Official Plan, the following goals and objectives are applicable to the Britannia Secondary Plan:

C.X.3.1 BUILD COMPACT AND COMPLETE COMMUNITIES

a) Identify appropriate locations for retail commercial and community services within reasonable walking distance from most of the population;
b) Identify strategic locations for a regional-serving retail/commercial node and several local-serving retail opportunities integrated into neighbourhoods that promote walkability and placemaking;
c) Achieve an overall minimum density of 60 residents and jobs combined per gross hectare across the Britannia Secondary Plan;
d) Identify a housing mix that provides for a range of housing options including affordable and assisted housing within each neighbourhood;
e) Identify an interconnected system of parks, open spaces, elements of the NHS and public realm areas with active transportation as one of the main organizing features of the community;
f) Identify the Public Service Facilities needs and opportunities for places of worship; and,
g) Encourage best practices for sustainable development such as low impact development, energy efficient housing, active transportation and increased mobility options.

C.X.3.2 PROTECT AND ENHANCE THE NATURAL HERITAGE SYSTEM

a) Protect or enhance Key Features of the NHS by ensuring that there will be no negative impacts on the natural features and areas or their ecological functions through the development process;
b) Create, in consultation with the Region and Conservation Authority, a combined natural heritage and off-street trail system as a central feature of the community that is easily accessible and visible to residents and visitors;
c) Encourage vistas and view corridors that result in visibility of the NHS and the location of parks and open space adjacent to, or near, the NHS where possible; and,
d) Establish an urban form that reduces reliance on auto trips and encourages walking and active transportation.

C.X.3.3 PROVIDE MOBILITY OPTIONS AND A LOGICAL ROAD NETWORK

a) Realize a network of Complete Streets that balance the needs of all road users, including pedestrians, cyclists, transit users, and motorists;
b) Identify a system of collector roads that provide connectivity within the Secondary Plan and other areas of the Town;
c) Plan for a local transit network that can support connections to the broader and higher-order regional transit;
d) Ensure neighbourhoods are designed to be accessible by all, regardless of age or physical ability;
e) Foster a connected and accessible on- and off-road pedestrian and cycling path network connected to key community destinations which promotes a culture of active transportation; and,
f) Identify Britannia Road and James Snow Parkway as key regional corridors that link people to existing and planned regional destinations and abutting municipalities.

C.X.3.4 ESTABLISH AN ATTRACTIVE COMMUNITY IDENTITY AND RICH SENSE OF PLACE

a) Create community identity and sense of place through the establishment of a high-quality public realm, defined placemaking and a high standard of urban design (e.g., distinctive built form, streetscapes, public spaces, landmarks and views, public art, etc.);
b) Establish urban design guidelines and other measures that will ensure a high quality and consistent level of urban design for both public and private areas of the community;
c) Recognize the unique nature and opportunity to celebrate the Omagh Settlement and integrate it with the broader community;
d) Design and locate a range and mix of parks and public open space to promote walkability and establish a strong community identity and neighbourhood sense of place;

e) Require well coordinated and thought-out streetscape design elements to encourage walking, minimize conflicts between users and establish an attractive community image; and,

f) Consider sustainable and energy efficient infrastructure that incorporates green infrastructure and green building technologies.

C.X.3.5 ENSURE FISCAL RESPONSIBILITY

a) Develop the Secondary Plan in a manner that is fiscally responsible for the Town and Region. To ensure this occurs, development shall be preceded by an assessment of the costs associated with projected growth in the Secondary Plan.

C.X.4 STRATEGIC POLICIES

Further to, and in accordance with, the Strategic Policies of Section B.2 of this Official Plan, the following policies are applicable to the Britannia Secondary Plan.

C.X.4.1 NATURAL HERITAGE SYSTEM (NHS)

The NHS will be established in accordance with Section B.2.2.3.6 and B.2.2.3.7 of this Official Plan. The focus of the NHS is to preserve and enhance the biological diversity and ecological functions. The NHS is identified on Schedules "C.X.A" to "C.X.D" and further detailed in Section C.X.6.5 of this Secondary Plan.

C.X.4.2 ACTIVE TRANSPORTATION AND ROAD NETWORK

C.X.4.2.1 Public Transit

In conformity with Sections B.2.6.3.19 and B.2.6.3.21 of this Official Plan and with regard for the Town's Transportation Planning, the Town will ensure that the development of the Secondary Plan maximizes the potential for the provision of transit service, through the achievement of appropriate densities and transit-supportive design.

C.X.4.2.2 Trails System

Schedule "C.X.B", Active Transportation and Natural Heritage System Plan identifies a conceptual multi-use trail system for the Secondary Plan, which will be further developed in conformity with Sections B.2.6.3.26 to B.2.6.3.29 of this Official Plan. Through the Tertiary Plan process, the trail system will be coordinated with the existing and planned trail systems at both the Town and Regional levels, having regard for the Region and Town's Transportation Planning. The siting and design of pathways and trails will be to the satisfaction of the Town in consultation with the Region, where appropriate. Where possible, trails are encouraged to be located in proximity to parks.

Where conceptual trails are proposed in the NHS, the feasibility, siting and design of the trails will be subject to review based on recommendations of the Subwatershed Study (SWS) and Master Environmental Servicing Plan (MESP) and must demonstrate conformity with applicable NHS protection and enhancement policies of this Official Plan.

All trail system crossings at a Regional Road must be located at signalized intersections with an intersecting road only.

Active Transportation Facilities associated with a Regional Road are to be aligned with the most current Regional Active Transportation Master Plan.

C.X.4.2.3 Road Network

In conformity with Sections B.2.6.3.1 to B.2.6.3.11 of this Official Plan, the road network for the Secondary Plan will be designed to balance the needs of all road users, including pedestrians, cyclists, transit users, and motorists.

The arterial and collector road network is identified on Schedule "C.X.B", Active Transportation and Natural Heritage System Plan. The location and general alignment of collector roads are approximate. These roads and their connections to other roads form a network that is necessary to ensure appropriate overall functioning of the transportation system and water and wastewater system to support the planned development of the area. Any proposed changes to the intersections with Regional Roads identified on Schedule "C.X.B" will require an amendment to this Official Plan.

C.X.4.2.4 Regional Road Network

Halton Region is responsible for planning, constructing, operating, maintaining, and improving a network of major arterial roads for the transport of goods and people in a safe and efficient manner, in accordance with the Region's Transportation Master Plan, Regional Official Plan, Development Charges Background Study, the Region's Financing Policies for Growth Infrastructure as well as the Region's Mobility Management Strategy. The Regional Road network is comprised of Major Arterial Roads which include the Britannia Road (Regional Road 6) and James Snow Parkway (Regional Road 4) corridors within the Secondary Plan. Access to Regional Roads shall be in accordance with the most current Halton Region Access Management Guidelines and by-laws.

The Town will work with the Region to ensure that Regional roads, including Britannia Road and James Snow Parkway function efficiently as major routes through the Secondary Plan area. The Town and Region will develop a staging and monitoring plan through the Tertiary Plan process (as detailed in Section C.X.5.1 and C.X.7.5.2), to identify and monitor the need for network improvements.

C.X.4.2.5 Proposed Minor Arterial

Within the Secondary Plan, a new east-west Minor Arterial road is identified on Schedule "C.X.B", Active Transportation and Natural Heritage System Plan north of Britannia Road. The continuation of this road east of Sixth Line will be protected for the potential future connection with the existing Trafalgar Secondary Plan.

The need and function of the potential east-west Minor Arterial road extension will be further assessed through a Town-wide Transportation Master Plan.

C.X.4.3 SERVICING

C.X.4.3.1 Water and Wastewater Infrastructure

The public infrastructure system shall be developed in conformity with Sections B.2.6.3.30 and B.2.6.3.31 of this Official Plan.

The Region is responsible for the development of water treatment and water distribution as well as wastewater collection and wastewater treatment infrastructure. All water treatment, water distribution, wastewater collection and wastewater treatment infrastructure servicing the Britannia Secondary Plan Area shall be developed in accordance with the Water and Wastewater Master Plan, Regional Official Plan, Development Charges Background Study and the Region's Financing Policies for Growth Infrastructure or as further refined by the Area Servicing Plan to the satisfaction of the Region.

C.X.4.3.2 Stormwater Management

In conformity with Section B.2.6.3.36 of this Official Plan the Town shall, prior to the approval of a development application, require the approval of a stormwater management plan that is consistent with the direction of the SWS.

The location of the stormwater management facilities (including green infrastructure and Low Impact Development (LID) techniques) are to be more specifically delineated in the Tertiary Plan in accordance with the MESP. Where possible, LID techniques, such as permeable paving, infiltration trenches, rain gardens, and other stormwater management techniques, shall be considered in the design of new development and implemented to the extent feasible, as determined by the Town in consultation with the Conservation Authority. Consideration shall also be given to account for stormwater management as it pertains to drainage from public property, including Regional roadways.

Stormwater management facilities should be designed and located to accommodate Regional roadway drainage at their planned elevations, if known, or existing elevations (i.e., Britannia Road and James Snow Parkway).

Stormwater management facilities are permitted in all land use designations on Schedule "C.X.C" except the Neighbourhood Commercial Mixed Use and Community Commercial Mixed Use, and NHS unless such facilities are considered essential infrastructure.

Stormwater management systems (including LID techniques and green infrastructure) shall only be permitted in the NHS if demonstrated that there will be no negative impacts on key features or their ecological functions through a MESP, Development Area Environmental Functional Servicing Study (DAEFSS), Environmental Impact Assessment (EIA) or equivalent study.

C.X.4.3.3 Utilities

In conformity with Sections B.2.6.3.37 to B.2.6.3.42 of this Official Plan, Federal, Provincial, Regional and Town-owned and/or operated essential transportation and utility facilities are permitted to be located within any land use designation and, where required, subject to the completion and approval of an EA.

Essential transportation and utility facilities may be located within the Natural Heritage System designation, in accordance with Section C.X.6.5.1 of this Secondary Plan.

C.X.4.4 HOUSING

C.X.4.4.1 The Britannia Secondary Plan will require a housing mix to meet the life-cycle needs of the population within each Neighbourhood in the Secondary Plan in accordance with Section B.2.7.

C.X.4.4.2 The Britannia Secondary Plan establishes a target for affordable and assisted housing in accordance with Section B.2.7.3.1, where the target in the Britannia Secondary Plan is that a minimum of 18% of all new residential units shall be affordable housing, assisted housing or higher-density townhouses, apartments or secondary units.

C.X.4.4.3 To contribute to the delivery of affordable and rental housing a minimum of 10% of single and semi-detached units shall include an option to purchasers to include a secondary unit on a lot during the initial development of the community.

C.X.4.5 URBAN DESIGN

C.X.4.5.1 Section B.2.8 of this Official Plan establishes a detailed urban design strategy for the Town which is applicable to the Britannia Secondary Plan.

Further to, and in accordance with the policies of Section B.2.8 of this Official Plan, all development within the Britannia Secondary Plan shall be designed in a manner which:

a) Reflects the goal and objectives of this Secondary Plan in Section C.X.3; and,
b) Has regard for the Britannia Secondary Plan Urban Design Guidelines.

C.X.4.5.2 Further to the policies of Section C.X.4.5.1, *development* shall be consistent with the following guidelines:

a) Parks shall be strategically distributed throughout the Secondary Plan Area to ensure most residents (90%) can access a park or village square within a 5-minute walk from their home;

b) Schools are encouraged to co-located with parks to create neighbourhood focal points and land use efficiencies;

c) Special design consideration shall be given to the relationship between the collector road proposed adjacent to the north side of the lands designated Greenspace and the multi-use path proposed within to create a grand "Green Avenue." This "Green Avenue" will service as primary active transportation spine through the Secondary Plan as described in the Britannia Secondary Plan Urban Design Guidelines;

d) Five Neighbourhood Nodes shall support retail commercial uses either in single use or mixed-use developments. Neighbourhood Nodes shall be pedestrian oriented and designed to animate the public realm of the adjacent primary arterial and / or collector;

e) Within each neighbourhood, sub-neighbourhood and along each street, a range and mix of lot sizes and housing types is encouraged as a means to strengthening the neighbourhood character, sense of place, provide housing choice and ensure a more inclusive urban form;

f) The street network shall be in the form of a highly connected, modified grid. The grid may be modified to better respond to natural spaces, topography and watercourses, or to provide better connectivity with adjacent streets within neighbourhoods;

g) All roads within the Secondary Plan shall be designed as Complete Streets;

h) The local road pattern should be designed to prioritize active transportation;

i) Within Neighbourhood Nodes, boulevards of adjacent arterial and collector roads shall be urban in design, primarily hardscape, but feature street trees and other plants as appropriate, to the satisfaction of the Town and / or Region;

j) Arterial roadways, including Britannia Roads and James Snow Parkway, shall be designed with boulevards that will be vegetated with trees and shrubs, and the clearway shall consist of a multi-use trail for pedestrians and cyclists. Landscaped boulevards will be subject to the Regional Road Landscaping Guidelines and Specifications, as amended;

k) There shall be a diverse and fine-grain network of options for pedestrian movement, achieved through short block lengths and off-road options such as trails, multi-use paths and mid-block connectors;

l) All Trail System crossings at a Regional Road must be located at signalized intersections with an intersecting road only;

m) Wherever possible, single-loaded streets shall be used to maximize physical and visual access to parks and open spaces;

n) New buildings shall be positioned to define the shape and function of open spaces and streetscapes;

o) All mid-rise buildings in the Secondary Plan shall have regard for the Milton Mid-Rise Design Guidelines;

p) New development shall be sensitive to adjacent built cultural heritage resources.;

q) Consideration shall be given to the exposure of residential and other sensitive land uses to odour, noise and other contaminants caused by transportation, industrial, and utility sources in accordance with the policies of Section B.2.3.3.16 to B.2.3.3.22 of this Official Plan and the recommendations of the Air Quality Assessment; and,

r) The development of reverse frontage lots on Arterial Roads is strongly discouraged to minimize the use of noise attenuation walls and is prohibited on a Regional Road. Noise attenuation walls as a mitigation measure shall only be considered where it has been demonstrated that there are no other reasonable alternatives.

C.X.4.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

A range of infrastructure, including Public Service Facilities, will be permitted in all land use designations on Schedule "C.X.C", except where not permitted in the NHS.

C.X.4.6.1 General Parks and Open Space

It is the goal of this Secondary Plan to create a desirable and high-quality parks and open space system through a mix of passive and active spaces that support the strategic objectives of the Town of Milton Community Services Master Plan. The intent is to provide for a variety of parks distributed throughout the Neighbourhoods of the Secondary Plan to maximize walkability with a focus on delivering parks that provide opportunities for residents to be physically active. The focus on active forms of parkland does not diminish the importance of the broader system of passive/undevelopable parks and open spaces.

Within the Britannia Secondary Plan, the parks and open space system consists of Greenspace, Community Park, District Park, Neighbourhood Park, Village Squares and the Trail Network (per Section C.X.4.2), as identified on Schedules "C.X.A" to "C.X.C" and further detailed in Section C.X.6.4 of this Secondary Plan.

The locations of these elements are conceptual. The exact location and configuration may be modified without amendment to this Official Plan and established through the development of the Tertiary Plan, as required in Section C.X.7.5 of this Secondary Plan, and development approval process. The Tertiary Plan and Neighbourhood Design Plans will achieve a distribution that maximizes access to residents within a five-minute walk to a park or village square

C.X.4.6.2 Places of Worship

The intent is to ensure sufficient places of worship are provided to service the residents of the Secondary Plan, recognizing the diverse needs of various faith groups, including consideration for accommodating a range of major and minor sites.

At a minimum, five (5) major place of worship sites shall be identified in the Tertiary Plan as stand-alone worship sites, generally distributed one per Neighbourhood. These sites should be developed in accordance with Section C.X.6.1 of this Secondary Plan and Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan.

Minor places of worship maybe accommodated within the Neighbourhood Commercial Mixed Use, Community Commercial Mixed Use, or the Evolving Neighbourhood designation in accordance with Section C.X.6.1, C.X.6.2 and C.X.6.3 of this Secondary Plan.

C.X.4.6.3 Emergency Response Facilities

A range of emergency response services (e.g., ambulance, fire, police) will be required to serve the Britannia Secondary Plan. Such services will be encouraged to locate in shared facilities. Further, notwithstanding any other policies of this Official Plan, emergency response facilities are permitted in any land use designation other than the NHS designation and shall be designed and developed in a manner which is compatible with the surrounding neighbourhood.

At a minimum, one (1) fire station shall be identified by the Tertiary Plan.

C.X.4.6.4 Schools

The intent is to provide sufficient education opportunities in proportion to residents and to maximize walk to opportunities by equally distributing schools throughout the Neighbourhoods and in consideration of major roads. Schools shall be provided in accordance with Section C.X.6.4.7.

C.X.4.6.5 Co-Location

Schools, Libraries, Community Centres and Parks shall co-locate where possible.

C.X.4.7 ARCHEOLOGICAL RESOURCES

In accordance with the policies of Sections B.2.10.3.29 and B.2.10.3.30 of this Official Plan, the Town has determined the potential for impacts to archaeological resources based on the Stage 1 Archaeological Assessment completed as part of this Secondary Plan. Engagement with First Nations must be undertaken prior to commencement of

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tertiary planning or additional archaeological assessment, particularly for those lands that require subsequent stages of archaeological assessment.

C.X.4.8 EXISTING AGRICULTURAL OPERATIONS

Within the Britannia Secondary Plan, agricultural uses are permitted as interim uses until the lands are developed in accordance with the policies of this Secondary Plan. Where feasible, development should be staged through the Tertiary Plan to maintain prime agricultural lands and associated operations as interim uses. An Agricultural Impact Assessment on potential impact of urban development on existing agricultural operations, including the requirement for compliance with Minimum Distance Separation formulae does not apply within the Britannia Secondary Plan.

C.X.4.9 GREEN INNOVATION PLAN

C.X.4.9.1 In accordance with the Town of Milton Green Innovation Plan, the Town will encourage inclusion of zero carbon housing in the Britannia Secondary Plan and residential buildings that exceed building code standards for energy efficiency through voluntary adoption or by promoting programs such as Energy Star.

C.X.4.9.2 The installation of on-street and off-street Electric Vehicle charging stations is strongly encouraged.

C.X.5 COMMUNITY STRUCTURE

The Community Structure shown on Schedule "C.X.A", Neighbourhood Plan is an overall framework for the Britannia Secondary Plan. Key Community Structure elements include Neighbourhoods, Neighborhood Nodes, Omagh Study Area, NHS, and Road and Active Transportation Network.

Discrete land use designations are shown on Schedule "C.X.C", Land Use Plan and detailed in Section C.X.6 of this Secondary Plan.

C.X.5.1 TERTIARY PLAN AREA

A Tertiary Plan will be prepared for the entire Secondary Plan, which provides for a more detailed level of planning and is to be endorsed by Council prior to the submission of development applications in the Secondary Plan. In accordance with Section B.5.4.3.6 and B.5.4.3.7 of this Official Plan, Section C.X.7.5.2 of this Secondary Plan sets out the requirements for Tertiary Plans. The Tertiary Plan will be developed in consultation with the Region and Conservation Authority.

The Tertiary Plan is intended to implement the Secondary Plan, and provide more detail than the Secondary Plan to inform development. The Tertiary Plan will demonstrate how development will proceed in a coordinated manner, addressing infrastructure servicing, natural hazard protection, natural heritage protection, impacts on the Regional and local road networks, parks and open space, linkages, and staging, to the satisfaction of the Town in consultation with the Region. It provides a framework for coordinating neighbourhood subdivision development that spans multiple owners and properties to ensure that the policies and intent of the Secondary Plan and Britannia Secondary Plan Urban Design Guidelines are achieved. Where the Tertiary Plan is not consistent with the intent of the Secondary Plan an amendment to the Secondary Plan will be required.

C.X.5.2 NEIGHBOURHOODS

Five distinct Neighbourhoods are identified on Schedule "C.X.A" Community Structure Plan are the fundamental structural element of the Britannia Secondary Plan. Each Neighbourhood should be planned to deliver a full range and mix of uses including retail commercial uses, parks, schools, a place of worship and a range and mix of housing types.

Development within the Neighbourhoods will achieve the overall population, employment and minimum gross density target of the Secondary Plan. In addition to the overall Secondary Plan objectives, the following are population and employment targets for each Neighbourhood:

	Population	**Employment**	**Density (residents + jobs per hectare)**
Neighbourhood 1	9,200	2,100	60
Neighbourhood 2	6,500	2,400	60
Neighbourhood 3	10,100	2,200	60
Neighbourhood 4	10,000	1,900	70
Neighbourhood 5	10,600	2,100	70

The distribution of land uses and housing types will be further articulated through the preparation of the Tertiary Plan and a Neighbourhood Design Plan in accordance with the land use policies and housing mix goals identified in Section C.X.6 of this Secondary Plan. The Neighbourhood Design Plan will demonstrate how each Neighbourhood will, at minimum, achieve the assigned targets, as well as the distribution of land uses, community

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facilities, the local road network, active transportation network and open space system and are further defined in Section C.X.7.6.1.

Within each Neighbourhood, at least one (1) stand-alone major place of worship shall be provided in accordance with the Evolving Neighbourhood policies of Section C.X.6.1.

Within each Neighbourhood, one (1) Local Commercial site shall be provided adjacent to a Village Square in accordance with the Evolving Neighbourhood policies of Section C.X.6.1.

Beyond the horizon of this Official Plan, it is expected that the neighbourhoods will continue to evolve to accommodate additional growth through appropriate forms of grade-related intensification within the planned intent of the land use designations of this Official Plan. All permitted residential unit types within a land use designation are considered inherently compatible. In this regard, proposals for intensification shall be encouraged for the full range of permitted residential uses within the applicable land use designation, without the need to demonstrate unit type compatibility.

C.X.5.3 NEIGHBOURHOOD NODES

Five (5) Neighbourhood Nodes are intended as the central focal points of activity for each of the Neighbourhoods, and are to accommodate the retail commercial, institutional and recreation uses that serve the Neighbourhood. Generally, these elements are located at the intersection of key arterial and collector roads central to each Neighbourhood in order to optimize walkability for residents of the surrounding Neighbourhoods that will rely on these uses daily. It is also intended these centres be a focus for concentrations of more intense forms of housing within walking distance of potential local transit stops. They are to be designed with consideration for a longer-term evolution.

The underlying land use designations in Neighbourhood Nodes are Neighbourhood Commercial Mixed Use and Community Commercial Mixed Use.

The central Neighbourhood Node at the intersection of Britannia Road and James Snow Parkway is envisioned as a major centre of activity and focal point, serving the immediate Neighbourhood, the broader Secondary Plan community and beyond. It is a strategic location intended to provide the greatest opportunity for intensity of uses, heights and densities in the Secondary Plan.

The other Neighbourhood Nodes are envisioned as minor centres of activity, generally intended to serve the local neighbourhoods.

C.X.5.4 OMAGH STUDY AREA

Omagh has a special character which reflects its significant cultural heritage and its relationship to the NHS. The Omagh Study Area designation on Schedules "C.X.A" and

"C.X.C" is an overlay designation. No development shall be permitted in this general area, until a detailed study relating to a potential Character Area is carried out by the Town.

C.X.5.5 NATURAL HERITAGE SYSTEM (NHS)

The NHS is delineated on Schedules "C.X.A" to "C.X.D" of this Official Plan. Components of the NHS are outlined in Sections B.4.9.1.2 and B.4.9.1.3 of this Official Plan.

In accordance with Section B.4.9.3.12 of this Official Plan, refinements to the NHS including additions, deletions and/or boundary adjustments, may occur through a Planning Act process, without amendment to this Plan where they are supported by either a MESP, a DAEFSS, an EIA or equivalent study accepted by the Region.

C.X.5.6 ROAD AND ACTIVE TRANSPORTATION NETWORK

The Road and Active Transportation Networks have been identified on Schedule "C.X.B" to ensure that the integrated street and path network is designed to provide maximum opportunities for active transportation including pedestrian, bicycle and other similar movements as well as access to public transit.

The intent is to provide a well-connected and continuous grid-pattern street network, while recognizing constraints such as the NHS that limit the achievement of a completely connected street network.

C.X.6 LAND USE POLICIES

The applicable land use policies of Sections B.3 and B.4 of this Official Plan, together with the additional policies in this section, shall apply to the lands in the Britannia Secondary Plan in accordance with the land use designations on Schedule "C.X.C", Land Use Plan.

C.X.6.1 EVOLVING NEIGHBOURHOOD DESIGNATION

C.X.6.1.1 It is the intent of this Secondary Plan to provide for a broad range of housing forms throughout each Neighbourhood. Within the Evolving Neighbourhoods Designation shown on Schedule "C.X.C" the following uses are permitted

a) Residential uses including primarily single detached dwellings, semi-detached dwelling, secondary units, townhouses, back-to-back townhouses, and may include stacked back-to-back townhouses, and multiplexes in accordance with the policies of Section C.X.4.4.3, C.X.5.1, C.X.5.2 and C.X.6.1.2;
b) Local Commercial uses in accordance with Section B.3.4.4 of this Official Plan, provided the use is located adjacent to a Village Square and does not exceed the typical size of a local commercial use (approximately 930m^2);

c) Major places of worship in accordance with Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan and provided they are stand-alone sites, are generally located adjacent to a Neighbourhood Commercial Mixed Use or Community Commercial Mixed Use designation to allow for shared parking arrangements and to minimize disruption in residential areas and on the local road network, can take access from a major collector or arterial road, and where there is access from active transportation and transit routes.; and,

d) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use is adjacent to a Village Square and does not exceed the typical size of a local commercial use (approximately 930m^2).

C.X.6.1.2 Building heights should not exceed 4 storeys.

C.X.6.1.3 All development within the Evolving Neighbourhoods designation shall have regard for the Britannia Secondary Plan Urban Design Guidelines.

C.X.6.2 COMMUNITY COMMERCIAL MIXED USE DESIGNATION

C.X.6.2.1 The Community Commercial Mixed Use Designation on Schedule "C.X.C" is generally located at the Britannia Road and James Snow Parkway intersection to serve the surrounding community and optimize opportunities for access to local transit service.

In accordance with Section C.X.5.3, the Community Commercial Mixed Use designation is intended to provide a range and mix of uses within each location and permits the following in a stand-alone or mixed-use building format:

a) Residential uses including stacked back-to-back townhouses, multiplexes, apartments, and live-work units;

b) Retail and Commercial uses; and,

c) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use does not exceed the typical size of a local commercial use (approximately 930m^2).

C.X.6.2.2 The maximum height of buildings shall not exceed 15 storeys.

C.X.6.2.3 The combined area of Community Commercial Mixed Use areas shall provide a minimum of 18,500 m^2 of non-residential gross floor area.

C.X.6.2.4 If an amendment to this Official Plan is required to increase the area of the Community Mixed Use Area or provide less than the minimum non-residential gross floor area, Council may require the preparation of a market impact study.

C.X.6.2.5 All development within the Community Commercial Mixed Use designation shall have regard for the Britannia Secondary Plan Urban Design Guidelines.

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C.X.6.3 NEIGHBOURHOOD COMMERCIAL MIXED USE DESIGNATION

C.X.6.3.1 The Neighbourhood Commercial Mixed Use designation on Schedule "C.X.C" is generally located at arterial and collector road intersections in order to serve the surrounding Neighbourhood, maximize walkability and optimize opportunities for access to local transit service.

In accordance with Section C.X.5.3, the Neighbourhood Commercial Mixed Use designation is intended to provide a range and mix of uses within each location and permits the following in a stand-alone or mixed-use building format:

a) Residential uses including stacked back-to-back townhouses, multiplexes, apartments, and live-work units;
b) Retail and Commercial uses; and,
c) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use does not exceed the typical size of a local commercial use (approximately 930m^2).

C.X.6.3.2 The maximum heigh of buildings shall not exceed 8 storeys.

C.X.6.3.3 The combined area of Neighbourhood Commercial Mixed Use, within each Neighbourhood, shall provide a minimum of 9,300 m^2 of non-residential gross floor area, except the Neighbourhood Commercial Mixed Use area at Britannia Road and James Snow Parkway shall provide a minimum of 4,600 m^2 non-residential gross floor area.

C.X.6.3.4 If an amendment to this Official Plan is required to increase the area of the Neighbourhood Mixed Use Area or provide less than the minimum non-residential gross floor area, Council may require the preparation of a market impact study.

C.X.6.3.5 All development within the Neighbourhood Commercial Mixed Use designation shall have regard for the Britannia Secondary Plan Urban Design Guidelines.

C.X.6.4 PUBLIC SERVICE FACILITIES

Notwithstanding the policies of Section B.2.5, development of Public Service Facilities such as parks, greenspace, and schools identified on Schedule "C.X.C", shall be subject to the policies of this subsection.

C.X.6.4.1 Community Park Symbol

Community Parks are intended to serve all residents in the Town and should include a range of indoor and outdoor recreation facilities such as arenas, community centres, sports fields, outdoor rinks, outdoor pools, screened baseball diamonds, softball diamonds, hard surface sport courts, etc. and spectator facilities, in addition to park facilities including

playgrounds, spray pads etc. Generally, Community Parks will be approximately 21 hectares in size, located central to the community with frontage on an arterial road.

Unless other arrangements are made to the satisfaction of the Town, one (1) Community Park shall be included in the Secondary Plan area. If the Community Park is located within the Britannia Secondary Plan area, it is encouraged to be centrally located and co-located with a community centre and other institutional or community uses such as a secondary school, library, or place of worship.

C.X.6.4.2 District Park Symbol

District Parks are intended to serve multiple neighbourhoods within the Secondary Plan and should include major outdoor recreation facilities such as sports fields, outdoor rinks, outdoor pools, screened baseball diamonds, softball diamonds, hard surface sport courts, etc. and limited spectator facilities, in addition to park facilities including playgrounds, spray pads etc. Generally, District Parks will be approximately 10.5 hectares in size, located in proximity to mixed use areas such as Neighbourhood Commercial Mixed Use and Community Commercial Mixed Use designations, and should have access along an arterial or collector road.

Three (3) District Parks shall be included in the Secondary Plan and distributed to equally serve the population. It is encouraged that District Parks are co-located with an institutional or other community use such as a secondary school or elementary school.

C.X.6.4.3 Neighbourhood Park Symbol

Neighbourhood Parks are intended to serve neighbourhoods within the Secondary Plan and should provide outdoor recreation facilities including sports fields, outdoor rinks, outdoor pools, screened baseball diamonds, softball diamonds, hard surface sport courts, as well as park facilities including playgrounds, spray pads etc. Generally, Neighbourhood Parks will be approximately 4.5 hectares in size and distributed to allow and approximate 10- to 15-minute walk from most residents in the Secondary Plan.

Four (4) Neighbourhood Parks shall be included and distributed throughout the neighbourhoods. It is encouraged that Neighbourhood Parks are co-located with an elementary school, and have significant frontage along a minimum of one public street.

C.X.6.4.4 Village Squares Symbol

Village Squares are intended to serve sub-neighbourhoods within the Secondary Plan and are primarily expected to provide park facilities including playgrounds and open, active recreation areas. Generally, Village Squares will be approximately 0.4 hectares in size and distributed to all a 5- to 10-minute walk from most residents in the Secondary Plan.

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Fifteen (15) Village Squares shall be included and distributed throughout the residential areas of the Secondary Plan in areas of the neighbourhoods that do not have good access to other recreation and park facilities. Village Squares should have significant frontage along a public street, generally along two side of the square.

C.X.6.4.5 Privately Owned Public Spaces (POPS)

Privately Own Public Spaces (POPS) are encouraged to be integrated into the public realm network, especially within Neighbourhood Nodes to provide passive open space and complementing planned parks and natural areas.

C.X.6.4.6 Greenspace Designation

Greenspace lands are intended to provide open space connections to the NHS, where appropriate; these may include utility rights-of-way.

Greenspaces are generally intended for passive recreational uses and to support the establishment of the Trail Network.

C.X.6.4.7 Schools Symbols

Schools will generally be developed in accordance with Sections B.2.5.3.9 to B.2.5.3.12 of this Official Plan.

The Secondary Plan requires twelve (12) Elementary Schools and four (4) Secondary Schools.

Schools are generally permitted in all land use designations except the NHS. It is strongly encouraged that compact schools and school sites be achieved where possible through multi-storey buildings, joint use of buildings, parking areas, and open space, the use of adjacent roads for visitor parking, and other means to reduce land requirements.

Elementary Schools are preferably located on a collector road and Secondary Schools are preferably located at the intersection of an arterial road and collector road, to encourage transit utilization and active transportation. Where feasible, schools are encouraged to be co-located with public parks and/or other community uses (e.g., public library).

It is recognized that the location of schools on Schedule “C.X.C” is conceptual and is intended to identify general potential locations for these facilities.

C.X.6.5 NATURAL HERITAGE SYSTEM (NHS) DESIGNATION

The NHS is to be integrated in settlement areas to preserve and enhance biological diversity and ecological functions. Within the Britannia Secondary Plan, the NHS is

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depicted on Schedules "C.X.A" to "C.X.D" and is designated in accordance with the policies of Section B.4.8 and B.4.9 of this Official Plan.

The lands within the NHS designation are a crucial part of the proposed NHS and open space system intended for the Milton Urban Area and shall be acquired by the Town or the Conservation Authority in accordance with the policies of Section C.X.7.2 of this Secondary Plan.

As per Section B.4.9.3.12 of this Official Plan, refinements to the NHS including additions, deletions and/or boundary adjustments, may occur through a Planning Act process, without amendment to this Plan where they are supported by either a MESP, a DAEFSS, EIA or equivalent study accepted by the Region.

C.X.6.5.1 Permitted Uses

The NHS designation on Schedules "C.X.A" to "C.X.D" permits uses subject to the policies of Sections B.4.8 and B.4.9 of this Official Plan. Notwithstanding, the following additional uses are permitted:

a) Essential transportation and utility facilities, in accordance with Section B.4.9 of this Official Plan provided:

- It is necessary to the public interest after all alternatives have been considered; and,
- It is demonstrated that there will be no negative impacts on key features or their ecological functions.

C.X.6.5.2 Criteria for Buffers

The NHS as shown on Schedules "C.X.A" to "C.X.D" includes buffers that have been established in an effort to protect key natural features and ecological functions by mitigating the impacts of proposed development or site alteration.

Buffers are important components of the overall NHS and are required to maintain and enhance natural features and the ecological functions of the NHS.

The final buffer width is to be determined through the MESP and/or DAEFSS, building upon the guidance from the SWS, when additional information is available to determine the nature of adjacent uses and related impacts on the system. Consideration shall also be given to enhancement and mitigation opportunities such as fencing and vegetative planting. In all cases, buffer widths must be sufficient to protect the NHS key features and their ecological functions in the long term.

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C.X.7 IMPLEMENTATION

Further to and in accordance with, Section B.5.0 of this Official Plan, the following policies are applicable to the Britannia Secondary Plan.

C.X.7.1 PHASING AND FINANCE

C.X.7.1.1 Development in the Britannia Secondary Plan shall proceed in multiple phases, shown on Schedule "C.X.D". The Phases are generally consistent with the estimated delivery of water and wastewater servicing infrastructure. Development Stages within each Phase shall be detailed within the Tertiary Plan.

C.X.7.1.2 It is the intent of this Secondary Plan that the sequencing of growth is controlled through the Tertiary Plan process to ensure that within each phase:

a) There is availability and efficient use of public infrastructure and services, where each development stage shall be delineated to result in the population (generally 10,000 people) required to support a school, park and retail commercial uses;
b) Development proceeds in a manner that is supportive of transit services;
c) The staging of development in the Britannia Secondary Plan occurs in a manner that supports timing and availability of planned, water and wastewater infrastructure in accordance with the Region's Water and Wastewater Master Plan, the Development Charges Background Study, and the Region's Financing Policies for Growth Infrastructure;
d) Services and required infrastructure are provided as part of each Stage in a fiscally responsible manner consistent with the objective of this Secondary Plan, in accordance with all applicable legislation and which does not impose a financial burden on the Town or the Region beyond that planned for and approved by Council;
e) The progression of development will follow a logical sequence generally east to west and shall be staged to ensure the creation of complete neighbourhoods, minimizing the extent to which future residents are exposed to construction; and,
f) There is an appropriate range and mix of housing types, including affordable and/or assisted housing, to achieve the targets of this Secondary Plan.

C.X.7.1.3 Prior to the approval of any development applications, the following must be satisfied:

a) For Stage 2 and any subsequent Stage, a minimum of 75% of the gross developable Evolving Neighbourhood area of participating lands (those lands party to the Town's financial and landowner cost sharing agreement) of the previous Stage shall have draft plan or site plan approval;

b) Regional municipal water and wastewater services are extended to the lands in the subject Stage and adequate local water and wastewater servicing capacity has been confirmed by the Region;

c) Satisfactory arrangements have been made with the Town to ensure the early delivery of projected Public Service Facilities, off-street trails and components of the active transportation network and transit facilities to support growth;

d) An updated Long-Term Fiscal Impact Assessment of Growth incorporating the Britannia Secondary Plan has been prepared and approved by Town Council;

e) The Town has in full force and effect, and not subject to appeal for changes applicable to the Secondary Plan, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation, identifying and imposing charges applicable to the lands in the Secondary Plan;

f) The recommendations of the Long-Term Fiscal Impact Assessment of Growth are secured through agreements with the Town and/or Region and affected parties as permitted by legislation and to the satisfaction of Council in accordance with Section C.X.7.1 of this Official Plan;

g) The recommendations of the Region's financial plan are secured through agreements with the Town and/or Region and affected parties as permitted by legislation and to the satisfaction of Regional Council in accordance with applicable Regional policies; and,

h) Any financial and other requirements of the Town and Region to support sustainable growth, pursuant to applicable legislation are satisfied.

C.X.7.1.4 Notwithstanding the foregoing:

a) Public infrastructure such as roads, parks fire halls, schools, and servicing facilities may proceed at any time, subject to the availability of servicing infrastructure and other requirements both at the local and Regional levels;

b) Notwithstanding the phasing policies above, in no case will one owner or group of owners be permitted to unreasonably delay the normal progression of residential growth. Where unreasonable delay is occurring in Phase 1 as determined at the Town's sole discretion, applications may be accepted in Phase 2 if it is demonstrated, to the satisfaction of the Town and in consultation with the Region, that there are no negative impacts on the Town or Region, including from land use planning, infrastructure, financial impact perspectives and the Regional Allocation Program; and,

c) The Town may, at its sole discretion, determine to accept and approve an application for development in subsequent stages, notwithstanding Section C.X.7.1.3.a), if it is determined by Council that the development for which such application is made is in accordance with the general purpose and intent of this Secondary Plan and if it is demonstrated, to the satisfaction of Council and in

consultation with the Region, that there are no negative impacts on the Town or Region, including from land use planning, infrastructure, financial impact perspectives and the Regional Allocation Program.

C.X.7.1.5 Prior to final approval of each plan of subdivision, all requirements of the Town and the Region shall be satisfied, and confirmation shall be received from utility providers and school boards that appropriate services and facilities can be accommodated.

C.X.7.1.6 All new urban development in the Britannia Secondary Plan shall be connected to the municipal water and wastewater systems, subject to the Regional Allocation Program and Regional Development Charges By-law. Further, in accordance with the purpose of this Secondary Plan set out in Section C.X.1.1 applications for development in the Secondary Plan area shall only be approved by Council, and development shall only proceed when:

a) Council is satisfied that the landowners within the Secondary Plan have entered into any agreement(s), as the Town may be permitted to require, for the provision of funds or the provision of service or both, and that as part of any agreement, provisions have been made to the satisfaction of Council for any funds or services which may be required of any future landowners in the future in order for the development of the Secondary Plan to proceed as planned. In order to reflect circumstances that may apply to an individual Phase or Stage of development within the Secondary Plan, the Town may require a separate agreement or agreements with the landowners within such Phase or Stage. Notwithstanding that a landowner may not be an original party to any agreement(s) contemplated by this Secondary Plan, all landowners shall be required, as permitted, to enter into any agreement(s) that may be required by this section, as if such landowners had been original signatories to that agreement and that prior to processing any development applications by any non-original landowners, the Town shall be provided to the satisfaction of Council with confirmation that such landowners have agreed to be bound by the terms of the original agreements, and have made appropriate arrangements with the original signatory landowners;
b) Landowners within the Secondary Plan have entered, or will enter, into a private cost-sharing agreement(s) amongst themselves to address the distribution of costs of development for the provision of matters such as community and infrastructure facilities;
c) Landowners within the Secondary Plan have entered, or will enter, into an Allocation Agreement with the Region addressing the provision of water and wastewater servicing and roads;
d) Landowners within the Secondary Plan have entered, or will enter, into a Master Parks Agreement with the Town to facilitate Town acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan;

e) Water treatment and distribution and wastewater collection and treatment are available in accordance with Town and Regional policies;
f) An Area Servicing Plan for the Britannia Secondary Plan has been completed to the satisfaction of the Region;
g) Development staging has been established as part of the Tertiary Plan process;
h) The applicable Tertiary Plan has been endorsed by Town Council and is consistent with this Secondary Plan;
i) The Air Quality Assessment, Area Servicing Plan, MESP and DAEFSS or other applicable environmental study have been completed to the satisfaction of the Town and, where appropriate, the Region, and based on technical input from the Conservation Authority;
j) The Town will establish a monitoring program, in consultation with the Region, to track and report on the status of built Single Detached Equivalent units on an annual basis;
k) To facilitate the development of an effective local road network the Town and/or Region may require multiple landowners in the Secondary Plan Area to enter into an agreement or agreements amongst themselves or with the Town to address matters including, but not limited to, the provision of collector roads to access the arterial road network; and,
l) Any additional requirements of the Town and/or Region are satisfied.

C.X.7.1.7 This Secondary Plan shall require that costs associated with the growth in this area, as with all other areas of the Town, shall be paid for by the anticipated growth in accordance with all applicable and available legislation and the Town, Policy No. 110, Financial Management-Financial Principles, as adopted by Council and as may be amended or replaced by Council in the future. In order to ensure the implementation of this policy, the Secondary Plan:

a) Shall minimize the financial impacts on existing taxpayers that may arise from the cost of new development within the Secondary Plan;
b) Requires, to the maximum extent possible and practical, the conveyance of lands for Public Service Facilities to keep pace with growth in the Secondary Plan to avoid or minimize a reduction in service standards for such facilities, including the conveyance of lands by landowners in advance of draft plan approval;
c) Requires, to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public infrastructure to keep pace with the growth in the Secondary Plan so that the impacts of such growth can be appropriately managed, both fiscally and physically, including the conveyance of lands by landowners in advance of draft plan approval;

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d) Shall proceed in sequential Phases shown on Schedule "C.X.D". Development Stages within each phase shall be detailed through the Tertiary Plan in accordance with the policies of Section C.X.7.1 of this Secondary Plan; and,

e) Shall manage the progression of development in a manner which promotes the achievement of complete, healthy and sustainable neighbourhoods supported by an appropriate range of public infrastructure, facilities, services and amenities.

C.X.7.2 PARKLAND DEDICATION, OTHER INFRASTRUCTURE AND UTILITIES

C.X.7.2.1 Parkland Dedication

Parkland dedication shall be in accordance with the provisions outlined in this Official Plan and the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

The following shall not be counted towards parkland dedication:

- Private outdoor amenity space including privately owned public spaces (POPS);
- Landscape buffers and vistas;
- NHS;
- Greenspace lands;
- *Active transportation* network lands (unless approved within a park);
- Stormwater management lands and associated *buffers*; and,
- Green roofs and sustainability features (unless approved within a park).

C.X.7.2.2 Conditions of draft plan approval or site plan approval, whichever is applicable, shall include, but are not limited to, the following criteria to be effected upon registration of a subdivision agreement or site plan agreement:

a) Any Community Park, District Park, Neighbourhood Park or Village Square within the plan of subdivision shall be prepared to an acceptable base condition as determined through the Town's Engineering and Parks Standards and conveyed to the Town;

b) School sites shall be shown as block(s) on an approved draft plan of subdivision;

c) Lands designated NHS, as they may be refined through a Planning Act process in accordance with Section C.X.6.5, have been dedicated to the Town, or to the Conservation Authority if so, directed by the Town;

d) Stormwater management facilities have been constructed and dedicated to the Town, provided that the Town may approve the use of temporary stormwater facilities where it is not yet possible to construct the permanent facilities. If the Town approves the use of such temporary facilities, the subdivision agreement or site plan agreement, as applicable shall require the posting of financial securities to the satisfaction of the Town for the construction of the permanent facilities; and,

e) Lands required for large utility structures shall be shown as block(s) and/or easements on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the Town.

C.X.7.3 ZONING BY-LAW

This Secondary Plan shall be implemented by an appropriate amendment(s) to the Town's Comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section B.5.5 of this Official Plan.

C.X.7.4 CONSENTS

Subdivision of land shall generally take place by plan of subdivision in the Britannia Secondary Plan. Consents may be permitted in accordance with the provisions of Section B.5.7 of this Official Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan. Consents may be permitted which result in the assembly of land which is a size and configuration which will provide enhanced opportunities for the implementation of this Secondary Plan, provided that any retained parcel is appropriate for the planned land use.

C.X.7.5 REQUIRED STUDIES PRIOR TO DEVELOPMENT APPLICATIONS

C.X.7.5.1 Pre-Application Submission Requirements

In order to ensure the implementation of this policy, no development applications shall be submitted in the Secondary Plan area until:

a) The Town has substantially completed a MESP in consultation with the Conservation Authority;
b) Phases 1 and 2 of the Municipal Class EA have been completed for road and infrastructure works within the Secondary Plan area; and,
c) A Tertiary Plan has been endorsed by Council for the development area.

C.X.7.5.2 Tertiary Plan Submission Requirements

Prior to making of any application for draft plan approval, a Tertiary Plan shall be prepared in consultation with applicable agencies and submitted in accordance with the policies of Sections B.5.4.3.6 and B.5.4.3.7 of this Official Plan and endorsed by Council. Prior to draft approval, a Draft Plan of Subdivision shall be prepared in accordance with the Secondary Plan and Tertiary Plan or be supported by justification for changes to the Tertiary Plan satisfactory to the Town. A Tertiary Plan shall be prepared in conjunction with the required MESP. The Tertiary Plan for lands in the Britannia Secondary Plan shall address and demonstrate:

a) The Development Stages within each Phase, as outlined in Schedule "C.X.D", including the breakdown of anticipated dwellings by type including affordable and/or assisted housing, non-residential uses by area and type and the associated population and employment that could occur for each phase;
b) The location and configuration of schools, Community Parks, District Parks, Neighbourhood Parks and Village Squares;
c) The potential location of libraries, community centres, emergency services and five (5) places of worship;
d) The preliminary location, size and general configuration of stormwater management facilities;
e) A road network assessment including a conceptual local road network and the location, configuration, width and alignment of collector roads, addressing the requirements of the EA process, and a high-level traffic modelling to provide arterial road intersection improvements commensurate with phasing or staging of development;
f) The active transportation system (including off-road trails and pathways);
g) The location of possible transit routes and transit facilities for dedication to the Town;
h) The outcomes of the SWS and MESP that are to be implemented through a Planning Act process in accordance with policy B.4.9.3.12 of this Official Plan and in accordance with this Secondary Plan;
i) General consistency with the Britannia Secondary Plan Urban Design Guidelines; and,
j) Any requirements and/or recommendations resulting from the studies prepared in support of this Secondary Plan.

C.X.7.6 COMPLETE APPLICATION REQUIREMENTS

In addition to the Complete Application requirements set out in Section B.5.3.4 of this Official Plan, the following studies shall be submitted as part of all privately initiated planning applications, except those under Section 45 of the *Planning Act*:

a) Neighbourhood Design Plan;
b) Development Area Environmental Functional Servicing Study (DAEFSS); and,
c) Any other appropriate studies identified as part of the complete application and pre-consultation process.

C.X.7.6.1 Neighbourhood Design Plan

The Neighbourhood Design Plan shall generally address the urban design considerations outlined in Section B.5.3.4 of this Official Plan.

The urban design policies of this Secondary Plan, and the Britannia Secondary Plan Urban Design Guidelines set out general criteria and guidance for the development of both the

public realm and private lands. These policies and guidelines provide the basis for the more detailed work to be carried out by the development proponents within a Neighbourhood Design Plan, where these plans shall be consistent with the Britannia Secondary Plan and Tertiary Plan and have regard for the Britannia Secondary Plan Urban Design Guidelines.

A Neighbourhood Design Plan shall be prepared for each separate neighbourhood identified on Schedule "C.X.B". The Neighbourhood Design Plan shall include all lands within each neighbourhood and shall form the basis for the subsequent planning approvals, including Draft Plans of Subdivision, implementing zoning and site plan control. The Neighbourhood Design Plan may also form the basis for any cost sharing or other agreements among the development proponents.

Each Neighbourhood Design Plan shall include urban design rationale regarding the following components:

a) A detailed street, block and land use plan;
b) A comprehensive streetscape and open space plan; and,
c) Urban design and architectural control manual.

The detailed street, block and land use plan will identify the conceptual lotting and building types proposed in the neighbourhood and will provide enough detail to ensure that the density provisions of this Secondary Plan have been met.

The comprehensive streetscape and open space plan will identify the function, design and treatment of all the street types and will identify the trails network and the location of all public sidewalks. The Neighbourhood Design Plan will also include detailed layouts and descriptions of the proposed parks, village squares, schools, and storm water management facilities, including preliminary design schemes for each.

The urban design and architectural control manual will provide more details with regards to the built form proposed including proposed building heights, massing, form, setbacks, façade details, architectural style, the arrangement of buildings on lots, and the treatment of required parking. In addition, the urban design and architectural control manual will identify the location and design treatment of landmark architectural features such as gateways and priority lots, and architectural design requirements and landscape elements for all buildings. Lastly, the NDP will provide details with regards to the architectural control process and administration of design review.

C.X.7.6.2 Development Area Environmental Functional Servicing Study (DAEFSS)

DAEFSS shall be a required prerequisite to the granting of draft plan approval and shall be prepared generally on a drainage area basis.

C.X.7.6 ROADS ENVIRONMENTAL ASSESSMENT

The location and general alignment of new collector roads as illustrated on the Schedules to this Secondary Plan are approximate. All roadway and driveway spacing shall conform to standard roadway engineering practices (including the Region's Access Management Guidelines and By-law for Regional roads) and is to be approved by the respective roadway jurisdiction.

This Secondary Plan and concurrent Municipal Class EA satisfy Phases 1 and 2 of the EA processes for collector roads. The proposed locations of collector roads will only be finally determined upon completion of any required future Phases of the EA process.

For Regional roads, Halton Region establishes road related infrastructure improvements outside the Secondary Plan Process through the Municipal Class Environmental Assessment Process, including the Regional Transportation Master Plan and subsequent Schedule C Municipal Class EA Studies.

C.X.8 INTERPRETATION

Further to, and in accordance with, Section B.5.10 of this Official Plan, the following interpretation policies are applicable to the Trafalgar Secondary Plan.

C.X.8.1 BOUNDARIES

Locations, boundaries or limits described in text or indicated on Schedules "C.X.A", "C.X.B", "C.X.C", "C.X.D" are intended to be approximate only, in accordance with Section B.5.10.2.1 of this Official Plan.

Minor adjustments in the land use pattern and the location of proposed specific land use designations or facilities may be considered through the Tertiary Plan without amendment to this Secondary Plan provided the intent of the Secondary Plan is maintained.

C.X.8.2 NUMERICAL STANDARDS

Where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any minimum targets or requirements of this Official Plan, or environmental standards set out in Section B.2 of this Official Plan, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the Town.

C.X.8.3 SYMBOLS

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Symbols for parks and schools are conceptual and intended to show the approximate location of these elements on Schedule "C.X.C". Where the general intent of the Plan is maintained, minor adjustments will not require amendment to this Secondary Plan, except where the proposed symbol crosses an arterial road or the NHS.

C.X.8.4 DEFINITIONS

Further to, and in accordance with, the existing definitions of Section B.5.10.6 of this Official Plan, the following definitions are applicable to the Britannia Secondary Plan.

Complete Streets means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

Development Area Environmental Functional Servicing Study (DAEFSS) means an integrated environmental and engineering study supporting Draft Plans of Subdivision that provides a greater level of detail than the MESP, where required, on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, and direction to detailed designs and monitoring. A DAEFSS will be scoped based on area specific matters and Master Environmental Servicing Plan recommendations. It is not intended to re-study Master Environmental Servicing Plan matters but will include matters not addressed or finalized in the Subwatershed Study or Master Environmental Servicing Plan and provide a greater level of detail than the Master Environmental Servicing Plan where required. The DAEFSS study area will be determined based on draft plan limits and the extent of drainage areas within the draft plan(s); it may include upstream and downstream areas in the same subcatchment(s), where appropriate.

Where draft plan level of detail cannot be provided for the entire DAEFSS study area, a DAEFSS Addendum or Environmental Impact Assessment may be required in the future for areas where additional detail is required or where there are substantive changes in a development concept not addressed in the original DAEFSS.

Environmental Impact Assessment (EIA) means an environmental study that assesses matters such as Natural Heritage System modifications, Natural Heritage System boundaries, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, and direction to detailed designs and monitoring. An EIA may be required for areas where a DAEFSS requires amendment(s) or additional level of detail, and where a DAEFSS Addendum is not warranted. It will address only those outstanding matters identified by the DAEFSS or scoping of typical DAEFSS content if a development concept is substantially altered since completion of the DAEFSS.

Master Environmental Servicing Plan (MESP) means an integrated environmental and engineering study supporting the Tertiary Plan and providing coordination of Draft Plans of Subdivision on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, approaches to monitoring and identification of future study needs. A MESP will be scoped based on area specific matters and Subwatershed Study recommendations. It is not intended to re-study all Subwatershed Study matters but will include matters not addressed or finalized in the Subwatershed Study, provide a greater level of detail than the Subwatershed Study where required, and cover a smaller more focussed area than the Subwatershed Study.

Public Service Facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services.

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List of Schedules

Schedule C.X.A Community Structure Plan

Schedule C.X.B Active Transportation and Natural Heritage System Plan

Schedule C.X.C Land Use Plan

Schedule C.X.D Phasing Plan

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TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.A

BRITANNIA SECONDARY PLAN COMMUNITY STRUCTURE PLAN

LOUIS ST LAURENT AVE
THOMPSON RD
4TH LINE
JAMES SNOW PKY
6TH LINE
BRITANNIA RD
5TH LINE
TRAFALGAR RD
LOWER BASELINE W

1 2 3 4 5

- SECONDARY PLAN AREA
- GREENBELT PLAN PROTECTED COUNTRY
- 1 NEIGHBOURHOOD
- NEIGHBOURHOOD NODE
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)
- GREENSPACE
- OMAGH STUDY AREA

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0 250 500 1,000
metres

NAD 1983 - UTM Zone 17N

This schedule forms part of the Official Plan and should be read in conjunction with the text.

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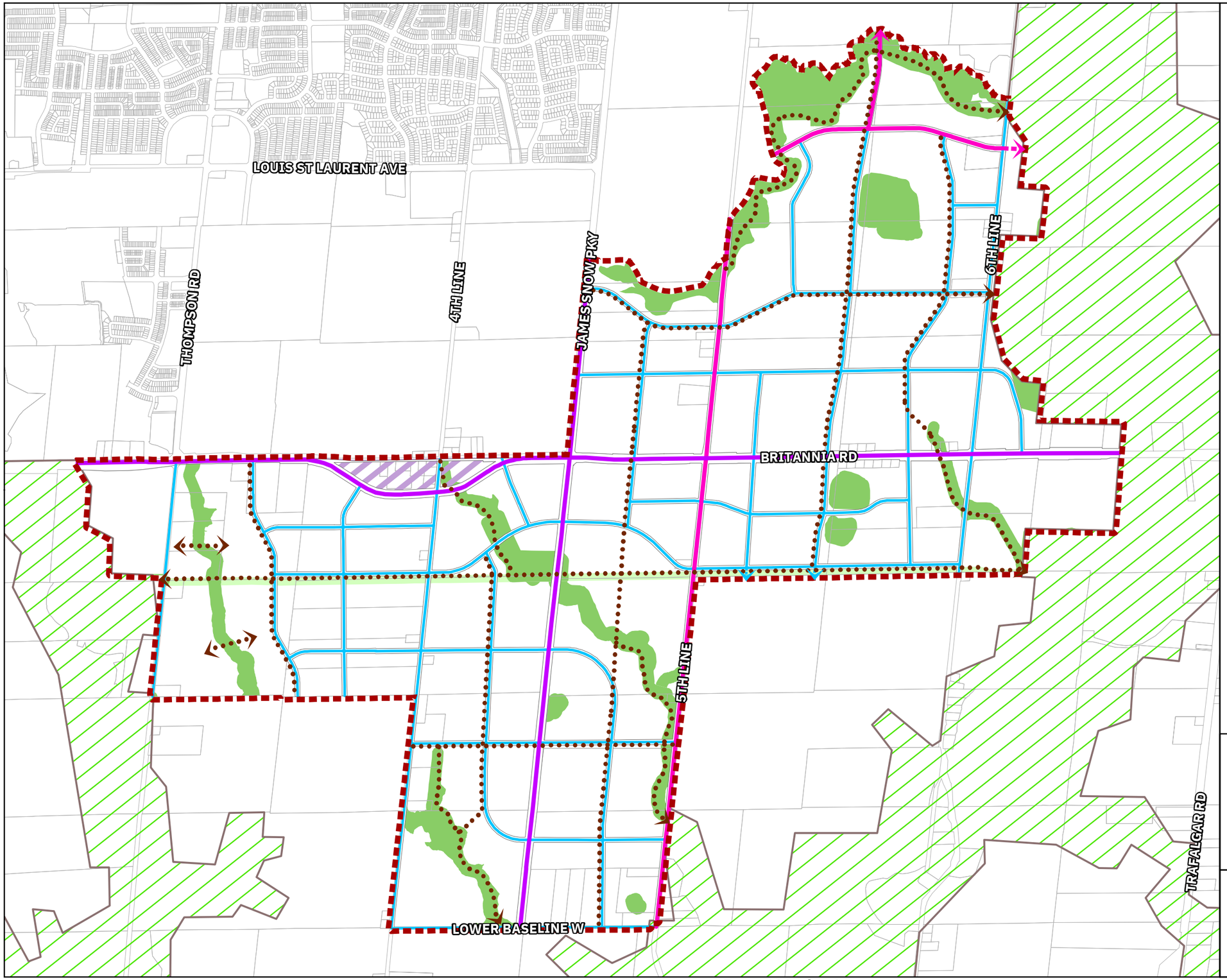
JUNE 2022



TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.B

BRITANNIA SECONDARY PLAN

ACTIVE TRANSPORATION & NATURAL HERITAGE SYSTEM PLAN

- SECONDARY PLAN AREA
- GREENBELT PLAN PROTECTED COUNTRY
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)
- GREENSPACE
- OMAGH STUDY AREA
- ACTIVE TRANSPORATION ROUTE (TRAIL NETWORK)

ROAD NETWORK

- MAJOR ARTERIAL ROAD (WITH ON-ROAD BIKE LANE OR MULTI-USE PATH)
- MINOR ARTERIAL ROAD (WITH ON-ROAD BIKE LANE OR MULTI-USE PATH)
- POTENTIAL MINOR ARTERIAL ROAD EXTENSION
- COLLECTOR ROAD (WITH ON-ROAD BIKE LANE)
- POTENTIAL COLLECTOR ROAD EXTENSION

NOTE: FIFTH LINE IS ASSUMED AS A COLLECTOR ROAD FOR THE PROPOSED ACTIVE TRANSPORTATION NETWORK (ASSUMING FIFTH 1/2 LINE IS BUILT).

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0 250 500 1,000
metres

NAD 1983 - UTM Zone 17N

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TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.C

BRITANNIA SECONDARY PLAN LAND USE PLAN

LOUIS ST LAURENT AVE
THOMPSON RD
4TH LINE
JAMES SNOW PKY
6TH LINE
BRITANNIA RD
5TH LINE
TRAFALGAR RD
LOWER BASELINE W

- SECONDARY PLAN AREA
- GREENBELT PLAN PROTECTED COUNTRY
- EVOLVING NEIGHBOURHOOD
- NEIGHBOURHOOD COMMERCIAL MIXED USE
- COMMUNITY COMMERCIAL MIXED USE
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)
- GREENSPACE
- OMAGH STUDY AREA
- CP COMMUNITY PARK
- DP DISTRICT PARK
- NP NEIGHBOURHOOD PARK
- VS VILLAGE SQUARE
- ELEMENTARY SCHOOL
- S SECONDARY SCHOOL

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0 250 500 1,000
metres

NAD 1983 - UTM Zone 17N

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TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.D

BRITANNIA SECONDARY PLAN PHASING PLAN

LOUIS ST LAURENT AVE

THOMPSON RD

4TH LINE

JAMES SNOW PKY

6TH LINE

BRITANNIA RD

5TH LINE

TRAFALGAR RD

LOWER BASELINE W

- SECONDARY PLAN AREA
- GREENBELT PLAN PROTECTED COUNTRY
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)
- GREENSPACE
- OMAGH STUDY AREA

PHASES

- PHASE 1
- PHASE 2

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0 250 500 1,000

metres

NAD 1983 - UTM Zone 17N

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JUNE 2022

Miranda Borris

Subject: Website Delegation Request - Dave McCann -

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Saturday, July 9, 2022 9:13 AM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Website Delegation Request - Dave McCann -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Saturday July 9th 2022 9:09 AM with reference number 2022-07-09-005.

https://forms.milton.ca/Management/Response/View/6dfc1487-f752-45af-8681-602a111f6d70

Application Information

- **First Name:**
  Dave
- **Last Name**
  McCann
- **Email Address:**
  [redacted]
- **Phone number:**
  [redacted]
- **Street Address:**
  [redacted]
- **Town**
  Milton
- **Postal Code:**
  L9E 0L4
- **Are you representing a group?**
  No

- **Council Meeting Date**
  7/18/2022

- **Please indicate how you intend to interact with the online Council Meeting**
  Audio

- **Please describe the issue you intend to present:**
  water rights minimum distance planning

- **Please describe specific actions you want Council to take:**
  ensure water rights and planning for a working farm beside a development and ensure all public roadways and buildings remain on developer land

- **Please provide your comments in support of or in opposition to the staff recommendation:**
  unsure of recommendations

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**
  Yes I give my permission

[This is an automated email notification -- please do not respond]

esolutionsNoReply -External Contact

, ON,

www.milton.ca

Miranda Borris

Subject: FW: Website Delegation Request - Ameen Walli-Attaei -
Attachments: Britannia Secondary Plan Opinions V2.pdf

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Wednesday, July 13, 2022 6:43 PM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Website Delegation Request - Ameen Walli-Attaei -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Wednesday July 13th 2022 6:38 PM with reference number 2022-07-13-088.

https://forms.milton.ca/Management/Response/View/15ba347f-4901-43fe-b5b6-456d8151ac5f

Application Information

- **First Name:**
  Ameen
- **Last Name**
  Walli-Attaei
- **Email Address:**
  [redacted]
- **Phone number:**
  [redacted]
- **Street Address:**
  [redacted]
- **Town**
  Milton
- **Postal Code:**
  L9T 6X3
- **Are you representing a group?**
  No
- **Council Meeting Date**
  7/18/2022

- **Please indicate how you intend to interact with the online Council Meeting**
  Both audio and video

- **Please describe the issue you intend to present:**
  I would like to delegate in the Britannia Secondary Plan Public Meeting. I like the town plans but I am worried about implementation and the specific studies related to the Britannia Secondary Plan. Regarding my opinions of the studies, I would like to see:
  I. A complete cycling network made up of separated facilities plus local streets
  II. More missing middle and higher density housing to promote environmentally friendly transport options
  III. Separation of pedestrians, cyclists, cars, and transit vehicles for safety
  IV. Less roadway space for cars (and/ or grade separation for pedestrians and cyclists at major intersections)
  V. Studies into the feasibility of higher order transit, car sharing, and bike share

- **Please describe specific actions you want Council to take:**
  These are covered in my presentation.

- **Please provide your comments in support of or in opposition to the staff recommendation:**
  I oppose all plans to include bike lanes in the Britannia_TMP Report_220602 FULL.pdf. Some of these are planned by Halton Region such as in "Figure 2.3 Halton ATMP Proposed Improvements," and some by the town in "Figure 5.11: Proposed Active Transportation Network." All bike lanes proposed by the region (Figure 2.3) do not follow the OTM Book 18: Cycling Facilities (2021), and should be replaced or retrofitted with cycle tracks. For the bike lanes proposed by the town on Minor Arterial and Collector Roads, they should all be replaced with segregated (off-road) cycle tracks, with bicycle crossings at all intersections. Further, any multi use trails should have separated pedestrian and bicycle crossings at all intersections.

- **Optional: Upload the written submission that you wish to share with Council (single document, maximum 15 MB)**
  1. Britannia Secondary Plan Opinions V2.pdf [2.0 MB]

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**
  Yes I give my permission

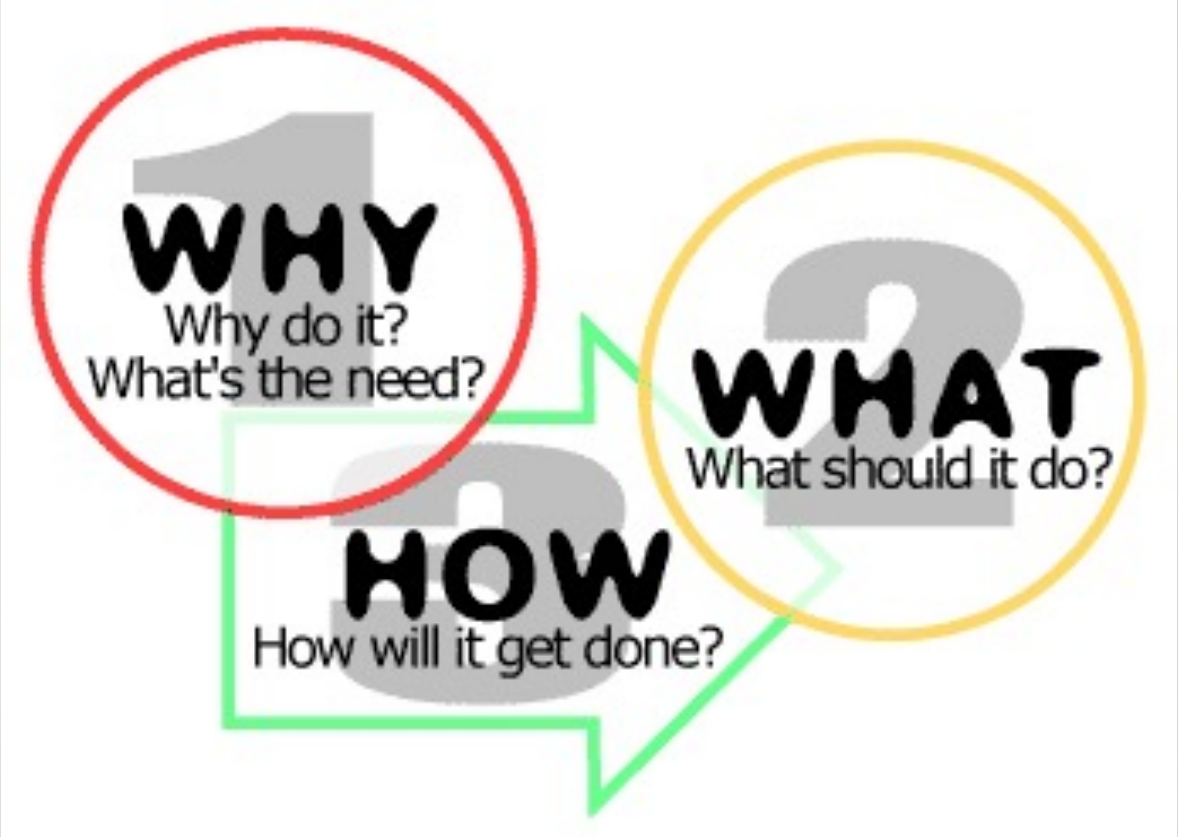
[This is an automated email notification -- please do not respond]

BRITANNIA SECONDARY PLAN

OPINIONS BY AMEEN WALLI-ATTAEI

MY OPINIONS

- I am proud and applaud all the effort that went into the detailed studies
- I like how staff have answered the "why" and "what"
- I am concerned about "how" we will create a livable community



1. TREAT CYCLISTS LIKE PEDESTRIANS

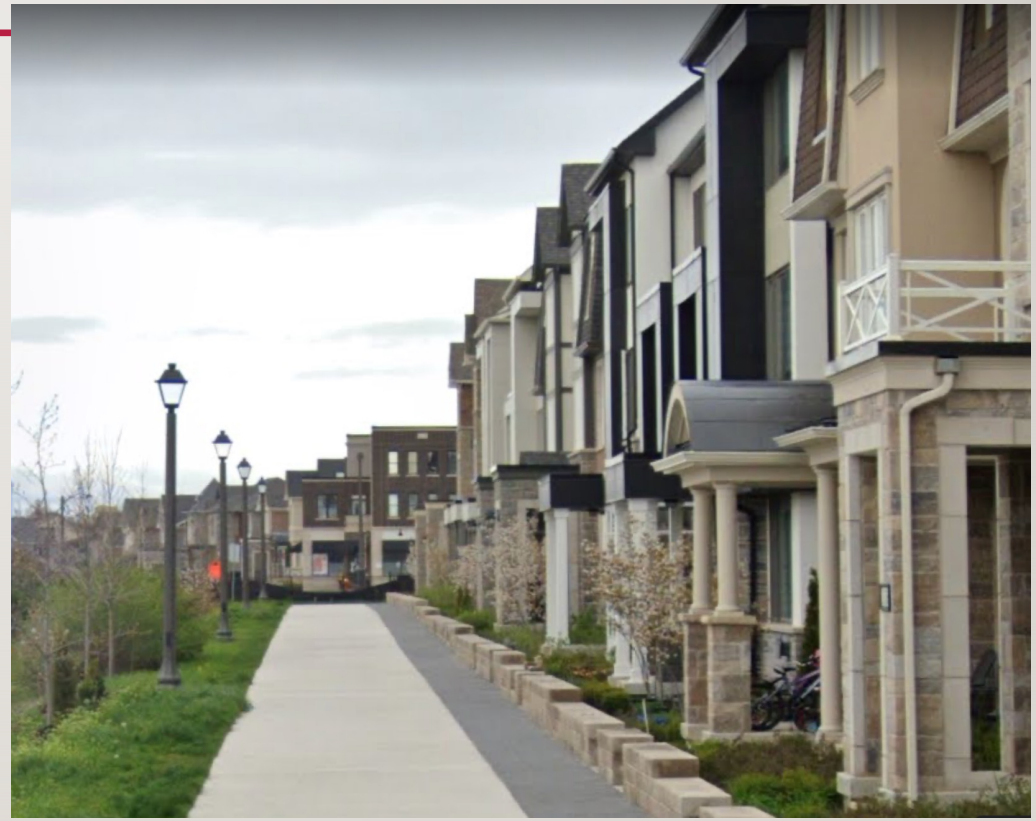
- Dedicated cycleways, just like we have walkways
- There should be NO on-street cycle lanes
- All intersections should have dedicated crossings for pedestrians and cyclists
- A complete cycling network made up of:
  - Segregated facilities plus
  - Quiet, narrow streets with traffic calming and
    - 20km/h speed limit and no bike lanes or
    - 30km/h speed limit and (advisory) bike lanes

II. ACHIEVING WALKABILITY

- Proximity to destinations is important in making a place walkable
- I would like to see (1) more housing density and (2) lots less space taken up for cars
    1. There should be NO single or semi detached homes, with townhouses being the minimum density allowed
    2. Each family or dwelling should have a maximum of ONE permanent car parking space (either on their property or on-street)

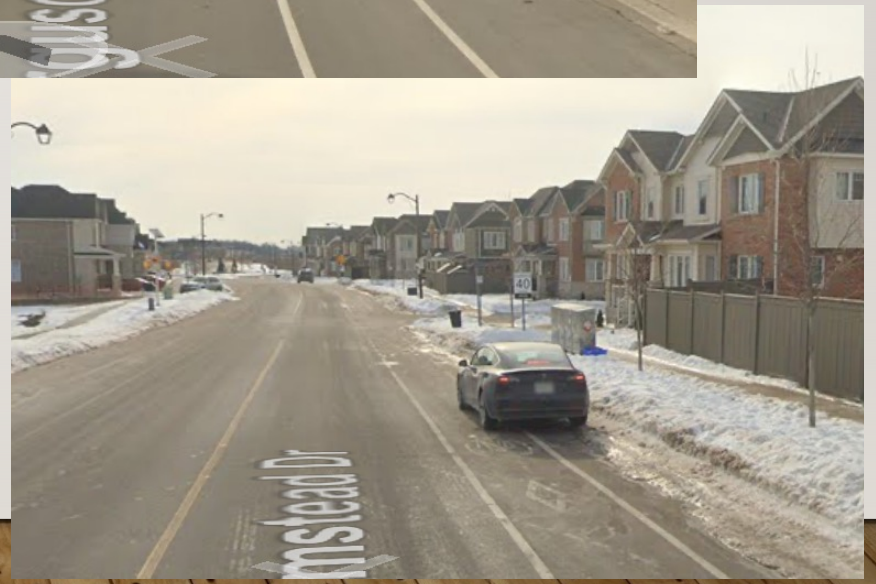
III. CREATING A PLEASANT EXPERIENCE

- Cities aren't loud, cars are loud!
- We need more space dedicated to walking and cycling
- More separation from cars is more pleasant for everyone
- Limit on-street parking. There should not be 2 sides of on-street parking on roadways.
- More bicycle parking spots than car parking spots. 1 car space = 10 bicycle spaces



IV. LEARNING FROM PAST MISTAKES & BOYNE SECONDARY PLAN

- In already developed areas, cycling infrastructure is inadequate. Most people cycle on the sidewalk.
- Some examples of poor designs and policies:
  - Bike lanes squeezed between car travel lane and on-street parking
  - Roundabouts in Milton were not designed well for pedestrians and cyclists
  - Lots of destinations in Milton have limited cycling connections and inadequate bicycle parking facilities



V. ROAD NETWORK

- Minimizes interactions between different forms of traffic (along a roadway, and at intersections)
- Pedestrians and cyclists should only cross at grade with roadways slower than 50 km/h, and with a max. of 2 lanes
- For other crossings, grade separation is needed to separate pedestrians and cyclists. See: https://www.youtube.com/watch?v=QJ4jVje3dTw

VI. TRANSIT

- Transit Lanes should support at least 15-minute transit frequencies
- More research into feasibility of higher order transit projects is needed
- Research should be done for implementation of car sharing and bicycle sharing services

THANK YOU!

- Thank you to all town staff for your amazing work!
- I would like to see more ambitious plans
- See Culdesac's plan to create a livable (car-free) community in North America: https://culdesac.com
- Questions? Comments?

Miranda Borris

Subject: FW: Website Delegation Request - Glenn Wellings - Willis Family Fruit Farm

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Thursday, July 14, 2022 11:58 AM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Website Delegation Request - Glenn Wellings - Willis Family Fruit Farm

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Thursday July 14th 2022 11:52 AM with reference number 2022-07-14-039.

https://forms.milton.ca/Management/Response/View/b80bd11b-1695-4929-959b-8f57d3def909

Application Information

- **First Name:**
  Glenn
- **Last Name**
  Wellings
- **Email Address:**
  [redacted]
- **Phone number:**
  [redacted]
- **Street Address:**
  [redacted]
- **Town**
  Burlington
- **Postal Code:**
  L7S 1V3
- **Are you representing a group?**
  Yes
- **Group Name**
  Willis Family Fruit Farm

- **Street Address:**
  6063 Fifth Line

- **Town**
  Milton

- **Postal Code:**
  L9T 2X8

- **Council Meeting Date**
  7/18/2022

- **Please indicate how you intend to interact with the online Council Meeting**
  Both audio and video

- **Please describe the issue you intend to present:**
  DS-082-22 Britannia Secondary Plan Public Meeting (Town File LOPA 03-19).

- **Please describe specific actions you want Council to take:**
  Approve Staff's recommendation that the Town-Initiated Local Official Plan Amendment -Britannia Secondary Plan Public Meeting be received for information.

- **Staff Report Number (if known)**
  DS-082-22

- **Please provide your comments in support of or in opposition to the staff recommendation:**
  In support of Staff's recommendation in Report No. DS-082-22.

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**
  Yes I give my permission

[This is an automated email notification -- please do not respond]

esolutionsNoReply -External Contact

, ON,

www.milton.ca

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-083-22
Subject:	Agerton Secondary Plan Public Meeting LOPA 03-19

Recommendation: **THAT Report DS-083-22, with regards to the Town-initiated Local Official Plan Amendment - Agerton Secondary Plan Public Meeting, be received for information.**

EXECUTIVE SUMMARY

- In accordance with the Planning Act, this Report presents the Draft Agerton Secondary Plan, attached as Appendix 1, for the purpose of a statutory public meeting.
- This Secondary Plan provides a policy framework and community structure for the Agerton Secondary Plan Area, which is a part of Milton's "Phase 4 Urban Expansion Lands" to accommodate growth to 2031.
- The first Public Meeting for the Agerton Secondary Plan was held in January 2019 (PD-009-19). Since that time, there have been changes to upper tier policy that have impacted the Agerton Secondary Plan. Additionally, Metrolinx has released an Initial Business Case (IBC) in support of the proposed Milton-Trafalgar GO Station, within the Agerton Secondary Plan. Due to these changes, Town Staff are returning to Council with a new draft of the Agerton Secondary Plan.

REPORT

Background

As part of Halton Region's growth management conformity exercise with the Growth Plan for the Greater Golden Horseshoe, 2006 ("2006 Growth Plan"), Regional Official Plan Amendment 38 (ROPA 38), also known as "Sustainable Halton", identified the Town's next Urban Expansion Area comprising of both new community and new employment areas. The Urban Expansion Area must be planned to accommodate growth through to 2031, to achieve conformity with the Growth Plan and to be consistent with both the Regional and Municipal growth management strategy.

Background

The Town of Milton undertook several growth related background studies to guide future secondary planning of these lands. These studies included an Employment Land Needs Assessment, and Land Base Analysis (LBA). The LBA provided necessary background information for the preparation of future Secondary Plans within the Town's Urban Expansion Lands. Namely, the Agerton Employment Secondary Plan Area, the Trafalgar Corridor Secondary Plan Area, and the Britannia East/West Secondary Plan Area.

The Agerton Secondary Plan will accommodate 6,800 people and 15,000 jobs, and is located in the Town of Milton's Urban Expansion Area. It is generally bounded by Highway 401 to the north, Derry Road to the south, the Regional Natural Heritage System to the west, and Eighth Line to the east. The Parkway Belt West Plan area and the CP Railway run east-west and bisect the middle of the Agerton Secondary Plan.

Through ROPA 38, a proposed major transit station was identified in the vicinity of the intersection of Derry and Trafalgar Roads, within the boundary of the Agerton Secondary Plan. In January 2021, Metrolinx released an Initial Business Case in support of the proposed Milton-Trafalgar GO Station. To support the realization of this proposed GO Station, a Major Transit Station Area (MTSA) designation on lands surrounding the station is required. The Draft Secondary Plan that was presented to Council in January 2019 proposed that the entire southern half of the Secondary Plan Area be converted from Employment Lands to accommodate mixed use permissions.

In November 2021, Halton Region Official Plan Amendment 48 (ROPA 48) was approved as a part of the Halton Region Official Plan Review and Municipal Comprehensive Review process. ROPA 48 implemented an employment land conversion for the "south-west quadrant" of the Secondary Plan (south of the rail corridor, west of Trafalgar Road). It also confirmed the identification of a proposed MTSA.

Following this initial employment land conversion, Halton Region continued to explore employment land conversion opportunities required to support the intended vision and functionality of the Agerton Secondary Plan and Milton-Trafalgar GO Station. In June 2022, Halton Region Council approved Regional Official Plan Amendment 49 (ROPA 49) which additionally proposes to convert a portion of the Secondary Plan Area south of the rail corridor and east of Trafalgar Road. Further, ROPA 49 delineated a MTSA designation in this area, most of which is within the Agerton Secondary Plan. The MTSA designation within the Agerton Secondary Plan fully encompasses all of the land converted from the employment land designation within the Secondary Plan Area though ROPAs 48 & 49 as shown in Appendix 1. ROPA 49 was adopted by Regional Council on June 15, 2022 and is currently with the Province for approval.

Discussion

The Secondary Planning process is being undertaken by the Town of Milton and a consulting team led by Malone Given Parsons Ltd (MGP).The process involves three phases.

Discussion

Phase One was completed in Q2 2018 and included a Gap Analysis between work that was completed as part of the LBA with work that was required to be completed to satisfy Halton Region and Town of Milton policy requirements for Secondary Plans or Area Specific Plans. Through the recommendations of the Gap Analysis, a final scope established a Terms of Reference for each technical study required to support the Secondary Plans.

Phase Two involved the completion of draft technical background studies in support of the Secondary Plan that were presented to the public and stakeholders for feedback.

Based on the policy requirements of the Halton Region and Town of Milton Official Plans, the following studies were completed in support of the Agerton and Trafalgar Secondary Plans:

- Land Use Options and Preferred Land Use Option
- Population, Employment and Housing Analysis
- Community Facility and Human Services Impact Analysis
- Parkland and Recreational Facility Strategy
- Urban Design Guidelines
- Retail/Commercial Assessment
- Cultural Heritage Plan
- Transportation Master Plan
- Real Estate Market Analysis
- Agricultural Impact Assessment
- Subwatershed Study
- Area Servicing Plan
- Air Quality Assessment

A Master Environmental Servicing Plan is currently underway for the Agerton and Trafalgar Secondary Plans.

The studies that were prepared in 2019 in support of the Agerton and Trafalgar Secondary Plans still support the draft of the Agerton Secondary Plan attached as Appendix 1. The 2019 draft Secondary Plan had the same population and employment inputs, and assumed conversion of all lands south of the rail line, the attached draft simply refines the policy framework and the MTSA boundary within the Secondary Plan Area. This Secondary Plan still address growth in the 2021-2031 timeframe based on the Sustainable Halton Plan and the Town's Land Base Analysis.

The Agerton Secondary Plan generally consists of two main land use designations (Major Transit Station Area and Employment Area – Office Priority). The Major Transit Station Area will allow for mixed use permissions and will require a density of 150 residents and

Discussion

jobs per hectare and will direct the highest densities within a five minute walk (400m distance) of the GO Station. The Employment Area- Office Priority designation will allow for a range of employment uses but will prohibit large scale employment uses such as warehousing with the exception of the area south of the of the CP Rail Line, provided that the uses do not abut Derry Road or Eighth Line.

The policy framework of the draft Secondary Plan prescribes the densities required to support the realization of the Milton-Trafalgar GO Station and provides opportunities for people of all ages and abilities to conveniently access the necessities for daily living including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options and community uses.

Phase 3 of the Secondary Planning process is expected to be completed in Q1 2023. It will involve refinement of the Land Use Plan and policy framework, finalizing the Secondary Plan. Since ROPA 49 implements the MTSA designation and part of the employment land conversion within the Agerton Secodary Plan area, the implementing Official Plan Amendment (OPA), will be submitted for adoption by Council and forwarded to Halton Region for approval once ROPA 49 is approved and in full force and effect.

As a key component of the Secondary Plan, phasing and implementation policies will inform the Regional Allocation Program for area servicing and tertiary planning requirements. Following Halton Region's approval of the secondary plan, and once the plan is in full force and effect, a tertiary planning process led by Agerton Landowners Group will commence for the MTSA designation within the plan. The resulting tertiary plan will be submitted to Town Council for endorsement. Prior to any development proceeding, a Draft Plan of Subdivision(s) will be required to be prepared in accordance with the Tertiary Plan (where applicable) and all other outlined application submission requirements, and any required agreements between the Town and landowners will need to be finalized and executed.

Financial Impact

There are no immediate financial impacts associated with this report; however, consideration of the financial implications of development is essential in the management of growth to ensure Milton's long-term financial sustainability. The rate and pace of growth has a significant financial impact to the Town, as demonstrated through prior financial studies, the pressures identified in the annual budget process and the Town's existing infrastructure deficit. Because of the anticipated employment densities within the plan area, growth in Agerton is very important to balancing residential and non-residential growth within Milton.

The most recent comprehensive fiscal impact study presented to Council through CORS-056-21 assumed the expansion of existing service levels to new growth areas and was prepared based on information available in the early stages of the planning process for the Sustainable Halton Lands. The operating and capital costs are projected to translate into average annual tax rate increase of 4.3% to 2041, including 5.5% on average during the first 10 years due to the initial pressure of gradually reducing the Town's existing infrastructure deficit and investing in approved master plans for the fire and transit services.

The projected 4.3% tax rate increase is required to support overall growth in the community including existing secondary plan areas and is not necessarily reflective of the cost of growth specifically within the Agerton Secondary Plan area. The densities and types of development within each secondary plan, as well as the capital investments and extent of non-residential development activity that occurs concurrent with residential growth, influence the financial pressures on the tax rates.

Consistent with the process currently being undertaken on the Trafalgar Secondary Plan, and as outlined in CORS-056-21, the assumptions for the Agerton Secondary Plan area that were incorporated into the most recent fiscal impact study will continue to be validated through the secondary and tertiary plan processes. Any significant deviations (if any) will require further analysis and update to the fiscal impact analysis before finalization of the tertiary plan.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Megan Lovell, Senior Planner, Policy	Phone: 905-878-7252 Ext. 2398

Attachments
Appendix 1 – Draft Agerton Secondary Plan LOPA 03-19

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and

Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

C.X Agerton Secondary Plan

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C.X AGERTON SECONDARY PLAN

PREAMBLE

The Agerton Secondary Plan is comprised of an employment area and a transit-supportive mixed-use high density community which supports the extension of higher-order transit to this part of Milton. The Agerton Secondary Plan is being planned concurrently with the Trafalgar Secondary Plan to the south.

The Regional Official Plan identifies a proposed Major Transit Station near the intersection of Derry and Trafalgar Roads within the Agerton Secondary Plan area. The area is physically separated from the balance of the urban area by the Sixteen Mile Creek Valley and, as such, is afforded an opportunity to accommodate higher density development and taller built form in a manner which contributes positively to the overall urban structure. The Major Transit Station Area is planned to be a transit-oriented neighbourhood and focus for some of the highest employment and population densities in the Town. This area extends over Trafalgar Road and will comprise the northern section of the urbanization of the Trafalgar Road corridor.

The majority of the secondary plan is planned to provide employment lands that benefit from proximity to the interchange of Highway 401 with Trafalgar Road and Highway 407 with Derry Road, and are compatible with nearby rail facilities and hydro infrastructure.

A key planning objective for the Trafalgar Corridor (which encompasses both the Agerton Secondary Plan and Trafalgar Secondary Plan) is to plan for the urbanization of Trafalgar Road to support the delivery of key transportation and higher-order transit service along the Trafalgar Road (inter- and intra-regional) and the realization of a Major Transit Station. This infrastructure is essential to the realization of the significant job potential in the Agerton Secondary Plan area that contributes to the achievement of employment forecasts of the Town and Region.

C.X.1 GENERAL

C.X.1.1 PURPOSE

The Agerton Secondary Plan provides detailed policies to facilitate the development of a Major Transit Station Area as well as an office-priority Employment Area in the northern and eastern portions of the Secondary Plan.

The Secondary Plan:

i) Implements the objectives, policies and overall planning approach of this Official Plan within the local context;
ii) Establishes a land use planning framework through a series of land use designations that will guide growth and encourage positive land use change in this area;
iii) Provides growth management policies to implement the 2031 planning horizon for a minimum target of 6,800 residents and 15,000 jobs;

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iv) Establishes a vision for growth in the Secondary Plan over the long-term, through over-arching themes, goals, strategic policies and the Community Structure Plan; and,

v) Establishes a Tertiary Plan Area and identifies the requirements for preparation of a more detailed (tertiary) land use plan required prior to submission of development applications in the Major Transit Station Area.

C.X.1.2 LOCATION

The Agerton Secondary Plan is located in the Town's Urban Expansion Area as shown on Schedule "B" of this Official Plan and is generally bounded by:

a) North Highway 401;
b) East Eighth Line;
c) South Derry Road; and,
d) West Greenbelt Plan Area.

C.X.2 SECONDARY PLAN CONCEPT

C.X.2.1 COMMUNITY CHARACTER

The community characteristics that provide direction for development in the Agerton Secondary Plan, a section of the Trafalgar Corridor, are:

a) **An Employment Focused Complete Community**
A community that provides opportunities for people of all ages and abilities to conveniently access, through numerous transportation options, a broad range of job opportunities, a full range of retail stores and commercial services, an appropriate range of higher density housing and supporting community uses near to transit.

b) **A Well-Serviced Community**
A community that provides transit-supportive centres of activity that maximize access to jobs, shopping, recreation, institutional and leisure choices, with sufficient servicing infrastructure to accommodate long-term growth potential.

c) **An Environmentally Sustainable Community**
A community that provides a Natural Heritage System (NHS) and linked parkland system within the Secondary Plan, which is sensitive and connected to the Greenbelt.

d) **A Connected Community**
A community that provides a multi-modal transportation network of complete streets and an active transportation and goods movement network accessible to all users,

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organized around a Major Transit Station with connections to future higher-order transit on Trafalgar Road that integrates with the Town and Region`s transportation system.

e) **An Attractive Community**
A community that provides high-quality public and private spaces with design standards that create attractive and vibrant places.

C.X.3 GOALS AND OBJECTIVES

Further to, and in accordance with the goals and objectives of Section B.2 of this Official Plan, the following goals and objectives are applicable to the Agerton Secondary Plan:

C.X.3.1 CREATE EMPLOYMENT OPPORTUNITIES

a) Ensure the availability of sufficient land for employment to accommodate forecasted growth to the 2031 horizon to support the Town's economic competitiveness with a greater variety of local job opportunities;
b) Provide opportunities for a fully-diversified economic base within the employment and mixed use areas of the community, including maintaining a range and choice of suitable sites for job creating employment uses;
c) Promote diverse, high-quality employment opportunities taking into account the needs of existing and future businesses;
d) Create employment opportunities that serve the community and that are accessible by transit and active transportation, including opportunity to work from home; and,
e) Encourage compact and attractive employment areas that are focused on the efficient use of land and optimization of infrastructure.

C.X.3.2 PROTECT AND ENHANCE THE NATURAL HERITAGE SYSTEM

a) Protect or enhance Key Features of the existing NHS, and demonstrate that there will be no negative impacts on the natural features and areas or their ecological functions;
b) Create, in consultation with the Region and Conservation Authority, a combined natural heritage and off-street trail system that is easily accessible and visible to residents and visitors; and,
c) Encourage vistas and view corridors that result in visibility of the NHS and the location of parks and open spaces adjacent to, or near, the NHS where possible.

C.X.3.3 PROVIDE MOBILITY OPTIONS

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a) Create a multi-modal transit hub centred around a Major Transit Station that serves to connect people and goods within the Secondary Plan, other areas of the Town and surrounding urban areas in the Region;
b) Foster a connected and accessible on- and off-road pedestrian and cycling path network which promotes a culture of active transportation;
c) Provide the opportunity for a local transit network that can support higher-order transit service on Trafalgar Road;
d) Realize a network of Complete Streets that balance the needs of all road users, including pedestrians, cyclists, transit users and motorists;
e) Provide a land use structure and distribution of density that is transit-supportive within walking distance of transit stops; and,
f) Identify Trafalgar Road and Derry Road corridors as Transit Priority Corridors to serve as a key connector to link people to existing and planned regional destinations and abutting municipalities.

C.X.3.4 ESTABLISH A LOGICAL ROAD NETWORK

a) Identify a modified grid pattern of collector roads that provide connectivity within the Secondary Plan and other areas of the Town; and,
b) Recognize Trafalgar Road, a Regional major arterial roadway, as the main north-south corridor of the Secondary Plan, intended to accommodate all modes of transportation and accommodate travel throughout the Region.

C.X.3.5 BUILD COMPACT AND COMPLETE COMMUNITIES

a) Identify appropriate locations for transit-supportive mixed use development that provide a focus of retail commercial and community uses within reasonable walking distance from most of the population;
b) Achieve an overall minimum density of 70 residents and jobs combined per gross hectare across the Agerton Secondary Plan (with higher densities in the Major Transit Station Area (MTSA) as prescribed in subsequent sections of this Secondary Plan);
c) Achieve employment uses that make efficient use of land and accommodate jobs;
d) Identify a housing mix that provides for a range of medium- and high-density housing types and tenure, including opportunities for affordable and assisted housing;
e) Identify an interconnected system of parks, open spaces, elements of the NHS and public realm areas with active transportation as one of the main organizing features of the community;
f) Identify the Public Service Facilities needs of the community; and,
g) Provide opportunities for places of worship.

C.X.3.6 CREATE HIGH-QUALITY URBAN SPACES

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a) Establish urban design guidelines and other measures that will ensure a high-quality and consistent level of urban design for both public and private areas of the community;
b) Create community identity through establishment of a high-quality public realm, placemaking and a high standard of urban design (e.g. distinctive built form, streetscapes, public spaces, landmarks and views, public art, etc.); and,
c) Ensure communities are designed to be accessible by all, regardless of age or physical ability.; and,
d) Require attractive streetscapes and building facades along arterial roads by limiting expansive surface parking, outside storage and more heavy industrial users to locations not visible to the travelling public.

C.X.3.7 FISCAL RESPONSIBILITY

a) This Secondary Plan shall be developed in a manner that is fiscally responsible for the *Town*. To ensure this occurs, *development* shall be preceded by an assessment of the costs associated with projected growth in the Secondary Plan.

C.X.4 STRATEGIC POLICIES

Further to and in accordance with the Strategic Policies of Section B.2 of this Official Plan, the following policies are applicable to the Agerton Secondary Plan.

C.X.4.1 NATURAL HERITAGE SYSTEM (NHS)

The NHS will be established in accordance with Section B.2.2.3.6 and B.2.2.3.7 of this Official Plan. The focus of the NHS is to preserve and enhance the biological diversity and ecological functions. The NHS is identified on Schedules "C.X.A" to "C.X.C" and further detailed in Section C.X.6.4 of this Secondary Plan.

C.X.4.2 ACTIVE TRANSPORTATION AND ROAD NETWORK

C.X.4.2.1 Public Transit

In conformity with Sections B.2.6.3.19 and B.2.6.3.21 of this Official Plan, and with regard for the Town's Transportation Planning, the Town will ensure that the development of the Secondary Plan maximizes the potential for the provision of transit service, through the achievement of appropriate densities and the development of transit-supportive design criteria and standards in the Urban Design Guidelines.

C.X.4.2.2 Trails System

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Schedule "C.X.B", Active Transportation and Natural Heritage System Plan identifies a conceptual multi-use trail system for the Secondary Plan, which will develop in conformity with Sections B.2.6.3.26 to B.2.6.3.29 of this Official Plan. Through the Tertiary Plan process, the trail system will be coordinated with the existing and planned trail systems at both the Town and Regional levels, having regard for the Region and Town's Transportation Planning. The siting and design of pathways and trails will be to the satisfaction of the Town in consultation with the Region, where appropriate. Where possible, trails are encouraged to be located in proximity to parks.

Where conceptual trails are proposed in the NHS, the feasibility, siting and design of the trails will be subject to review based on recommendations of the Subwatershed Study (SWS) and *Master Environmental Servicing Plan (MESP*) and must demonstrate conformity with applicable NHS protection and enhancement policies of this Official Plan.

All trail system crossings at a Regional Road must be located at signalized intersections with an intersecting road only.

Active Transportation Facilities associated with a Regional Road are to be aligned with the most current Regional Active Transportation Master Plan.

C.X.4.2.3 Road Network

In conformity with Sections B.2.6.3.1 to B.2.6.3.11 of this Official Plan, the road network for the Secondary Plan will be designed to balance the needs of all road users, including pedestrians, cyclists, transit users and motorists.

The arterial and collector road network is identified on Schedule "C.X.B", Active Transportation and Natural Heritage System. The location, and general alignment of collector roads are approximate. These roads and their connections to other roads form a network that is necessary to ensure appropriate overall functioning of the transportation systems and water and wastewater system to support the planned development of the area. Any proposed changed to the intersections with Regional Roads identified on "C.X.B" will require an amendment to this Official Plan.

C.11.4.2.4 Regional Road Network

Halton Region is responsible for planning, constructing, operating, maintaining, and improving a network of major arterial roads for the transport of goods and people in a safe and efficient manner, in accordance with the Region's Transportation Master Plan, Regional Official Plan, Development Charges Background Study, the Region's Financing Policies for Growth Infrastructure as well as the Region's Mobility Management Strategy and Defining Major Transit Station Requirements Report. The Regional Road network is comprised of Major Arterial Roads which include the Trafalgar Road (Regional Road 3) and Derry Road (Regional Road 7) corridors within the Secondary Plan. Access to Regional Roads shall be

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in accordance with the most current Halton Region Access Management Guidelines and by-laws.

C.11.4.2.5 Regional Road Considerations

The Town will work with the Region to ensure that Regional roads, including Trafalgar and Derry Road function efficiently as major routes through the Secondary Plan area. The Town and Region will monitor the need for network improvements to be addressed through the staging of development and implementation of the Tertiary Plan (as detailed in Section C.X.5.2 and C.X.7.5.2).

C.X.4.3 SERVICING

C.X.4.3.1 Water and Wastewater Infrastructure

The public infrastructure system shall be developed in conformity with Sections B.2.6.3.30 and B.2.6.3.31 of this Official Plan.

The Region is responsible for the development of water treatment and water distribution as well as wastewater collection and wastewater treatment infrastructure. All water treatment, water distribution, wastewater collection and wastewater treatment infrastructure servicing the Agerton Secondary Plan Area shall be developed in accordance with the Water and Wastewater Master Plan, Regional Official Plan, Development Charges Background Study and the Region's Financing Policies for Growth Infrastructure or as further refined by the Area Servicing Plan to the satisfaction of the Region.

C.X.4.3.2 Stormwater Management

In conformity with Section B.2.6.3.36 of this Official Plan the Town shall, prior to the approval of a development application, require the approval of a stormwater management plan that is consistent with the direction of the SWS.

The location of the stormwater management facilities (including green infrastructure and Low Impact Development (LID) techniques) are to be more specifically delineated in the Tertiary Plan in accordance with the MESP, and may be further refined through the development approval process. Where possible, green infrastructure and LID techniques, such as permeable paving, infiltration trenches, rain gardens and other stormwater management techniques, shall be considered in the design of new development and implemented to the extent feasible, as determined by the Town in consultation with the Conservation Authority. Consideration shall also be given to account for stormwater management as it pertains to drainage from public property, including Regional roadways.

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Stormwater management facilities should be designed and located to accommodate Regional roadway drainage at their planned elevations, if known, or existing elevations (i.e., Trafalgar Road and Derry Road).

Stormwater management facilities are permitted in all land use designations on Schedule "C.X.C" except the NHS, unless such facilities are considered essential infrastructure. In the Major Transit Station Area (MTSA) designation facilities that are integrated into a mixed use format (e.g. storage tanks under buildings or parks) shall be considered, and stand-alone stormwater management facilities shall be discouraged. The intent of this policy is to limit the location of stand-alone stormwater management facilities (e.g. ponds) in mixed use areas where they would undermine transit-supportive densities within walking distance of higher-order transit. Where stand-alone stormwater management facilities can only feasibly be accommodated in the Major Transit Station Area (MTSA) designation, the Tertiary Plan shall demonstrate that an appropriate intensity of people and jobs can be achieved within a 400-metre walking distance of the station or stop.

Stormwater management systems (including LID techniques and green infrastructure) shall only be permitted in the NHS if demonstrated that there will be no negative impacts on key features or their ecological functions through a MESP, Development Area Environmental Functional Servicing Study (DAEFSS), Environmental Impact Assessment (EIA) or equivalent study.

C.X.4.3.3 Utilities

In conformity with Sections B.2.6.3.37 to B.2.6.3.42 of this Official Plan, Federal, Provincial, Regional and Town-owned and/or operated essential transportation and utility facilities are permitted to be located within any land use designation, and where required subject to the completion and approval of an EA.

Essential transportation and utility facilities may be located within the Natural Heritage System designation, in accordance with Section C.X.6.4.2 of this Secondary Plan.

C.X.4.4 HOUSING

C.X.4.4.1 A range and mix of medium- and high-density housing will be encouraged within the Major Transit Station Area, where the highest residential densities are to be directed within a 5 minutes (400m) walking distance of the station. The remainder of the Secondary Plan is designated as an employment area for a range of employment and retail-commercial uses.

C.X.4.4.2 The target for affordable and assisted housing in accordance with Section B.2.7.3.1 within the Major Transit Station Area is for 75% of all new residential units to be affordable housing, assisted housing or higher-density townhouses or apartments.

C.X.4.5 URBAN DESIGN

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C.X.4.5.1 Section B.2.8 of this Official Plan establishes a detailed urban design strategy for the Town which is applicable to the Agerton Secondary Plan.

Further to, and in accordance with the policies of Section B.2.8 of this Official Plan, all development within the Agerton Secondary Plan shall be designed in a manner which:

a) Implements the goal and objectives of this Secondary Plan in Section C.X.3; and,
b) Is consistent with the Agerton Urban Design Guidelines.

C.X.4.5.2 Further to the policies of Section C.X.4.5.1, development shall also be designed in accordance with the following high-level guidelines:

a) The street network shall be in the form of a modified grid. The grid may be modified to better respond to natural spaces, topography and watercourses, or to provide better connectivity with adjacent streets within neighbourhoods;
b) All roads within the secondary plan shall be designed as Complete Streets, balancing the needs of all road users;
c) The design of a grid system of collector roads within the employment area is encouraged to result in a collector road block sizing of approximately 400 metres to accommodate typical employment users. To ensure flexibility to accommodate all employment uses, changes to the internal collector roads will be permitted to accommodate larger or smaller employment uses when supported by a transportation impact study;
d) Arterial roadways, including Trafalgar Road and Derry Road, shall be designed with boulevards that will be vegetated with trees and shrubs, and the clearway shall consist of a multi-use trail for pedestrians and cyclists. Landscaped boulevards considered on Trafalgar Road and Derry Road will be subject to the Regional Road Landscaping Guidelines and Specifications as amended;
e) The Trafalgar corridor shall generally support the location of a mix of residential and retail-commercial uses, all of which should be designed to animate the public realm on Trafalgar Road. Boulevards shall be urban in design, primarily hardscape, but feature street trees and other plants as appropriate, to the satisfaction of the Region;
f) Wherever possible, single-loaded streets shall be used to maximize the frontage of parks and open spaces abutting Park Type 1;
g) Gateway elements shall be included at the entrances to the Secondary Plan (on Trafalgar Road, Derry Road, and Eighth Line). These may include modestly increased building height, architectural, landscape or public art features located outside of the Regional right-of-way;
h) All tall and mid-rise buildings in the Secondary Plan shall be subject to the Milton Tall and Mid-Rise Design Guidelines;
i) New buildings shall be positioned to positively define the shape and function of open spaces;

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j) Within the Major Transit Station area, there shall be a diverse and fine-grain network of options for pedestrian movement, achieved through relatively small blocks, which can be further divided by mid-block connections where necessary. All Trail System crossings at a Regional Road must be located at signalized intersections with an intersecting road only;

k) New development shall be sensitive to adjacent cultural heritage resources. This shall include a) minimizing shadow and other visual impacts, b) stepping down height and bulk, c) utilizing appropriate setbacks, and/or d) utilizing complementary materials and design;

l) Public Service Facilities shall be combined as part of mixed use buildings in the Major Transit Station Area where possible to achieve a compact development form;

m) A range of uses such as office, service and retail commercial alongside residential shall be encouraged to create a complete community in the Major Transit Station Area;

n) Consideration shall be given to the exposure of residential and other sensitive land uses to odour, noise and other contaminants caused by transportation, industrial, and utility sources in accordance with the policies of Section B.2.3.3.16 to B.2.3.3.22 of this Official Plan and the recommendations of the Air Quality Assessment; and,

o) The development of reverse frontage lots on Arterial Roads is strongly discouraged to minimize the use of noise attenuation walls and is prohibited on a Regional Road. Noise attenuation walls as a mitigation measure shall only be considered where it has been demonstrated that there are no other reasonable alternatives.

C.X.4.6 ARCHEOLOGICAL RESOURCES

In accordance with the policies of Sections B.2.10.3.29 and B.2.10.3.30 of this Official Plan, the Town shall determine the potential for impacts to archaeological resources from any development based on the Stage 1 Archaeological Assessment completed as part of this Secondary Plan.

C.X.4.7 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

A range of infrastructure, including *Public Service Facilities* will be permitted in all land use designations on Schedule "C.X.C", except where not permitted in the NHS. A range of emergency response services (e.g. ambulance, fire, police) will be required to serve the Agerton Secondary Plan. Such services will be encouraged to locate in shared facilities. Further, notwithstanding any other policies of this Official Plan, emergency response facilities are permitted in any land use designation other than the NHS designation, and shall be designed and developed in a manner which is compatible with the surrounding neighbourhood.

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C.X.5 COMMUNITY STRUCTURE

The Community Structure shown on Schedule "C.X.A", Community Structure Plan is an overall framework for the Agerton Secondary Plan. Key Community Structure elements include Major Transit Station and Major Transit Station Area, Employment Area, NHS, and Road and Trail Networks.

Discrete land use designations are shown on Schedule "C.X.C", Land Use Plan and detailed in Section C.X.6 of this Secondary Plan.

C.X.5.1 MAJOR TRANSIT STATION AND MAJOR TRANSIT STATION AREA

The Major Transit Station Area is a contiguous urban area generally delineated by the CP Rail Line to the north, the Greenbelt Plan to the west, Derry Road to the South and a proposed collector road to the east of Trafalgar Road. The Major Transit Station has been identified in multiple levels of policy, including the Halton Region Official Plan, Halton Region Transportation Master Plan, and Town of Milton Official Plan, and Milton Transportation Master Plan.

The Major Transit Station Area is a strategic intensification area within the Secondary Plan that is intended to provide a full mix and range of uses at a transit-supportive minimum overall density of 150 residents and jobs per hectare.

The Major Transit Station Area (MTSA) shall have the greatest intensity of uses, height and density within the Secondary Plan. The MTSA shall also incorporate the greatest mix of uses, including residential, office and retail commercial. It shall be immediately recognizable as the core of the community. Tall buildings shall be in the MTSA, and mid-rise buildings shall also be encouraged.

C.X.5.1.1 TERTIARY PLAN AREA

The Secondary Plan identifies one Tertiary Plan for the MTSA to provide a further planning and urban design process to establish the more detailed planning required in this area prior to the submission of development applications. The Tertiary plan will be endorsed by Council. In accordance with Sections B.5.4.3.6 and B.5.3.4.7 of this Official Plan, Section C.X.7.5.2 of this Secondary Plan sets out the requirements for Tertiary Plans. The Tertiary Plan will be developed in consultation with the Region and Conservation Authority.

The Tertiary Plan is intended to implement the Secondary Plan and will demonstrate how development will proceed in a coordinated manner, addressing infrastructure servicing, natural hazard protection, natural heritage protection, impacts on the Regional and local road networks, parks and open space, linkages, staging, urban and neighbourhood design, to the satisfaction of the Town in consultation with the Region. It provides a framework for coordinating neighbourhood development that spans multiple owners and properties to

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ensure that the policies and intent of the Secondary Plan are achieved. Where the Tertiary Plan is not consistent with the intent of the Secondary Plan, an amendment to the Secondary Plan will be required.

C.X.5.2 EMPLOYMENT AREA

An Employment Area is planned to accommodate clusters of business and economic activities which benefit from proximity to Highway 401, higher-order transit on Trafalgar Road and the nearby GO station, and from the future Main Street extension. This will include, but not be limited to, manufacturing, offices, and associated retail commercial and ancillary facilities. The area is intended to function as a general employment area with a planned intent of providing an incubator space for smaller office users as well as other employment lands type employment uses that have significant potential to create jobs and foster innovation. This Plan recognizes that the Town has other more appropriate locations for large, land-extensive users with minimal jobs; these uses are strongly discouraged in this Secondary Plan as they could undermine the planned employment function.

C.X.5.3 NATURAL HERITAGE SYSTEM

The NHS is delineated on Schedules “C.X.A” to “C.X.C” of this Official Plan. Components of the NHS are outlined in Sections B.4.9.1.2 and B.4.9.1.3 of this Official Plan.

In accordance with Section B.4.9.3.12 of this Official Plan, refinements to the NHS including additions, deletions and/or boundary adjustments, may occur through a *Planning Act* process, without amendment to this Plan where they are supported by either a MESP, a DAEFSS, an EIA or equivalent study accepted by the Region.

C.X.5.4 ROAD AND TRAIL NETWORKS

The Road and Trail Networks have been identified on Schedule “C.X.B” to ensure that the integrated street and path network is designed to provide maximum opportunities for active transportation including pedestrian, bicycle and other similar movements as well as access to public transit.

The intent is to provide a well-connected and continuous grid-pattern street network, while recognizing constraints such as the NHS that limit the achievement of a completely connected street network.

C.X.6 LAND USE POLICIES

The applicable land use policies of Sections B.3 and B.4 of this Official Plan, together with the additional policies in this section, shall apply to the lands in the Agerton Secondary Plan, in accordance with the land use designations on Schedule "C.X.C", Land Use Plan.

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C.X.6.1 MAJOR TRANSIT STATION AREA

The Major Transit Station Area designation applies to the lands identified as MTSA on Schedule "C.X.A".

The location and delineation of the Major Transit Station and Major Transit Station Area reflects the preferred location of the GO Station as determined to the satisfaction of the Town in consultation with Metrolinx and as delineated in the Halton Regional Official Plan through Regional Official Plan Amendment No. 49.

The Major Transit Station Area is planned to be an employment focused urban area that will serve as the highest concentration of jobs in the Secondary Plan forming a new office node and employment cluster in this part of the Region. Accordingly, this area shall be planned to accommodate a minimum of 85,000 square meters of office space, to be primarily directed within a five minute walking distance (400m) of the GO Station as a priority in Council's decision on any planning approvals. The Major Transit Station Area shall be immediately recognizable as the urban core. To be successful, the area should also accommodate an appropriate range and mix of uses integral to a vibrant urban area which prioritizes transit and active transportation.

The Major Transit Station Area shall achieve the Intensification Area policies, in particular Section B.2.1.6.3 k) and l) of this Official Plan. Accordingly, the designation will establish the major focal point within the Secondary Plan that is intended to achieve the highest residential and employment densities to support the planned Major Transit Station and higher-order transit along Trafalgar Road.

The Tertiary Plan shall demonstrate that 150 residents and jobs per hectare can ultimately be achieved within the Major Transit Station Area. Further, the Tertiary Plan shall ensure that residential density is organized in a transit-supportive manner, directing the highest densities to within a five minute walk (400m) of the Major Transit Station and future higher-order transit stops on Trafalgar Road. Detailed planning of this area shall be based on an small-block urban grid pattern and ensure that multi-storey buildings with structured and underground parking are not precluded by initial phases of development. As part of the Tertiary Plan process, a Park Type 1, elementary school, community centre and place of worship will be planned within the Major Transit Station Area.

C.X.6.1.1 Permitted uses are encouraged in a mixed-use format and include:

a) Residential Uses including townhouse, stacked townhouses, back-to-back townhouses, multiplexes and apartments in accordance with the policies of Sections C.X.4.4, C.X.5.1 and C.X.6.1.3 and at a minimum density of 45 units per net hectare;
b) Offices, including business and professional offices at a minimum density of 1 floor space index;

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c) Local Commercial uses in accordance with Sections B.3.4.4 of this Official Plan and the following:
   i. Local Commercial uses may only be permitted when they form part of a mixed-use building with a minimum 1 floor space index, and may include retail commercial, pharmacy, financial institution, personal service uses or small-scale community uses;
   ii. The size, location, and configuration of Local Commercial uses within the Major Transit Station Area shall be determined at the Tertiary Plan stage;
d) District Retail Commercial uses in accordance with Sections B.3.4.2 of this Official Plan and the following:
   i. District Retail Commercial uses are generally large sized retail commercial uses anchored by a larger tenant such as general merchandise stores or supermarkets;
   ii. District Retail Commercial uses may only be permitted in a mixed-use format east of Trafalgar Road in buildings with a minimum 0.5 floor space index. District Retail Commercial Uses may be permitted in all areas in a mixed-use building;
   iii. The size, location, and configuration of District Retail uses within the Major Transit Station Area shall be determined during the Tertiary Plan process;
   iv. The only automotive-related uses permitted shall be gas stations with or without car washes and convenience retail commercial stores ancillary to the gas station use;
e) Personal Services;
f) Local Institutional Uses and places of worship in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.X.6.3;
g) Land uses and built form that would adversely affect the achievement of the targets of this MTSA are prohibited.

C.X.6.1.2 Development will be planned to:

a) Support major transit infrastructure and multi-modal access to the Major Transit Station with active transportation infrastructure and connections to nearby destinations, such as community uses;
b) Lands shall be protected to accommodate need for future enhancement or expansion of transit infrastructure as appropriate;
c) Provide the most intense forms of development within 400 m of the Major Transit Station;
d) Accommodate a significant share of population and employment growth in the Agerton Secondary Plan, achieving a minimum overall density of 150 residents and jobs combined per gross hectare measured over the Major Transit Station area;

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e) Achieve a minimum of 6,800 people and 8,000 jobs within the Major Transit Station Area that results in 45% residents and 55% jobs;
f) Serve as a mid- to high-rise employment centre, providing a minimum 85,000 m^2 net floor area of office employment;
g) Accommodate a minimum of 15,000 m^2 gross floor area for Local Commercial uses;
h) Accommodate a minimum of 28,000 m^2 gross floor area for District Retail Commercial uses;
i) Locate sensitive land uses to avoid, or where possible minimize and mitigate any potential adverse effects from odour, noise and other contaminants, risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities and other land uses vulnerable to encroachment, in accordance with policies 79.3(12) and 83.2(7) of the Halton Region Official Plan;
j) Provide the majority of required parking in a structured parking garage or underground. Where surface parking is proposed as part of an initial phase of development, the phasing plan shall show how in subsequent phases, the parking will be eliminated and/or incorporated into parking structures;
k) Encourage land assembly to create larger viable holdings and facilitate comprehensive development;
l) Incorporate alternative development standards to the satisfaction of the Town, including reduced parking standards, urban schools and community centres in mixed-use building formats;
m) Locate buildings on or close to the street line and massed at intersections to establish a strong street edge;
n) Accommodate one elementary school;
o) Accommodate one Park Type 1 and multiple village squares; and,
p) Facilitate access to public transit.

C.X.6.1.3 All development within the Major Transit Station Area designation shall be consistent with the Agerton Secondary Plan Urban Design Guidelines.

C.X.6.2 EMPLOYMENT AREA – OFFICE PRIORITY

Lands designated "Employment Area – Office Priority" on Schedule "C.X.C" shall generally reflect the “Business Park Area” designation in accordance with the policies of Section B.3.8 of this Official Plan.

C.X.6.2.1 Permitted uses include:

a) All types of business and professional offices;
b) Light industrial uses, including research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or

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excessive vibrations, where such uses may only be permitted where appropriate separation or mitigation from sensitive land uses can be provided;

c) Private sector commercial or trade schools;

d) Local Institutional uses including public parks and open space linkages, day nurseries and places of worship;

e) In addition to the permitted uses above, hotels and hotel/convention centres and, ancillary retail commercial and service uses and restaurants only where internally integrated as a component of a hotel, hotel/convention centre or any permitted office use may also be permitted; and,

f) Land-intensive uses such as warehousing and logistics are not permitted, except south of the CP Rail Line provided the uses do not abut Derry Road or Eighth Line.

C.X.6.2.2 Development will be planned to achieve approximately 36 jobs per gross hectare.

C.X.6.2.3 All development within the Employment Area – Office Priority designation shall be consistent with the Agerton Secondary Plan Urban Design Guidelines.

C.X.6.3 PUBLIC SERVICE FACILITIES AND PLACES OF WORSHIP

Notwithstanding the policies of Section B.2.5, development of *Public Service Facilities* such as parks, greenspace, and schools identified on Schedule "C.X.C", as well as places of worship shall be subject to the policies of this subsection:

C.X.3.1 Schools, libraries, Community Centres and Parks shall be co-located, where possible.

C.X.6.3.2 General Parks and Open Spaces

It is the goal of this Secondary Plan to create a desirable and high-quality parks and open space System through a mix of passive and active spaces that support the strategic objectives of the Town of Milton Community Services Master Plan. The intent is to provide for a variety of parks distributed throughout the Trafalgar corridor.

Within the Agerton Secondary Plan, the parks and open space system consists of Park Type 1 and a Trail Network (per Section C.X.4.2), as identified on Schedules "C.X.A" to "C.X.C". The parks and open space system also includes Village Squares.

The locations of these elements are conceptual. The exact location and configuration may be modified without amendment to this Official Plan and established through the development of the Tertiary Plan, as required in Section C.X.7.5 of this Secondary Plan, and development approval process.

C.X.6.3.3 Parkland Dedication

Parkland dedication shall be in accordance with the provisions outlined in this Official Plan and the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

The following shall not be counted towards parkland dedication:

- Private outdoor amenity space including privately owned public spaces ("POPS");
- Landscape buffers and vistas;
- NHS;
- Greenspace lands;
- Active transportation network lands (unless approved within a park);
- Stormwater management lands and associated buffers; and,
- Green roofs and sustainability features (unless approved within a park).

C.X.6.3.4 Park Type 1

Park Type 1 is intended to serve the Secondary Plan and should include major outdoor recreation facilities such as sports fields, outdoor rinks, outdoor pools, screened baseball diamonds, softball diamonds, hard surface sport courts, etc. and limited spectator facilities, in addition to park facilities. Generally, Park Type 1 will be a minimum of approximately 6 hectares in size, located in proximity to nodes such the Neighbourhood Centre, and should have access along an arterial or collector road.

One (1) Park Type 1 shall be included in the Secondary Plan. It is encouraged that Park Type 1's are co-located with an institutional or other community use (e.g., community centre, library, school).

C.X.6.3.5 Village Squares

Village Squares are intended to serve sub-neighbourhoods within the Secondary Plan and primarily expected to provide park facilities including playgrounds and open, active recreation areas. Generally, Village Squares at approximately 0.2 hectares in size will be provided in more urban portions of the Secondary Plan. The locations of Village Squares will be determined through the Tertiary Plan process.

Village Squares shall be distributed throughout the Secondary Plan in a residential area that does not have good access to other recreation and park facilities. They shall have significant frontage along a public street, generally along two sides of the property.

Privately Owned Public Spaces (POPS) are encouraged to be integrated into the public realm network by providing passive open space and complementing planned parks and natural areas.

C.X.6.3.6 Schools

Schools will generally be developed in accordance with Sections B.2.5.3.9 to B.2.5.3.12 of this Official Plan.

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The Secondary Plan requires 1 Elementary School.

Schools are generally permitted in all land use designations except the NHS. It is strongly encouraged that compact schools and school sites be achieved where possible through multi-storey buildings, joint use of buildings, parking areas, and open space, the use of adjacent roads for visitor parking, and other means to reduce land requirements.

Elementary Schools are preferably located on a collector road. Where feasible, schools are encouraged to be co-located with public parks and/or other community uses (e.g., public library).

It is recognized that the location of schools on Schedule "C.X.C" is conceptual and is intended to identify general potential locations for these facilities.

C.X.6.3.7 Places of Worship

Places of Worship will generally be encouraged proximal to Park Type 1's and Schools and developed in accordance with Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan.

C.X.6.4 NATURAL HERITAGE SYSTEM

The NHS is to be integrated in settlement areas to preserve and enhance biological diversity and ecological functions. Within the Agerton Secondary Plan, the NHS is depicted on Schedules "C.X.A" to "C.X.C" and is designated in accordance with the policies of Sections B.4.8 and B.4.9 of this Official Plan.

The lands within the NHS designation are a crucial part of the proposed NHS and open space system intended for the Milton Urban Area and shall be acquired by the Town or the Conservation Authority in accordance with the policies of Section C.X.7.2.1 of this Secondary Plan.

As per Section B.4.9.3.12 of this Official Plan, refinements to the NHS including additions, deletions and/or boundary adjustments, may occur through a Planning Act process, without amendment to this Plan where they are supported by either a SWS, MESP, a DAEFSS, EIA or equivalent study accepted by the Region.

C.X.6.4.1 Permitted Uses

The NHS designation on Schedules "C.X.A" to "C.X.C" permits uses subject to the policies of Section B.4.8 and B.4.9 of this Official Plan. Notwithstanding, the following additional uses are permitted:

a) Essential transportation and utility facilities in accordance with Section B.4.9 of this Official Plan provided:

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- It is necessary to the public interest after all alternatives have been considered; and,
- It is demonstrated that there will be no negative impacts on key features or their ecological functions.

C.X.6.4.2 Criteria for Buffers

The NHS as shown on Schedules "C.X.A" to "C.X.C" includes buffers that have been established in an effort to protect key natural features and ecological functions by mitigating the impacts of proposed development or site alteration.

Buffers are important components of the overall NHS and are required to maintain and enhance natural features and the ecological functions of the NHS.

The final buffer width is to be determined through the MESP and/or DAEFSS, building upon the guidance from the SWS, when additional information is available to determine the nature of adjacent uses and related impacts on the system. Consideration shall also be given to enhancement and mitigation opportunities such as fencing and vegetative planting. In all cases, buffer widths must be sufficient to protect the NHS key features and their ecological functions in the long term.

C.X.6.5 EXISTING AGRICULTURAL OPERATIONS

Within the Agerton Secondary Plan, agricultural uses are permitted as interim uses until the lands are developed in accordance with the policies of this Secondary Plan. Where feasible, development should be staged through the Tertiary Plan to maintain prime agricultural lands and associated operations as interim uses. An Agricultural Impact Assessment on potential impact of urban development on existing agricultural operations, including the requirement for compliance with Minimum Distance Separation formulae does not apply within the Agerton Secondary Plan.

C.X.7 IMPLEMENTATION

Further to, and in accordance with, Section B.5.0 of this Official Plan, the following policies are applicable to the Agerton Secondary Plan.

C.7.1 PHASING AND FINANCE

C.X.7.1.1 Development in the Major Transit Station Area shall proceed as determined through the Tertiary Plan process and shall serve as input to the Region's preparation of a Joint Infrastructure Staging Plan.

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C.X.7.1.2 The sequencing of growth in the Major Transit Station Area is controlled through the Tertiary Plan process to ensure that:

a) There is availability and efficient use of public infrastructure and services during each Development Stage;
b) Development proceeds in a manner that is supportive of transit services;
c) The staging of development occurs in a manner that supports timing and availability of planned water, wastewater infrastructure in accordance with the Region's Water and Wastewater Master Plan, the Development Charges Background Study, and the Region's Financing Policies for Growth Infrastructure;
d) Services and required infrastructure are provided in a fiscally responsible manner consistent with the objective of this Secondary Plan, in accordance with all applicable legislation and which does not impose a financial burden on the Town of Milton or the Region beyond that planned for and approved by Council;
e) The progression of development will follow a logical sequence and shall ensure the creation of complete neighbourhoods, minimizing the extent to which future residents are exposed to construction; and,
f) There is an appropriate range and mix of housing types including affordable or assisted housing to achieve the targets of this Secondary Plan.

C.X.7.1.3 Prior to the approval of any development applications, the following must be satisfied:

a) Regional municipal water and wastewater services are extended to the lands and adequate local water and wastewater servicing capacity has been confirmed by the Region;
b) Satisfactory arrangements have been made with the Town to ensure the early delivery of projected Public Service Facilities, off-street trails and components of the active transportation network and transit facilities to support growth;
c) An updated Long-Term Fiscal Impact Assessment of Growth incorporating the Trafalgar Secondary Plan has been prepared and approved by Town Council;
d) The Town has in full force and effect, and not subject to appeal for charges applicable to the Secondary Plan, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation, identifying and imposing charges applicable to the lands in the Secondary Plan;
e) The recommendations of the updated Long-Term Fiscal Impact Assessment of Growth are secured through agreements with the Town and/or Region and affected parties as permitted by legislation and to the satisfaction of Council in accordance with Section C.X.7.1 of this Official Plan;
f) The recommendations of the Region's financial plan are secured through agreements with the Town and/or Region and affected parties as permitted by legislation and to the satisfaction of Regional Council in accordance with applicable Regional policies; and,

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g) Any financial and other requirements of the Town and Region to support sustainable growth, pursuant to applicable legislation, are satisfied.

h) Within the Major Transit Station Area, a Tertiary Plan has been endorsed by Council.

C.X.7.1.4 Notwithstanding the foregoing:

a) Public infrastructure such as roads, parks, fire halls, schools, and servicing facilities may proceed at any time, subject to the availability of servicing infrastructure and other requirements both at the Local and Regional levels;

b) Notwithstanding the phasing policies above, in no case will one owner or group of owners be permitted to unreasonably delay the normal progression of growth. Where unreasonable delay is occurring as determined at the Town's sole discretion, staging contained in the Tertiary Plan may be revised to the satisfaction of the Town in consultation with the Region through Council endorsement; and

c) The Town may, at its sole discretion, determine to accept and approve an application for development in subsequent stages, notwithstanding Section C.X.7.1.3.a), if it is determined by Council that the development for which such application is made is in accordance with the general purpose and intent of this Secondary Plan and if it is demonstrated, to the satisfaction of Council and in consultation with the Region, that there are no negative impacts on the Town or Region, including from land use planning, infrastructure, financial impact perspectives and the Regional Allocation Program.

C.X.7.1.5 Prior to final approval of each plan of subdivision or site plan, all requirements of the Town and the Region shall be satisfied, and confirmation shall be received from utility providers and school boards that appropriate services and facilities can be accommodated.

C.X.7.1.6 All new urban development in the Agerton Secondary Plan shall be connected to the municipal wastewater and water systems, subject to the Regional Allocation Program and Regional Development Charges By-law. Further, in accordance with the purpose of this Secondary Plan set out in Section C.X.1.1 applications for development in the Secondary Plan area shall only be approved by Council, and development shall only proceed when:

a) Council is satisfied that the landowners within the Secondary Plan have entered into any agreement(s), as the Town may be permitted to require, for the provision of funds or the provision of service or both, and that as part of any agreement, provisions have been made to the satisfaction of Council for any funds or services which may be required of any future landowners in the future in order for the development of the Secondary Plan to proceed as planned. In order to reflect circumstances that may apply to an individual Stage of development within the Secondary Plan, the Town may require a separate agreement or agreements with

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the landowners within such Stage. Notwithstanding that a landowner may not be an original party to any agreement(s) contemplated by this Secondary Plan, all landowners shall be required, as permitted, to enter into any agreement(s) that may be required by this section, as if such landowners had been original signatories to that agreement and that prior to processing any development applications by any non-original landowners, the Town shall be provided to the satisfaction of Council with confirmation that such landowners have agreed to be bound by the terms of the original agreements, and have made appropriate arrangements with the original signatory landowners;

b) Landowners within the Secondary Plan have entered, or will enter, into a private cost-sharing agreement(s) amongst themselves to address the distribution of costs of development for the provision of matters such as community and infrastructure facilities;

c) Landowners within the Secondary Plan have entered, or will enter, into an Allocation Agreement with the Region addressing the provision of water and wastewater servicing and roads;

d) Landowners within the Secondary Plan have entered, or will enter, into a Master Parks Agreement with the Town to facilitate Town acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan;

e) Water treatment and distribution and wastewater collection and treatment are available in accordance with Town and Regional policies;

f) An Area Servicing Plan for the Agerton Secondary Plan has been completed to the satisfaction of the Region;

g) Development staging has been established as part of the Tertiary Plan process;

h) The applicable Tertiary Plan has been endorsed by Town Council and is consistent with this Secondary Plan;

i) The Air Quality Assessment, Area Servicing Plan, SWS, MESP and DAEFSS or other applicable environmental study have been completed to the satisfaction of the Town and the Region, and based on technical input from the Conservation Authority; and,

j) The Town will establish a monitoring program, in consultation with the Region, to track and report the status of built Single Detached Equivalent units on an annual basis;

k) To facilitate the development of an effective local road network the Town and/or Region may require multiple landowners in the Secondary Plan Area to enter into an agreement or agreements amongst themselves or with the Town to address matters including, but not limited to, the provision of collector roads to access the arterial road network; and,

l) Any additional requirements of the Town and/or Region are satisfied.

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C.X.7.1.7 Costs associated with the growth in this area, as with all other areas of the Town, shall be paid for by the anticipated growth in accordance with all applicable and available legislation and the Town, Policy No. 110, Financial Management-Financial Principles, as adopted by Council and as may be amended or replaced by Council in the future. In order to ensure the implementation of this policy, the Secondary Plan:

i) Shall minimize the financial impacts on existing taxpayers that may arise from the cost of new *development* within the Secondary Plan;

ii) Requires, to the maximum extent possible and practical, the conveyance of lands for *Public Service Facilities* to keep pace with growth in the Secondary Plan to avoid or minimize a reduction in service standards for such facilities, including the conveyance of lands by landowners in advance of draft plan approval;

iii) Requires, to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public *infrastructure* to keep pace with the growth in the Secondary Plan so that the impacts of such growth can be appropriately managed, both fiscally and physically, including the conveyance of lands by landowners in advance of draft plan approval;

iv) Shall proceed in stages detailed through the Tertiary Plan in accordance with the policies of Section C.X.7.1 of this Secondary Plan; and,

v) Shall manage the progression of *development* in a manner which promotes the achievement of complete, healthy and sustainable neighbourhoods supported by an appropriate range of public *infrastructure*, facilities, services and amenities.

C.X.7.2 PARKLAND DEDICATION, OTHER INFRASTRUCTURE AND UTILITIES

C.X.7.2.1 Conditions of draft plan approval or site plan approval, whichever is applicable, shall include, but are not limited to, the following criteria to be effected upon registration of a subdivision agreement or site plan agreement:

a) The Park Type 1 or Village Square within the plan of subdivision shall be prepared to an acceptable base condition as determined through the Town's Engineering and Parks Standards and conveyed to the Town;

b) School sites shall be shown as block(s) on an approved draft plan of subdivision;

c) Lands designated NHS, as they may be refined through a *Planning Act* process in accordance with C.X.6.4, have been dedicated to the Town, or to the Conservation Authority;

d) Stormwater management facilities have been constructed and dedicated to the Town, provided that the Town may approve the use of temporary stormwater facilities where it is not yet possible to construct the permanent facilities. If the Town approves the use of such temporary facilities, the subdivision agreement or site plan agreement, as applicable shall require the posting of financial securities to the satisfaction of the Town for the construction of the permanent facilities; and,

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e) Lands required for large utility structures shall be shown as block(s) and/or easements on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the Town.

C.X.7.3 ZONING BY-LAW

This Secondary Plan shall be implemented by an appropriate amendment(s) to the Town's Comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section B.5.5 of this Official Plan.

C.X.7.4 CONSENTS

Subdivision of land shall generally take place by plan of subdivision in the Agerton Secondary Plan. Consents may be permitted in accordance with the provisions of Section B.5.7 of this Official Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan. Consents may be permitted which result in the assembly of land which is a size and configuration which will provide enhanced opportunities for the implementation of this Secondary Plan, provided that any retained parcel is appropriate for the planned land use.

C.X.7.5 COMPLETE APPLICATION REQUIREMENTS

All privately initiated planning applications, except those under Section 45 of the Planning Act, shall satisfy the requirements of Section B.5.3.4 of this Official Plan with respect to the requirements of a complete application, including under subsection 41 (3.1) of the Planning Act.

C.X.7.5.1 Application Submission Requirements

In order to ensure the implementation of this policy, no development applications shall be submitted in the Secondary Plan until:

a) The Town has completed a SWS accepted by the Region in consultation with the Conservation Authority;
b) The Town has substantially completed a MESP in consultation with the Conservation Authority;
c) Phases 1 and 2 of the Municipal Class EA has been completed for road and infrastructure works within the Secondary Plan area; and,
d) Within the Major Transit Station Area, a Tertiary Plan has been endorsed by Council for the development area, and an agreement between the landowners and Metrolinx, to the satisfaction of the Town, has been finalized for timely delivery of the GO Station.

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C.X.7.5.2 Tertiary Plan Submission Requirements

Prior to making of any application for draft plan or site plan approval with the Major Transit Station Area, a Tertiary Plan shall be prepared in consultation with applicable agencies and submitted in accordance with the policies of Sections B.5.4.3.6 and B.5.4.3.7 of this Official Plan and endorsed by Council. Prior to draft approval, a Draft Plan of Subdivision shall be prepared in accordance with the Secondary Plan and Tertiary Plan or be supported by justification for changes to the Tertiary Plan satisfactory to the Town. A Tertiary Plan shall be prepared in conjunction with the required MESP and demonstrate:

a) The staging of development including the breakdown on anticipated dwellings by type including affordable housing, non-residential uses by area and type and the associated population and employment that could occur for each stage;
b) The location and configuration of schools, Park Type 1 and Village Squares;
c) The potential location of libraries, community centres, emergency services and one (1) place of worship;
d) The preliminary location, size and general configuration of stormwater management facilities;
e) A road network assessment including a conceptual local road network and the location, configuration, width and alignment of collector roads, addressing the requirements of the EA process, and a high-level traffic modelling to provide arterial road intersection improvements commensurate with staging of development;
f) The active transportation system (including off-road trails and pathways);
g) The location of possible transit routes and transit facilities for dedication to the Town;
h) The Major Transit Station Area Design Plan in accordance with Section C.X.7.5.4, incorporating the final location and design of the GO Station;
i) The outcomes of the SWS and MESP that are to be implemented through a *Planning Act* process in accordance with policy B.4.9.3.12 of this Official Plan and in accordance with Secondary Plan;
j) Consistency with the Agerton Secondary Plans Urban Design Guidelines; and,
k) Any requirements and/or recommendations resulting from the studies prepared in support of this Secondary Plan

C.X.7.5.3 DAEFSS shall be a required prerequisite to the granting of draft plan approval and shall be prepared generally on a drainage area basis.

C.X.7.5.4 Major Transit Station Area Design Plan

The Major Transit Station Area Design Plan shall generally address the urban design considerations outlined in Section B.5.3.4 of this Official Plan.

The urban design policies of this Secondary Plan, and the Agerton Secondary Urban Design Guidelines set out general criteria and guidance for the development of both the public realm

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and private lands. These policies and guidelines provide the basis for the more detailed work to be carried out by the development proponents within Major Transit Station Area Design Plan, where this plan shall be consistent with this Secondary Plan and Agerton Secondary Plan Urban Design Guidelines.

A Major Transit Station Area Design Plan shall be prepared for the Major Transit Station Area identified on Schedule "C.X.B". The Design Plan shall include all lands within the Major Transit Station Area and shall form the basis for the subsequent planning approvals, including Draft Plans of Subdivision, implementing zoning and site plan control. The Major Transit Station Area Design Plan may also form the basis for any cost sharing or other agreements among the development proponents.

The Major Transit Station Area Design Plan shall include urban design rationale regarding the following components:

a) A detailed street, block, and land use plan;
b) A comprehensive streetscape and open space plan; and,
c) Urban design and architectural control manual.

The detailed street, block, and land use plan will identify the conceptual lotting and building types proposed in the Major Transit Station Area and will provide enough detail to ensure that the density provisions of this Secondary Plan have been met.

The comprehensive streetscape and open space plan will identify the function, design and treatment of all the street types and will identify the trails network and the location of all public sidewalks. The Major Transit Station Area Design Plan will also include detailed layouts and descriptions of the proposed parks, village squares, schools, and storm water management facilities, including preliminary design schemes for each.

The urban design and architectural control manual will provide more details with regards to the built form proposed including proposed building heights, massing, form, setbacks, façade details, architectural style, the arrangement of buildings on lots, and the treatment of required parking. In addition, the urban design and architectural control manual will identify the location and design treatment of landmark architectural features such as gateways and priority lots, and architectural design requirements and landscape elements for all buildings. Lastly, the Major Transit Station Area Design Plan will provide details with regards to the architectural control process and administration of design review.

C.X.7.6 ROADS ENVIRONMENTAL ASSESSMENT

The location and general alignment of new collector roads as illustrated on the Schedules to this Secondary Plan are approximate. All roadway and driveway spacing shall conform to standard roadway engineering practices (including the Region's Access Management

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Guidelines and By-law for Regional roads) and is to be approved by the respective roadway jurisdiction.

This Secondary Plan and concurrent Municipal Class EA satisfy Phases 1 and 2 of the EA processes for collector roads. The proposed locations of collector roads will only be finally determined upon completion of any required future Phases of the EA process. Within the employment area, internal collector roads may be modified to accommodate the needs of future employers when supported by a transportation impact study .

For Regional roads, Halton Region establishes road related infrastructure improvements outside the Secondary Plan Process through the Municipal Class Environmental Assessment Process, including the Regional Transportation Master Plan and subsequent Schedule C Municipal Class EA Studies.

C.X.8 INTERPRETATION

Further to, and in accordance with, Section B.5.10 of this Official Plan, the following interpretation policies are applicable to the Agerton Secondary Plan.

C.X.8.1 BOUNDARIES

Locations, boundaries or limits described in text or indicated on Schedules "C.X.A", "C.X.B", and "C.X.C' are intended to be approximate only, in accordance with Section B.5.10.2.1 of this Official Plan.

Minor adjustments in the land use pattern and the location of proposed specific land use designations or facilities may be considered through the Tertiary Plan without amendment to this Secondary Plan provided the intent of the Secondary Plan is maintained.

C.X.8.2 SYMBOLS

Symbols for parks and schools are conceptual and intended to show the approximate location of these elements on Schedule "C.X.C". Where the general intent of the Plan is maintained, minor adjustments will not require amendment to this Secondary Plan, except where the proposed symbol crosses an arterial road or the NHS.

C.X.8.3 DEFINITIONS

Further to, and in accordance with, the existing definitions of Section B.5.10.6 of this Official Plan, the following definitions are applicable to the Agerton Secondary Plan.

Complete Streets means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

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Development Area Environmental Functional Servicing Study (DAEFSS) means an integrated environmental and engineering study supporting Draft Plans of Subdivision that provides a greater level of detail than the MESP, where required, on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, and direction to detailed designs and monitoring. A DAEFSS will be scoped based on area specific matters and Master Environmental Servicing Plan recommendations. It is not intended to re-study Master Environmental Servicing Plan matters but will include matters not addressed or finalized in the Subwatershed Study or Master Environmental Servicing Plan and provide a greater level of detail than the Master Environmental Servicing Plan where required. The DAEFSS study area will be determined based on draft plan limits and the extent of drainage areas within the draft plan(s); it may include upstream and downstream areas in the same subcatchment(s), where appropriate.

Where draft plan level of detail cannot be provided for the entire DAEFSS study area, a DAEFSS Addendum or Environmental Impact Assessment may be required in the future for areas where additional detail is required or where there are substantive changes in a development concept not addressed in the original DAEFSS.

Environmental Impact Assessment (EIA) means an environmental study that assesses matters such as Natural Heritage System modifications, Natural Heritage System boundaries, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, and direction to detailed designs and monitoring. An EIA may be required for areas where a DAEFSS requires amendment(s) or additional level of detail, and where a DAEFSS Addendum is not warranted. It will address only those outstanding matters identified by the DAEFSS or scoping of typical DAEFSS content if a development concept is substantially altered since completion of the DAEFSS.

Frequent Transit means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Master Environmental Servicing Plan (MESP) means an integrated environmental and engineering study supporting the Tertiary Plan and providing coordination of Draft Plans of Subdivision on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, approaches to monitoring and identification of future study needs. A MESP will be scoped based on area specific matters and Subwatershed Study

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recommendations. It is not intended to re-study all Subwatershed Study matters but will include matters not addressed or finalized in the Subwatershed Study, provide a greater level of detail than the Subwatershed Study where required, and cover a smaller more focused area than the Subwatershed Study.

Public Service Facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure

LIST OF SCHEDULES

Schedule C.X.A Community Structure Plan

Schedule C.X.B Active Transportation and Natural Heritage System Plan

Schedule C.X.C Land Use Plan

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TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.A

AGERTON SECONDARY PLAN COMMUNITY STRUCTURE PLAN

401

401

SIXTH LINE

AUBURN ROAD

EIGHTH LINE

TRAFALGAR ROAD

FUTURE URBAN AREA

SIXTH LINE

EIGHTH LINE

DERRY ROAD

- SECONDARY PLAN AREA
- MUNICIPAL BOUNDARY
- GREENBELT PLAN PROTECTED COUNTRY
- PARKWAY BELT WEST PLAN AREA
- WATERCOURSE
- CANADIAN PACIFIC RAIL LINE
- GO TRANSIT ROUTE
- MAJOR TRANSIT STATION AREA
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)
- TERTIARY PLAN AREA
- EMPLOYMENT AREA

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0 200 400 800

metres

NAD 1983 - UTM Zone 17N

This schedule forms part of the Official Plan and should be read in conjunction with the text.

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June 2022

TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.B

AGERTON SECONDARY PLAN

ACTIVE TRANSPORTATION & NATURAL HERITAGE SYSTEM

401

401

SIXTH LINE

AUBURN ROAD

EIGHTH LINE

TRAFALGAR ROAD

FUTURE URBAN AREA

SIXTH LINE

EIGHTH LINE

DERRY ROAD

- SECONDARY PLAN AREA
- MUNICIPAL BOUNDARY
- GREENBELT PLAN PROTECTED COUNTRY
- PARKWAY BELT WEST PLAN AREA
- WATERCOURSE
- CANADIAN PACIFIC RAIL LINE
- GO TRANSIT ROUTE
- MAJOR TRANSIT STATION AREA
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)

ROAD NETWORK

- PROVINCIAL FREEWAY
- MAJOR ARTERIAL ROAD
- MAJOR COLLETOR ROAD
- COLLECTOR ROAD

TRAIL NETWORK

- TRAIL NETWORK WITHIN THE NATURAL HERITAGE SYSTEM
- SECONDARY PLAN TRAIL NETWORK

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0 200 400 800

metres

NAD 1983 - UTM Zone 17N

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TOWN OF MILTON OFFICIAL PLAN

Schedule C.X.C

AGERTON SECONDARY PLAN LAND USE PLAN

401

401

SIXTH LINE

AUBURN ROAD

EIGHTH LINE

TRAFALGAR ROAD

FUTURE URBAN AREA

SIXTH LINE

EIGHTH LINE

DERRY ROAD

- SECONDARY PLAN AREA
- MUNICIPAL BOUNDARY
- GREENBELT PLAN PROTECTED COUNTRY
- PARKWAY BELT WEST PLAN AREA
- WATERCOURSE
- CANADIAN PACIFIC RAIL LINE
- GO TRANSIT ROUTE
- MAJOR TRANSIT STATION AREA
- MAJOR TRANSIT STATION AREA
- EMPLOYMENT AREA - OFFICE PRIORITY
- NATURAL HERITAGE SYSTEM (SUBJECT TO REFINEMENT)

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0 200 400 800

metres

NAD 1983 - UTM Zone 17N

This schedule forms part of the Official Plan and should be read in conjunction with the text.

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June 2022

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-084-22
Subject:	Public Meeting and Initial Report: Proposed Plan of Subdivision and Zoning By-law Amendment Applications by Mattamy (Brownridge) Limited (Garito Barbuto Tor) applicable to lands legally described as Part of Lot 7 and 8, Concession 4 (Trafalgar) (Town Files: 24T-22001/M and Z-09/22)
Recommendation:	**THAT Development Services Report DS-084-22 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

The applicant is seeking to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site-specific Residential Medium Density 1 (RMD1*AAA) Zone, site-specific Residential Medium Density 2 (RMD2*BBB) Zone, site-specific Mixed Use (MU*CCC), Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone. This change in zoning is being requested to permit the development of a residential plan of subdivision.

The applicant proposes a plan of subdivision that consists of 696 residential dwelling lots (i.e. 563 detached dwelling units, and 133 townhouse dwelling units), a minor sub-node block (to include a mix of medium and high density residential units), three future medium density residential condominium blocks, watercourse channel blocks, environmental buffer blocks, trail blocks, woodlot blocks, woodlot buffer blocks, two stormwater management pond blocks, open space blocks, servicing, walkway and grading blocks, and an internal road system.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a technical report, including recommendations, will be brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Mattamy (Brownridge) Limited, 433 Steeles Avenue East, Milton, ON

Applicant: Korsiak Urban Planning, 206-277 Lakeshore Road East, Oakville, ON

Location/Description

The subject lands are primarily located on the west side of Fourth Line, south of Louis St. Laurent Avenue, north of Britannia Road and east of Thompson Road South. The subject lands are legally described as Part of Lot 7 and 8, Concession 4, New Survey (Trafalgar), in the Town of Milton, in the Regional Municipality of Halton. See Figure 1- Location Map.

The subject lands are approximately 51.93 hectares in size with frontages along Louis St. Laurent Avenue and Fourth Line. The majority of the lands are vacant with the exception of an established woodlot located at the northwest corner of the property. A watercourse also traverses the property from the north to the southeast with branches of the watercourse also travelling to the west and south.

Surrounding lands uses include:

North: medium density residential uses

East: an existing elementary school and secondary school, two existing residential lots on the west side of Fourth Line directly adjacent to the subject lands, as well as a medium density residential subdivision currently under construction on the east side of Fourth Line (Mattamy Bayview Lexis).

South: agricultural uses

West: currently vacant, however, future development consisting of residential, parks, elementary and secondary schools and commercial uses are under review.

The subject lands are located within the Boyne Survey Secondary Plan Area.

Proposal

The application seeks to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site-specific Residential Medium Density 1 (RMD1*AAA) Zone, site-specific Residential Medium Density 2 (RMD2*BBB) Zone, site-specific Mixed Use (MU*CCC) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone to permit the development of a residential plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The applicant has submitted a draft plan of subdivision to create 696 residential dwelling lots (563 detached dwelling units, and 133 townhouse dwelling units). In addition, a minor sub-node block (to include a mix of medium and high density residential units – total units to be determined and underground parking), three future medium density residential condominium blocks (units to be determined), and blocks for a watercourse channel with a trail system, the existing woodlot, woodlot and environmental buffers, stormwater management ponds, open spaces, and servicing, walkway and grading, are proposed to be created, along with an

Background

internal road system. Proposed concept site plans for the minor-sub node block and three medium density residential blocks are attached as Figure 3 to this report.

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Completed Application Forms and Fees;
- Plan of Survey (20R-18304), prepared by Rady-Pentek & Edward Surveying Ltd., dated July 9, 2009;
- Plan of Survey (20R-20658), prepared by Rady-Pentek & Edward Surveying Ltd., dated November 15, 2016;
- Topographic Survey, prepared by Rady-Pentek & Edward Surveying Ltd., dated May 1, 2015;
- Ecological Constraints Mapping, prepared by GEI Consultants, dated April 28, 2022;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated April 18, 2022;
- Public Engagement Strategy, Korsiak Urban Planning, dated April 19, 2022;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated May 2022;
- Transportation Impact Study, prepared by TYLin, dated May 9, 2022;
- Functional Servicing, Stormwater Management and Preliminary Design Report, prepared by DSEL, dated May 2022;
- Noise Feasibility Study, prepared by HGC Engineering, dated April 28, 2022;
- Preliminary Geotechnical Report (Garito Barbuto), prepared by AMEC Earth & Environmental, dated February 20, 2008;
- Preliminary Geotechnical Report (Tor), prepared by Shad & Associates Inc., dated July 29, 2016;
- Stage 1 & 2 Archaeological Study (Garito Barbuto South), prepared by Archaeologix Inc., dated August 2005;
- Ministry Clearance Letter for Stage 1 & 2 Archaeological Study;
- Phase 1 Environmental Site Assessment (ESA) Update, prepared by Pinchin, dated February 14, 2022;
- Letter of Reliance (Phase 1 ESA), prepared by Pinchin, dated February 17, 2022;

Background

- Tree Management Plan (Garito Barbuto Tor Phase 1), prepared by LGL Limited, April 2022;
- Tree Management Plan (Garito Barbuto Tor Phase 2), prepared by LGL Limited;
- Built Form Guidelines, prepared by NAK Design Strategies, dated April 2022;
- Preliminary Site Plan – Minor Sub-Node, prepared by KNYMH, dated April 21, 2022;
- Preliminary Site Plan – Medium Density Residential Block 586, prepared by Korsiak Urban Planning, dated May 5, 2022;
- Preliminary Site Plan – Medium Density Residential Block 587, prepared by Korsiak Urban Planning, dated May 5, 2022;
- Preliminary Site Plan – Medium Density Residential Block 588, prepared by Korsiak Urban Planning, dated May 5, 2022;
- Stacked Towns – Concepts 1 and 2, undated;
- Pedestrian Management Plan, prepared by DSEL, dated April 2022;
- Waste Management Plan, prepared by Korsiak Urban Planning, dated April 20, 2022; and,
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated April 22, 2022.

It should be noted that during the early stages of pre-consultation, the applicant submitted preliminary information for staff and agency review in two parts and referred to these parts as Phase 1 (northern portion) and 2 (southern portion). However, the application as submitted and described herein does not identify that the subdivision will be a phased development. Phasing will be discussed throughout the consultation and review process and applied if appropriate, at a later date. Some reports noted above reflect the previous phasing references.

Discussion

Planning Policy

The subject lands are located within the Town's Urban Area and are designated Residential Area and Natural Heritage System Area as shown on Schedule B – Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

Discussion

Schedule K – Intensification Areas also designates Louis St. Laurent Avenue as an Intensification Corridor. Residential intensification is encouraged in these corridors and shall generally take the form of medium and high density residential uses in accordance with applicable policies of the Official Plan.

The subject lands are also located within the Boyne Survey Secondary Plan Area and are designated Residential Area, Minor Sub-Node Area, Residential Office Area, and Natural Heritage System as shown on Schedule C.10.C – Boyne Survey Secondary Plan Land Use Plan. Schedule C.10.A – Boyne Survey Secondary Plan Community Structure Plan shows a requirement for a stormwater facility and Schedule C.10.B – Boyne Survey Secondary Plan Active Transportation and Natural Heritage System Plan establishes the proposed recreational pedestrian/bicycle trail system for the Boyne area. A key requirement of the secondary plan is to provide a trail system along the Natural Heritage System / watercourse corridor.

Similar to the general Official Plan policies, the Residential Area permits a variety of housing types and forms including medium density residential I and II uses, high density residential uses, local institutional uses and coach houses on public and condominium lanes or service roads.

The Minor Sub-Node Area designation is primarily for concentrations of mixed uses and higher residential densities at key intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit. The main permitted uses include a variety of high density residential, institutional and office uses and community facilities. Additional uses such as medium density residential, supportive housing and limited retail and service commercial uses that shall not exceed a combined total gross floor area of 450 square metres within the node, may be permitted subject to a comprehensive development plan for the entire node. The main permitted uses of the Residential/Office Area designation shall be office uses, high density residential uses, and medium density residential II uses.

The Minor Sub-Node Area and Residential/Office designations are conceptual on Schedule C.10.C, except where bounded by existing major roads. The exact configuration of these designations are to be established through the preparation of the tertiary plan. As per Section C.10.5.2.1, where a Subwatershed Impact Study results in the realignment of a watercourse corridor or a stormwater management facility such that the lands within the designation no longer have frontage on and direct access to an arterial road, the adjacent land use designation will be deemed to apply to such lands without amendment to the secondary plan. Through the tertiary planning exercise, refinements were made to the minor sub-node and given that a stormwater management facility was required along Fourth Line, the Residential/Office designation was removed from the lands and directed to the existing residential lots that do have frontage along Fourth Line.

Schedule C.10.D – Boyne Survey Secondary Plan Phasing Plan, shows the subject lands within Phase 3B (the second phase of development in the Boyne Survey area). As with other secondary plans within the Urban Expansion Area, the Boyne Survey Secondary

Discussion

Plan contains phasing policies. Section C.10.6.1.1 states that prior to the approval of any applications for development in Phase 3B, building permits must have been issued for a minimum of 4,000 dwelling units in Phase 3A. This requirement has been achieved, and therefore the subdivision application can proceed.

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS) under By-law 016-2014, as amended. Both of the existing Zones, only permit uses that legally existed on the date that the Zoning By-law came into effect. A Zoning By-law Amendment is required to provide the necessary zones and regulations to facilitate the development of the lands for a residential plan of subdivision. A draft Zoning By-law Amendment is attached as Appendix 1 to this report.

Site Plan Control

Should the applications be approved, site plan approval will be required for the medium density residential condominium blocks and the Minor Sub-Node block, prior to the commencement of any development.

Public and Agency Consultation and Review Process:

The application was deemed complete on May 24, 2022. Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act and the Town's Official Plan via written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on June 23, 2022.

The application was circulated to internal departments and external agencies on May 24, 2022 with a commenting deadline of July 25, 2022.

Staff have identified the following items to be reviewed and addressed:

- urban design
- relationship to adjacent subdivision proposals and existing uses
- interface with adjacent agricultural lands (including grading)
- stormwater management
- development within the Minor Sub-Node and future medium density condominium blocks
- traffic, access and road connectivity
- open space locations, trail configuration and pedestrian connections

Discussion

- delineation of natural heritage system
- site-specific zone provisions

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

Figure 1 – Location Map

Figure 2 – Draft Plan of Subdivision

Figure 3 – Concept Plans (Medium Density and Minor Sub-Node Blocks)

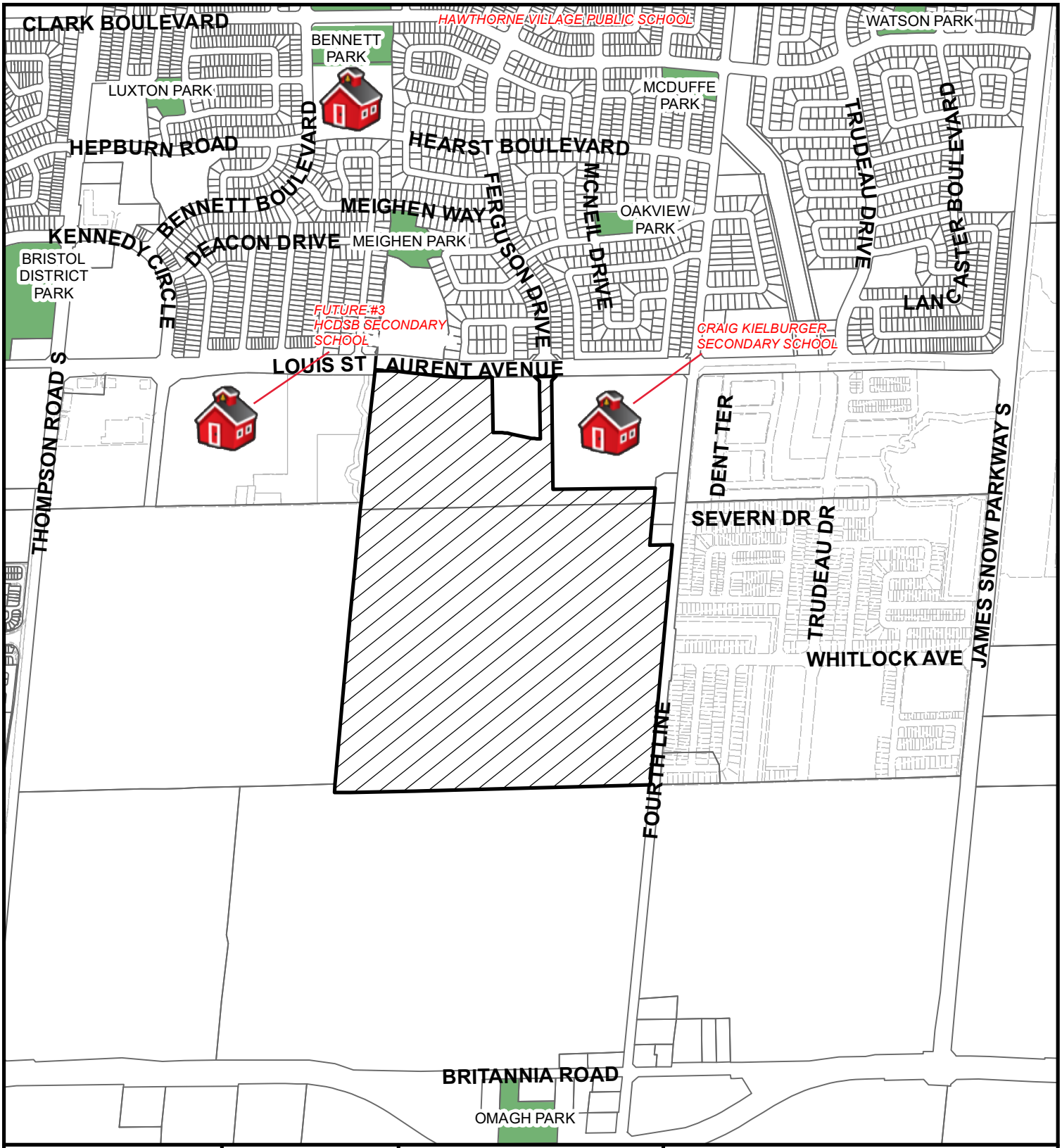
Appendix 1 – Draft Zoning By-law

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP

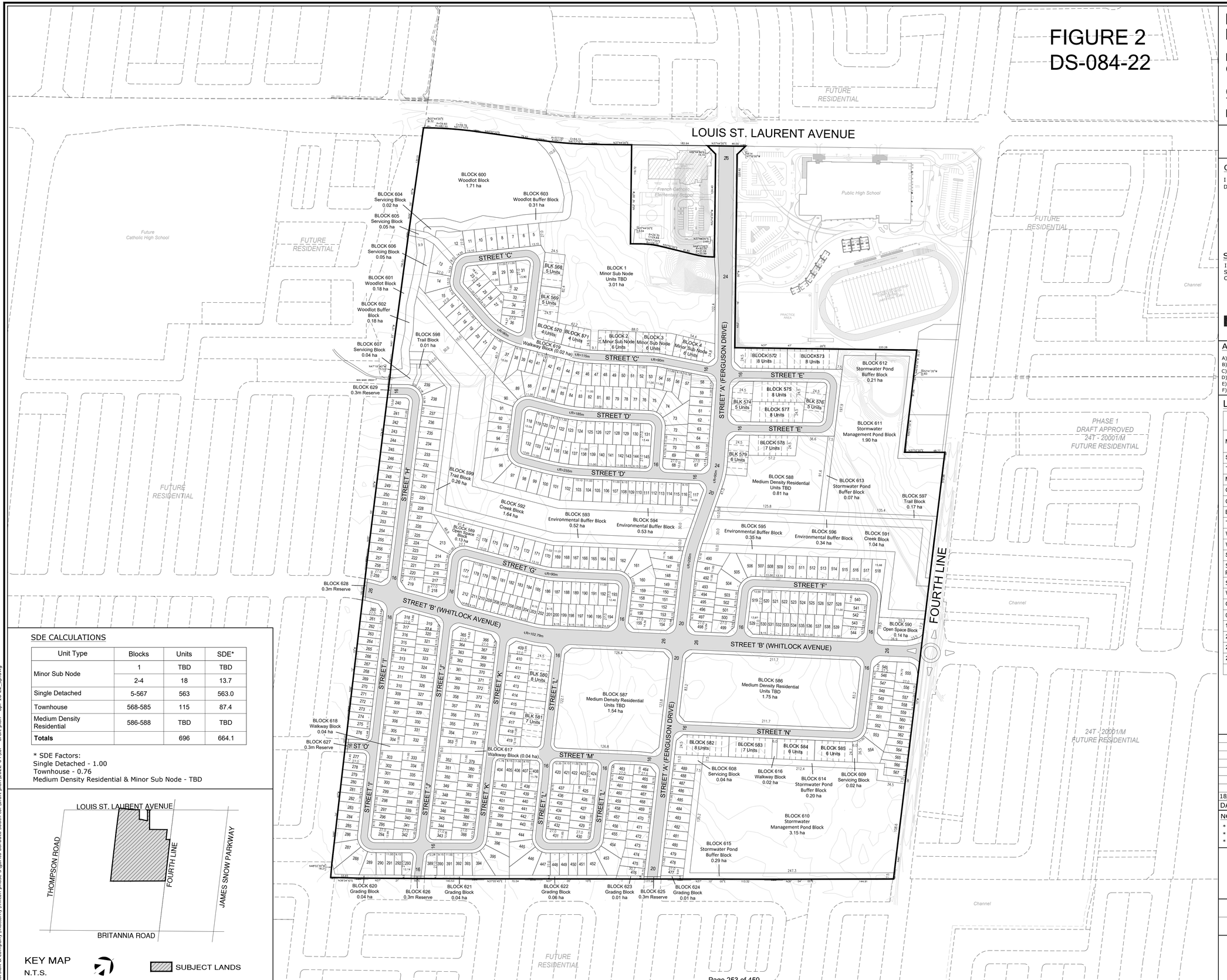


Council Meeting Date: July 18, 2022	Scale: 1: 12,500	Files: Z-09/22	Development Services Department

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.

FIGURE 2
DS-084-22



SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Minor Sub Node	1	TBD	TBD
	2-4	18	13.7
Single Detached	5-567	563	563.0
Townhouse	568-585	115	87.4
Medium Density Residential	586-588	TBD	TBD
Totals		696	664.1

* SDE Factors:
Single Detached - 1.00
Townhouse - 0.76
Medium Density Residential & Minor Sub Node - TBD

KEY MAP
N.T.S.

SUBJECT LANDS

DRAFT PLAN OF SUBDIVISION FILE 24T -

PART OF LOT 7 & 8
CONCESSION 4, NEW SURVEY

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

GARITO BARBUTO TOR

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED _____ DATE April 20, 2022

Jason Suddergaard, A.S.O.
Mattamy (Brownridge) Limited
433 Steeles Avenue East, Suite 110
Milton, Ontario L9T 8Z4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE November 24, 2021

Ross DenBroeder, Ontario Land Surveyor

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel:(416)635-5000 Fax (416)635-5001

ADDITIONAL INFORMATION (UNDER 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
G) SHOWN ON PLAN
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) CLAY LOAM
J) SHOWN ON PLAN
K) SANITARY AND STORM SEWERS TO BE PROVIDED
L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Blocks	Block Total	Area (ha)	Units
Minor Sub Node	1	1	3.01	TBD
	2-4	3	0.36	18
Single Detached	5-567	563	17.87	563
Townhouse	568-585	18	2.28	115
Medium Density Residential	586-588	3	4.10	TBD
Open Space Block	589, 590	2	0.27	
Creek Block	591, 592	2	2.68	
Environmental Buffer Block	593-596	4	1.74	
Trail Block	597-599	3	0.44	
Woodlot Block	600, 601	2	1.89	
Woodlot Buffer Block	602, 603	2	0.49	
Servicing Block	604-609	6	0.22	
Stormwater Management Pond Block	610, 611	2	5.05	
Stormwater Pond Buffer Block	612-615	4	0.77	
Walkway Block	616-619	4	0.12	
Grading Block	620-624	5	0.16	
0.3m Reserve	625-629	5	0.00	
16m ROW (4,115 m)			6.74	
20m ROW (476 m)			0.95	
24m ROW (263 m)			0.63	
26m ROW (820 m)			2.16	
Totals	629	629	51.93	696

DATE [D.M.Y]	REVISION	DWG	BY
18/04/22	Original Submission	A	SP

NOTES:
* Local/Local corner radii = 5m
* Local/Collector corner triangle = 7.5m
* Collector/Collector corner triangle = 10m
* Collector/Arterial corner triangle = 15m
* Pavement illustration is diagrammatic

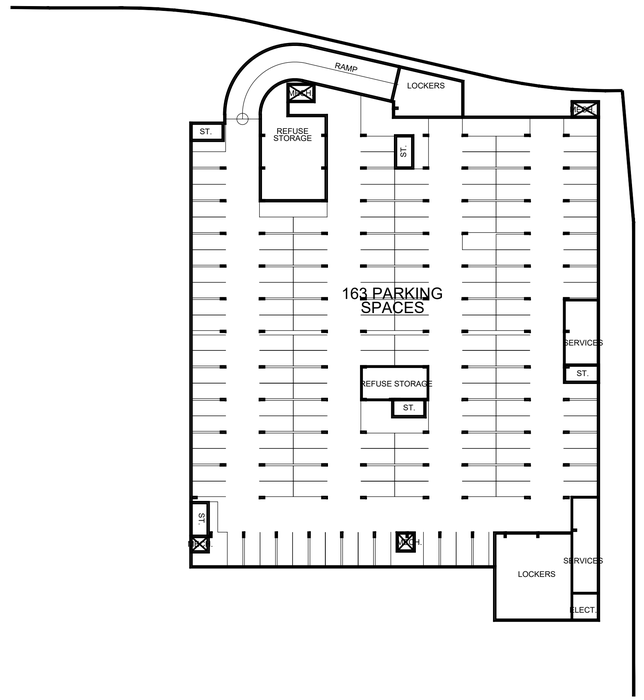
mattamyHOMES

SCALE 1:2000 | April 18, 2022 | A
DRAWN BY: SP | CHECKED BY: KC

KORSIAK | Urban Planning
206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com

s:\korsiak & company\mattamy\milton phase 3\garito barbuto south tor\draft plan\2022-04\tor - draft plan - apr 18 22_sp.dwg

FIGURE 3
DS-084-22



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
COMMON AMENITY AREA	1.	08.07.2021	WH
TOWNHOUSE LOTTING	2.	12.04.2022	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS
KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

TRUE NORTH
PROJECT NORTH

PRELIMINARY

CONCEPT 3D

MATTAMY HOMES
MINOR SUB NODE
MILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:	PROJECT NUMBER:
1:500	21407

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
--	--	SP1

DRAWING VERSION: 001
PLOT DATE: April 21, 2022

TIMESTAMP 2020-04-21 9:18:06 PM FILEPATH: O:\2021\21407 - Mattamy - Minor Sub Node\4. Drawings\4.03 Schematic Design\21407 Site Plan South 2020-04-20.dwg

GARITO BARBUTO TOR

Medium Density Residential
Block 586

Preliminary Site Plan

For Discussion Purposes

Product Type	Unit Count (±)
Rear Lane Towns	60
Back-to-back Towns	48
Total	108

Site Area: 1.75 ha
Density: 61.7 UPH

Visitor Parking Rate
Required: 47 unit @ 0.25/unit = 12 spaces
Provided: 12 Spaces

*Visitor parking calculation assumes relief from requirements for units fronting municipal roads.

STREET 'B' (WHITLOCK AVENUE)

STREET 'A' (FERGUSON DRIVE)

STREET 'N'

5X5 VISIBILITY TRIANGLE

5X5 VISIBILITY TRIANGLE

5X5 VISIBILITY TRIANGLE

mattamyHOMES

Scale 1:800

May 5, 2022

KORSIAK | Urban Planning

206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com

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GARITO BARBUTO TOR

Medium Density Residential Block 587

Preliminary Site Plan

For Discussion Purposes

Product Type	Unit Count (±)
Rear Lane Towns	43
Back-to-back Towns	52
Total	95

Site Area: 1.54 ha
Density: 62 UPH

Visitor Parking Rate
Required: 52 unit @ 0.25/unit = 13 spaces
Provided: 13 spaces on street

*Visitor parking calculation assumes relief from requirements for units fronting municipal roads.

mattamyHOMES

Scale 1:700

May 5, 2022

KORSIAK Urban Planning
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Oakville, Ontario L6J 1H9
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info@korsiak.com

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GARITO BARBUTO TOR

Medium Density Residential
Block 588

Preliminary Site Plan

For Discussion Purposes

Product Type	Unit Count (±)
Townhouses	28
Total	28

Site Area: 0.81 ha
Density: 34 UPH

Visitor Parking Rate
Required: 28 unit @ 0.25/unit = 7 spaces
Provided: 14 spaces on street

FERGUSON DRIVE

16

STREET 'E'

5X5 VISIBILITY TRIANGLE

SWM Pond

5X5 VISIBILITY TRIANGLE

20

SWM Pond Buffer

Trail Block
Environmental Buffer

Creek Block

mattamyHOMES

Scale 1:600

May 5, 2022

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Oakville, Ontario L6J 1H9
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info@korsiak.com

S:\Korsiak & Company\MATTAMY\Milton Phase 3\Garito Barbuto South Tor\Site Plan\Preliminary Site Plan\2022-05\Tor - Med Density Res- Prelim Site Plan- May 4 2022.dwg

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. xxx-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 THE LANDS DESCRIBED AS PART OF LOTS 6 AND 7, CONCESSION 3, (FORMER GEOGRAPHIC SURVEY OF TRAFALGAR) IN THE TOWN OF MILTON - MATTAMY (BROWNRIDGE) LIMITED – BAYVIEW LEXIS (TOWN FILE:TO BE ASSIGNED)

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 is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zone symbols to the Residential Medium Density 1 - Special Section (RMD1*AAA) Zone, Residential Medium Density 2 - Special Section (RMD2*BBB) Zone, Residential Mixed Use – Special Section (MU*CCC), Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone symbols on the land as shown on Schedule A attached hereto.

2.0 **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.AAA as follows:

Residential Medium Density 1 - Special Section AAA (RMD1*AAA) Zone

i) <u>Special Site Provisions Applicable to All Dwelling Types</u>

a. For the purpose of this by-law, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.

b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.

c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
d. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot.
e. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
g. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback 0.0 metres from a lot line, except where a parking area abuts.

ii) Notwithstanding any provisions to the contrary, for Detached Dwelling – Street Access (All Types) the following shall apply:
a. In the case of a staggered double car garage:
i. One garage is permitted to have a minimum setback of 2.0 metres to the front lot line providing that the second garage has a minimum setback of 5.5 metres to the front lot line.
ii. On lots having frontage less than or equal to 11.5 metres the driveway width shall not exceed 6.6 metres.
b. Notwithstanding Section 4.19.5, Table 4H, porches/verandas encroaching into the required interior side yard are permitted to be located 0.9 metres to the interior side lot line.
c. Where located on top of a porch/veranda, balconies are permitted to encroach into the required interior side yard and shall be provided in accordance with b) above.
d. Notwithstanding any regulation of this By-law to the contrary, on any lot where a residential driveway enters a street, no obstruction to sight lines, including fencing, shall be permitted within the triangular area formed by the street line, the residential driveway edge and the line connecting them at points 1.0 metres from their intersection.
e. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

iii) Notwithstanding any provisions to the contrary, for Detached Dwelling – Street Access, Interior Lot:
a. Lot frontage (minimum), interior lot – 9.15 metres
b. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of

3.3 metres provided that no more than 60% of the building face is used for the garage portion of the elevation.

c. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, provided the garage face does not project further than 1.83m beyond the porch.

d. Second storey boxed/bay windows shall be permitted in a required interior side yard for interior lots adjacent to a corner lot on a roundabout.

iv) Notwithstanding any provisions to the contrary, for Detached Dwelling – Street Access, Corner Lot, the following shall apply:

a. For the purposes of this By-law, lots abutting a roundabout shall be considered a Corner Lot.

b. Where a garage is accessed by a residential driveway crossing the exterior side lot line:

i. An attached garage may be located no closer than 0.6 metres from the rear lot line.

ii. Air conditioning and heat exchange units are permitted to be located within that portion of the yard located between the dwelling unit and the attached garage, however such units are not permitted to encroach into the exterior side yard.

iii. Fences and walls having a maximum height of 2.0 metres are permitted to enclose that portion of the yard bounded by the dwelling unit, the exterior side lot line, and the residential driveway.

c. At the intersection of two local public or private streets:

i. The outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.

ii. No part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.

d. Notwithstanding Section 6.3.1.1, the dwelling shall have a minimum dwelling face, which may include the porch/veranda, of 3.3 metres provided that no more than 62% of the building face is used for the garage portion of the elevation.

e. Notwithstanding Section 6.3.1.1, in the case of a staggered double car garage, the dwelling shall have a minimum dwelling face, which may include a porch/veranda, of 2.5 metres, and the garage portion of the elevation may project no further than 1.83 metres beyond the dwelling face or porch/veranda portion of the elevation.

f. For detached dwellings that are located at the corner of Whitlock Avenue and the roundabout, the following additional provisions shall apply:

i. The yard abutting Whitlock Avenue shall be deemed to be

the front yard.

ii. Minimum lot depth shall be measured along the interior lot line.
iii. Minimum Interior Side Yard Setback: 7.0 metres
iv. Minimum Rear Yard Setback to the dwelling (excluding the garage): 6.5 metres
v. A residential driveway can extend into a rear yard or interior side yard to access an attached garage, provided that the driveway does not extend beyond the garage face.
vi. Notwithstanding Section 4.8.1 i), within a front yard the maximum fence height shall be 2.0m.

v) Notwithstanding any provisions to the contrary, for Townhouse Dwelling – Street Access, the following shall apply:
a. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
b. At the intersection of two local public or private streets, no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
c. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

vi) Notwithstanding any provisions to the contrary, for Townhouse Dwelling – Private Street, Rear Access, the following shall apply:
a. For all lane-based townhouses, the yard where the driveway is located is deemed to be the rear yard.
b. Minimum Lot depth (all unit types): 15.0 metres
c. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide
d. Rear yard setback (minimum), all unit types – 1.0 metres
e. Notwithstanding Section vi) d. above, units with driveways abutting the inside or outside of a rounding or curve shall have a minimum rear yard setback of 0.6 metres.
f. At the intersection of two streets, no part of any residential driveway shall be located closer than:
    i. 3.0 metres from the point of intersection of two private street lines, or;
    ii. 4.5 metres from the point of intersection of one private street line and one public street line.
g. The minimum required outdoor amenity area per unit is 4 m^2, to be provided on a balcony.
h. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
i. Notwithstanding any provisions of the By-law to the contrary, in those instances where the front yard is included as part of a

common element of a condominium, the minimum required front yard setback between a condominium dwelling unit and a common element shall be 0.0 metres.

j. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.

k. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.

l. Section 5.6.2 viii b) shall not apply.

3.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.BBB as follows:

Residential Medium Density 2 - Special Section BBB (RMD2*BBB) Zone

i) Townhouse Dwelling – Private Street, Rear Access shall be subject to the provisions of RMD1-AAA above.

ii) Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:

a. Minimum Lot frontage (corner unit): 8.0 metres

b. Minimum Front yard setback (all unit types): 2.0 metres to building

c. Minimum Exterior yard setback (corner lot): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide.

d. The minimum required outdoor amenity area per unit is 6 m^2, to be provided on a balcony.

e. Porches/verandas and balconies are permitted to be located no closer than 1.0 metre to a street line.

f. For a corner unit at the intersection of two local streets:
   i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
   ii. no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.

g. Notwithstanding Section 5.6.2 iv) d) A), a maximum driveway width of 3.5 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.

h. For units that do not have an interior side yard, air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.

i. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

j. For the purposes of this By-law, where the front or exterior side lot line of a corner lot has a curved radius or a visibility triangle, for the purposes of determining lot frontage, depth, and setbacks, the radius or triangle shall be deemed not to exist and the lot frontage,

depth, and setbacks will be measured to a projected extension of the straight segment.

iii) Notwithstanding any provisions to the contrary, for all dwelling types, the following shall apply:

a. For units fronting a municipal road, the visitor parking requirement shall not apply.

4.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.CCC as follows:

Residential Mixed Use - Special Section CCC (MU*CCC) Zone

i) Special Site Provisions:

a. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
b. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0 metres of a private street line.
c. Minimum landscaped open space shall not apply.
d. Maximum FSI: 3.0

ii) Additional Permitted Uses:

a. Townhouse dwelling, subject to the standards of the RMD1*AAA section

iii) Notwithstanding any provisions to the contrary, for <u>Apartment Buildings</u>, the following shall apply:

a. Minimum interior side yard setback to Institutional Zone: 3.0 metres
b. Minimum interior side yard setback to Natural Heritage System Zone: 4.9 metres
c. The maximum main wall length shall be 85 metres.
d. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
e. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.5 metres.
f. Maximum building height: 15 storeys
g. Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirement shall be:
    h. 1.0 per dwelling unit;
    i. 0.2 visitor parking spaces per dwelling unit;

iv) Notwithstanding any provisions to the contrary, for Multiple Dwellings, the following shall apply:
   a. Minimum setback to RMD*AAA Zone: 6.0 metres
   b. Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirement shall be:
      i. 1.0 per dwelling unit;
      ii. 0.2 visitor parking spaces per dwelling unit;

5.0 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 of finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

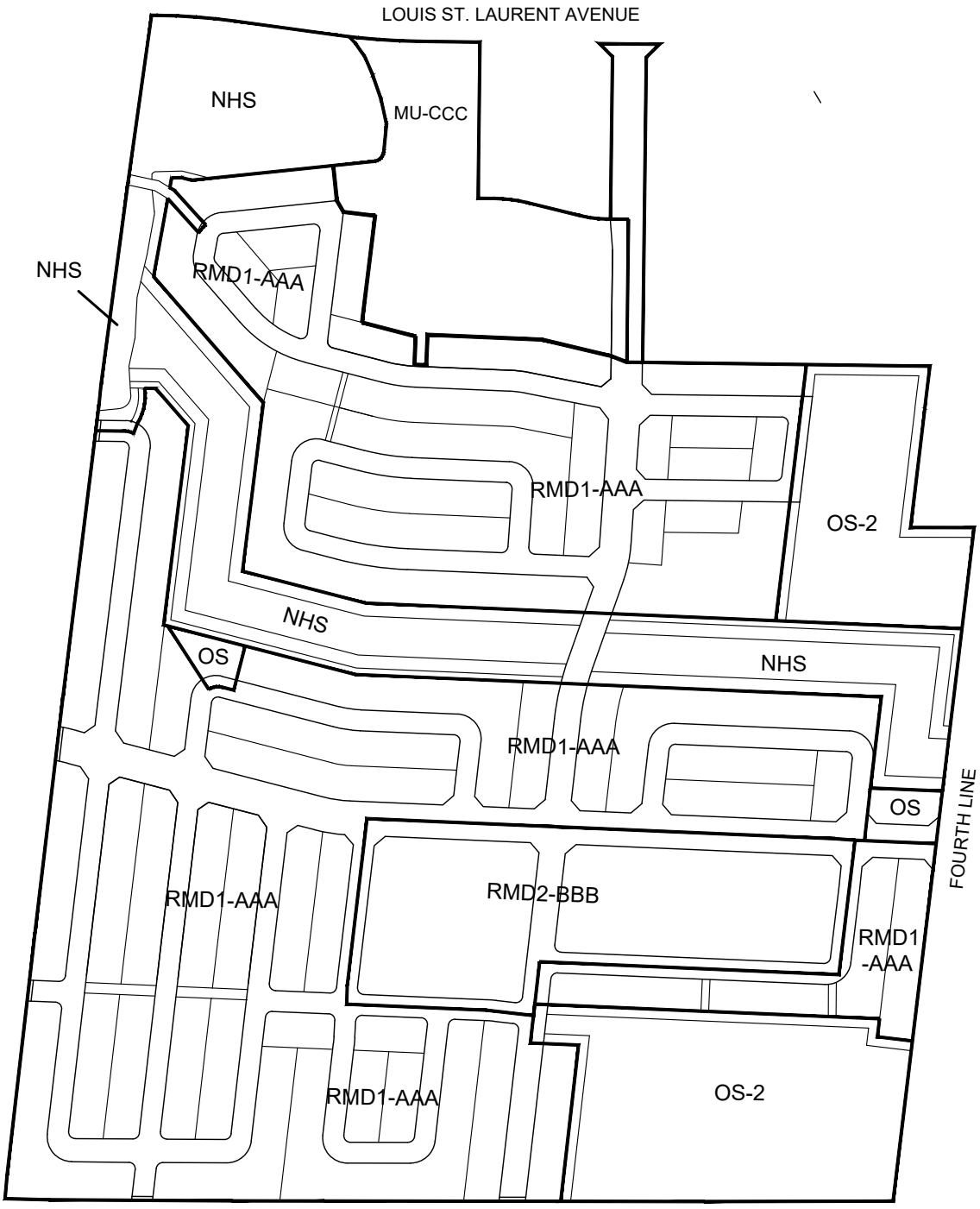
PASSED IN OPEN COUNCIL ON ……2022.

_____Mayor
Gordon A. Krantz

_____ Clerk
Meaghen Reid

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

PART OF LOT 7 & 8, CONCESSION 4 (TRAFALGAR)
TOWN OF MILTON



The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-059-22
Subject:	Technical Report: Zoning By-law Amendment Application by Whiteland Services Inc. applicable to lands known as Block 7, Plan 20M-1119. (Town File: Z-23/21)

Recommendation:

THAT Zoning Application Z-23/21- for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Business Park with a Holding Zone (M1*H16) to a site specific Business Park (M1*321) Zone, to permit the development of a Courier Facility, 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 applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Business Park with a Holding Zone (M1-H16) zone to a site specific Business Park (M1*321) Zone to facilitate the future development of the lands for a courier facility.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application. Staff has reviewed all of the documentation, plans and comments provided 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.

EXECUTIVE SUMMARY

Conclusions and Recommendations

Staff recommends that the application for an amendment to Zoning By-law 016-2014, as amended, BE APPROVED for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy;
2. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies;
3. The proposed land use is compatible with adjacent land uses and is an appropriate use of the subject land;
4. The proposal makes efficient use of land and planned services and infrastructure;
5. The proposal provides for the development of designated employment lands to meet and serve the needs of Milton's growing population; and

Any required building and site design, landscaping and buffering requirements can be enforced through the site plan review process and the associated agreement and performance guarantee (securities).

REPORT

Background

Owners: Whiteland Services Inc. 2211 McPhillips Street, Winnipeg, Manitoba

Applicant/Agent: Clare Riepma, Riepma Consultants Inc., 220 Kempenfelt Drive, Barrie, Ontario

Location/Description: The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are located on the south side of No. 5 Side Road. A location map is included as Figure 1 to this report.

Proposal:

The applicant is seeking an amendment to the Town of Milton Zoning By-law to define and accommodate a *courier facility* use on the subject lands. Currently, the Town's Zoning By-law does not contain a specific definition of a *courier facility* nor does the use fall within any other defined use in the Town's Zoning By-law. The proposed definition is included in Appendix 1 – Draft Zoning By-law to this report.

Figure 2 and 3 illustrate the proposed courier facility. The proposed building is a 2 storey building with a height of approximately 8.3 metres (27 feet) and a total building area of 1184 square metres. A portion of the front of the building contains a two storey office component. The required 7.5m setbacks from the ravine areas are maintained and all other requirements of the current Business Park (M1) zone are respected. A 2.5 meter road widening and a 4.5 meter wide landscaped area is provided along No. 5 Side Road with an increased landscaped area provided towards the northern portion of the property.

Background

The following reports have been submitted in support of this application:

- Planning Justification Brief, dated July 15, 2021 prepared by Riepma Consultants Inc.
- The Stage 1-3 Archeological Assessment, dated September 2004, prepared by Archaeological Assessments Limited.
- Report On Stage 1-3 Archaeological Assessment, dated July 2006, prepared by Archaeological Assessments Limited.
- Executive Summary Stage 4 Excavation of the John White Site, dated January 2007, prepared by Archaeological Assessments Limited.
- Functional Servicing & Stormwater Management Report, dated February 24, 2022, prepared by MGM Consulting Inc.
- Preliminary Geotechnical Investigation, dated November 25, 2015, prepared by Terraprobe Inc.
- Hydrogeological Study, dated March 16, 2021, prepared by Terraprobe Inc.
- Noise Impact Study, dated June 8, 2021, prepared by GHD Limited (GHD).
- Phase One Environmental Site Assessment, dated February 25, 2021, prepared by Pinchin Ltd.
- Photometrics Plan, dated May 2021, prepared by Knoll Engineering Inc.
- Traffic Impact Study Report, dated Aril 18, 2022, prepared by GHD Limited (GHD)

Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Business Park Area, as shown on Schedule C.2.B – Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Business Park Area designation is an employment designation which applies to areas where the full range of light industrial and office uses will be permitted.

Section 3.8.3.1 states that development within areas designated Business Park Area shall be permitted subject to the following:

a) The provisions of the applicable Secondary Plan as outlined in the Plan;
b) The submission of a development plan which demonstrates that the proposed development can be physically integrated with existing and proposed uses of adjacent lands, including lands outside of the Business Park designation:
c) No outdoor storage being allowed;
d) A high quality of landscaped site development particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial or Multi-Purpose Arterial roads;

Background

e) The proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and
f) Applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

It is the opinion of Planning Staff that the proposed courier facility will satisfy the above noted criteria. The applicant has submitted a conceptual plan demonstrating that the proposed development can be adequately integrated with the surrounding land uses. To the south and east of the subject lands are tributaries of the Sixteen Mile Creek. Conservation Halton has reviewed the development proposal and are satisfied that the proposal will not adversely impact the watercourses. Outdoor storage will not be permitted. The applicants have provided a large landscaped area in the northern corner of the property with the intent to provide screening for the existing residential uses on the north side of No. 5 Side Road. Additionally, the Region has indicated that the development can be adequately serviced via full municipal water and wastewater services.

In conclusion, staff reviewed the application in relation to the policies of the Provincial Policy Statement, the Growth Plan, the Halton Region Official Plan, the Town of Milton Official Plan and the Milton 401 Industrial/Business Park Secondary Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conform to the applicable Provincial, Regional and Town land use planning policies and regulations.

Zoning By-law 016-2014, as amended

The subject lands are zoned Business Park with a Holding Symbol (M1- H16) zone under the Town's Zoning By-law 016-2014, as amended. The applicant is seeking an amendment to the Town of Milton Zoning By-law to define and accommodate a *courier facility* use on the subject lands. Currently, the Town's Zoning By-law does not contain a specific definition of a *courier facility* nor did the use appear to fall within any other defined use in the by-law. The proposed definition is included in Appendix 1 – Draft Zoning By-law.

The proposal would otherwise meet the provisions of the current Business Park (M1) zone.

Additionally, there is currently a Holding Provision (H16) on the subject lands which was applied in 2014 as part of the initial Zoning By-law Amendment and Plan of Subdivision. The H16 specifies that the holding shall not be removed until all of the following conditions have been satisfied:

a) That the Owner submit a Functional Servicing Report to the satisfaction of Conservation Halton and the Region of Halton;

b) That the Owner submit a scoped hydrogeological assessment in conjunction with a geotechnical report to address groundwater impacts to the adjacent tributary and the Redside Dace habitat to the satisfaction of Conservation Halton;

Background

c) That the Owner submit a Stormwater Management Report to the satisfaction of Conservation Halton and the Town of Milton;

d) The Town of Milton has received a copy of a notice from Halton Region's Commissioner of Public Works to the owner of the land that adequate water/wastewater capacity exists and development of the lands is able to proceed by the issuance of a building permit;

e) The construction of the realigned No. 5 Side Road is completed in front of the subject lands to allow for adequate frontage and access;

f) The applicant has provided a "Letter of Reliance" to the satisfaction of the Town of Milton and the Region of Halton in regard to the environmental reports that were prepared as part of the subdivision application (24T-88027M) for these lands

It is the opinion of staff that these conditions have been satisfied through the current Zoning By-law Amendment and the H16 Holding can be removed through the site specific by-law.

Site Plan Control

Should the application be approved, the applicant will require site plan approval prior to the issuance of a building permit and commencement of any development. The applicant 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 December 23, 2021 and the statutory public meeting was held January 18, 2022. No member of the public spoke at the Public Meeting but staff has received written correspondence that will be addressed under the Summary of Issues section of this report.

Agency Consultation

The concept plan, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the application. Agencies will continue to work with the applicants through the detailed site plan approval process.

Summary of Issues

<u>Traffic Impacts</u>

Concern was expressed regarding overall traffic impacts of the proposal and in particular, on No 5 Sideroad to access Regional Road 25 and Highway 401. In support of their application, a Traffic Impact Study was prepared by GHD Limited, which concluded that:

Discussion

"The capacity analysis of the future traffic conditions confirms that the proposed development's generated traffic can be accommodated by the proposed transportation infrastructure during both the weekday AM and PM peak hours without significantly impacting the operation of the study intersections. The operational impact of the added site traffic is unlikely to be noticeable to motorists travelling through the immediate surrounding road network and it is not expected to contribute to any significant deterioration of overall network's operational performance."

This report was reviewed and supported by the Town's transportation section. While traffic from the proposed development cannot be prohibited from using No. 5 Side Road, the report indicates that the majority of vehicle traffic is anticipated to utilize James Snow Parkway to access Regional Road 25 and Highway 401.

Extension of Servicing to Existing Residents

Staff received a request from existing residents along No 5 Side Road to have municipal services extended to their properties. Municipal services, and the extension thereof, is not a matter that can be dealt with through the current Zoning By-law Amendment and is within the responsibility of the Region of Halton. The resident who had provided the request on behalf of the existing homes has been put into contact with Regional staff to discuss the matter further.

Lighting

Concern was expressed with regard to potential lighting impacts as a result of the development. The Town's Zoning By-law contains numerous requirements regarding illumination including the need to lighting fixtures to be directed below the lamp and that illumination not exceeding 0.5 foot candles (5 lux). Through the Site Plan Approval process, the applicant will be required to submit an updated Photometric Plan illustrating compliance with the requirements of the Town's Zoning By-law.

Current Proposal VS. Existing Similar Uses

The question was raised by a member of Council and by a resident as to why the current Zoning By-law Amendment was required when there are numerous similar uses operating in Milton. The requirement for the current application was due to refinements to the definition of "Warehouse" within the Town's Zoning By-law. A courier facility use, while not defined under the Zoning By-law, was generally included as ancillary use within the previous definition of "warehouse". Following the housekeeping amendments to refine the "warehouse" use, a standalone courier facility use could no longer ne reasonably considered within the "warehouse" definition. It was the opinion of staff that it was more appropriate to define "courier facility" and allow it as a permitted use on the subject lands. In the future, staff may use this definition in a housekeeping bylaw to define the use within the Zoning By-law.

Discussion

Potential Expansion of Building

The potential for future building expansions was also expressed as a concern. Any future additions or expansions to the building would require compliance with the Town's Zoning By-law and Site Plan Approval.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Aaron Raymond, Senior Development Planner	Phone: Ext. 2313

Attachments

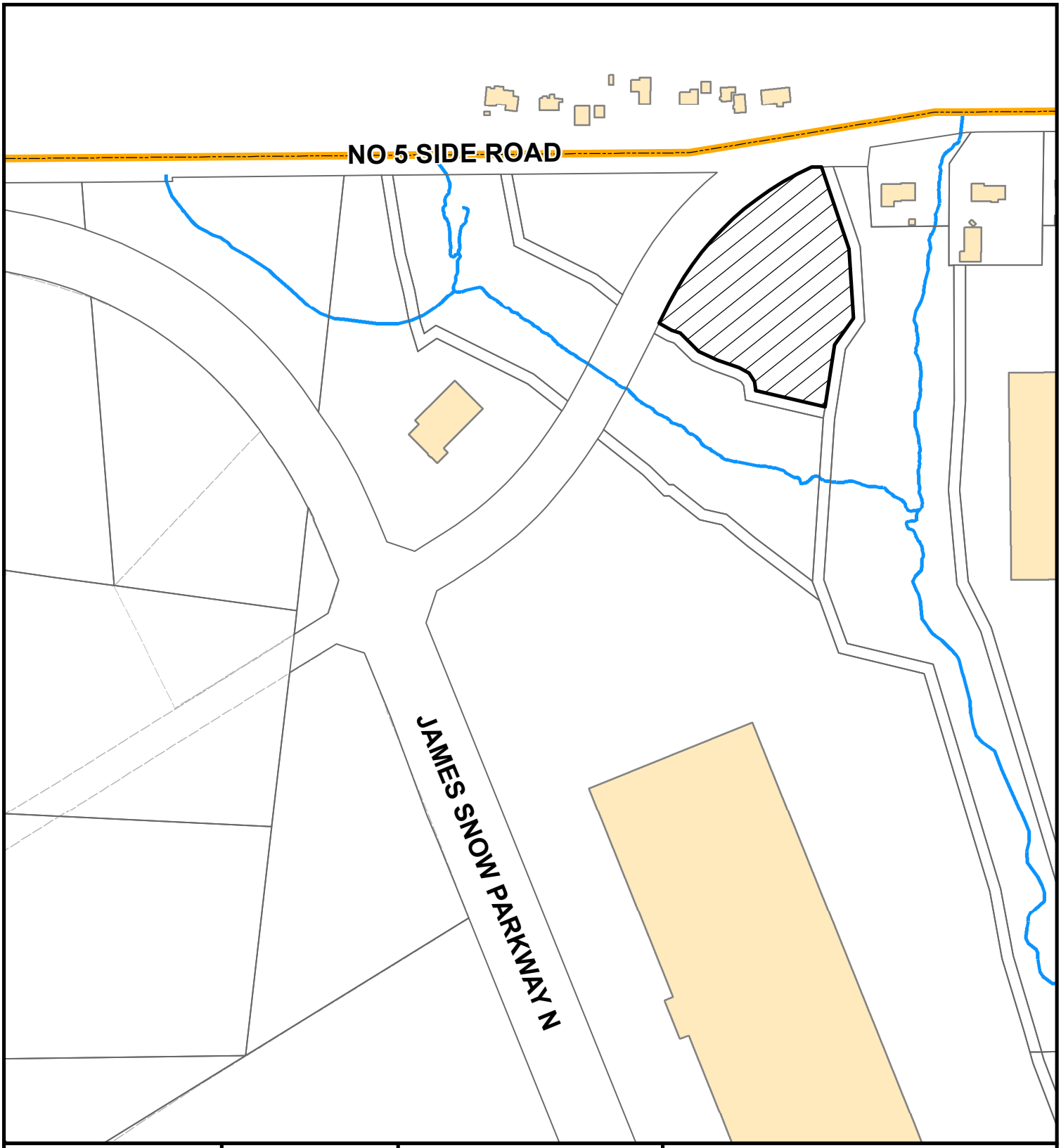
Figure 1- Location Map
Figure 2- Concept Plan
Figure 3 – Concept Rendering
Appendix 1- Draft Zoning By-law Amendment
Appendix 2 – Public Comments

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

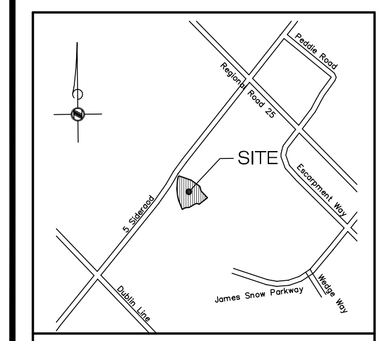
FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1: 3,500	Files: Z-23/21	Development Services Department

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.



KEY PLAN

LEGAL DESCRIPTION

BLOCK 7
REGISTERED PLAN 20M-1119

LAND USE SCHEDULE

LOT AREA	12425.6m²	(1.24ha)
ROAD WIDENING	374.3m²	(0.04ha)
BUILDING COVERAGE	1116m²	(9.0%)
BUILDING AREA	1184m²	
ASPHALT AREA	7186.4m²	(57.8%)
LANDSCAPE AREA	4055.2m²	(32.6%)

PARKING PROVIDED	32 CARS
ACCESSIBLE PARKING	2 CARS
TOTAL PARKING	34 CARS

DATE	DESCRIPTION	CHECKED BY
MAY 3 2021	ISSUED FOR REVIEW	

REVISIONS

Riepma CONSULTANTS INC.
220 Kempenfelt Drive
Barrie, Ontario
L4M 1C4
416-346-8258
www.riepma.ca
riepma@riepma.ca

Project Title
WHITELAND COURIER FACILITY
7450 NO. 5 SIDEROAD
MILTON, ONTARIO

Drawing
SITE PLAN

DATE: April 2021	ISSUED
JOB NUMBER: 21-07	DRAWN BY: D.N.
SCALE: 1:300	CHECKED BY
SHEET NUMBER	SP.1

Concept Rendering

5 Sideroad
No. 5 Sideroad
Concept Rendering

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS DESCRIBED AS BLOCK 7, 20M-1119, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (WHITELAND SERVICES INC.) – FILE: Z-23/21

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Business Park with a Holding symbol (M1*H16) to a site-specific Business Park Zone (M1*321) symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.321 to read as follows:

    a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned the following standards and provisions shall apply:

        i. For the purpose of this By-law, *Courier Facility* means:

        "a building used by a courier service where goods, packages, merchandise, articles, or things are received by transport truck and are sorted and/or transferred to delivery vehicles for local distribution and vice versa, but shall not include a Transportation Terminal."

    b. Additional Permitted Use:

    Courier Facility

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

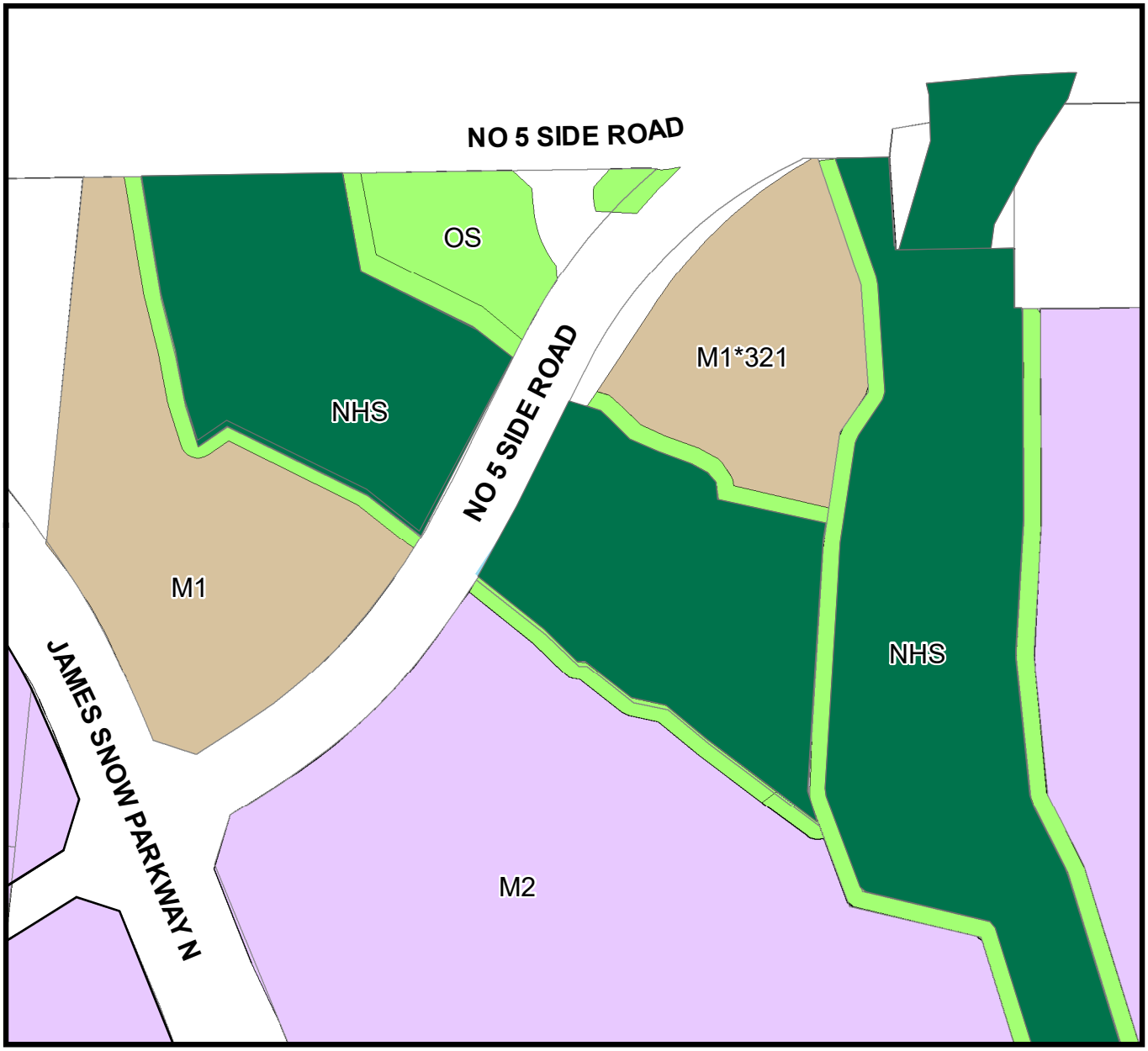
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

PLAN 20M1119 BLK 7
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

M1*321*HXX - Business Park Zone Special

_____
MAYOR - Gordon A. Krantz

_____
CLERK- Meaghen Reid

Z-23/21

Aaron Raymond

From: Mike Auger [redacted]
Sent: Thursday, January 20, 2022 12:40 PM
To: Aaron Raymond
Subject: 7450 #5 Sideroad Development

Hi Aaron,

My name is Mike Auger and I am the owner of [redacted]. My mother is Heather Auger and she is the owner and resident at [redacted] the 7450 property that is applying for an amendment to the zoning to allow for a courier business. Some irrelevant information, these properties along with the surrounding developed lands were once our family farm.

We tuned in to the virtual Council meeting on Tuesday and listened to Mr. Riepma's presentation. I was in touch with Colin Best regarding some questions we have and he was very helpful. He also said to send you an email regarding some of our concerns/questions regarding the development. So if you are able to assist us it would be appreciated.

1. We were wondering if you can tell us who the actual company is rather than Whiteland Real Estate? Colin did explain it's common not to know.
2. Could you send me a site plan of some sort for the proposed building?
3. How is the courier service different than a distribution centre, such as Gordon Foods or Amazon?
4. Is the existing proposed building expandable?
5. Will the operation be 24 hours and if so can this be changed?
6. Orientation of the building, lighting and fencing are of obvious concern. Would we be able to have some input or conversation with the builder as to these? I realize this is propably not standard practice but would be good community relations on their part.
7. Will trucks be directed solely towards James Snow Parkway? How many trucks per day are they figuring on, or allowed?
8. Will this property be serviced by Town water and sewer or septic and well?
9. Is there any provision for the developers of this property and surrounding lands to provide services for the remainder of 5 sideroad?

We realize that development of this land has been on the horizon for some time and opposing it is not what we are looking to do. However, in my mother's case as the adjacent property especially, we feel it is better to voice our concerns now than to have issues later.

Thank you for your time and we hope to hear back from you soon. I can also be reached by phone at 416-771-4213.

Yours truly,
Mike Auger
Cation Excavating Ltd.

Aaron Raymond

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Wednesday, January 5, 2022 4:24 PM
To: Aaron Raymond
Cc: MB-Planning@milton.ca
Subject: FW: 7450 No. 5 Side Road Town File: Z-23/21

Hello Aaron,

When you have a moment would you be able to follow up with the request below.

Thank you, Janet

Janet Openshaw
Planning Services Representative
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2398
www.milton.ca

From: CHRISTINE MONGELLI [redacted]
Sent: Wednesday, January 5, 2022 4:10 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Subject: 7450 No. 5 Side Road Town File: Z-23/21

Hello,
I would like to view copies of documents pertaining to this Zoning Amendment, Town File: Z-23/21.

I was registered to be able to see documents, but when I tried I was not able to access it. I tried to have a password reset, however, nothing happened, there was no email sent to me with the reset password.

Kindly look into this and let me know.

Your help is very much appreciated.
Thank you

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-061-22
Subject:	Technical Report – Proposed Plan of Subdivision and Zoning By-law Amendment by Milton III-75 Land Limited to permit the development of a residential plan of subdivision applicable to lands known as Part of Lot 8, Concession 5, Milton (File: 24T-18001/M and Z-05/18)
Recommendation:	**THAT Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town file: 24T-18001/M);** **AND THAT Zoning Application Z-05/18 – for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) and Natural Heritage System (NHS) Zones to Residential Medium Density 1 (RMD1) zone, a site specific Residential Medium Density 2 (RMD2*320) zone, a Mixed Use zone with a Holding Symbol (MU*H67), Open Space (OS) zone and Natural Heritage System (NHS) zone, BE APPROVED.** **AND THAT WHEREAS the Planning Act limits the ability to apply for a minor variance for a 2-year period following approval of this By-law, BE IT RESOLVED that a privately initiated application for a minor variance may be made;** **AND THAT the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx receive a copy of this report with a request to review and plan for future Milton District Hospital, school and transportation expansions.**

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Residential Medium Density 1 (RMD1) Zone, a site specific Residential Medium Density 2 (RMD2*320) Zone, Mixed Use with a Holding Symbol (MU-H67) Zone, Open

EXECUTIVE SUMMARY

Space (OS) Zone and Natural Heritage System (NHS) Zone. The changes in zoning is requested to facilitate the development of the lands for a residential plan of subdivision and the future development of a Major Node Block.

The applicant proposes a plan of subdivision consisting of 114 single detached dwellings and 51 street townhomes and a future condominium block consisting of 22 street townhouses. The proposed development also includes a Major Node Block which conceptually includes options for mixed use high density residential and purpose designed high density residential buildings. Additionally, the proposed development includes a village square, a woodlot, a greenland channel and an internal public road network.

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

Conclusions and Recommendations

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

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

REPORT

Background

Owner:

Milton III-75 Land Limited, 6625 Kitimat Road, Mississauga, ON, L5N 6J1

Applicant/Agent:

Glenn Schnarr & Associates Inc., 10 Kingsbridge Garden Circle, Mississauga, L5R 3K6

Location/Description:

The subject lands, currently vacant, are bounded by Fourth Line to the west, Louis St. Laurent Avenue to the north and James Snow Parkway to the east. Surrounding land uses

Background

include existing residential development to the north and future residential uses to the south and east. Located to the west of the subject lands is a secondary school (Craig Kielburger Secondary School).

Proposal:

The applicant is seeking to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Residential Medium Density 1 (RMD1) Zone, a site specific Residential Medium Density 2 (RMD2*320) Zone, Mixed Use with a Holding Symbol (MU-H67) Zone, Open Space (OS) Zone and Natural Heritage System (NHS) Zone. The changes in zoning is requested to facilitate the development of the lands for a residential plan of subdivision.

Figure 2 illustrates the proposed concept plan. The applicant proposes a plan of subdivision consisting of 114 single detached dwellings and 51 street townhomes and a future Plan of Condominium (Block 124) consisting of 22 street townhouses and 72 back-to-back townhouses. The proposed development also includes a Major Node Block (Block 125) which conceptually includes options for mixed use high density residential and purpose designed high density residential buildings. The development also includes a 0.35 ha Village Square Block (Block 126), two channel blocks totalling 2.63 ha (Block 133 & 134) and a 3.06 ha woodlot block (Block 130) and associated buffers.

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

- Planning Justification Report, dated October 2021, prepared by Glenn Schnarr & Associates.
- Geotechnical Investigation, dated December 5, 2018, prepared by WSP Canada Inc.
- Phase 1 Environmental Site Assessment, dated October 12, 2016, prepared by WSP Canada Inc.
- Phase 1 Environmental Site Assessment Update, dated April 17, 2021.
- Phase 2 Environmental Site Assessment, dated October 13, 2016, prepared by WSP Canada Inc.
- Architectural Control Guidelines, dated June 8, 2018, prepared by John G. Williams Limited.
- Urban Design Brief, dated November 9, 2018, prepared by John G. Williams Limited.
- Third Party Reliance Letter, dated January 2021, prepared by WSP Canada Inc.
- Tree Inventory and Preservation Plan, dated January 18, 2017, prepared by Strybos Barron King.

Background

- Park Block 136 Facility Fit Plan, dated January 21, 2021, prepared by Strybos Barron King.
- Feature Based Water Balance, dated June 21, 2018, prepared by DS Consultants Ltd.
- Stage 1-2 Archaeological Assessment, dated October 18, 2016, prepared by Archaeological Services Inc.
- Environmental Noise Assessment, dated April 26, 2022, prepared by Valcoustics Canada Ltd.
- Transportation Assessment, dated January 19, 2021, prepared by GHD.
- Stormwater Management and Functional Servicing Report, dated April 25, 2022, prepared by A.M. Candaras Associates Inc.
- Scoped Environmental Impact Study, dated September 2018, prepared by Savanta Inc.

The subject lands are designated Residential Area and Natural Heritage System Area as shown on Schedule B – Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

The subject lands are located within the Boyne Survey Secondary Plan and are designated Residential Area, Major Node Area, and Natural Heritage System, as shown on Schedule C.10.C – Boyne Survey Secondary Plan Land Use Plan.

The Residential Area permits a variety of housing types and forms including Medium Density Residential I and II uses, High Density Residential uses and Local Institutional uses and Coach houses. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

The Major Node Area designation are intended to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit. Permitted uses within the Major Node Area include a variety of high density residential, institutional and office uses, community facilities and retail/commercial uses not exceeding 2,787 square metres in the node.

Section C.10.2.1 e) of the Secondary Plan identifies that overall residential density of at least 40 units per net hectare and an overall density of approximately 70 residents and jobs combined per gross hectare exclusive of lands within the Natural Heritage System is required. Upon completion of the entire Plan of Subdivision, including the Plan of

Background

Condominium block and Major Node Block, the development will accommodate approximately 48 units per net hectare.

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

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which do not permit the lands uses being proposed on the subject property. The current Zoning By-law Amendment application proposes to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Residential Medium Density 1 (RMD1) zone, a site specific Residential Medium Density 2 (RMD2*320), Mixed Use with a Holding Symbol (MU-H67) Zone, Open Space (OS) Zone and Natural Heritage System (NHS) Zone. The site specific RMD2*320 zone requires three site-specific provisions to facilitate the proposed development including a reduced lot depth for townhouses (25.0 metres whereas 32.5 metres is required) and a reduced lot depth (13.25 metres from 13.5 metres) and front yard setback for back-to-back townhouse units (4.0 metres from 4.5 metre). With regard to the Holding Symbol, the Region of Halton has requested the Holding to ensure matters related to Servicing Allocation are satisfied to the Region's satisfaction prior to development.

A draft zoning by-law is attached as Appendix 1.

Discussion

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on January 17, 2019 and the statutory public meeting was held on February 11, 2019. One resident spoke and provided comments related to the submitted Environmental Site Assessments provided in support of the application. Staff discuss this further in the Summary of Issues section of this report. Staff also received an email regarding the potential for Bank Swallows to nest within the dirt piles on the site. Staff had provided these comments to our Development Engineering staff to consider through their Site Alteration Permit process.

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,

Discussion

Conservation Halton, Town Departments, School Boards and other agencies offered no objection to the applications and requested standard conditions of draft plan approval be applied. Agencies will continue to work with the applicants through the detailed draft approval process.

Summary of Issues

Louis St. Laurent Construction

At the time of the Public Meeting, concern was expressed regarding the construction timing and completion for the Louis St. Laurent road works. This work has now been completed.

Environment Site Assessments

A resident spoke at the Public Meeting with regard to the Environmental Site Assessment report submitted in support of the proposed development. As per Policy 147(17) of the Regional Official Plan, prior to the Region of Local Municipality considering any development, the proponent must identify whether there is any potential for soils on the site to be contaminated. Regional Staff have reviewed the submitted Phase 1 Environmental Site Assessment (ESA) and are in agreement with its conclusion that a Phase 2 ESA is not required. As such, any concerns with potential site contamination have been addressed.

Village Square

The development contains a proposed village square, shown as Block 126 on the Draft Plan. The applicant has submitted a village square concept plan illustrating a playground structure, seating area and pathway connections to the sidewalk, however the ultimate design and construction will be completed by the Town's Community Services Department. These lands will be zoned Open Space (OS) zone to facilitate the development of the village square and conveyed to the Town through the registration of the subdivision.

Major Node Development

Located at the southwest corner of the subject lands, at the intersection of Louis St. Laurent Avenue, are lands designated Major Node Area within the Boyne Survey Secondary Plan. The Major Node Area designation means that the main uses permitted may include a variety of high density residential, institutional, office uses and community facilities, as well as limited retail (among other uses described under Section C.10.5.6.2 of the Secondary Plan. Through the current Zoning By-law Amendment application, the applicants have proposed to rezone the lands to a Mixed Use (MU) zone to bring the lands in line with the permissions granted under the Secondary Plan. In support, the applicants have submitted an Urban Design Brief for the Major Node Block, prepared by John G. Williams Limited, Architect. The brief proposes two preliminary concept plans for the Node demonstrating how the direction of the Secondary Plan is being achieved. The first option includes three six-storey mixed use buildings, plus amenity area and underground parking.

Discussion

The second concept shows a mix of 3-storey stacked townhouse buildings and two eight-storey mixed use apartment buildings. The applicants are not seeking approval of these specific developments at this time, rather demonstrating how a high density development can be accommodated within the block . The block will be developed through a future Site Plan application, and any site specific zoning provisions required to accommodate the development will be required to receive approval from the Town of Milton Committee of Adjustment or Council. As noted previously, the Region of Halton has indicated that the applicant requires additional servicing allocation in order to proceed with the development of this block and have asked that a Holding Provision be placed on the Mixed Use zoning until such time as servicing allocation has been acquired.

Conclusion

Staff is satisfied that the plan of subdivision (Figure 2), subject to the required conditions of draft plan approval and the site specific zoning by-law and associated provisions attached as Appendix 1, will conform to Provincial, Regional and Town land use planning policy and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed zoning by-law amendment is consistent with the Provincial Policy and conforms to the Region of Halton and Town of Milton Official Plans. Therefore, staff recommends approval of the draft zoning by-law amendment and the granting of draft plan approval to the plan of subdivisions.

Financial Impact

None arising from the approval of this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Aaron Raymond, MCIP, RPP, Senior Planner, Development	Phone: Ext. 2313

Attachments

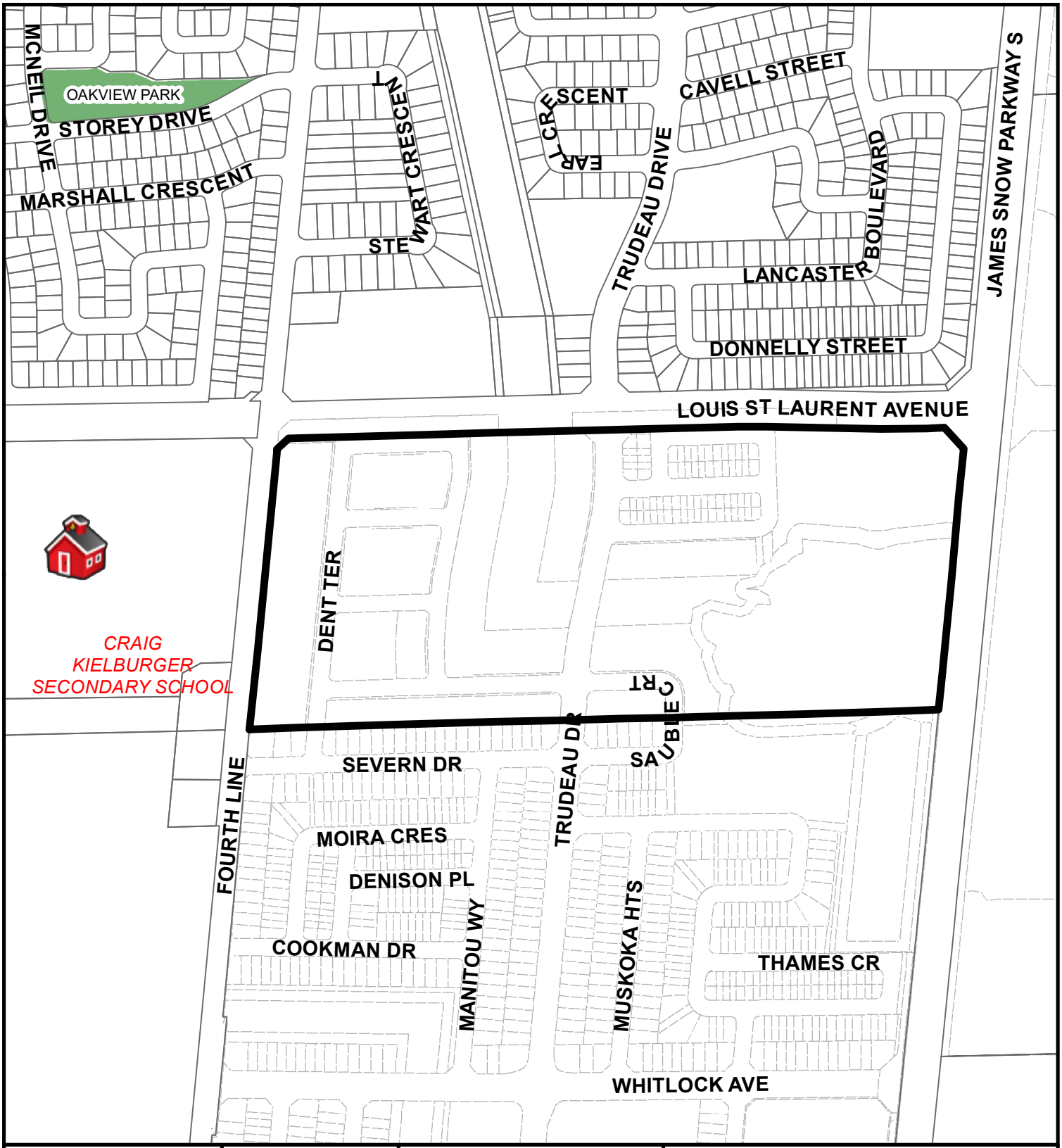
Figure 1 – Location Map
Figure 2 – Draft Plan of Subdivision
Appendix 1 – Zoning By-law and Schedule A
Appendix 2 – Public Comments

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1: 5,500	Files: Z-05/18	Development Services Department

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.

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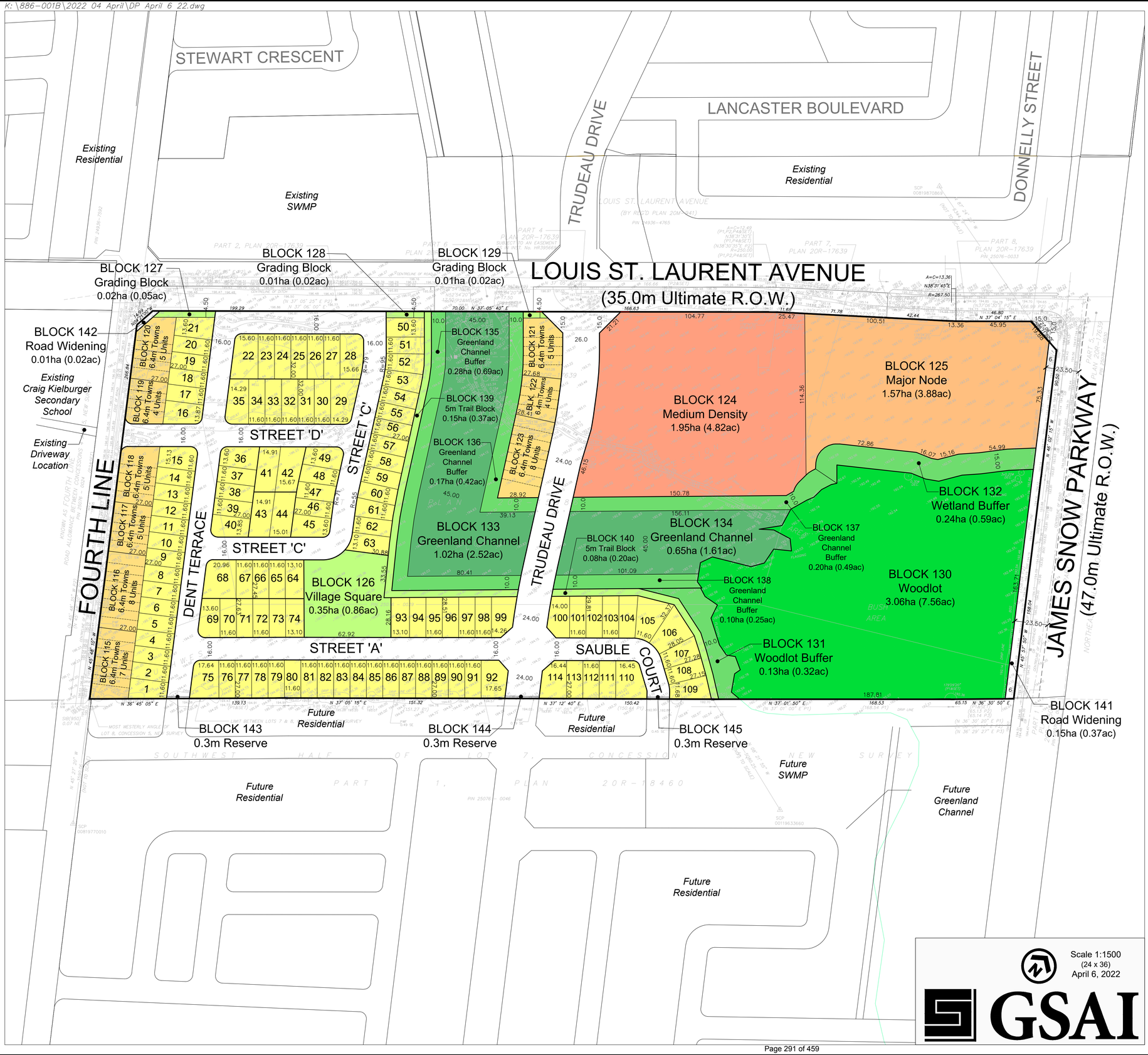
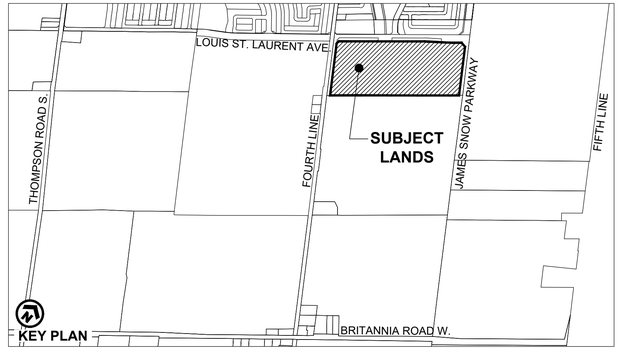




DRAFT PLAN OF SUBDIVISION
MILTON III-75 LAND LIMITED
FILE # 24T-18001/M

PART OF LOT 8,CONCESSION 5, NEW SURVEY
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

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

SIGNED _____ DATE: December 20, 2016

Tom Baskerville, V.P. Development
Milton III-75 Land Limited

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE: December 15, 2016

Jaime Gelbloom, B.Sc., O.L.S., C.L.S., O.L.I.P.
J.H. GELBLOOM SURVEYING LIMITED
476 MORDEN ROAD, UNIT 102
OAKVILLE ON, L6K 3W4
Phone: (905) 338-8210

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J, & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS	Density UPHA	SDE
Single Detached -11.6m (38')	1-114	4.10	10.13	114	27.8	114.0
Street Townhomes - 6.4m (21')	115-123	1.04	2.57	51	49.0	38.8
Medium Density	124	1.95	4.82			
Major Node	125	1.57	3.88			
Village Square	126	0.35	0.86			
Grading Block	127-129	0.04	0.10			
Woodlot	130	3.06	7.56			
Woodlot Buffer	131	0.13	0.32			
Wetland Buffer	132	0.24	0.59			
Greenland Channel	133,134	1.67	4.13			
Greenland Channel Buffer	135-138	0.75	1.85			
5m Trail Block	139,140	0.23	0.57			
Road Widening	141,142	0.16	0.40			
0.3m Reserve	143-145	0.00	0.00			
26.0m R.O.W. (86m Length)		0.25	0.62			
24.0m R.O.W. (189m Length)		0.46	1.14			
16.0m R.O.W. (1,097m Length)		1.79	4.42			
TOTAL	**145**	**17.79**	**43.96**	**165**	**32.1**	**152.8**

NOTES

-Louis St. Laurent Avenue & James Snow Parkway intersection Daylight Triangle - 15.0m x 15.0m
-Louis St. Laurent Avenue & Trudeau Drive intersection Daylight Triangle - 15.0m x 15.0m
-Louis St. Laurent Avenue & Fourth Line intersection Daylight Triangle - 15.0m x 15.0m
-Local to Collector Daylight Triangle - 7.5m x 7.5m
-Local-local daylight radii - 5m
-SDE Factors: Single Detached - 1.0, Townhomes - 0.76

Scale 1:1500
(24 x 36)
April 6, 2022

GSAI

Aaron Raymond

From: Struk, Roxanne (EC)
Sent: Friday, July 19, 2019 9:51 AM
To: Aaron Raymond
Subject: Bank Swallows at Milton 111-75 Land Limited

Good morning Aaron,

I am following up on our telephone conversation on July 17, 2019 regarding the development at "Milton 111-75 Land Limited" off of Louis St. Laurent Ave. in Milton. As discussed the stockpiles of sand on this plot of land show signs of a Bank Swallow colony nesting at this site at one time. It appears that there is no recent nesting activity at present time so as long as that remains the case there is no issue with moving forward with development on this site, specifically moving the sand pile.

Further to our conversation, the purpose of me reaching out to you was to inform the Town of Milton and the developer for this land of the potential for future impact on nesting Bank Swallows. Any impact, of course, is dependent on the Bank Swallows returning to this site and time of year that development is planned. It is my intent that by reaching out to you and providing this information that future plans for the site (and other similar sites) can include awareness of this potential issue and preventative measures can be taken to mitigate any impact to nesting birds and thus minimize the possibility of contravening the Migratory Birds Convention Act.

I had indicated to you that I would forward you more information on this matter for your reference. I have included a link to a document for your review which is specific to Bank Swallows. As well I have included an excerpt from information that the Canadian Wildlife Service provides in these matters.

"As you may know, under the Migratory Birds Convention Act, 1994 (MBCA), all migratory birds, eggs and nests are protected. For a list of the species protected, please refer to the Birds Protected in Canada webpage. It is important to note that some species of birds protected under the MBCA have also been listed in Schedule 1 of the *Species at Risk Act* (SARA). These species receive protection from both the MBCA and SARA. One key responsibility under the MBCA which is stipulated in the associated Migratory Birds Regulations (MBR) relates to the protection of migratory birds and their nests:

6. Subject to subsection 5(9), no person shall
(a) disturb, destroy or take a nest, egg, nest shelter, eider duck shelter or duck box of a migratory bird, or
(b) have in his possession a live migratory bird, or a carcass, skin, nest or egg of a migratory bird
except under authority of a permit

To minimize the possibility of contravening the law, proponents must understand the potential effect(s) of their activities on migratory birds, nests, and eggs and implement appropriate avoidance and mitigation measures. Although disturbance or destruction of migratory bird nests and eggs is prohibited under the Act and Regulations (except under authority of a permit), it is important to note that the removal of trees in itself is not necessarily prohibited by the MBCA and MBR, providing the activity does not disturb or destroy migratory bird nests or eggs.

To this end, Environment and Climate Change Canada (ECCC) recommends that non-intrusive survey methods, such as point counts, be used to determine whether migratory birds are breeding in the area where the activity is planned. If signs of nesting or breeding are detected, ECCC recommends:
- halt all disruptive activities,
- avoid disturbing surrounding vegetation,
- protect the nest with a buffer zone,

- avoid the immediate area until the young have left the vicinity of the nest
- avoid, adapt, reschedule or relocate planned activities

Additional information on avoiding harm to migratory birds is available on our website. Specifically, the following pages may provide information of use to you:

• Published general nesting periods support planning activities;
• The nesting calendar query tool; and,
• Technical information for how to determine the presence of a nest.

This advice does not provide an authorization for harming or killing migratory birds or for the disturbance, destruction or taking of nests or eggs under the MBR. It does not provide a guarantee that implementing the recommended measures will avoid contravening the MBR or other laws and regulations because each situation must be assessed individually. The guidance provided is not intended to be relied on as official advice concerning the legal consequences of any specific activity. It is not a substitute for the MBCA, the MBR, or any other legislation.

Thank you for your continued engagement in the conservation of migratory birds in Canada. If, after reading through the information on our website, you have additional questions please contact" - the Canadian Wildlife Service at 613-990-8355

Thank you again Aaron for returning my call and speaking with me. Please reach out to me as well should you have further questions and please feel free to forward this information and my contact to the developer of this land.

Regards,

Roxanne Struk
Wildlife Officer / Agent de conservation de la faune
Wildlife Enforcement Directorate / Direction de l'application de la loi sur la faune
Environment Canada / Environnement Canada

Confidentiality Warning: This message and any attachments may contain PRIVILEGED and CONFIDENTIAL INFORMATION and is intended only for the use of the recipient(s). If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you have received this message in error, please immediately notify the sender by return e-mail, and delete this message and any attachments from your system.

Government of Canada Gouvernement du Canada

Canada

February 12, 2019

Public Meeting – February 11, 2019

Milton III – 75 Lands

Corporate Reception,
Town of Milton
Corporate Services Department, Town Clerk's Division

RE: Public Meeting Questions - Milton III – 75 Lands

Please find below my questions raised for "Milton III – 75 Lands project" during the February 11, 2019 public meeting. Depending on the reply from Council and Town representatives, supplemental questions may be forwarded in future. Just for the Town and Council records, I have saved environmental site assessment (ESA) reports for future references.

Question from Town Council

Phase One ESA - Owner of property confirmed to consultant that soil stockpiled at northwest side of the property was collected from residential development lands located north to the property. Consultant conducted chemical testing on stockpiled soil and concluded that stockpile soil is contaminated.

Q1: Why residential subdivision north to the property was developed on contaminated land?

Q2: Was this information disclosed to public?

Q3: Was this information shared with Ministry of Environment, Conservation and Parks (MECP) and legislative authorities?

Questions from Town Staff

Q1: When applicant submitted the Phase One and Phase Two ESAs reports to the Town of Milton? Date?

Q2: Confirm if Town staff reviewed Phase One and Phase Two Environmental Site assessment prepared by applicant's consultant before February 11, 2019 public meeting?

Q3: If Town has no capacity to review, were these reports sent to outside Town (Region or 3rd party) for review before February 11, 2019?

Q4: Consultant indicated that Phase One and Phase Two ESA reports were prepared in accordance with the O.Reg. 153/04, amended. What is Town's opinion? Were these reports meet the requirement set under O. Reg. 153/04, amended?

Q5: If reports were not met the requirement of Regulation 153/04, amended, what next actions suggested to applicant by the Town staff?

Very Important Q6: Why consultant included Ecologs in the Phase One ESA report prepared under Regulation 153/04, amended, whereas no filing of Record of Site Conditions required for this property?

Thanks

Arshad Shaikh
[redacted]

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 5, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON III-75 LAND LIMITED) – FILE: Z-05/18

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zones to Residential Medium Density 1 (RMD1) zone, a site specific Residential Medium Density 2 (RMD2*320) zone, a Mixed Use zone with a Holding Symbol (MU-H67), Open Space (OS) zone and Natural Heritage System (NHS) zone symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.2 of By-aw 016-2014, as amended, is hereby further amended by adding Section 13.2.110 to read as follows:

   For Lands with Holding Provision H67, the H67 Holding Provision shall not be removed until the Owner has addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

   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."

3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.320 to read as follows:

   a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 2 – Site Specific (RMD2*320) zone the following standards and provisions shall apply

      i. Notwithstanding Table 6D, the minimum Lot Depth for a Townhouse Dwelling on a Lane is 25.0 metres;

      ii. Notwithstanding Table 6D, the minimum Lot Depth for a Back-To-Back Townhouse Dwelling shall be 13.25 metres; and

      iii. Notwithstanding Table 6D, the minimum Front Yard Setback for a Back-To-Back Townhouse Dwelling shall be 4.0 metres.

4. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

_____Mayor
Gordon A. Krantz

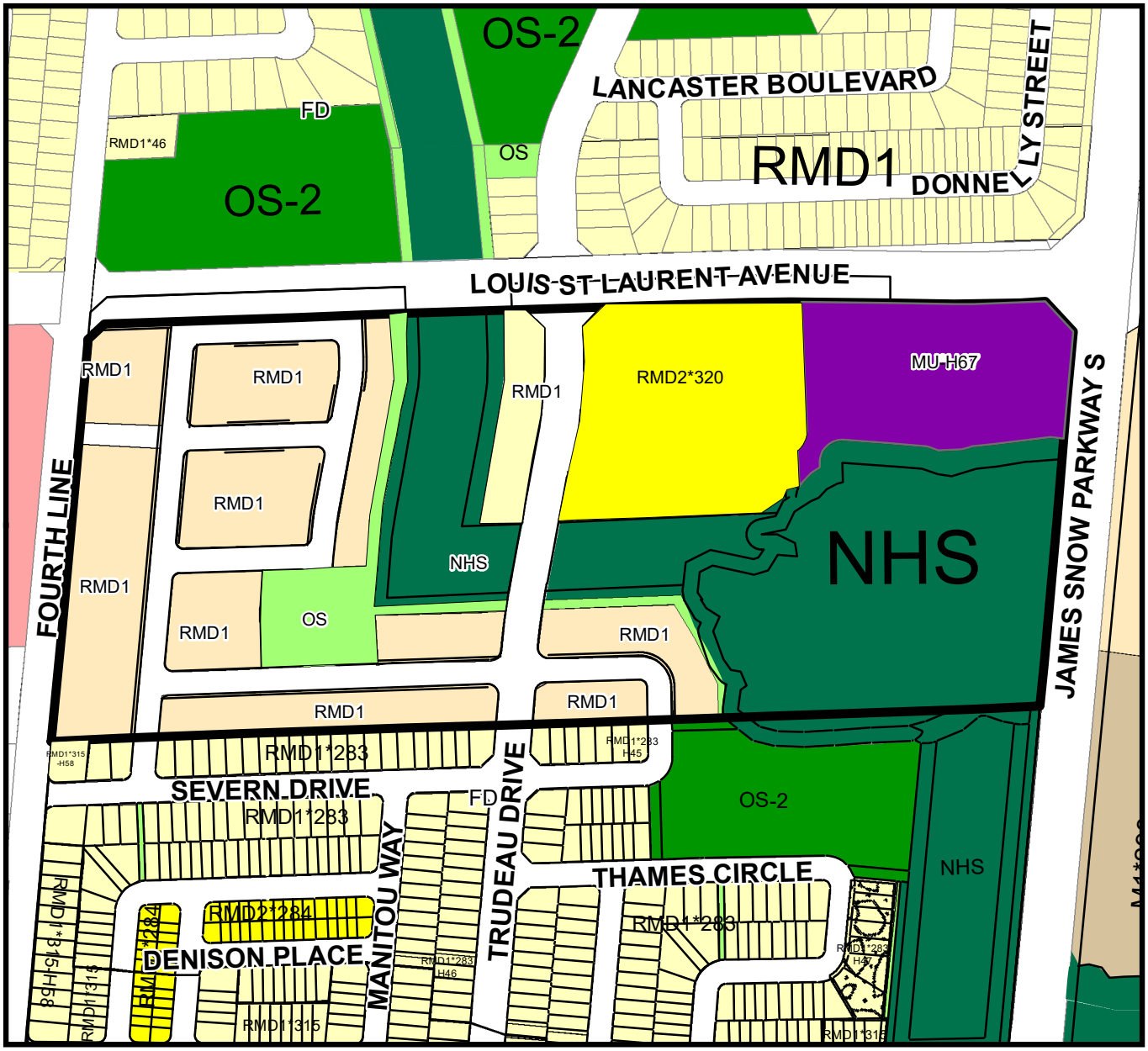
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

PART LOT 7 CONCESSION 5 TRAFALGAR NEW SURVEY &
PART OF PART 1 RP 20R8701 & PART 2 RP 20R17505

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

MU-H67 - Mixed Use Zone with Holding
OS - Open Space Zone
RMD1 - Medium Density Residential 1 Zone
RMD2*320 - Medium Density Residential 2 Zone
Special NHS - Natural Heritage System Zone

_____
MAYOR - Gordon A. Krantz

_____
CLERK- Meaghen Reid

Z-05/18

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-073-22
Subject:	Technical Report - Official Plan Amendment and Zoning By-law Amendment Application by Village Developments Inc. and Ornella Group Inc., applicable to lands legally described as Part Lot 13, Concession 1, (NS) Trafalgar, known municipally as 180, 182, 184, 190 and 194 Bronte Street South. (Town Files: LOPA 08/20 and Z-17/20)

Recommendation:

THAT Development Services Report DS-073-22 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of an eight-storey residential apartment building, BE APPROVED;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 74 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-073-22 for Council adoption;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-073-22 for Council adoption;

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

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

AND FURTHER THAT the Town clerk forward a copy of Report DS-073-22 and the decision to the Region of Halton for their information.

EXECUTIVE SUMMARY

Applications have been made seeking amendments to the Town of Milton Official Plan and Comprehensive Zoning By-law to facilitate the re-development of the subject lands and to construct an eight-storey apartment building with associated parking. The Official Plan Amendment is proposing to retain the current Residential Office Area designation and increase the maximum density to 354 units per hectare with a maximum height of eight storeys whereas 150 units per hectare and eight storeys is currently permitted in the Residential Office designation. The Zoning By-law Amendment application is proposing to replace the existing Residential Medium Density 1 (RMD1) and site specific Residential Medium Density 1 (RMD1*42) zones and replace with a site specific Residential Office with a Holding Symbol (RO*322-H68-H70) zone to accommodate the proposed development.

Conclusions and Recommendations

Staff recommends that the applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended BE APPROVED for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy;
2. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies;
3. The proposed land use is compatible with surrounding land uses;
4. The proposal represents an efficient use of land and infrastructure;
5. That proposal will provide additional residential rental units to the Town's housing stock.
6. The proposed high-density development represents reasonable intensification and offers an alternative housing form.

REPORT

Background

Owner:
Ornella Group Inc. & Village Developments Inc., 7686 Appleby Line, Milton, Ontario.
Applicant:
Batory Management, 655 Annland Street, Pickering, Ontario.

Location:

The subject lands are located on the west side of Bronte Street South at Barton Street, and are known municipally as 180 Bronte Street South, 182 Bronte Street South, 184 Bronte Street South, 190 Bronte Street South and 194 Bronte Street South. Surrounding

Background

land uses are predominantly a mix of low, medium and high density residential uses. A CN Rail line runs along the rear of the subject lands to the west.

Currently existing on the subject lands, which consists of two properties to be consolidated, are three townhouse buildings containing multiple dwelling units and two single detached dwellings. These existing structures will be removed to accommodate the proposed development.

Proposal:

Figure 2 illustrates the proposed residential development. The proposal consists of an 8-storey residential apartment building containing 268 apartment dwelling units which corresponds to a density of 354 units per net hectare. The apartment will contain a mix of bachelor (11 units), one bedroom (141 units), one bedroom with den (82 units) and two bedroom units (34 units). The applicant has indicated the proposed building will be rental apartments. The development proposes a total of 418 vehicle parking spaces, 67 of which are proposed for visitors, and 116 bicycle parking spaces. Two levels of underground parking are proposed with vehicle access to the property provided via Bronte Street South. A total of 1,918 square metres of amenity space, of which 260 square metres located indoors and 1,658 square metres located outdoors, is proposed.

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Shadow Study, prepared by Architecture Unfolded, dated October 21, 2020;
- Waste Management Plan, prepared by Architecture Unfolded, dated October 21, 2020;
- Planning & Urban Design Rationale, prepared by Batory Management, dated October 2020;
- Public Consultation Strategy, prepared by Batory Management, dated October 28, 2020;
- Functional Servicing Report prepared by Skira & Associates, dated September 29, 2020, revised November 8, 2021;
- Geotechnical Investigation, prepared by Terraprobe, dated September 23, 2020;
- Hydrogeological Report, prepared by Terraprobe, dated September 22, 2020;
- Transportation Impact Study, prepared by IBI Group, dated November 2021;
- Phase 1 Environmental Site Assessment for 194 Bronte Street, prepared by Pinchin Environmental, dated January 24, 2019
- Phase 1 Environmental Site Assessment for 180-190 Bronte Road inclusive, prepared by S2S Environmental, dated April 16, 2019;
- Phase 2 Environmental Site Assessment for 180-190 Bronte Road inclusive, prepared by S2S Environmental, dated February 3, 2022.

Background

- Noise & Vibration Assessment, prepared by SLR, dated November 2021;
- Tree Inventory & Preservation Report, prepared by Kuntz Forestry, dated March 13, 2020;

Discussion

Planning Policy:

The subject lands are designated Residential/Office Area as shown on Schedule B – Urban Area Land Use Plan of the Town's Official Plan. The Residential/Office Area designation is intended for lands within the Urban Area where higher density development is to be encouraged. The Residential/Office designation means that the main permitted uses shall be at a minimum density of 85 units per net hectare and a maximum density of 150 units per net hectare applicable to the residential use. The proposed Official Plan Amendment seeks an increase in maximum density to 354 units per net hectare.

The subject lands are identified as an "Intensification Area" as shown on Schedule K – Intensification Areas Plan. Intensification Area lands are lands identified within the Urban Area that are to be the focus for accommodating intensification. Intensification Areas include Urban Growth Centres, Major Transit Station Areas (including Metrolinx designated Mobility Hubs), Intensification Corridors and Mixed Use Nodes. Section 2.1.6.1 states that the Town shall promote intensification in order to support the development of compact, efficient, vibrant, complete and healthy communities that:

a) Support a strong and competitive economy;
b) Protect, conserve, enhance and wisely use land, air and water;
c) Optimize the use of existing and new infrastructure;
d) Manage growth in a manner that reflects Milton's vision, goals and strategic objective. and,
e) Support achievement of the intensification and density targets of this Plan.

Section 2.7.1 of the Official Plan states that it is the goal of the Town of Milton to meet current and future housing needs by:

a) Ensuring that an appropriate range and mix of housing by density, type and affordability are permitted within the Town to meet a wide range of needs of current and future households;

b) Encouraging innovation with the development industry to expand the variety of housing forms available and the ease with which they can be adapted to meet the changing needs of residents throughout their lives and, in particular, residents with special needs;

c) Fostering the creation of additional housing accommodation through various forms of residential intensification;

Discussion

d) Encouraging the inter-mixing of different housing forms and types within neighborhoods to foster community integration;

e) Improving public awareness and understanding of the housing issues facing the Town.

It is staff's opinion that the proposed development would satisfy the above housing goals as the proposed rental units add to the variety of housing types available to meet a wide range of needs of households, represents the creation of additional housing accommodation through intensification and further encourages the intermixing of different housing forms and types within the community. Furthermore, the proposed increase in overall density will result in the replacement of existing residential uses with compatible new residential developments at a higher density which in turn adds more affordable housing options to the Town.

Section 3.3.3.5 states that applications for development of high density residential uses in a Residential/Office Area, or proposed sites for such uses in Secondary Plans, shall be evaluated based on conformity with all the following criteria:

a) Site: the area of the site is sufficient to provide on-site recreation amenities, adequate parking facilities and landscaped area.

b) Mixed Use Development: the residential uses may form part of a mixed use building or be located in a purpose designed building.

c) Height: i) the height of the building does not exceed eight stories except in accordance with the policies of subsection 5.5.3.8 of this Plan; and, ii) the height or bulk of this proposal will not unduly overshadow any adjacent low and medium residential uses. Shadow studies may be required from the applicant to satisfy.

It is the opinion of staff that the proposal conforms to the criteria outlined in Section 3.3.3.5. The development proposes a total of 1,919 square metres of amenity space, of which 260 square metres located indoors and 1,658 square metres located outdoors and provides adequate visitor and tenant parking (a mix of surface and underground parking is provided). With regard to height, the application proposes an 8-storey residential apartment building and a Shadow Impact Study has been submitted in support of the application indicating minimal impact on the adjacent land uses and in compliance with the Town's Shadow Study Guidelines.

It is the opinion of staff that the proposed Official Plan Amendment is in conformity with the above noted policies and direction of the Town of Milton Official Plan. Attached as Appendix 1 to this report is the Draft Official Plan Amendment.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement (2017), the Growth Plan (2017), the Halton Region Official Plan and the Town of Milton Official Plan, the Bristol Survey Secondary Plan. Town staff and our agency partners are

Discussion

satisfied that the Official Plan Amendment as presented through this report, conform to the applicable Provincial, Regional and Town land use planning policies and regulations.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Residential Medium Density 1 (RMD1) zone and a site specific Residential Medium Density 1 (RMD1*42) zone under the Town's Zoning By-law. The RMD1 zone permits a variety of residential dwelling types including detached and townhouse dwellings, but does not permit apartment buildings. The site specific RMD1*42 contains provisions to accommodate the existing townhouse development on the property.

In 2017, a minor variance application was approved to permit the redevelopment of the lands known municipally as 194 Bronte Street for the purpose of 18 townhouse units. To accommodate the proposed redevelopment, various minor variances were granted included reductions in the southerly side yard setback to 1.19 metres, reduced setbacks of parking areas to lot lines, lot frontage and reductions in required parking. The property was subsequently sold and minor variances have lapsed.

As the current zoning on the lands does not permit apartment buildings, a Zoning By-law Amendment is required to facilitate the proposed development. Specifically, the site specific Residential Office with a Holding Symbol (RO*322-H68-H70) zone will facilitate the proposed apartment building use and contain zone provisions and standards to accommodate the proposal. These site specific provisions include a reduced parking rate of 1.55 parking spaces per unit (inclusive of visitor parking), a maximum unit count to reflect the current proposal, and reductions in setbacks to accommodate the proposed development.

Through their review of the proposed development, CN Rail has indicated a number of studies that are required to be Peer Reviewed to the satisfaction of CN Rail and that the applicant enter into a Development Agreement with CN. The applicant has submitted the required documents and the review process is well underway. To ensure that these items are addressed to the satisfaction of CN Rail, a Holding Symbol will be placed on the zoning and will not be lifted until the Town has received written confirmation that these requirements have been met. As well, the Region of Halton has requested a Holding provision be placed on the subject lands until such time as an Archaeological Assessment of the site is carried out. This assessment is to be submitted through the related Site Plan Application process.

The Draft Zoning By-law is attached as Appendix 2

Public Consultation and Review Process

The applicants held a virtual Public Information Session on January 6, 2021 which was attended by members of Council, interested residents and staff. The applicants presented the proposal and offered a short question and answer period.

Discussion

Notice for the public meeting was provided pursuant to the requirements of the Planning Act. The statutory Public Meeting was held on February 8, 2021.

Through the review process, staff received written comments and will address the concerns raised in the Summary of Issues section of this report.

Agency Consultation

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

Urban Design/Tall & Mid-Rise Building Guidelines

The Town's Urban Design staff have reviewed the proposal and have provided the following comments.

The proposal is for an 8-storey building composed of a 5-storey building base or podium with 3 additional upper stories above. The proposal takes into account and has regard to the Town's Mid-Rise Building Urban Design Guidelines.

The site is located in an area which is suitable for intensification and where low-rise, mid-rise and tall built forms co-exist alongside one another. A mid-rise built form is considered to be appropriate in this location

The proposed 5-storey podium achieves a satisfactory human-scale street interface. The substantial (7.0m) step back at the 6th floor maintains the pedestrian scale perception and ensures the building fits comfortably within the street environment. The pedestrian level experience is further enhance by a 4.5m set back, which also serves to protect the residential amenity of the building's occupants. The building's positive relationship to the street is also supported by the main building entry oriented towards the municipal sidewalk. It is clearly identifiable and protected by an overhanging colonnade.

The development achieves an appropriate transition in scale and relationship to adjacent low-rise developments. The 8-storey building height and massing is concentrated towards the western/north-western portion of the site allowing the building to step down towards the rear yards of adjacent townhouses. This arrangement generally observes the rear or side angular plane provisions recommended in the Town's urban design guideline. The positioning of the 8-storey element also serves to achieve an appropriate separation and relationship to the fronts of the townhomes to the north-west. As a result, sun shadow impacts of adjacent properties are minimized and generally comply with the Town's guidelines.

As recommended in the urban design guidelines, parking and service areas are within the interior of the site and almost entirely contained within a below grade and above grade

Discussion

parking garage. As a result, abundant residential amenity areas are integrated at grade and above the building podium.

Summary of Issues

Traffic Impacts

In support of the application, a Transportation Impact Study prepared by IBI Group. The report concluded that "The proposed 268-unit residential development is expected to generate up to 97 and 118 new automobile trips during the Weekday AM and PM peak hour, respectively. However, only 91 trips during the Weekday AM peak hour and 100 trips during the Weekday PM peak hour are new trips trips – the remainder are trips already being made by residents of the existing residential development (proposed to be replaced with the proposed development). Overall, the traffic operations analysis indicates that the addition of the proposed development site traffic to the study area is anticipated to have a minimal impact on the study area roadways. In comparison to 2029 Future Background traffic conditions, no capacity or queueing concerns are anticipated as a result of site traffic, and increases to delays are minimal." The Town's Transportation section has reviewed the report and have no objections to the approval of the proposed development.

Proposed Height

At the time of the Public Meeting, concern was expressed regarding the proposed nine-storey height of the apartment building, which required an Official Plan Amendment to facilitate. Since that time, the applicant has since revised the proposal to reduce the height to eight storeys and, as such, is now in keeping with the current permissions within the Residential Office Area designation. In support of the proposal, a Shadow Impact Analysis was submitted and reviewed by the Town's Urban Design staff and found to be in consitent with the Town's Shadow Impact Study Guidelines. As well, the proposal was reviewed against the Town's Tall/Mid-Rise Building Guidelines and was found to be acceptable. Additionally, while the area largely consists of existing one and two-storey dwellings, there are existing five-storey and nine-storey apartment buildings in close proximity to the proposal.

Tree Removal

A resident had provided written and verbal comments at the Public Meeting regarding tree removal. While the retention of trees is always the Town's objective, in order to accommodate the development, tree removal is necessary. The Town of Milton does not have a Tree Cutting By-law which would regulate tree removal, nor does the treed area exceed a size of 0.5 hectares, which would fall under the Region of Halton's Tree Cutting By-law (the approximate size of the treed area is 0.14 hectares and the Region has reviewed the proposal and has not raised any objections). The applicants submitted a Tree Inventory and Preservation Plan Report which indicated that a total of 117 trees and two hedgerows of varying health and species exist on the site. The removal of 85 trees and the two hedgerows will be required to accommodate the proposed development. The

Discussion

Town will continue to work with the applicant through the Site Plan process to mitigate any tree removal.

It should be noted that the Owner would not be permitted to damage or remove any existing trees located outside of their property line without acknowledgement from the adjacent landowner. This documentation must be provided, if required, at the Site Plan Approval's stage. If not provided, the applicant will be required to demonstrate that no trees outside of their property will be damaged or removed as a result of their development.

Pedestrian Crossing

At the time of the Public Meeting in February 2021, the question of a potential pedestrian crossing at Bronte Street was raised to help with pedestrian walkability and safety in crossing Bronte Street. Since that time, construction of a pedestrian crossing at Bronte Street and John Street is nearing completion and a set of traffic signals at Bronte Street and Heslop Road have been installed and will also assist in pedestrian access in the area.

Rental Tenants

The redevelopment of the lands would require the demolition of the existing 15 rental townhouses and replaced with 268 rental units. The applicants have outlined their commitment to supporting the existing residents of the property by:

- Working collaboratively with each resident and their family members in their individual relocation plans in a timely respectful manner.
- The landowner will support residents by providing relocation assistance individualized to the needs of the resident and family, where possible.
- During the redevelopment phase, the landowners will continue to communicate regularly with former residents and family members keeping them closely apprised of the project's progress.

As the proposed development is a rental apartment building and consistent with the requirements of the Residential Tenancies Act, the tenants will be offered first right of refusal to a similar unit once the development is complete, or a negotiated buyout as per the requirements of the Act, 2006, S.O 2006, c.17.

Conclusion

Planning staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy and conform to the Region of Halton and Town of Milton Official Plans. Therefore, staff recommends approval of the draft Official Plan Amendment and Zoning By-law Amendment.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Aaron Raymond, Senior Development Planner	Phone: Ext. 2313

Attachments

Figure 1 – Location Map
Figure 2 - Concept Plan
Figure 3 – Rendering
Appendix 1 – Official Plan Amendment
Appendix 2 – Zoning By-law Amendment
Appendix 3 – Public Comments

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

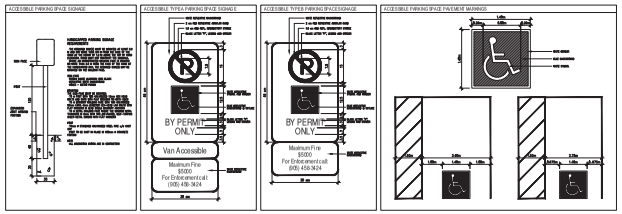
The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

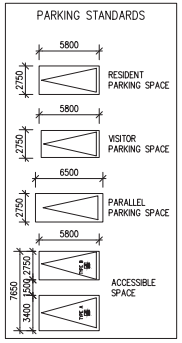
FIGURE 1
LOCATION MAP

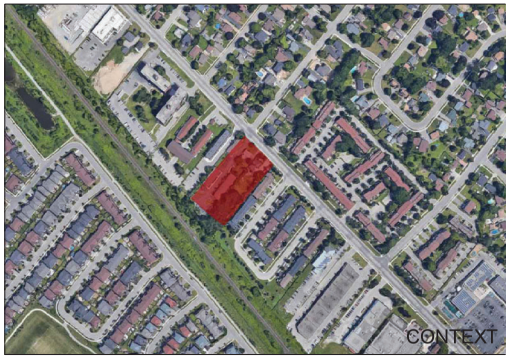
Council Meeting Date: July 18, 2022	Scale: 1: 1,200	Files: Z-17/20 LOPA-08/20	Development Services Department

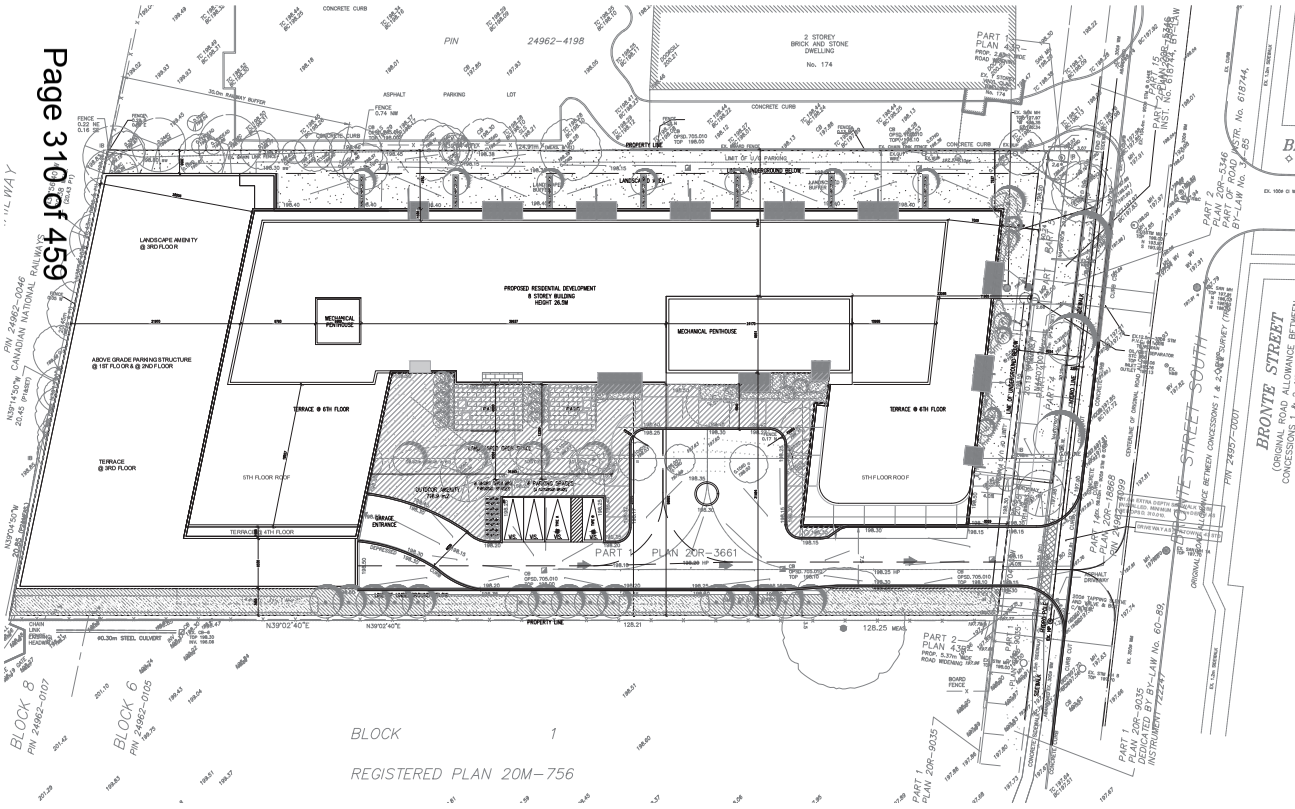
Subject Property

Copyright 2021: Town of Milton, Teranet Inc.








PROPOSED RESIDENTIAL DEVELOPMENT
8 STOREY BUILDING
HEIGHT 26.5M
LANDSCAPE AMENITY @ 3RD FLOOR
ABOVE GRADE PARKING STRUCTURE @ 1ST FLOOR & @ 2ND FLOOR
MECHANICAL PENTHOUSE
TERRACE @ 6TH FLOOR
TERRACE @ 3RD FLOOR
5TH FLOOR ROOF
9 PARKING SPACES
2 LOADING SPACES
GARAGE ENTRANCE
2 STOREY BRICK AND STONE DWELLING No. 174
BRONTE STREET SOUTH
BLOCK 8 PIN 24962-0107
BLOCK 6 PIN 24962-0105
BLOCK 1
REGISTERED PLAN 20M-756
PART 1 PLAN 20R-3661
PART 2 PLAN 20R-18868
PART 1 PLAN 20R-18868
PART 1 PLAN 20R-9035
PART 2 PLAN 20R-9035
PART 1 PLAN 20R-5446
PART 2 PLAN 20R-5446
PART 1 PLAN 20R-5446
PART 1 PLAN 20R-18868
PART 2 PLAN 4.57m PROP. ROAD WIDENING
PART 1 PLAN 4.57m PROP. ROAD WIDENING
PART 2 PLAN 20R-5446 PART OF ROAD ALLOWANCE BETWEEN LOTS 3 & 4 REGISTERED PLAN No. 618744, BRONTE
PART 2 PLAN 20R-5446 PART OF ROAD ALLOWANCE BETWEEN LOTS 3 & 4 REGISTERED PLAN No. 618744, BRONTE
PART 1 PLAN 20R-5446 PART OF ROAD ALLOWANCE BETWEEN LOTS 3 & 4 REGISTERED PLAN No. 618744, BRONTE
PART 2 PLAN 20R-5446 PART OF ROAD ALLOWANCE BETWEEN LOTS 3 & 4 REGISTERED PLAN No. 618744, BRONTE
PART 1 PLAN 20R-18868
PART 2 PLAN 20R-18868
PART 1 PLAN 20R-9035 DEDICATED BY BY-LAW No. 60-80, INSTRUMENT 722247
PART 1 PLAN 20R-9035
PART 2 PLAN 20R-9035
PART 1 PLAN 20R-18868
PART 2 PLAN 20R-18868

Copyright of this drawing and design is reserved by the Designer. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the designer.

These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor or others unless changes are made or given by the architect in graphic clarifications or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractors verify all existing conditions and dimensions used to perform the work and report any discrepancies to the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the mechanical and electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction"

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

architectureunfolded
219 dufferin street, suite 201b, toronto, on. m6k3j1 tel: (416)601.5416 info@unfolded.ca

3	issued freissued for rezoning	11.22.21
2	reissued for rezoning	07.16.21
1	issued for rezoning	10.21.20

revisions:

architectural team :

mark zwicker
nupoor bhansali

planning:
batory management

structural:

electrical:

mechanical:

landscape:
baker turner inc.

site services:
sklira & associates ltd

transportation:
ibi group

project:
194 Bronte Rd

view

nov.22.2021 — date:

scale:

20-24 — project:

nb — drawn by:

drawing number:

A403

true north

construction north

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2022

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY INDENTIFIED AS 180, 182, 184, 190 AND 194 BRONTE STREET SOUTH AND LEGALLY DESCRIBED AS PART LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENTS INC. AND ORNELLA GROUP INC.) – FILE: LOPA-08/20

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

1. Amendment No. 74 to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit the development of an 8-storey residential apartment building with a maximum density of 354 units per net hectare, at lands located at 180, 182, 184, 190, and 194 Bronte Street South, and legally described as Part of Lot 13, Concession 1, 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 No. 74 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

AMENDMENT NUMBER 74

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. 74 to the Official Plan of the Town of Milton

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. 74
To the Official Plan of the Town of Milton
180, 182, 184, 190, and 194 Bronte Street South
Part Lot 13, Concession 1
(File: LOPA 08/20)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. 74 to the lands located at 180, 182, 184, 190, and 194 Bronte Street South.

LOCATION OF THE AMENDMENT

The subject property is located on the west side of Bronte Street South and is approximately 0.76 hectares in size. The lands are legally described as Part of Lot 13, Concession 1, Town of Milton, and municipally known as 180, 182, 184, 190, and 194 Bronte Street South.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to 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 focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. Residential intensification includes infill development, the development of vacant or underutilized lots within previously developed areas, and the conversion and expansion of existing residential buildings to create new residential units for and/or employment uses. The type and scale of development, which should be more compact, and transition of built form to adjacent areas must also be considered. The subject lands are located within the Urban Area and is identified as an Intensification Area within the Town of Milton Official Plan.

The proposed amendment to permit the redevelopment of an underutilized site with a residential apartment development, containing a range of residential apartment unit sizes, in a compact 8-storey form designed in the character of a mid-rise building to fit within its surrounding context and transition appropriately to adjacent areas. The proposed development is located in an area with good access to local transit and active transportation infrastructure and will contribute to the achieving both the overall

growth targets, and the targeted form of growth, established in Provincial, Regional, and Local policy.

The proposal is located within an area designed for intensification as identified in the Town of Milton Official Plan, and will contribute to the prescribed minimum of 50 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings, as identified in the Regional Official Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 74 to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. 74, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

1.1 Amending Schedule I1 –by adding Specific Policy Area No. 47 to the lands at 180, 182, 184, 190, and 194 Bronte Street South (Part of Lot 13, Concession 1) as shown on Schedule 'I1' attached hereto.

2.0 Text Change

2.1 Adding the following text to Section 4.11.3 "Specific Policy Areas":

"4.11.3.47 The maximum permitted density of a development located on the lands identified as Specific Policy Area No. 47 on Schedule I1 of this Plan, being 180, 182, 184, 190, and 194 Bronte Street South, is 354 units per net 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: LOPA 08/20 & Z 17/20

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

0 1 2 Kilometres

NAD 1983 - UTM Zone 17N

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

Copyright 2021: Town of Milton, Teranet Inc.

Consolidated August 2008, Edited June 2022

Specific Policy Area #47

Specific Policy Area #10
(see subsection 3.8.3.2)

BRONTE STREET S
TREMAINE ROAD
401 HIGHWAY
JAMES SNOW PARKWAY N
MARTIN STREET
STEELES AVENUE
STEELES AVENUE E
MAIN STREET W
MAIN STREET E
ONTARIO STREET S
REGIONAL ROAD 25
THOMPSON ROAD S
FOURTH LINE
JAMES SNOW PARKWAY S
DERRY ROAD
BRITANNIA ROAD

8 10 22 21 39 38 33 9 43 35 26 27 47 4 24 16 29 30 23 34 36 17 40 37 46 41 32

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS DESCRIBED AS PART LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENT INC. & ORNELLA GROUP INC.) – FILE: Z-17/20

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. 74 taking full effect;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Residential Medium Density 1 (RMD1) zone symbol & site specific Residential Medium Density 1 (RMD1*42) zone symbol to a site specific Residential Office with a Holding symbol (RO*322-H68-H70) on the land shown on Schedule A attached hereto.

2. THAT Section 13.2.1 of By-law 016-2014, as amended, is hereby further amended by adding section 13.2.1.111 to read as follows

   For lands with Holding Provision H68, the “H68” Holding Provision shall not be removed until such times as the Owner has satisfied the following requirements and has provided written confirmation from CN Rail of the same:

   a) Satisfactory Peer Review of the Crash Wall Design;
   b) Satisfactory Peer Review of the Noise and Vibration Report;
   c) Satisfactory Peer Review of the Stormwater Management Report;
   d) Completed and signed CN Development Agreement;

3. THAT Section 13.2.1 of By-law 016-2014, as amended, is hereby further amended by adding section 13.2.1.113 to read as follows:

   For lands with Holding Provision H70, that prior to the lifting of the “H70”, and prior to site alteration, servicing or grading of the site, the Owner shall have submitted Archaeological Assessment of the subject property and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as Clearance Letter from the Ministry of Heritage, Sport, Tourism and

Culture Industries. No grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Heritage, Sport, Tourism and Culture Industries, being submitted to the Town of Milton and the Regional Municipality of Halton."

4. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.322 to read as follows:

   a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned site specific Residential Office (RO*322) the following standards and provisions shall apply:

      i. Additional permitted uses: Apartment Building, Hybrid

      ii. Definitions:

         For the purpose of this by-law:

         BALCONY means a platform that may be partially enclosed projecting from the main wall of a building which is not supposed by vertical uprights other than the wall itself except when located above a porch/veranda, patio or exclusive use driveway and which is only accessible from within the building

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

         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

      iii. Zone Standards:

         a) Maximum number of apartment dwelling units: 268;
         b) Minimum front yard setback: 4.6 metres;
         c) Minimum front yard setback above the 5th Storey: 11.0 metres;
         d) Minimum rear yard setback: 0.0 metres;
         e) Minimum side yard setback to the north: 3.0 metres;
         f) Minimum side yard setback to the south: 3.5 metres;
         g) Maximum lot coverage: 58%
         h) Minimum landscape open space: 24%
         i) Maximum floor space index: 3.1
         j) No portion of any dwelling unit shall be located within 20 metres of the rear lot line;
         k) A minimum of 4.0 square metres per dwelling unit of communal amenity space shall be provided as outdoor amenity space on

the lot and shall be maintained and operated by a common entity;

l) No portion of a mechanical penthouse may be within 20 metres of a front lot line and 10 metres of a side lot line.

iv. Special Provisions:

a) Notwithstanding the provisions of Section 4.5 ii), balconies are permitted in all yards for an Apartment Building and an Apartment Building, Hybrid;

b) Notwithstanding the provisions of Section 4.19.4, exceptions to Height Requirements, the calculation of Building Height shall be exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features such as parapets and screen walls.

c) Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirements shall be:
   i) 1.30 parking spaces per dwelling unit; and
   ii) plus 0.25 visitor parking spaces per dwelling unit; and
   iii) a minimum of 11 of the total parking spaces required by i) and ii) above shall be accessible parking spaces.

d) Notwithstanding Section 5.10 to the contrary, a minimum of 8 of the bicycle parking spaces required shall be provided as short-term bicycle parking spaces.

e) Notwithstanding Section 5.12 Table 5 L to the contrary, the minimum 2.2 m setback required between a parking area and a building shall not apply between the parking area and the support columns located at the front of the building.

f) Notwithstanding Section 5.14.1 to the contrary, a below grade parking structure is permitted a minimum setback of 1 m to the front lot line and 0 m to the rear lot line.

5. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

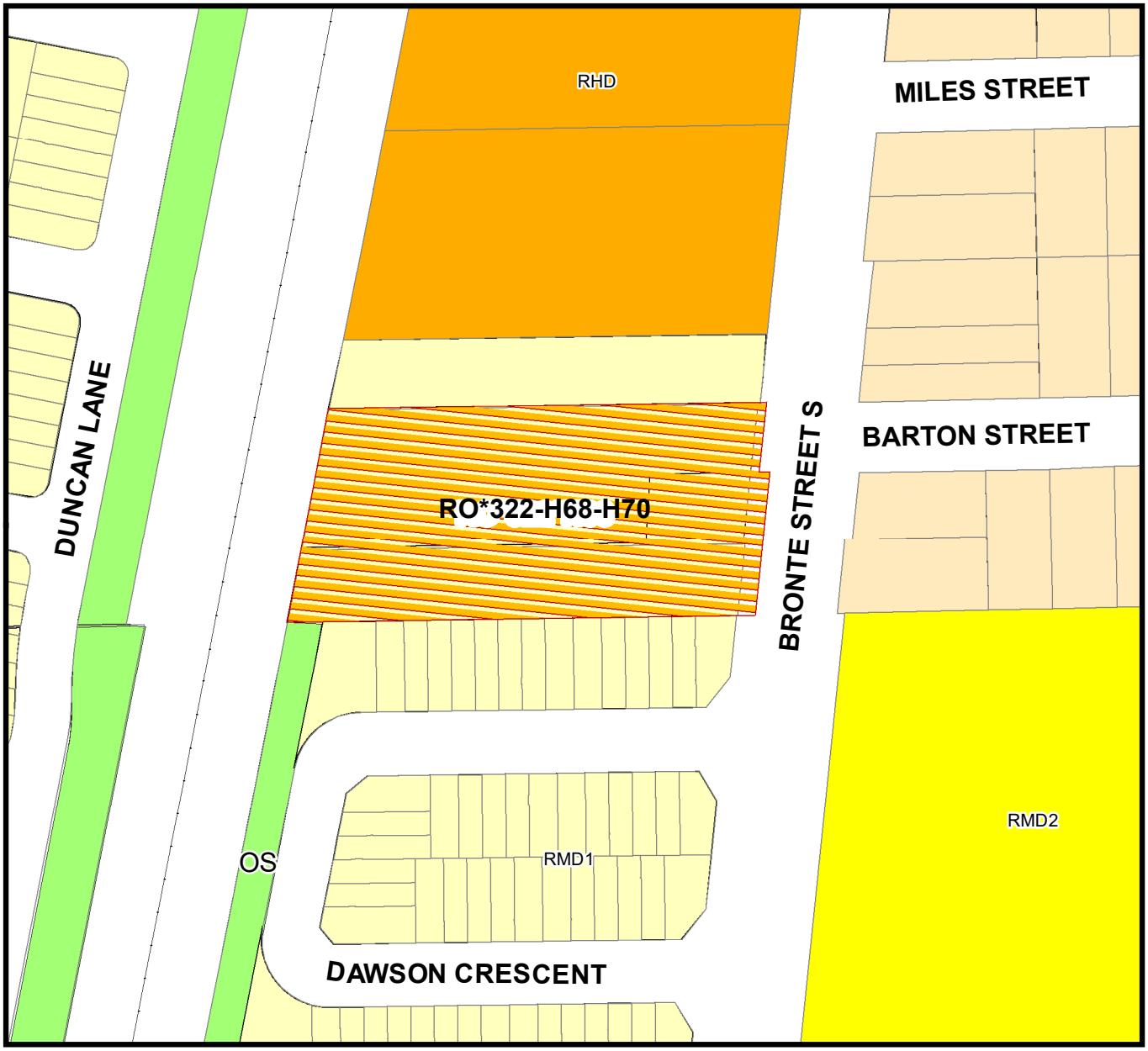
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

PART LOT 13 CONCESSION 1 RP 20R15364 PARTS 1 TO 3 TRAFALGAR NEW SURVEY
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

RO*322-H68-H70 - Residential Office Zone Special with Holding

_____
MAYOR - Gordon A. Krantz

_____
CLERK- Meaghen Reid

Z-17/20
LOPA 08/20

Aaron Raymond

From: Maria Smith
Sent: Monday, January 4, 2021 3:27 PM
To: Natalie Stopar; Stirling Todd; Mollie Kuchma; Angela Janzen; Aaron Raymond
Subject: FW: 180-194 Bronte Street South, Milton

Please see comments below for the 180-194 Bronte Street South application.

Maria Smith, MCIP, RPP, OALA, CSLA.
Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 x2311
www.milton.ca

From: [redacted]
Sent: Monday, January 4, 2021 3:10 PM
To: Maria Smith <maria.smith@milton.ca>
Subject: 180-194 Bronte Street South, Milton

Hello

As a long time resident in the area of the proposed development at the above address I have some concerns. The proposal for the above site is for 9 floors in height. I believe any further development along Bronte Street South should be limited to 5 floors in height. This would allow for plenty enough density and give a more uniform look to the street along the west side.

In my opinion the apartment complex at 122 Bronte Street South at 9 floors in height should never have been allowed to happen.
Let's not repeat this mistake and keep this already densely populated residential area both functional and appealing.

I look forward to the public meeting on this site.
Thank you for your consideration

[redacted]
Milton, ON

Aaron Raymond

From: [redacted]
Sent: Sunday, January 17, 2021 11:53 PM
To: Aaron Raymond; MB-Planning@milton.ca; info@batory.ca
Subject: Dawson Cres Milton

To Whom this May Concern,

The residents of Dawson Cres agree that destroying the Green Space in the area would be detrimental to the natural species living in their original environment,
We will not accept nor agree to the destruction of these trees that provide a home for racoons, rare birds, squirrels,chipmunks and rabbits.

Inevitably, due to the vehicle parking spaces,Bronte Street South will be congested at all times of the day; particularly during rush hour when it is a struggle for anyone on Dawson Crescent to go north bound,

Creating a 9 storey development is not only visually unappealing for those directly affected, but in addition this will affect numerous residential surrounding streets.

Who will be responsible for the intolerable noise pollution from the construction site? Let it be known that Dawson Cres already encounters countless trains daily.

Your need for greed is not considering the fact that you are significantly decreasing the value of all the freehold townhomes on Dawson Cres.
Please advise asap on how you will address these urgent and pending concerns as we intend to take this pending issue to social media asap.
[redacted]

Aaron Raymond

From: Debbie Johnson
Sent: Friday, January 28, 2022 12:05 PM
To: Aaron Raymond
Subject: FW: Website feedback - Other - [redacted]

Debbie Johnson
Planning Administrator, Development Services
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2215
www.milton.ca

From: Shashi Kottoor <Shashi.Kottoor@milton.ca> **On Behalf Of** MB-Planning@milton.ca
Sent: Friday, January 28, 2022 11:27 AM
To: Debbie Johnson <debbie.johnson@milton.ca>
Cc: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Subject: FW: Website feedback - Other - [redacted]

Good morning,
Please see below e-mail for your review and response.
Thanking you in advance.
SK

Shashi Kottoor
Planning Services Representative
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2340
www.milton.ca

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Friday, January 28, 2022 11:26 AM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Subject: Website feedback - Other - [redacted]

Hello Development Services,

Please note the following response to Planning and Development has been submitted at Friday January 28th 2022 11:24 AM with reference number 2022-01-28-099.

- **First Name:**
  [redacted]
- **Last Name**
  [redacted]
- **Street Address:**
  [redacted]
- **Town**
  [redacted]
- **Postal Cod**[redacted]
  [redacted]
- **Email Address:**
  [redacted]
- **Phone number:**
  [redacted]
- **Category**
  Other
- **Comments**
  Can you please let me know the status of Z-17/20 & LOPA-08/20 - 180&184 Bronte Road South. I know the information meeting was held last February. Has the meeting been schedule for submittal to Council?

  thank you.
  [redacted]

[This is an automated email notification -- please do not respond]

esolutionsNoReply -External Contact

, ON,

www.milton.ca

Aaron Raymond

From: Aaron Raymond
Sent: Friday, November 20, 2020 4:41 PM
To: [redacted]'; MB-Planning@milton.ca
Subject: RE: Z-17/20 & LOPA-08/20

Thank you for your email. The application materials haven't yet been uploaded to the Towns' website. I have copied the Town's Planning Administrator, Debbie Johnson, who can advise as to when the files have been uploaded. When available (I would assume early next week), they will be accessible at the following link:

https://www.milton.ca/en/business-and-development/ward-1-applications.aspx

Should you have any additional questions or comments, please do not hesitate to contact me.

Aaron

From: [redacted]
Sent: Friday, November 20, 2020 4:24 PM
To: MB-Planning@milton.ca ; Aaron Raymond
Subject: Z-17/20 & LOPA-08/20

Where can the public view/have access to the drawings prepared for the subject application.

Thank you.

[redacted]

Virus-free. www.avg.com

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-077-22
Subject:	Technical Report: Zoning By-law Amendment Application by Milton Modern Art Properties Limited applicable to lands located at 1400 Clarriage Court. (Town File: Z-21/20)
Recommendation:	**THAT Application Z-21/20 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) Zone to a site-specific Residential Office (RO*324) Zone to permit the development of a seven-storey residential apartment building, BE APPROVED;** **AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-077-22 for Council Adoption;** **AND FURTHER THAT the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx receive a copy of this report with a request to review and plan for future Milton District Hospital, school and transportation expansions;** **AND 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.**

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, for lands located west of Regional Road 25 and south of Whitlock Avenue, and municipally known as 1400 Clarriage Court. The proposed development consists of a seven-storey building that is rectangular in shape and includes 227 residential condominium units (a combination of 1- and 2- bedroom units) with associated underground parking, bicycle parking and storage, landscaping and amenity areas. The proposed amendment would change the current Future Development (FD) Zone

EXECUTIVE SUMMARY

applicable to the lands to a site-specific Residential Office (RO*324) Zone to permit the development as proposed.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application as currently presented. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the application as submitted is prepared in a manner that would allow it to be considered by Town Council for approval.

Conclusions and Recommendations

Planning staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement and conforms to the Growth Plan, the Regional and Town Official Plans, and the Boyne Survey Secondary Plan. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1 to this report.

REPORT

Background

Owner: Milton Modern Art Properties Limited, 401 Vaughan Valley Boulevard, Woodbridge, Ontario (formerly West Country Milton Ltd.)

Applicant: Glen Schnarr & Associates Inc., 700-10 Kingsbridge Garden Circle, Mississauga, Ontario

Location/Description: The subject lands are located on Clarriage Court, west of Regional Road 25, south of Whitlock Avenue. The lands are legally described as Part of Lot 7, Concession 2, New Survey, Former Geographic Township of Trafalgar, Block 41 on Plan 20M-1206, and municipally identified as 1400 Clarriage Court. The location of the property is illustrated in Figure 1 attached to this report.

The subject lands have a frontage of approximately 146 metres on Clarriage Court and are approximately 0.72 hectares (1.79 acres) in size. The subject lands are currently occupied by a temporary sales office for the Country Homes subdivision, which will be demolished prior to construction.

Surrounding lands uses include medium density residential to the west and east, and a stormwater management pond to the south. The block of land immediately abutting the subject lands to the north, received zoning and site plan approvals in 2021 to permit a 103 unit, six-storey residential apartment building. The lands to the north are currently under construction.

Proposal:

Background

The applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit the development of a seven-storey residential building containing 227 residential condominium dwelling units (to be a combination of 1- and 2-bedroom units). The proposed building is rectangular in shape and situated inward on the site toward the existing townhouses. Access to the development is from Clarriage Court with two site driveways: a one-way driveway in front of the building; and, the main access to/from the underground garage. Two levels of underground parking are proposed with a total of 378 parking spaces (i.e. 321 tenant parking spaces, and 57 visitor parking spaces). Layby parking is proposed at grade near the principal entrance. Short term bicycle parking spaces are provided at grade for visitors, and long term bicycle parking spaces for tenants are provided in lockers in the underground parking structure. Private and shared amenity areas, as well as landscaping, are also provided as part of the proposed development.

The site plan and building elevations for this proposal are attached as Figures 2 and 3 to this report.

The following information was submitted in support of the Zoning By-law Amendment application:

- Legal Plan of Survey, prepared by R-PE Surveying Ltd., dated June 24, 2020;
- Plan of Subdivision for West Country Milton Ltd. (20M-1206), prepared by R-PE Surveying Ltd., registered on July 26, 2018;
- Planning Justification Report (including Public Engagement Strategy), prepared by Glen Schnarr & Associates Inc., dated December 2020;
- Draft Implementing Zoning By-Law, prepared by Glen Schnarr & Associates Inc., undated;
- Cover Sheet and Site Statistics (A100), prepared by Quadrangle Architects, dated March 2, 2022;
- Site Plan (A101.S), prepared by Quadrangle Architects, dated December 10, 2021;
- Waste Management Plan (A102.S), prepared by Quadrangle Architects, dated December 10, 2021;
- Underground Parking Plan(s) (A151.S), prepared by Quadrangle Architects, dated March 2, 2022;
- Floor Plans and Roof Plans (A201.S, A202.S, A203.S, A204.S), prepared by Quadrangle Architects, dated December 10, 2021;
- Building Elevations (A401.S), prepared by Quadrangle Architects, dated December 10, 2021;
- Building Sections (A451.S), prepared by Quadrangle Architects, dated December 10, 2021;
- Building Details (A452), prepared by Quadrangle Architects, dated November 27, 2020;
- 3D Concept, prepared by Quadrangle Architects, dated June 24, 2021;
- Shadow Study, prepared by Quadrangle Architects, dated June 2021;

Background

- Urban Design Brief, prepared by Quadrangle Architects, dated December 2020;
- Servicing Plan (E20-036-01), prepared by Condeland Engineering, dated December 2021;
- Grading Plan (E20-036-02), prepared by Condeland Engineering, dated December 2021;
- Engineering Cross Sections (E20-036-03), prepared by Condeland Engineering, dated December 2021;
- Post Development Tributary Plan, (E20-036-04), prepared by Condeland Engineering, dated December 2021;
- Erosion and Sediment Control Plan (E20-036-05), prepared by Condeland Engineering, dated December 2021;
- Functional Servicing and Stormwater Management Report, prepared by Condeland Engineering, dated December 2021;
- Landscape Plan (L100), prepared by Strybos Barron King Landscape Architecture, dated December 13, 2021;
- Photometric Site Plan, prepared by Signify, dated June 2021;
- Confirmation of Formal Filing Letter from the Ministry of Tourism, Culture and Sport, regarding the "Stage 3 Site-Specific Archaeological Assessment of Forbes Site (AiGx-382), dated October 29, 2014;
- Detailed Environmental Noise Report, prepared by Jade Acoustics, dated March 11, 2022 and revised May 17, 2022;
- Phase 1 Environmental Site Assessment, prepared by Soil Engineers, dated December 15, 2020;
- Phase 2 Environmental Site Assessment, prepared by Soil Engineers, dated June 24, 2021;
- Letter of Reliance for Phase 1 and 2 Environmental Site Assessments, prepared by Soil Engineers Ltd. dated May 25, 2022;
- Geotechnical Investigation, prepared by Soil Engineers Ltd., dated January, 2021;
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated June 2021;
- Traffic Impact Study (including Parking Assessment), prepared by GHD, dated December 2021 (Report No. 3); and,
- Record of Site Condition No. 231067 (1400 Clarriage Court), filed on the Environmental Site Registry by the Ministry of the Environment, Conservation and Parks on April 26, 2022.

Planning Policy

Within the 2009 Halton Region Official Plan (ROP), the subject lands are designated Urban Area. Section 76 of the ROP establishes that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with the applicable Local Official Plans and Zoning By-laws. All development, however, shall be subject to the

Background

Regional Official Plan policies in effect. Regional staff have reviewed the application and are satisfied the development conforms to the Urban Area policies of the ROP.

At the local level, the subject lands are designated Residential Area on Schedule B –Urban Land Use Plan of the Town's Official Plan. The Residential Area designation permits a range of residential uses and densities. Schedule K – Intensification Areas, also identifies the lands as being within an intensification corridor.

The subject lands are further designated Residential/Office Area on Schedule C.10.C - Land Use Schedule of the Boyne Survey Secondary Plan. The main permitted uses in the Residential/Office Area designation are office uses, high density residential uses and residential medium density II uses. The policies for the Residential/Office Area allow for a maximum height of 15 storeys and a maximum FSI of 3.0. In addition, the policies state that development fronting onto Regional Road 25 is to reflect the significance of this gateway location.

Section 2.7 of the Official Plan states that the Town of Milton is committed to the provision of opportunities within the Town for the creation of housing which is affordable, accessible, adequate and appropriate to the full range of present and expected households. To achieve this, a number of over arching goals and objectives are identified in this Section, along with specific policies relating to housing targets, housing mix, affordability and intensification.

Notably, Section 2.7.1 sets out a series of goals to assist the Town in meeting current and future housing needs, which includes, but is not limited to the following:

- ensuring that an appropriate range and mix of housing by density, type and affordability are permitted within the Town to meet a wide range of needs of current and future households;
- encouraging the development industry to design innovative housing forms that stress flexibility in use, mix of compatible land uses, good environmental practices, incorporate universal physical access, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles;
- fostering the creation of additional housing accommodation through various forms of residential intensification;
- encouraging the inter-mixing of different housing forms and types within neighbourhoods to foster community integration; and,
- making efficient use of existing developed lands, housing stock, and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.

Section 3.2.1.2 of the Official Plan speaks to residential intensification. As stated in the opening paragraph of this section, intensification within the Residential Area designation

Background

shall be directed to the intensification areas and to nodes and corridors as identified on Schedule K and shall generally take the form of medium and high density residential uses. Intensification corridors are defined as intensification areas identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed use development consistent with planned transit service levels.

Lands located within designated greenfield areas, such as the subject lands, are also subject to the residential mix policies that apply to these areas. As stated in Section 3.2.1.7, residential development within designated greenfield areas shall in addition to the provisions of Section 2.7, Housing, and other applicable policies of the Plan:

- encourage an intermixing of dwelling unit types and densities;
- encourage a higher distribution of Medium Density II and High Density Residential Uses, particularly within nodes and along corridors;
- encourage medium and high density development that is street oriented; and,
- contribute toward achieving the density target set out in Section 2.1.4 and Regional Phasing set out in Section 2.1.5 of the Plan in order to contribute to the creation of healthy, complete communities.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement (2020), the Growth Plan (2019), the Halton Region Official Plan, the Town of Milton Official Plan, and the Boyne Survey Secondary Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conforms to the applicable Provincial, Regional and Local land use planning policies and regulations.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) under Zoning By-law 016-2014, as amended, which only permits uses that legally existed on the date that the By-law came into effect.

The current Zoning By-law Amendment application proposes to rezone the subject lands from the current Future Development (FD) Zone to a site-specific Residential Office (RO*324) Zone to accommodate the proposed seven-storey residential building and recognize site-specific provisions relating to the development, including lot coverage, rear and interior side yard setbacks, Floor Space Index (FSI), setbacks to the underground parking structure and ramp, balconies and canopies, mechanical floors / penthouses, bicycle parking, parking areas, parking spaces (tandem) and parking rates. A draft amending Zoning By-law is attached as Appendix 1 to this report.

Site Plan Control

Should the Zoning By-law Amendment application be approved, the applicant will be required to receive Site Plan Approval prior to the issuance of a building permit and commencement of any development. The applicant has submitted a site plan application

Background

(SP-17/21) and detailed site plan drawings to the Town to address such matters as access, site design (including parking, pedestrian circulation, accessibility, fire truck access and waste disposal), lot grading and drainage, lighting and landscaping. The applicant 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 of a complete application was provided on January 11, 2021. A virtual Public Information Centre (PIC) was held by the applicant on April 6, 2021 and was attended by members of Council, interested area residents and staff. The applicants presented the proposal and offered a short question and answer period. Members of the public sought information about the proposed development and the planning process and raised questions relating to the proposed use, provision for commercial uses, height, traffic impacts, the proposed increase in lot coverage, and the impact that the development could have on surrounding property values. These matters are addressed in the Summary of Issues section below.

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act and the Town's Official Plan via written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on March 18, 2021. The statutory public meeting was held on April 12, 2021 and no members of the public spoke at the meeting. Staff did receive two formal written submissions, which have been attached as Appendix 2 to this report.

Agency Consultation

The proposed Zoning By-law Amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the application. Agencies will continue to work with the applicants through the Site Plan Approval process prior to the development of the site.

Summary of Issues

<u>Proposed Use</u>

Several residents noted that it was their understanding at the time of home purchase (through the builder's sales office) that the subject lands were planned to be developed for office and/or commercial purposes. Given the concern, the applicant obtained a copy of the homebuyer's plan provided in the sales office to determine if the plan was misleading. While the plan did not specifically state the number of storeys that could be developed on the subject lands, the plan did identify the subject lands as "Future Residential / Office Development". In addition, within Schedule M of the subdivision

Discussion

agreement (which is registered on title), there is a warning clause that specifically speaks to the Residential/Office Block which notes "*that purchasers and/or tenants of lots or units in the vicinity of Block 41, are advised that this Block is designated and may be zoned and developed for high density residential, commercial and office uses, such as an apartment building and/or mixed use building in accordance with policies of the Boyne Survey Secondary Plan*."

As outlined in the planning policy section of this report, the subject lands are located within an intensification corridor and are designated Residential/Office Area, which permits a variety of uses including high density residential development. While the subject lands are not being developed for commercial uses, there are other lands in proximity that will have the potential to provide commercial uses for this community. See next section related to the provision of commercial and office uses.

Provision of Commercial/Retail and Office Uses

The issue was raised that the proposal consisted of a standalone residential apartment building with no provision for commercial/retail/office space within the development. In addition, residents noted their frustration with the lack of commercial uses within a reasonable walking distance in the area. While staff encourages applicants to consider a mix of uses within their development proposals, the Residential / Office Area designation does allow for purpose built residential buildings.

Locations in proximity of the subject lands for potential future commercial/retail/office uses do exist and are strongly encouraged in the major node designations located at the intersections of Louis St. Laurent Avenue and Regional Road 25 (Gulfbeck and Mistburn lands), and Britannia Road and Regional Road 25 (Framgard Node and Sunset Lands). Planning staff have and will continue to discuss the incorporation of commercial and office related uses within the developments located at the aforementioned intersections in order to contribute to the creation of healthy, complete communities. Although the Framgard Node application has slowed in recent years, it should be noted that the proposal as submitted does include a commercial building.

Proposed Height

Concerns were raised by area residents regarding the proposed height of seven stories and the appropriateness of such height on the subject lands. As noted previously, the subject lands are designated Residential/Office Area, which permits a maximum height of 15 storeys and a maximum FSI of 3.0, and is intended for high density residential uses. The zoning by-law permits eight storeys as of right in the Residential Office Zone and the applicant has opted for a seven storey building in this proposal. In support of the application, the applicant submitted and Urban Design Brief and Shadow Study, prepared by BDP Quadrangle., which reviewed the potential impact of the shadows on adjacent properties and on the public realm. The report was prepared in accordance with the Town of Milton's Shadow Impact Guidelines and concluded that the proposal will have a minimal

Discussion

impact on neighbouring public and private spaces as these areas will have continuous access to direct sunlight during the key hours of the day.

In addition to the aforementioned, the proposed residential apartment building has been staggered in its design to avoid a monotone façade along Regional Road 25 and Clarriage Court. The upper two storeys are setback from the five-storey base of the building to create green terraces and balconies and ensure the scale of the building is compatible with the adjacent townhouses and the future six storey residential apartment building that is currently under construction on the lands to the north. The building design also includes projections (e.g. balconies), recessions, and a variety of window sizes and colours to animate the elevation. The Town's Urban Design section has reviewed the proposal pursuant to the Town's Mid-Rise Urban Design Guidelines and are satisfied that proposal is consistent with the direction of the guidelines and have noted no concerns with the development.

Traffic Impacts

A Traffic Impact Study (TIS), prepared by GHD, dated December 2021 that documents the expected site related impacts from the proposal on the road network during the future 2025 and 2030 horizon years, was submitted and reviewed by Town Engineering staff. The TIS reviewed peak travel times, taking into consideration existing and proposed conditions, including future development within the area. The report indicated that the existing intersections are able to operate at an acceptable level with the proposed increase in residents. It also notes that there are planned improvements to Regional Road 25 in future, and Milton Transit is expected to continue to improve service in the surrounding area upon further buildout of development in the Boyne Area. The site access on Clarriage Court is also expected to operate well under all future scenarios under stop control on the driveway approach, with substantial reserve capacity, low levels of delay, and no excessive queueing.

The site is also well located for travel by active transportation with both existing and planned cycling and pedestrian infrastructure on both Regional Road 25 and Whitlock Avenue. The site has been designed to provide connections to this infrastructure directly from the subject lands.

The Town and Regional Transportation sections have reviewed the study and are supportive of the study conclusions.

It should be noted that while vehicular access to the residential apartment building is not supported from Regional Road 25 (rather from the local road network), construction access is often provided from the Regional road network. The applicant will continue to work with the Town and Region in relation to appropriate access locations for construction vehicles and management of construction materials, vehicles and debris.

Increase in Lot Coverage

Discussion

In order to meet their objectives on the site (i.e. a mid-rise building with quality features and nicely sized units), the applicant has requested an increase in lot coverage from 25% to 39%. This increase has allowed the applicant to incorporate a roof top amenity area on the second storey, provide a variety of unit sizes throughout the building and accommodate all visitor and tenant parking in the underground garage. To minimize any impact that the increased coverage could generate, the applicant has designed the building with a staggered footprint and a variety of façade treatments, provided a significant amount of landscaping on the site (far beyond the minimum requirement) and implemented a number of private and public amenity areas.

Property Values

There are many factors that impact the value of a property. Changes to the local context can both increase and decrease the value of a property. Provincial planning polices and the Planning Act do not identify impact on property values as a consideration for planning decisions. Rather, all development applications must be evaluated to ensure consistency with Provincial, Regional, and Local planning policies.

Amending Zoning By-law

In order to permit the proposed development, a zoning amendment containing a Residential Office (RO) Zone classification with site-specific provisions is required.

Residential Office (RO) Site-Specific Zone

The amending by-law proposes variations in zone standards relating to lot coverage, rear and interior side yard setbacks and Floor Space Index (FSI) and general provisions relating to the underground parking structure, balconies and canopies, roof top equipment, bicycle parking, parking areas and drive aisles, parking spaces (tandem), and parking rates.

Variations in the zone standards, encroachments of balconies and canopies and mechanical floors and penthouses have been proposed to accommodate urban design features, adequately sized apartment units, a range of unit types, and a variety of amenity areas (e.g. roof top area on second floor). The Zoning By-law requires the rear yard and interior side yard setbacks to be the greater of half the height of the building or 10.5 metres. Although the proposed rear yard and interior side yard setbacks are just slightly less than half of the height of the building (12.1 metres) they do meet the minimum 10.5 metre requirement. This setback provides adequate spacing between the residential apartment building being constructed to the north, Regional Road 25 to the east, and the stormwater management pond to the south.

Slight reductions in setbacks for the underground parking structure (on the Clarriage St. side only) and the structure enclosing the ramp have been requested to implement the proposed building as shown on the site plan. Minor adjustments to the one-way driveway and its distance from the street line have also been noted. Town staff and the agencies are in support of the proposed reductions as the applicant has demonstrated that

Discussion

landscaped areas and the designated road allowance will not be negatively affected and sight lines can still be maintained when entering and exiting the ramp.

For apartment buildings, the Zoning By-law currently requires 1.5 parking spaces per unit plus 0.25 parking spaces per unit for visitor parking. For this development the resulting minimum parking requirements at these rates would be 341 resident parking spaces and 57 visitor parking spaces. In 2021, transportation staff reviewed and compared parking rates in other municipalities and where reduced rates were proposed, examined appropriate Travel Demand Management (TDM) measures that should be included in association with higher density residential developments. As a result of the aforementioned study work, which was endorsed by Council, staff has supported a parking rate reduction of 1.25 parking spaces per unit for resident spaces within apartment buildings (for other high density applications) where appropriate TDM measures have been proposed and an acceptable parking justification study has been provided. The visitor parking rate remains unchanged at this time.

The subject development proposes 321 residential parking spaces (including 54 tandem spaces), which reflects an overall parking rate of 1.4 spaces per unit, and 57 visitor parking spaces, to be located within the underground garage. As outlined in the parking justification study, the 54 tandem parking spaces will operate in a similar way to dwellings with single car garages where there is one parking space in the garage and one parking space in the driveway. The tandem parking spaces will be assigned to 54 of the residential units when the second parking space in this arrangement is purchased at the time of sale.

When the 54 tandem spaces are removed from the available parking supply, a total of 213 single parking spaces remain. These spaces will be offered to the remaining 173 residential units on a first come first serve basis, with the option for some to purchase a second space for their unit. Although there is a shortfall of 20 resident parking spaces overall under the current zoning requirement, the applicant has provided TDM measures including long term secure resident bicycle parking, better sidewalk connectivity and unbundled parking options as part of their proposal. The parking requirements as described above have been included in the proposed zoning amendment.

A significant increase in the amount of bicycle parking has been provided as part of the proposal (i.e. 151 resident bicycle parking spaces and 6 visitor bicycle parking spaces). The amending by-law describes the locations on the site where the bicycle parking spaces can be established along with a slight variation in the vertical clearance associated with the stacked bicycle parking spaces.

Conclusion

Planning staff is of the opinion that the proposed seven-storey residential apartment building, subject to site-specific provisions, is consistent with the Provincial Policy Statement, conforms to provincial, regional and local planning policy, and achieves acceptable engineering and design standards. On the basis of the foregoing, staff

Discussion

recommends that the Zoning By-law Amendment attached as Appendix 1, be brought forward for Council adoption.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

Figure 1 – Location Map

Figure 2 – Concept Plan

Figure 3 – Renderings

Appendix 1 – Zoning By-law Amendment

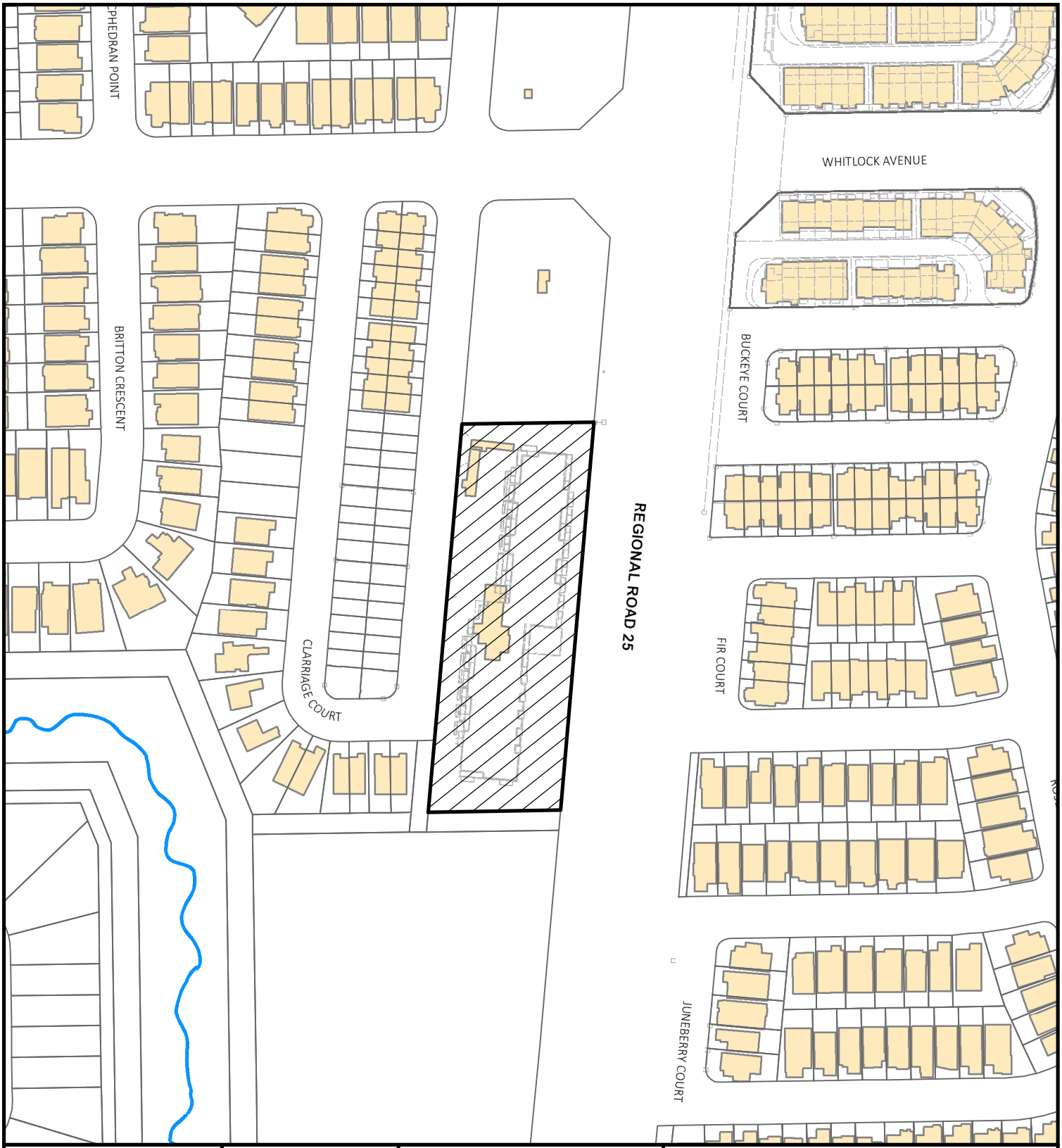
Appendix 2 – Public Comments

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

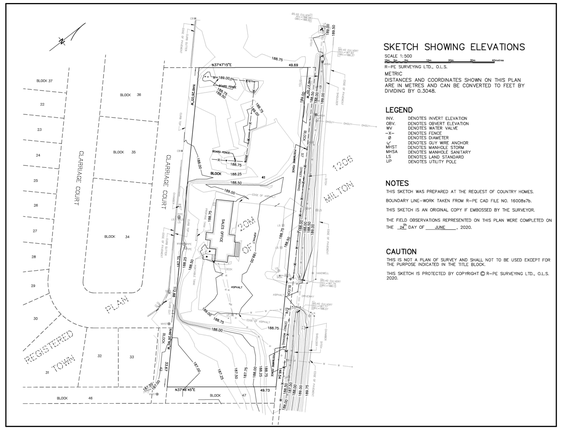
FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1: 5,000	Files: Z-21/20	Development Services Department

Subject Property

Copyright 2021: Town of Milton, Teranet Inc.

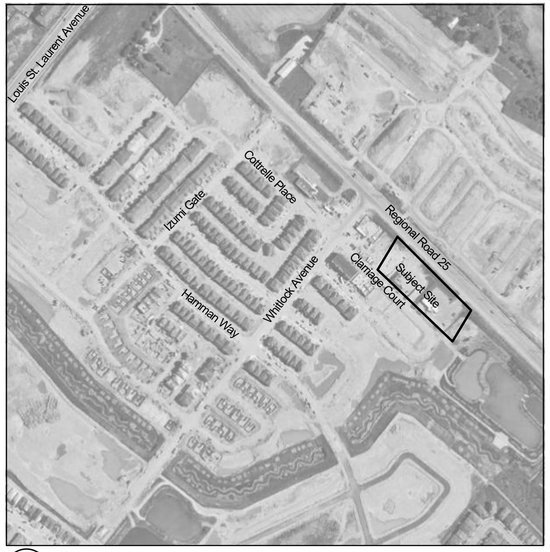


Survey

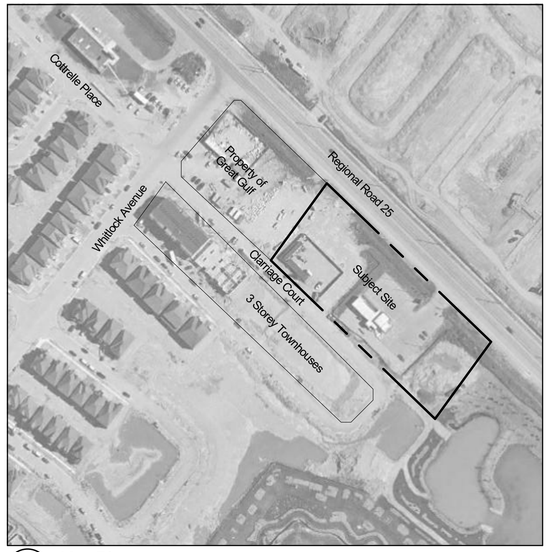
TRAFFIC SIGN SCHEDULE

SIGN NUMBER	SIGN NAME	QUANTITY
RA-1	STOP	1
RB-19	DO NOT ENTER	2
RB-51	NO PARKING	4
CUSTOM	LOADING ZONE	2
CUSTOM	VISITOR PARKING ONLY	2
Total		11

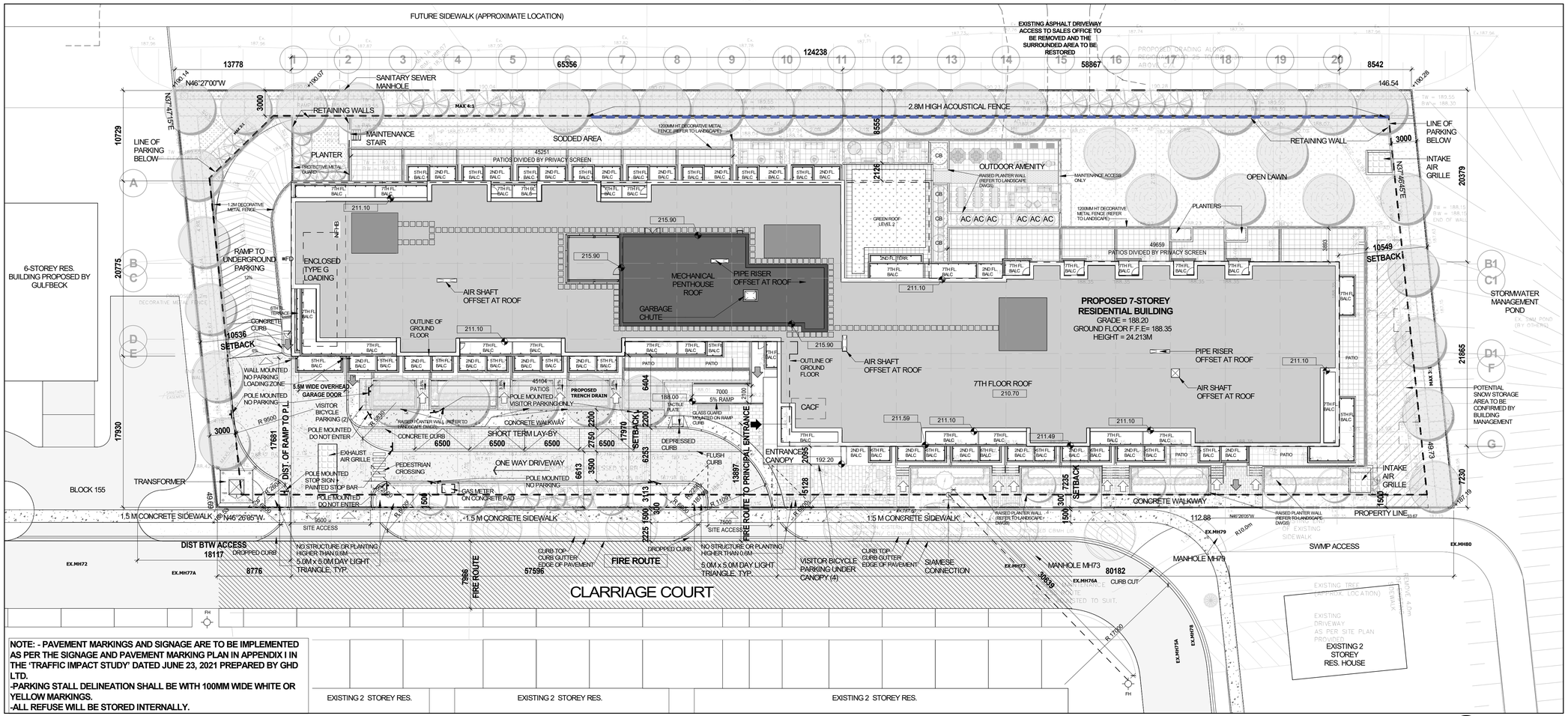
Signage legend



3 A101.S Context Plan
SCALE: NTS



2 A101.S Key Plan
SCALE: NTS



1 A101.S SITE PLAN
SCALE: 1 : 250

SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- MH MANHOLE COVER
- ### ### EXISTING ELEVATION
- ### ### PROPOSED ELEVATION
- 00000 TOP OF ROOF
- FIRE ACCESS ROUTE
- POST MOUNTED SIGNAGE
- WALL MOUNTED SIGNAGE

Date	No.	Description

REVISION RECORD

SITE MATERIAL LEGEND

- CONCRETE SIDEWALK / PAVING
- ASHPALT PAVING
- LANDSCAPED / SODDED AREA
- PATIO/TERRACE PAVING
- DECORATIVE PAVING
- PROPOSED 1200MM HT DECORATIVE METAL FENCE, REFER TO LANDSCAPE DWG
- ACOUSTICAL FENCING ON RETAINING WALL, REFER TO LANDSCAPE DWG
- PROPOSED 1800MM HT ARCHITECTURAL PRIVATE SCREEN

2021-12-10	Issued for ZBA Resubmission File N. RZ 21 20
2021-06-24.	Issued for SPA submission File N. SP17/21
2021-06-24	Issued for ZBA Resubmission File N. RZ 21 20
2020-11-27	Issued For ZBA submission File N. RZ 21 20

ISSUE RECORD

TN PN

BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

Modern Art Midrise

Milton Midrise Block 41
for
West Country Milton Properties Ltd.

20007 PROJECT SCALE | YWD DRAWN | DM REVIEWED

Site Plan

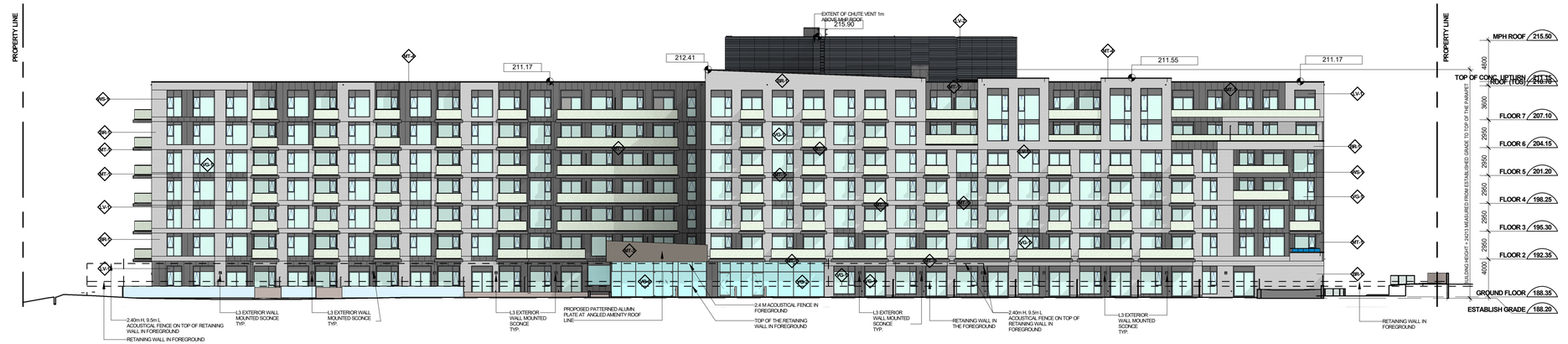
A101.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

2021-12-15 3:29:42 PM

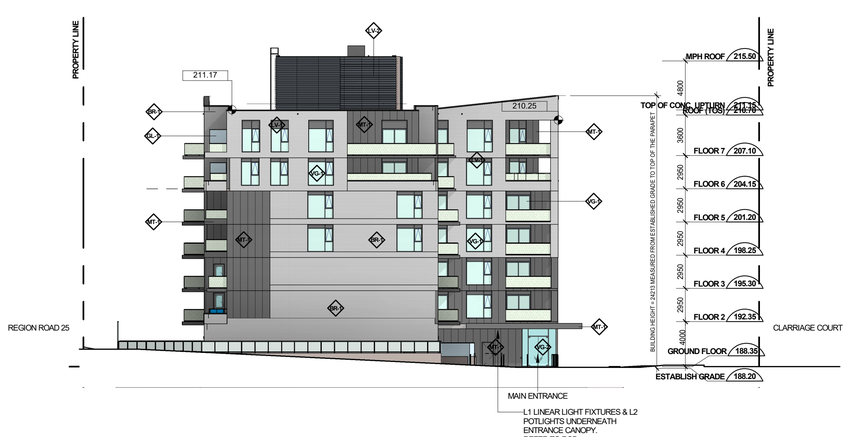
C:\Users\YWong.Dibcon\Documents\QAL_AR_20007_Mid-Rise Clarriage Court_R2020_YWONG-DIBCON.rvt

FIGURE 3
DS-077-22

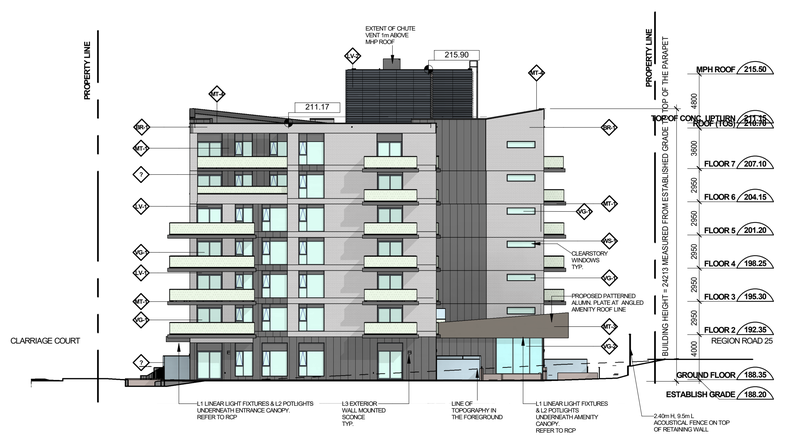


4 / A401.S **East Elevation**
SCALE: 1 : 250

3 / A401.S **West Elevation**
SCALE: 1 : 250



2 / A401.S **North Elevation**
SCALE: 1 : 250



1 / A401.S **South Elevation**
SCALE: 1 : 250

LEGEND:

BR-1	BRICK - OFF WHITE
MT-1	PREFINISHED ALUM CLADDING SYSTEM - DARK GREY
MT-3	PATTERNED PLATE ALUMINIUM
WB-1	FINISHED COATED ALUMINIUM (WINDOW FRAME)
VG-1	RESIDENTIAL VISION GLASS - IGU
VG-2	VISION GLASS @ GROUND FLOOR ENTRANCE & AMENITY AREA
RG-1	RAILING GLASS
SG-1	SPANDREL GLAZING
GL-1	PRIVACY SCREEN GLASS
MT-2	WOOD FINISH CLADDING @ ENTRANCE CANOPY SOFFIT
LV-1	ARCHITECTURAL LOUVRE
LV-2	STORM LOUVRE
L1	RECESSED MOUNT LINEAR LIGHT FIXTURE
L2	LOW PROFILE POTLIGHT
L3	EXTERIOR WALL MOUNTED SCONCE
L4	EXTERIOR WALL MOUNTED EXIT LIGHT FIXTURE

Date	No.	Description

REVISION RECORD

2021-12-10		Issued for ZBA Resubmission File N. RZ 21 20
2021-06-24.		Issued for SPA submission File N. SP17/21
2021-06-24		Issued for ZBA Resubmission File N. RZ 21 20
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ISSUE RECORD

BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

Modern Art Midrise

Milton Midrise Block 41
for
West Country Milton Properties Ltd.

20007	1 : 250	NA	DM
PROJECT	SCALE	DRAWN	REVIEWED

Building Elevations

A401.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

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2021.12.15 3:32:47 PM

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS DESCRIBED AS BLOCK 41, REGISTERED PLAN 20M-1206, PART OF LOT 7, CONCESSION 2 NS (TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON MODERN ART PROPERTIES LIMITED) – FILE: Z-21/20

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) Zone symbol to a Residential / Office Special Provision 324 (RO*324) Zone symbol on the lands shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.324 to read as follows:

   Residential/Office Special Provision 324 (RO*324) Zone

   Notwithstanding any provisions of the Zoning By-law to the contrary, for the lands zoned site-specific Residential Office (RO*324) the following standards and provisions shall apply to an Apartment Building:

   a. Zone Standards

      i. Lot Coverage (maximum): 38%
      ii. Rear Yard Setback (minimum): 10.6 metres
      iii. Interior Side Yard Setback (minimum): 10.5 metres
      iv. Floor Space Index (maximum): 2.5

   b. Special Site Provisions

      i. The underground parking structure may be setback a minimum of 1.5 metres to Clarriage Court street line and shall be able to encroach into a landscape buffer.

ii. Parking areas shall be setback a minimum of 3.1 metres from a street line.

iii. Balconies shall be permitted to encroach a maximum of 2.0 metres into a required yard.

iv. Canopies shall be permitted to encroach a maximum of 2.2 metres into a required yard.

v. The minimum width of a one-way drive aisle adjacent to a parking space shall be 3.5 metres.

vi. The structure enclosing the parking ramp shall be located a minimum of 3.0 metres from Regional Road 25.

vii. The minimum required parking shall be:

1. Resident Parking Spaces – 321
2. Visitor Parking Spaces - 57

viii. Tandem parking spaces are permitted in the underground parking structure and shall be counted toward the required amount of resident parking for the site.

ix. Mechanical floors and penthouses can be setback a minimum of 1.5 metres from the exterior walls of the floor beneath it.

x. Required bicycle parking can be provided either at grade, in a stacked rack or in a bicycle locker interior to the building.

xi. Stacked bicycle parking spaces shall have a minimum vertical clearance of 1.2 m.

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____Mayor
Gordon A. Krantz

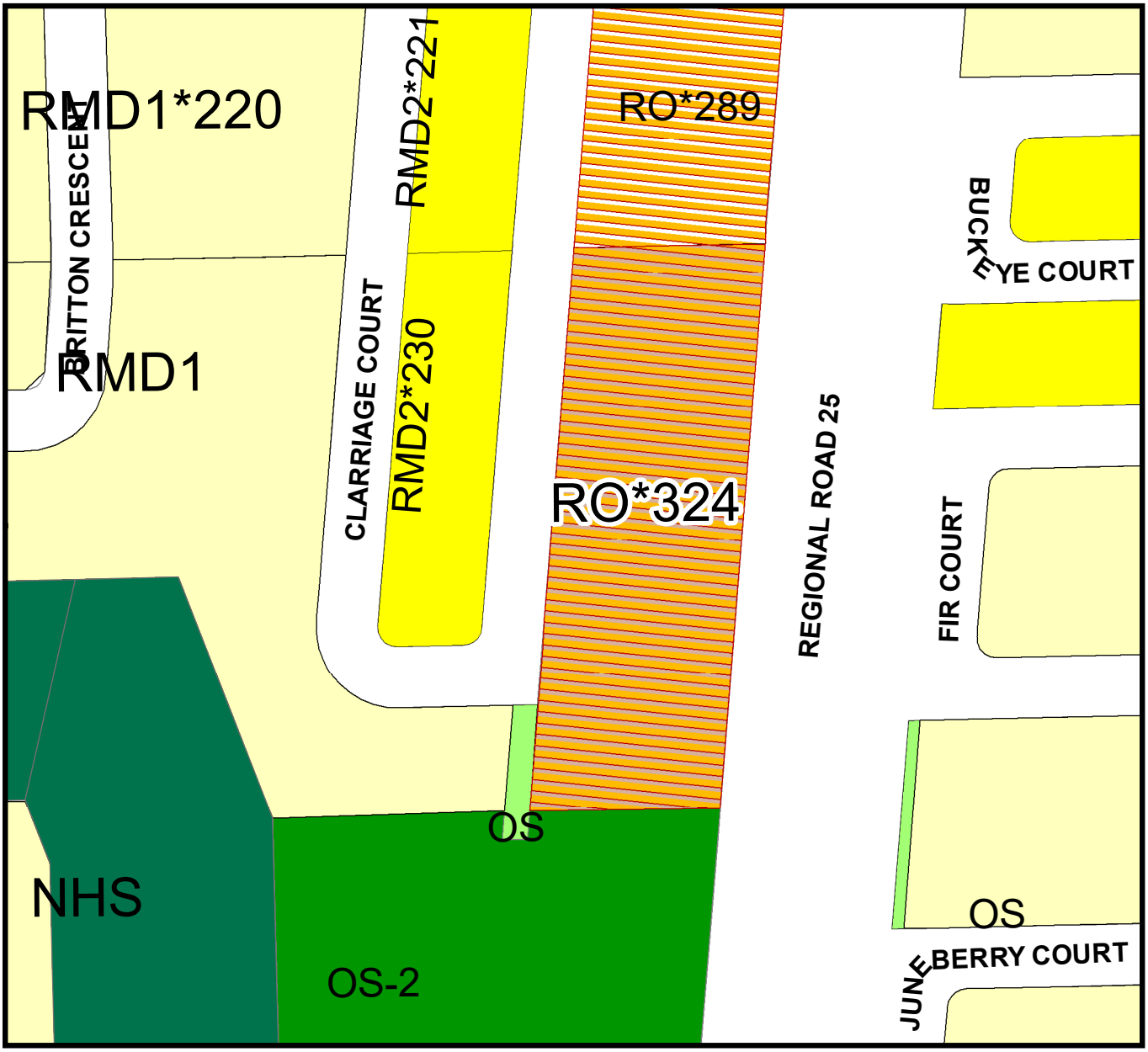
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

Plan 20M-1206, Block 41
TOWN OF MILTON

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

RO*324 - Residential Office Zone Special

RMD1 - Medium Density Residential 1 Zone

OS - Open Space Zone

OS-2 - Open Space Zone 2

NHS - Natural Heritage System

RMD2 - Medium Density Residential 2 Zone

Z-21/20

Angela Janzen

From: [redacted]
Sent: Monday, January 18, 2021 1:54 PM
To: Angela Janzen; Bonnie Coleman
Subject: Z-21/20

The site plan at the builders sales office said this area was to be light business or plaza. A seven storey building with 226 units was never suggested to us which definitely would have affected our buying decision. Please add me to the list to be updated electronically about this.
Thank you
[redacted]

Sent from my Galaxy Tab® S2

Angela Janzen

From: [redacted]
Sent: Tuesday, March 23, 2021 5:54 PM
To: Angela Janzen
Subject: Carriage Court - Town Files: Z-21/20

Follow Up Flag: Follow up
Flag Status: Flagged

I received a letter today asking me to join a meeting about a proposed a 226 unit property within our neighbourhood.

1. Just wondering what the original zoning was and what the amendment attempting to replace, the letter provided didnt have these details.
2. Where in our neighbourhood is zoning for future commercial/retail space? I feel like there is nothing within a reasonable walking distance for us currently. Im hoping this amendment doesn't remove this type of space.

Thank you for your time,

[redacted]
Milton

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-078-22
Subject:	Technical Report: Zoning By-law Amendment Application by Oakridge Horticultural Farm Nursery Inc. applicable to the lands located 11565 Guelph Line. (Town File: Z-25/21)
Recommendation:	**THAT Application Z-25/21 for an amendment to the Town of Milton Comprehensive Zoning By-law 144-2003, as amended, to change the current Rural (A2) and Greenlands A (GA) Zones on the subject lands to a site-specific Rural (A2*325) Zone and a refined Greenlands (GA) Zone, BE APPROVED;** **AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-078-22 for Council Adoption;** **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.**

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 144-2003, as amended, to permit the continued operation of the existing horticultural trade use business on lands located at 11565 Guelph Line, on a permanent basis. The proposed amendment would change the current Rural (A2) and Greenlands A (GA) Zones on the subject lands to a site-specific Rural (A2*325) Zone and a refined Greenlands (GA) Zone.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application as currently presented. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the application as submitted is prepared in a manner that would allow it to be considered by Town Council for approval.

EXECUTIVE SUMMARY

Conclusions and Recommendations

Staff is satisfied that the Zoning By-law Amendment (Z-25/21) is consistent with the policies of the Provincial Policy Statement, and conforms to the Greenbelt Plan, the Regional and Town Official Plans, and is reflective of the Ontario Municipal Board (OMB) approval of the initial temporary use by-law. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1 to this report.

REPORT

Background

Owner: Steve Beaulieu, Oakridge Horticultural Farm Nursery Inc., 11565 Guelph Line, Milton, ON

Agent: Wellings Planning Consultants Inc., 513 Locust Street, Unit B, Burlington, ON

Location/Description: The subject lands are 7.16 hectares (17.96 acres) in size, irregular in shape, and located on the east side of Guelph Line, between the northern limit of the Hamlet of Brookville and No. 20 Side Road. The lands are legally described as part of Southwest Half of Lot 19, Concession 4 in the Town of Milton, and municipally identified as 11565 Guelph Line. The location of the subject lands is illustrated in Figure 1 attached to this report.

The subject lands currently contain a small-scale horticultural trade use, known by many as Oak-Ridge Horticultural Farm (Oak-Ridge). A one-storey dwelling occupied by the owner and operator of Oak-Ridge is located on the north-eastern portion of the property, significantly set back from Guelph Line. A garage, accessory storage building, greenhouse, and an outdoor materials storage area (which includes aggregate landscaping material such as topsoil, mulch, decorative stone and gravel available for sale to the public) are located in proximity to the dwelling. The west portion of the site is in cultivation with trees and shrubs associated with the existing horticultural operation. Planting areas comprise approximately two hectares of the property. Access to the site is from Guelph Line, followed by a long driveway that serves the existing dwelling, accessory buildings/structures and other components of the horticultural trade use.

The subject property also contains a portion of the Badenoch-Moffat Provincially Significant Wetland (PSW) and is also traversed by Mountsberg Creek (a tributary of Bronte Creek) and associated hazard lands. There is also a telecommunications tower (unrelated to the landscaping business) at the northwest corner of the subject property, adjacent to Guelph Line.

Surrounding land uses are predominately non-farm related residential and agricultural land uses. There is also an existing recreational land use (Turtle Creek Golf Club) located on the west side of Guelph Line, northwest of the subject property.

Background

Proposal:

Oak-Ridge Horticultural Farm (Oak-Ridge) is a small-scale horticultural trade use business (as described above) that has been operating on the subject lands under a Temporary Use By-law first approved by the Ontario Municipal Board (OMB) in June 2014, followed by a three-year extension to the By-law approved by the Town in June 2017. The initial Temporary Use By-law was a three-year plan for the owner to reconfigure the site to ensure compliance with Regional Official Plan criteria governing horticultural trade uses, which was completed, and the extension was to allow for a final disposition of Official Plan Amendment (OPA) 31, the Town's conformity amendment, and the resolution of the policy framework governing horticultural trade uses in the Rural Area. Although OPA 31 was approved in large part by Halton Region, including the permitted uses within the Agricultural Area (the designation applicable to the lands), appeals to policies and schedules that could affect the subject lands remained outstanding. Planning Policy staff did note to the applicant that depending on the final resolution of the appeals, an Official Plan Amendment could be required at a later date.

Now that the appeals relating to the rural area policies have been resolved, with the exception of one site-specific matter, and the Ontario Land Tribunal (OLT), formerly the OMB, has issued their decision to approve the rural area policies with modifications, the applicant can now proceed with a Zoning By-law Amendment without the requirement of an Official Plan Amendment.

As a result, the applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 144-2003, as amended, to permit the continued operation of the horticultural trade use business on a permanent basis. All components of the existing operation are to remain the same, with the exception of a slight increase to the outdoor storage area (i.e. from 600 square metres to 1,000 square metres) to account for decorative stone and other similar materials that cannot be stored in bins and also to allow for some flexibility in the arrangement of materials, if needed. The approved rural area policies relating to horticultural trade uses, supports outdoor storage areas as long as it does not exceed 1,000 square metres in area.

The conceptual site plan outlining the components of the existing horticultural trade use is attached as Figure 2 to this report.

The following information was submitted in support of the Zoning By-law Amendment application:

- Legal Plan of Survey, prepared by Fred Cunningham, dated July 24, 1980;
- Site Plan / Survey, prepared by The Forma Group, dated March 4, 2004;
- Draft Zoning By-law Amendment, prepared by Wellings Planning Consultants Inc., undated;
- Conceptual Site Plan (SK-07), prepared by Wellings Planning Consultants Inc., dated October 6, 2021;

Background

- Planning Justification Report, prepared by Wellings Planning Consultants Inc., dated October 2021;
- Environmental Impact Assessment, prepared by Terrastory Environmental Consulting Inc., dated July 20, 2021 and revised March 25, 2022.

Planning Policy

Provincial Policy Statement (PPS), 2020

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. The following sections of the PPS are applicable to the subject application.

Rural Areas and Lands in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);

c) residential development, including lot creation, that is locally appropriate;

d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;

e) home occupations and home industries;

f) cemeteries; and

g) other rural land uses

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be supported.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directed non-related development to areas where it will minimize constraints on these uses.

Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be

Background

maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

It is staff's opinion that the proposal is consistent with the relevant policies of the PPS as the horticultural trade use is a small-scale operation containing agricultural products, is compatible with the surrounding rural character, contributes to the Town's diversified rural economy, and is fully located outside of any natural features located on and adjacent to the subject property.

Greenbelt Plan, 2017

The Greenbelt is the cornerstone of Ontario's Greater Golden Horseshoe Growth Plan (Growth Plan) which is an overarching strategy that provides clarity and certainty about urban structure, where and how future growth should be accommodated and what must be protected for current and future generations.

The subject lands are located within the Greenbelt Plan Area and designated Protected Countryside with a Natural Heritage System overlay. Since the subject lands are not classified as prime agricultural lands, they form part of the rural lands category with the agricultural land base system. As a result, the following sections of the Greenbelt Plan are applicable to the subject application.

1.2.2 Protected Countryside Goals

1. Agricultural Viability and Protection

   d) Provision of the appropriate flexibility to allow for agricultural, agriculture-related and on-farm diversified uses, normal farm practices and an evolving agricultural and rural economy;

2. Environmental Protection

   a) Protection, maintenance and enhancement of natural heritage, hydrologic and landform features, areas and functions, including protection of habitat for flora and fauna and particularly species at risk.

3.1.4 Rural Lands Policies

For lands falling within rural lands of the Protected Countryside, the following policies shall apply:

1. Rural lands support and provide the primary locations for a range of recreational, tourism, institutional (including cemetery) and resource

based commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to settlement areas but which are recognized as existing uses by this Plan and allowed to continue and expand subject to the policies of section 4.5. Notwithstanding this policy, official plans may be more restrictive than this Plan with respect to the types of uses permitted on rural lands, subject to the policies of section 5.3.

2. Rural lands may contain existing agricultural operations and provide important linkages between prime agricultural areas as part of the overall Agricultural System. Normal farm practices and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are supported and permitted. Proposed agriculture-related uses and on-farm diversified uses should be compatible with and should not hinder surrounding agricultural operations. Criteria for all these uses shall be based on provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

3.2.2 Natural Heritage System Policies

For lands within the Natural Heritage System of the Protected Countryside, the following policies shall apply:

1. The full range of existing and new agricultural, agriculture-related and on-farm diversified uses and normal farm practices are permitted subject to the policies of section 3.2.2.2.

3.2.5 Key Natural Heritage Features and Key Hydrologic Features Policies

Key natural heritage features include:

- Habitat of endangered species and threatened species;
- Fish habitat;
- Wetlands;
- Life science areas of natural and scientific interest (ANSIs);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat (including habitat of special concern species);
- Sand barrens, savannahs and tallgrass prairies; and
- Alvars.

Key hydrologic features include:

- Permanent and intermittent streams;
- Lakes (and their littoral zones);
- Seepage areas and springs; and

Background

- Wetlands.

It is staff's opinion that the proposal conforms to the Greenbelt Plan as the horticultural trade use is complementary to the rural area, is compatible with and does not hinder surrounding agricultural operations, and in accordance with the Environmental Site Assessment (EIA), all outdoor storage will be located a minimum 7.5 metres away from the edge of the natural heritage system to ensure that encroachment of materials does not occur. The EIA also notes that the existing business will not negatively impact any identified species or their habitat.

Regional Official Plan (ROP)

The subject lands are designated Agricultural Area in the 2009 Regional Official Plan (ROP). Per Section 100 (21) e) of the ROP, which is subject to other policies of the ROP, applicable policies of the Greenbelt Plan, and applicable Local Official Plan policies and Zoning By-laws, horticultural trade uses may be permitted in the Agricultural Area designation if located on a commercial farm and secondary to the farming operation, site plan approval is obtained by the Local Municipality and provided that:

i. the use meets all the criteria under Sections 100 (21) d);

ii. the farm property accommodating the use is at least 4 hectares in size;

iii. at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;

iv. the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no tree removals;

v. the gross floor area for the use does not exceed 500 square metres;

vi. the outdoor storage area for the use does not exceed 1,000 square metres;

vii. the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public highways; and

viii. the use can be accommodated by the private water supply and waste water treatment systems located on the property.

Horticultural Trade Uses are defined in Section 249.1 of the ROP as follows:

> Horticultural Trade Uses means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plans and products used in landscaping, but does not include uses associated with the principal agricultural operation.

The subject lands are also located within the Greenbelt Natural Heritage System (GBNHS). The Region's Natural Heritage System is made up of both the Regional Natural Heritage System (RNHS) and the GBNHS. As such, sections 115.3, 115.4, 117, and 118

Background

of the ROP apply and speak to areas located within the RNHS. Section 139.3 of the ROP speaks to areas located within the GBNHS and includes the following policies:

139.3.1 The purpose of the Greenbelt Natural Heritage System shown as an overlay on Map 1 is to implement policies of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.

139.3.5 Development within the Greenbelt Natural Heritage System is subject to policies of the Greenbelt Plan as they apply to its Natural Heritage System and to detailed implementation policies in the Local Official Plan in accordance with Section 5.3 of the Greenbelt Plan.

139.3.7 It is the policy of the Region to:

(1) Prohibit development or site alteration within the Key Features of the Greenbelt Natural Heritage System, except in accordance with policies of this Plan.

(2) Prohibit development or site alteration on lands adjacent to the Key Features of the Greenbelt Natural Heritage System unless the proponent has evaluated the ecological functions of these lands through an Environmental Impact Assessment in accordance with Section 139.3.7(4).

Regional staff reviewed the application and are satisfied that the horticultural trade use as proposed conforms to the agricultural and natural heritage system policies of the ROP.

Town Official Plan

Effect of Appeals to OPA 31 on the Subject Application

At the time of application submission, Official Plan Amendment No. 31 (OPA 31), the Town's conformity amendment, which was adopted by Town Council on June 14, 2010, and approved with modifications by Halton Region on November 22, 2018, was still under appeal, with the majority of the appeals having an effect on a number of inter-related rural area policies and schedules. Although Sections 4.1.1.14 and 4.1.1.15 relating to horticultural trade uses were not specifically appealed, uses permitted within the Agricultural Area designation as well as Section 4.1.1.13 (Small-Scale Businesses) which sets out criteria that horticultural trade uses must achieve, were appealed.

Based on the foregoing, staff accepted the commencement of a zoning by-law amendment application without an Official Plan Amendment (OPA) as staff had been working with the appellants to resolve the appeals and were anticipating that the matters would be addressed with the Ontario Land Tribunal (OLT) at the earliest possible time. The applicant was advised that that the application would be reviewed in the context of the relevant policies as set out in OPA 31, but staff would not be in a position to take a technical report forward until the appeals to OPA 31 that had the potential to affect the subject application were resolved. Alternatively, if the appeals were not resolved in a timely manner and the applicant wanted to proceed with the 2022 summer season, an

Background

Official Plan Amendment (OPA) could be applied for and brought forward for Council adoption.

On April 7, 2022, staff presented evidence and a series of settlements to the OLT for the majority of the rural appeals. On May 11, 2022, the OLT issued its decision to support the settlements and declared that OPA 31 was in full force and effect, with the exception of one site-specific appeal. The modifications accepted by the OLT in relation to the general rural appeals are now part of the Town's Official Plan and the horticultural trade use policies as well as those policies tied to the use, remain unchanged.

Within the Town's Official Plan, the subject lands are designated "Agricultural Area" with a "Greenbelt Natural Heritage System Overlay" as shown on Schedule 1 – Town Structure Plan and Schedule A – Rural Land Use Plan. Schedule M – Key Features Within the Greenbelt and Natural Heritage System, also identifies the lands as containing Natural Heritage System Key Features and Enhancement Areas, Linkages and Buffers. Schedule O – Agricultural System and Settlement Areas, also identifies the lands as being Agricultural System outside of Prime Agricultural Areas.

Consistent with the Regional Plan, the purpose of the Agricultural Area designation as set out under Section 4.4.1.1 is to "recognize and support agriculture as the primary activity and predominant land use in the Agricultural System" and ensure the continued viability of agriculture by protecting the land base for such uses and prohibiting incompatible land uses. Permitted uses within the Agricultural Area designation include but are not limited to:

- all types, sizes and intensities of agricultural operations;
- normal farm practices;
- existing uses;
- single detached dwellings on existing lots;
- a dwelling accessory to an agricultural operation (subject to additional policies);
- non-intensive recreation uses;
- forestry, wildlife and fisheries management and conservation uses;
- transportation and utility facilities;
- secondary uses associated with a dwelling, including home occupations, cottage industries and bed and breakfast establishments subject to additional policies; and,
- the following uses only if located on a commercial farm and secondary to the farming operation:
    i) home industries in accordance with the policies of subsection 4.1.1.6 and 4.1.1.7 of this Plan;

Background

ii) retail uses with a gross floor area not exceeding 500 square metres and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm, and,

iii) agriculture related tourism uses with a gross floor area not exceeding 500 square metres.

iv) animal kennels serving the agricultural community primarily, in accordance with the policies of Section 4.1.1.16 and 4.1.1.17 of this Plan.

v) Veterinary clinics serving primarily the agricultural community, outside of prime agricultural areas within the Greenbelt Plan Protected Countryside;

vi) small-scale businesses that provide supplementary income to the farming operation in accordance with Section 4.1.1.13 of this Plan.

vii) subject to approval of a zoning by-law amendment and site plan approval, horticultural trade uses in accordance with Section 4.1.1.14 and 4.1.1.15 of this Plan.

Official Plan policies specifically related to the Horticultural Trade Use are as follows:

4.1.1.14 Horticultural trade uses, where permitted within the Agricultural Area and the Regional Natural Heritage System shall be subject to the policies of this Plan and shall require an amendment to the implementing Zoning By-law. Before considering such an amendment, Council shall be satisfied that:

a) the use meets all the criteria under Section 4.1.1.13;

b) the farm property accommodating the uses is at least 4 hectares in size;

c) at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;

d) the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no tree removals;

e) the gross floor area of the use does not exceed 500 square metres;

f) the outdoor storage area does not exceed 1,000 square metres;

g) the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public highways; and,

h) the use can be accommodated by the private water supply and waste water treatment systems located on the property;

4.1.1.15 A horticultural trade use shall also be subject to a Site Plan Agreement in accordance with Section 5.6.3 of this Plan.

Background

Section 4.1.1.13 states that where permitted within the Agricultural Area and Regional Natural Heritage System, small -scale businesses that provide supplementary income to the farming operation that are located on a commercial farm and secondary to the farming operation may be permitted provided that:

a) their scale is minor and does not change the appearance of the farming operation;

b) their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and,

c) they meet all criteria as stated in the On-Farm Business Guidelines adopted by Regional Council.

Consistent with the ROP, Section 5.10.6 defines Horticultural Trade Uses as follows:

> HORTICULTURAL TRADE USES means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal agricultural operation.

As outlined in Section 4.10, the purpose of the Greenbelt Natural Heritage System shown as an overlay on Schedule A – Land Use Plan, is to implement policies of the Provincial Greenbelt Plan as they apply to its Natural Heritage System. The Greenbelt Natural Heritage System represents a systems approach to protecting natural features and functions within the Greenbelt Plan Area and its construct is equivalent to that of the Regional Natural Heritage System. Numerous Key Features, within the Regional Natural Heritage System and within the Greenbelt Natural Heritage System are shown on Schedule "M".

As outlined in Section 4.10.1.5, refinements to the boundaries of the Greenbelt Natural Heritage System are not permitted unless as a result of amendments to the Greenbelt Plan but refinements to the boundaries of the Key Features within the Greenbelt Natural Heritage System may be considered through a Subwatershed Study, an individual Environmental Impact Assessment, or similar studies accepted by the Town and Region.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement (2020), the Greenbelt Plan (2017), the Halton Region Official Plan and the Town of Milton Official Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conforms to the applicable Provincial, Regional and Local land use planning policies and regulations.

Zoning By-law 144-2003, as amended

The subject lands were previously zoned Site-Specific Rural Temporary Use (T12-A2*203) that permitted on a temporary basis, a horticultural trade use subject to special site provisions, and Greenlands A (GA). Since the temporary use provisions expired, the subject lands reverted back to the general Rural (A2) and Greenlands A (GA) Zones under the parent Zoning By-law 144-2003, as amended. The A2 Zone permits agricultural

Background

operations (that includes horticultural crops and trees), and horticultural nursery uses, but does not permit horticultural trade uses, as of right.

The current Zoning By-law Amendment application proposes to rezone the subject lands from the current Rural (A2) and Greenlands A Zones to a Site-Specific Rural (A2*325) Zone, and revised Greenlands A (GA) Zone to permit the continuation of the existing small-scale horticultural trade use on a permanent basis, and recognize site-specific provisions consistent with the initial temporary use by-law that regulated the size of the horticultural trade use as well as the extent and location of the outdoor storage area. As previously noted, the outdoor storage area has been increased slightly to capture all of the outdoor materials that are part of the operation (inside and outside of the bins) and to allow for some flexibility, if needed.

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

Site Plan Control

Should the zoning by-law amendment application be approved, a scoped site plan approval process will be required to address the specific on-site activities associated with the horticultural trade use.

Discussion

Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act and the Town's Official Plan via written notice to all properties within 300 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on December 23, 2021. The statutory public meeting was held on January 17, 2022 and no members of the public spoke at the meeting. Staff did receive one formal written submission in support of the application, which has been attached as Appendix 2 to this report.

Agency Consultation

The proposed Zoning By-law Amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region provided detailed comments on the initial Environmental Impact Assessment (EIA), prepared by Terrastory Environmental Consulting Inc., dated July 20, 2021, and requested that the proposed buffer area/setbacks (in accordance with the Town's Zoning By-Law) from the limit of the RNHS Key Features be illustrated on all applicable figures and drawings, and that the areas used for material storage/stockpiling be clearly denoted in relation to the required setback. Regional staff did note concerns with what appeared to be material storage slightly located within what may be a buffer area to the RNHS Key Features, as well as

Discussion

wildlife habitat mixed within bulk materials. This concern is addressed in the Summary of Issues section below.

Conservation Halton staff noted that while turtle species were not observed on site, the proximity to the adjacent wetlands and watercourse could provide suitable habitat for these species and recommended that a best management practice be added the mitigation measures proposed in the EIA.

Zoning staff offered clarifying text changes in relation to the site-specific zoning by-law and also identified that two of the existing bins as well as some loose bulk materials appeared to be encroaching into the required buffer adjacent to the limit of the Greenlands A (GA) Zone. Similar to the Region, Zoning staff recommended that the required 7.5 metre setback from the limit of the GA Zone, as required by Zoning By-law 144-2003, as amended, be shown on the appropriate schedules.

A revised EIA addressing the above noted concerns was provided with the second submission materials.

All other circulated agencies either offered no comment or no objections to the approval of the application.

Summary of Issues

Bulk Materials Located Within the Required Buffer Adjacent to the Greenlands A (GA) Zone Boundary

As the development is existing, Terrastory on behalf of the applicant prepared an EIA that focused on characterization of natural heritage features (on and adjacent to the property), daily operations of the landscaping business, and recommendations for best practices. All maps and figures were updated as recommended to show the applicable natural heritage system boundary (refined Greenlands A (GA) Zone) as well as the 7.5 metre setback from the limit of the Greenlands A (GA) Zone required by the Town's Zoning By-law.

The Site Plan attached as Figure 2 to this report, shows that bulk materials storage bays are located within the existing development envelope adjacent to the valley. These storage bays, consisting of walls made of concrete blocks prevent encroachment and material spills when not overfilled. Terrastory noted in the EIA that observations made on site indicated that the height of materials in several storage bays exceeded the height of the bay walls. In one area, excess bulk materials were stored outside of an enclosed bay. It was noted in the EIA that it is not always possible to accurately estimate the amount of bulk materials that will be available and in times of material shortages, as was seen over the past couple of years, it may be advantageous for the applicant to stockpile greater amounts of materials than what is typically needed to mitigate against the potential for future shortages and lost business. In addition to the aforementioned, it was observed that two of the existing bays appeared to be slightly encroaching into the required 7.5 metre setback / buffer area. These observations were consistent with those noted by Town and regional staff in their comments.

Discussion

To protect the vegetation within the valley from smothering, the following measures were recommended in the EIA:

- Ensure that bulk materials are, to the extent feasible, contained within concrete storage bays. This may necessitate an increase in storage bay height and/or installation of additional bays.
- Direct staff to even out the top of bulk materials upon delivery to a storage bay so that the height of the materials does not exceed that of each bay.
- Prior to the start of the 2022 season, move the location of the bulk materials bays 1-2 metres southward from their current location so that the minimum 7.5 metre separation distance is achieved. This will mitigate against accidental spills/overflow of bulk materials into the natural area.

The applicant has agreed to implement the above noted recommendations to ensure that the key features within the natural heritage system are protected.

Amending Zoning By-law (Z-25/21)

In order to permit the existing horticultural trade use on a permanent basis, a zoning amendment containing a site-specific Rural Zone (A2*325) and revised Greenlands A (GA) Zone boundary is required. A portion of the lands that are not feasible for use as part of the horticultural trade use (i.e. the southwest corner of the property adjacent to Guelph Line) will continue to be zoned Rural (A2).

Rural (A2) Site-Specific Zone

The amending Zoning By-law proposes the following provisions:

- permission for the horticultural trade use on the subject property,
- a site-specific definition that is consistent with the policies of the ROP and Town OP; and,
- site-specific provisions detailing components of the existing operation.

There are no changes proposed to the operation or the provisions introduced through the initial temporary use by-law approved by the OMB, with the exception of an increase in outdoor storage area, and some minor text revisions for clarification.

Schedule B

An additional schedule has been added to the by-law to show the delineation of the revised Greenlands A (GA) Zone, the required 7.5 metre setback and the permitted outdoor storage area locations.

The draft Zoning By-law Amendment is attached as Appendix 1 to this report.

Conclusion

Discussion

Planning staff is of the opinion that the proposed zoning amendment to permit the existing horticultural trade use on a permanent basis is consistent with the Provincial Policy Statement, conforms to provincial, regional and local planning policy, and is reflective of the initial OMB decision. On the basis of the foregoing, staff recommends that the Zoning By-law Amendment, attached as Appendix 1, be brought forward for Council adoption.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

Figure 1 – Location Map

Figure 2 – Site Plan

Appendix 1 – Zoning By-law Amendment

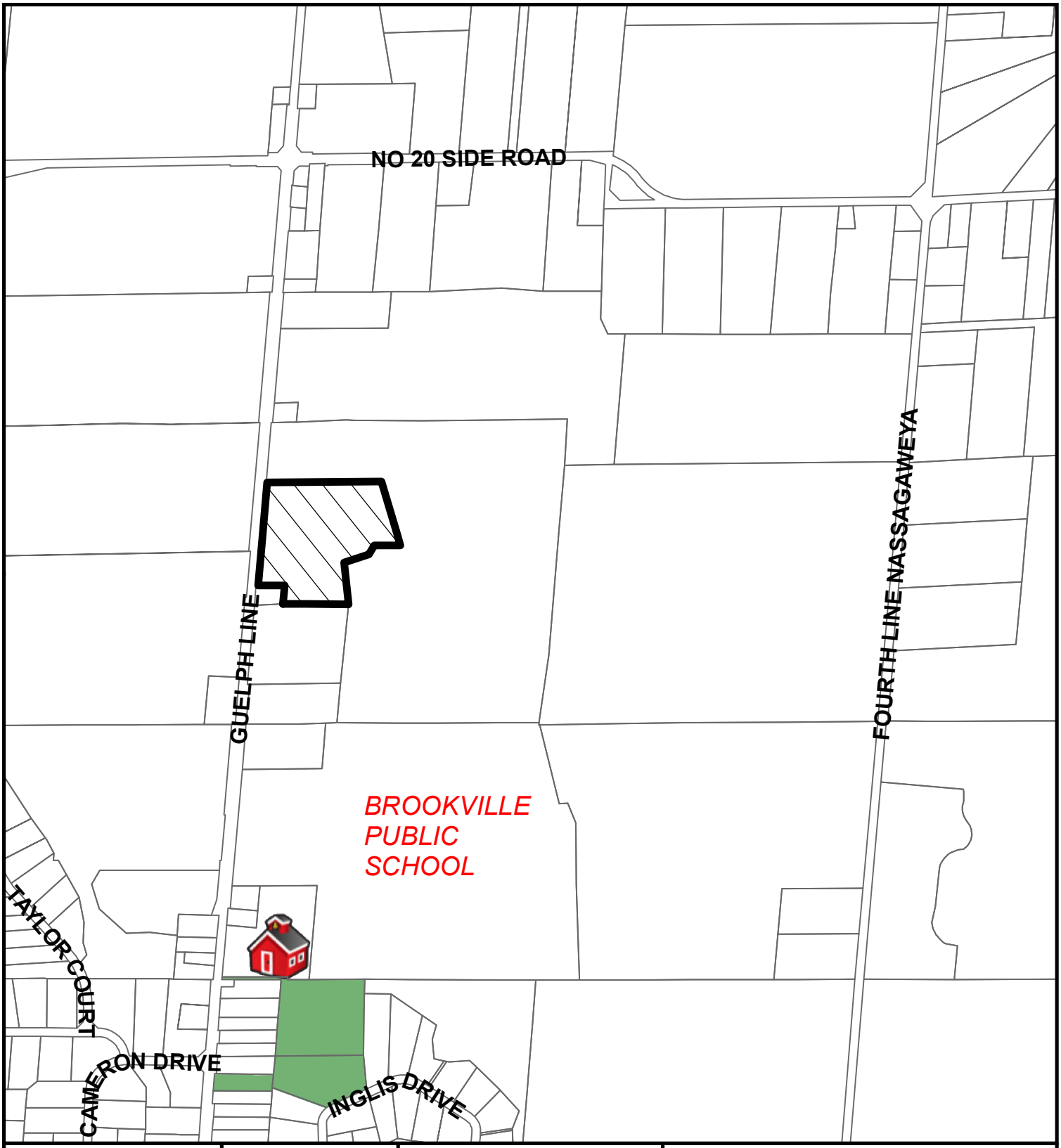
Appendix 2 – Public Comments

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP

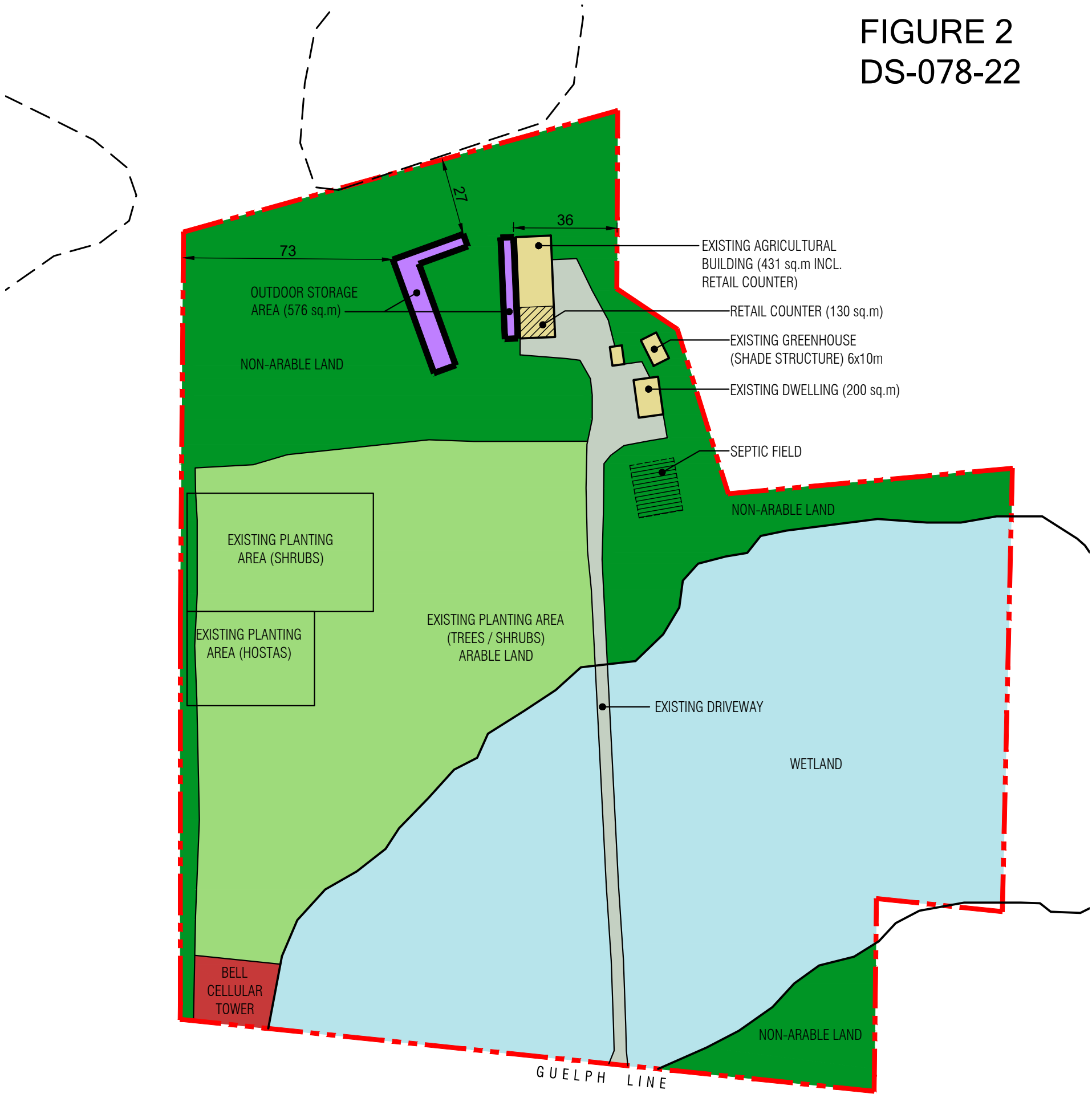


Council Meeting Date: June 20, 2022	Scale: 1: 12,000	File: Z-25/21	Development Services Department

Subject Property

Copyright 2021: Town of Milton, Teranet Inc.

FIGURE 2
DS-078-22



LAND USE		
AERABLE	1.814 ha.	24.82 %
NON-AERABLE	2.049 ha.	28.03 %
WETLAND	3.037 ha.	41.54 %
BUILDINGS	0.063 ha.	0.86 %
DRIVEWAY	0.222 ha.	3.03 %
OUTDOOR STORAGE	0.058 ha.	0.79 %
BELL CELLULAR TOWER	0.064 ha.	0.87 %
TOTAL	**7.310 ha.**	100 %

N

PROJECT:
Oak-Ridge Horticultural Farm - 11565 Guelph Line
Milton, Ontario

DRAWING TITLE:
Conceptual Site Plan

PROJECT No:
2009/04

DATE:
October 6, 2021

SCALE:
1:1500

Wellings Planning Consultants Inc.
513 Locust Street, Unit B - Burlington, Ontario
t - 905-681-1769 e - glenn@wellingsplanning.ca

SK-07

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF THE SOUTHWEST HALF OF LOT 19, CONCESSION 4 (NASSAGAWEYA), AND MUNICIPALLY KNOWN AS 11565 GUELPH LINE, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (OAK-RIDGE HORTICULTURAL FARM NURSERY INC.) – FILE: Z-25/21

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by changing the existing Rural (A2) Zone and Greenlands A (GA) Zone symbols to the Rural (A2) Zone, Rural - Special Provision 325 (A2*325) Zone and revised Greenlands A (GA) Zone symbols on the lands shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.325 to read as follows:

   Notwithstanding any provisions to the contrary, for lands zoned site-specific Rural (A2*325) on Schedule A, the following standards and provisions shall apply:

   a. Additional Permitted Uses

      i. Horticultural Trade Use

         For the purposes of this by-law, Horticultural Trade Use shall mean the following:

         Horticultural Trade Use means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal agricultural operation.

b. Special Site Provisions

i. The interior retail gross floor area for the Horticultural Trade Use shall not exceed 130 square metres within the existing agricultural accessory building.

ii. The outdoor storage area for the Horticultural Trade Use shall not exceed 1000 square metres. The outdoor storage area shall include aggregate landscaping material such as topsoil, sand, mulch, decorative stone and gravel for sale to the public.

iii. The location of the outdoor storage area for the Horticultural Trade Use shall be restricted to the areas shown on Schedule "B" attached to this By-law.

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____Mayor
Gordon A. Krantz

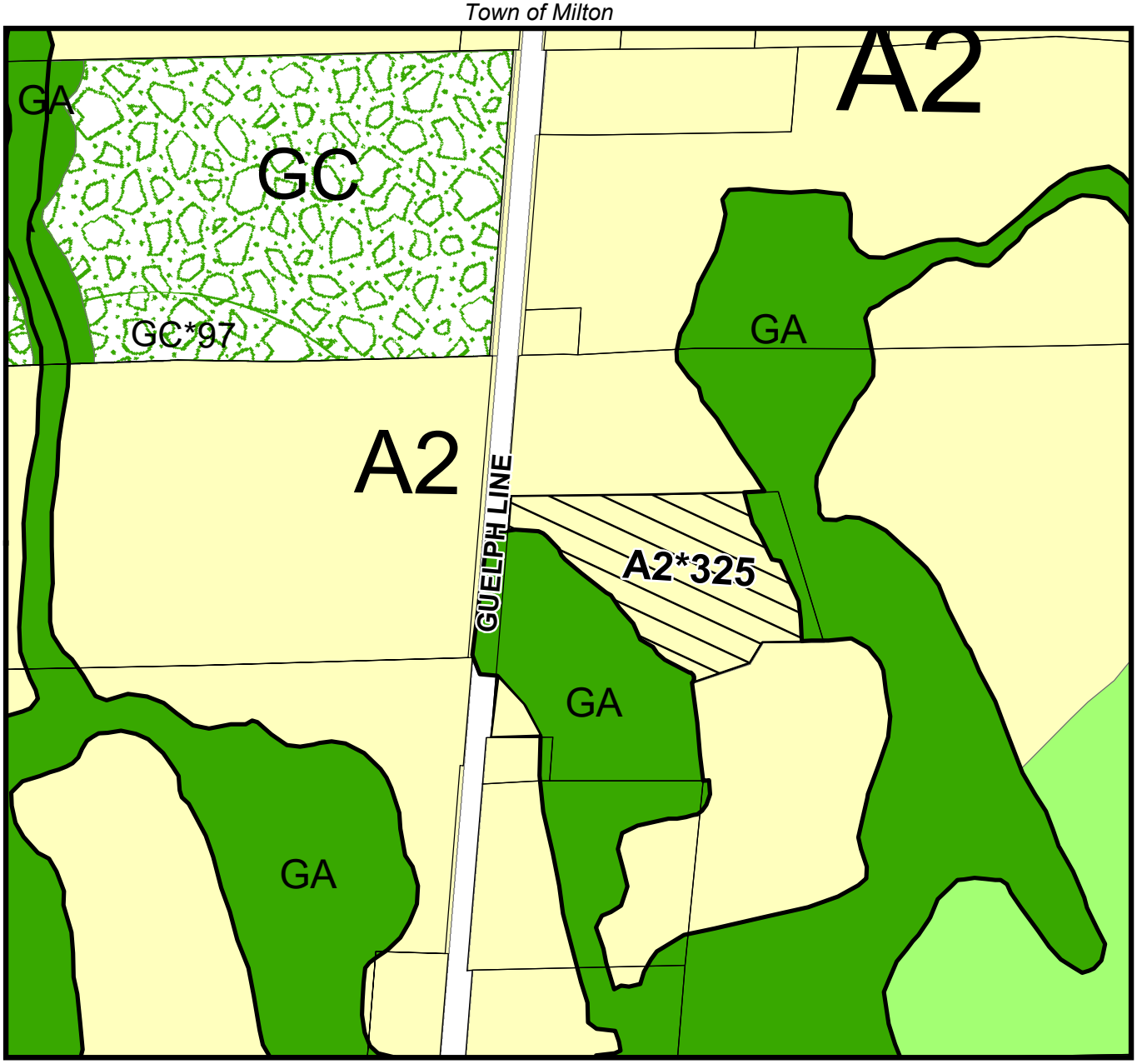
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

PT LOT 19, CONCESSION 4, New Survey, RP 20R-4892

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

A2*325 - A2 Rural Zone Special

A2 - A2 Rural Zone

GA - Greenlands A

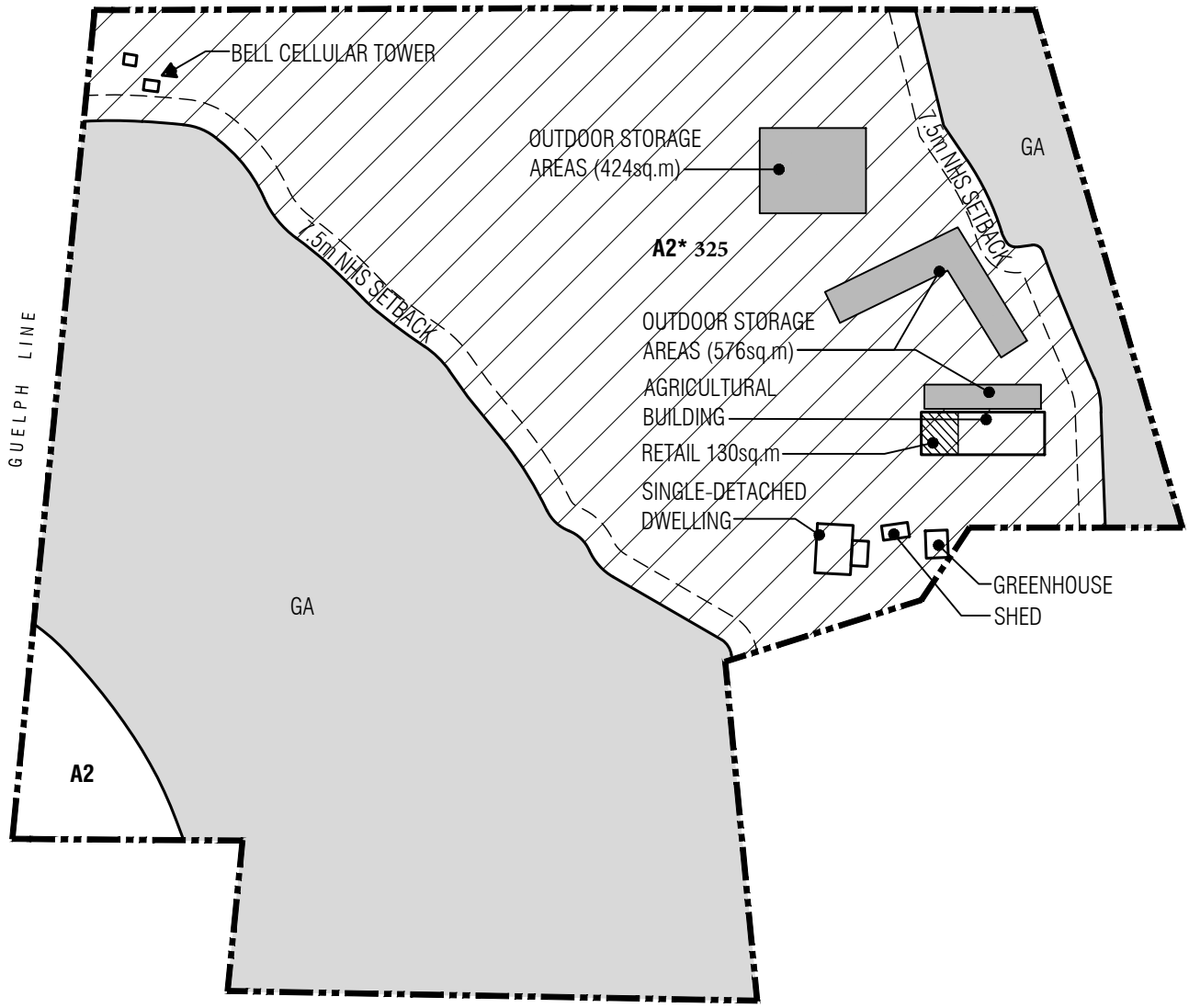
MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

Z-25/21

Schedule "B"
TO BY-LAW No. -2022
TOWN OF MILTON

Part of Lot 19, Concession 4, RP 20R4892 PART 1
11565 GUELPH LINE



THIS IS SCHEDULE B
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

_____
MAYOR - Gordon A. Krantz

_____
CLERK - Meaghen Reid

Miranda Borris

Subject: FW: Website Delegation Request - -

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Thursday, December 30, 2021 12:05 PM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Website Delegation Request - Roman Fedchyshyn -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Thursday December 30th 2021 12:03 PM with reference number 2021-12-30-065.

Application Information

- **First Name:**
- **Last Name**
- **Email Address:**
- **Phone number:**
- **Street Address:**
- **Town**
  Moffat
- **Postal Code:**
- **Are you representing a group?**
  No
- **Council Meeting Date**
  1/17/2022

- **Please indicate how you intend to interact with the online Council Meeting**
  Provide written comments only

- **Please describe the issue you intend to present:**
  Zoning By-Law Amendment for 11565 Guelph Line, Brookville.

- **Please describe specific actions you want Council to take:**
  Approve the amendment.

- **Please provide your comments in support of or in opposition to the staff recommendation:**
  I am a long-time resident of Moffat and client of Oak Ridge Horticultural (located at this property).
  Their trucks are a common sight in the area, with their services provided to may of my neighbours.
  This is a rural area, with most properties being large and requiring large quantities of horticultural materials for landscaping.
  A bag of mulch from HD won't do.
  Oak Ridge provides the products that most of us need, in the quantities we need, at a reasonable cost and with outstanding service.
  I believe that they are a wonderful and necessary part of our community and fully support their application.

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**
  Yes I give my permission

[This is an automated email notification -- please do not respond]

esolutionsNoReply -External Contact

, ON,

www.milton.ca

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-079-22
Subject:	Technical Report: Proposed Plan of Subdivision and Zoning By-law Amendment by Nadeem Aslam and Saima Nadeem applicable to lands legally described as Part of Lot 12, Concession 4, Blocks 101, 102, 105, 111-114 on Plan 20M-1132, and Part of Part 3 on Plan 20R-17075 (Town Files: 24T-21009/M and Z-28/21)
Recommendation:	**THAT Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town file: 24T-21009/M);** **AND THAT Application Z-28/21 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) and Residential Medium Density 1 Special Provision 35 (RMD1* 35) Zones to a Residential Medium Density 1 Special Provision 326 (RMD1*326) Zone to permit the development of a residential plan of subdivision, BE APPROVED;** **AND FURTHER THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-079-22 for Council Adoption;** **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.**

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) and Residential Medium Density 1 Special Provision 35 (RMD1*35) Zones to a Residential Medium Density 1 Special Provision 326 (RMD1*326) Zone. The change in zoning is

EXECUTIVE SUMMARY

being requested to facilitate the development of a residential plan of subdivision consisting of 10 detached lots. The proposed infill subdivision will be connected to existing water and wastewater services, use established road networks and complete the development of the Clarke Neighbourhood.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the applications as currently presented. They have also provided appropriate conditions of draft plan approval necessary for the Town to consider the approval of these applications. Staff has reviewed all 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.

REPORT

Background

Owner: Nadeem Aslam and Saima Nadeem, 6335 Lisgar Drive, Mississauga ON

Applicant/Agent: MB1 Development Consulting Inc., 1489 Abbeywood Drive, Oakville ON

Location/Description:

The subject lands are generally located on the west side of Cedar Hedge Road, north of Laurier Avenue, and are legally described as Part of Lots 11 and 12, Concession 4, New Survey, Former Geographic Township of Trafalgar, in the Town of Milton, in the Regional Municipality of Halton, Blocks 101, 102, 105, 111-114 on Plan 20M-1132, and Part of Part 3 on Plan 20R-17075. See Figure 1- Location Map.

The subject lands are approximately 0.29 hectares in size, and are comprised of an existing residential lot (i.e. 398 Cedar Hedge Road) and residential reserve blocks from two previous adjacent plans of subdivision. The residential lot is currently occupied by a one-storey detached dwelling, detached garage, and front yard surface parking area, and the residential reserve blocks are vacant. The subject lands have frontage along Cedar Hedge Road, abut Hincks Drive at the rear, and are entirely surrounded by medium density residential uses. The lands are located within the Bristol Survey Secondary Plan Area.

Proposal:

Figure 2 illustrates the proposed plan of subdivision, which consists of 10 detached lots. It is evident from the various residential reserve blocks established through the previous adjacent plans of subdivision, that the property municipally known as 398 Cedar Hedge Road would be redeveloped as proposed to fit within the existing community at the appropriate time. The proposed infill subdivision will be connected to existing water and

Background

wastewater services, use established road networks and will complete the development of the Clarke Neighbourhood.

The proposal before Council at the current time, is a request for an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to implement the draft plan of subdivision as proposed above. Accordingly, the proposal seeks to rezone the lands from the existing Future Development (FD) and Residential Medium Density 1 Special Provision 35 (RMD1*35) Zones to a Residential Medium Density 1 Special Provision 326 (RMD1*326) Zone.

The draft amending Zoning By-law is attached as Appendix 1 to this report.

The following reports and information have been submitted in support of this application:

- Legal Survey, prepared by J.D. Barnes Limited, dated September 7, 2021;
- Draft Plan of Subdivision, prepared by MB1 Development Consulting Inc., dated March 15, 2022;
- Draft Plan of Subdivision Showing Overlay of Lands Outside of 398 Cedar Hedge, Land Pro Engineering Consultants Inc., dated May 2012;
- Layout Plan/ Survey, prepared by J.D. Barnes Limited, dated June 24, 2021;
- Planning Justification Report, prepared by MB1 Development Consulting Inc., dated March 2022;
- Public Consultation Strategy, prepared by prepared by MB1 Development Consulting Inc., dated October 15, 2021;
- Phase One – Environmental Site Assessment, prepared by Terraprobe, dated July 30, 2021;
- Detailed Noise Control Study, prepared by SS Wilson Associates, dated June 17, 2022;
- Functional Servicing and Stormwater Management Report, Schaeffers Consulting Engineers, dated August 2021;
- Geo-Technical Investigation, prepared by Soil Engineers Ltd., dated May 2021;
- Site Plan, prepared by R.A. Jeffries and Associates, dated September 22, 2021 (Revision 4);
- Landscape Plan, prepared by BTi Landscape Architecture, dated April 11, 2022;
- Streetscape Plan, prepared by R.A. Jeffries and Associates, dated September 22, 2021 (Revision 3);
- Elevations, prepared by R.A. Jeffries and Associates, dated March 2022;

Background

- Floor Plans, prepared by R.A. Jeffries and Associates, dated March 3, 2022; and,
- Draft Zoning By-law Amendment.

Planning Policy

Within the 2009 Halton Region Official Plan (ROP), the subject lands are designated Urban Area. The Urban Area policies of the ROP are in effect and provide that the range of permitted uses and the creation of new lots within the Urban Area will be 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.

A key objective of the ROP as it relates to housing, is to make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods. Regional staff has confirmed that the infill residential development proposed on the attached draft plan of subdivision conforms to the Regional Official Plan and all Provincial land use policy.

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 Schedule C.6.D – Bristol 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.

In addition to the above, a Character Area overlay designation along Cedar Hedge Road (formerly Fourth Line) is shown on the following Bristol Survey Schedules C.6.A – Community Structure Plan, C.6.B – Transportation Plan (shown as Character Street), C.6.C – Open Space, Pedestrian/Bike Path Plan, and C.6.D – Land Use Plan. Lands subject to the Character Area overlay designation are to be developed in accordance with the policies of the underlying designation, and where possible take into consideration, the rural nature of the local streetscape. Given that the character of the area has been reviewed and determined through surrounding registered plans of subdivision, any new development shall be designed in a manner which is compatible with, and sympathetic in design to the existing streetscape.

Section C.6.5.1.3 of the secondary plan further states that street-oriented medium density residential uses, shall be evaluated to ensure appropriate integration with the adjacent development in accordance with the Urban Design Guidelines that form part of the Bristol Survey Planning District Implementation Strategy.

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

Background

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Residential Medium Density 1 Special Provision 35 (RMD1*35) under the Town's Urban Area Zoning By-law. The FD Zone only permits uses that legally existed on the date the Zoning By-law came into effect, and although the RMD1*35 Zone permits new residential development, the blocks that the RMD1*35 Zone apply to (i.e. the residential reserve blocks from the abutting subdivisions) do not meet the minimum lot frontage and lot depth requirements to proceed with development. As a result, an amendment to Comprehensive Zoning By-law 016-204, as amended, is required in order to allow the implementation of the residential plan of subdivision as described above. A draft amending Zoning By-law is attached as Appendix 1 to this report.

Discussion

Public Consultation and Review Process

The application was deemed complete on November 5, 2021. A virtual public information centre (PIC) was held by the applicant on March 30, 2022 and was attended by members of Council, interested residents and staff. Members of the public sought information about the proposed development and the planning process, and provided support for the proposed infill subdivision as it would complete the neighbourhood. Questions relating to built form and tenure, grading and drainage, property values, and construction related matters were raised. These topics are addressed in the Summary of Issues section below.

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act via written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on March 17, 2022. The statutory public meeting was held on April 11, 2022 and one member of the public spoke in support of the application. Staff received one formal written submission, which is attached as Appendix 2 to this report.

Agency Consultation

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

Summary of Issues

<u>Built Form and Tenure</u>

The proposed dwelling units for this development are generally two and half storeys in height and also contain raised porches with stairs leading to the front door. While the

Discussion

elevations will differ slightly from the existing single detached dwellings in the neighbourhood, the proposed lots and dwelling units will be consistent in terms of pattern and size (i.e. lot frontage, lot depth, square footage, setbacks and height), which will ensure a compatible integration with the existing neighbourhood. While the proposed height of the new dwelling units met the requirements of the Zoning By-law, Planning Policy and Urban Design staff recommended slight changes to the roof lines to provide a softer transition between unit types. The applicant accommodated the recommended revisions in the proposed elevation drawings.

With respect to tenure, the applicant confirmed that each lot and the dwelling upon it, will be freehold. Existing residents had raised concerns that the units may be built for rental purposes.

Grading and Drainage

The elevation at 398 Cedar Hedge Road is lower than the surrounding development and as a result, the drainage has not been optimal on the subject lands. The applicant provided a Functional Servicing and Stormwater Management Study that confirms that the subject lands will be raised to meet the existing grades of adjacent properties, and demonstrates that upon completion of the site works, the drainage concerns will be addressed.

Property Values

There are many factors that impact the value of a property. Changes to the local context can both increase and decrease a properties value. Provincial planning polices and the Planning Act do not identify impact on property values as a consideration for planning decisions. Rather, all development applications must be evaluated to ensure consistency with Provincial, Regional, and Local planning policies.

Construction Impacts

It is expected that there will be impacts associated with the development and construction of the subject lands, however, it is the developer's responsibility to ensure that any negative impacts on adjacent properties are minimized. To address the many concerns raised by residents in the area in this regard, the applicant has committed to preparing a Construction Management Plan (CMP) prior to the commencement of any works. A CMP is a plan that outlines the proposed building works to be undertaken and how the constructor intends to manage the project to minimize the likely impacts on the local residents and surrounding areas during the site works.

Commonly addressed items include (but are not limited to):

- Public safety and site security
- Site operating hours and points of contact (e.g. site supervisor)
- Construction activities and programming
- Controls to be put in place to limit noise and vibration

Discussion

- Proper management of air, dust, stormwater and site drainage/sediment
- Site waste management
- Traffic management including access routes to and from the site

In addition to the above, Town Development Engineering Inspectors will visit the site on a regular basis to ensure that construction is occurring in accordance with the approved plans, and that appropriate measures are being undertaken.

It should also be noted that the Town's Noise By-law restricts daytime hours when construction and noise can take place. Any complaints related to noise can be directed to the Town's By-law Enforcement office.

Amending Zoning By-law (Z-28/21)

In order to permit the proposed development, a Zoning By-law Amendment containing an appropriate residential Zone classification (i.e. Residential Medium Density 1 (RMD1)) to permit new residential units, as well as one site-specific provision (*326) that will allow for some variation in the design of the main floor building façade, is required.

The proposed development complies with all other requirements of the Zoning By-law including provisions relating to height, parking, landscaping and setbacks to adjacent lot lines.

Conclusion

Staff is of the opinion that the proposed development of ten detached dwelling units on the subject lands, conforms to Provincial, Regional and local planning policy and achieves acceptable engineering and design standards. 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, staff recommends that at the appropriate time, 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,

Jill Hogan
Commissioner, Development Services

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

Attachments

Figure 1 – Location Map

Figure 2 – Draft Plan of Subdivision

Appendix 1 – Draft Zoning By-law Amendment

Appendix 2 – Public Comments

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS DESCRIBED AS PART OF LOTS 11 AND 12, CONCESSION 4, N.S. (TRAFALGAR) IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, BLOCKS 101, 102, 105, 111-114 ON PLAN 20M-1132, AND PART OF PART 3 ON PLAN 20R-17075 (NADEEM ASLAM AND SAIMA NADEEM) – FILE: Z-28/21

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Residential Medium Density 1 Special Provision 35 (RMD1* 35) Zone symbols to a Residential Medium Density 1 Special Provision 326 (RMD1*326) Zone symbol on the lands shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.326 to read as follows:

   Residential Medium Density 1 – Special Provision 326 (RMD1*326) Zone

   Notwithstanding the special residential provisions of Section 6.3.1.1 of the Zoning By-law to the contrary, the following provisions shall apply:

   i) Special Site Provisions

      a. The dwelling face must be a minimum of 36% of the main floor building face.

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

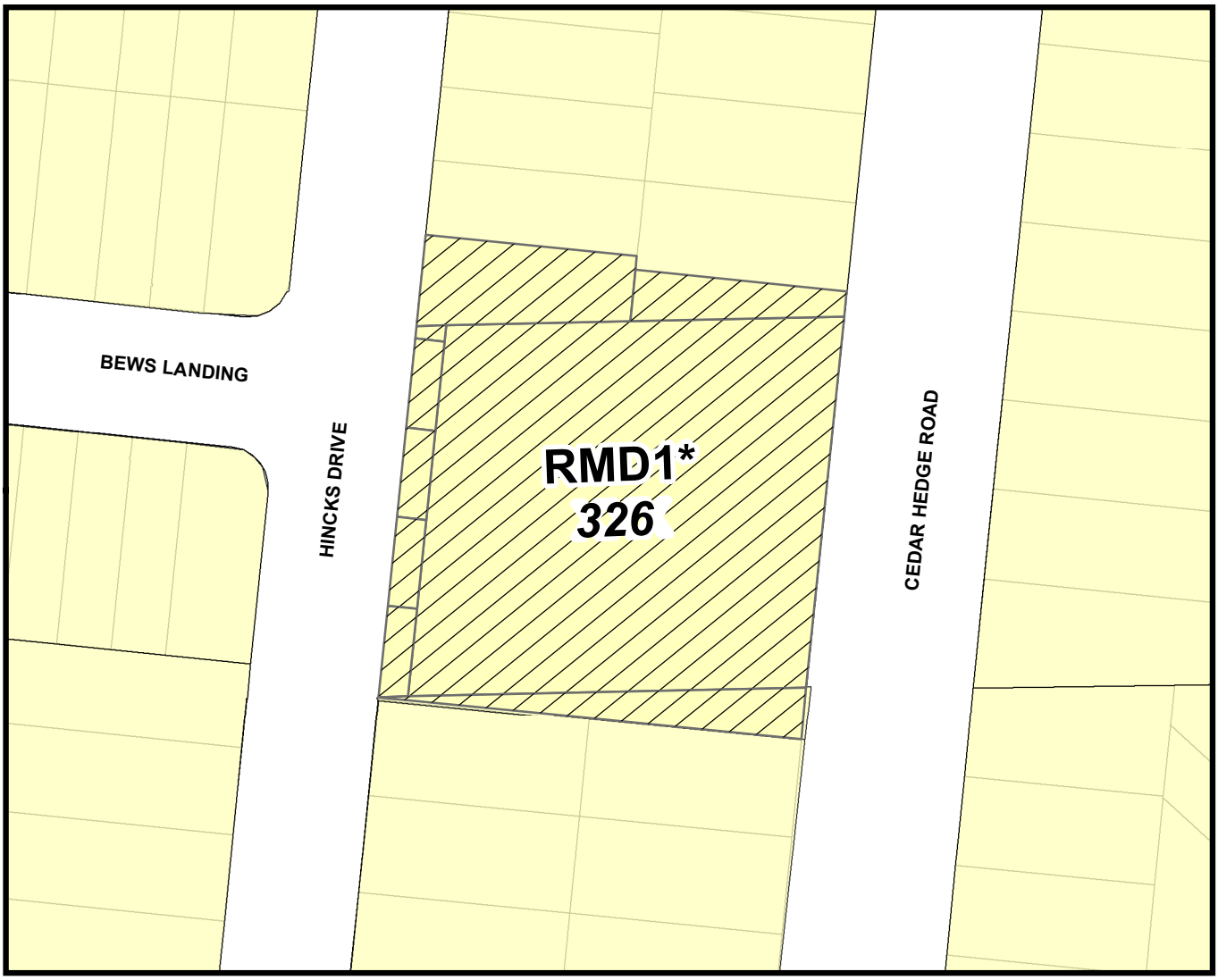
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

PLAN 20M-1132 BLKS 101,102, 105, 111-114,
PART OF PART 3 ON PLAN 20R-17075,
PART OF LOTS 11 AND 12, CONCESSION 4 TRAFALGAR NEW SURVEY
TOWN OF MILTON



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

RMD1*326 - Medium Density Residential 1 Zone Special

_____
MAYOR - Gordon A. Krantz

_____
CLERK- Meaghen Reid

Z-28/21

Miranda Borris

Subject: FW: Website Delegation Request - Alladin Elamin -

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Sent: Thursday, March 31, 2022 12:58 PM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Website Delegation Request - Alladin Elamin -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Thursday March 31st 2022 12:54 PM with reference number 2022-03-31-029.

https://forms.milton.ca/Management/Response/View/ed3e3239-608f-4c3d-8f1d-ec4d7b3b00ce

Application Information

- **First Name:**
  Alladin
- **Last Name**
  Elamin
- **Email Address:**
- **Phone number:**
- **Street Address**
- **Town**
  Milton
- **Postal Code:**
- **Are you representing a group?**
  No
- **Council Meeting Date**
  4/11/2022

- **Please indicate how you intend to interact with the online Council Meeting**
  Both audio and video

- **Please describe the issue you intend to present:**
  I would like to join the meeting regarding 398 Cedar Hedge Road

- **Please describe specific actions you want Council to take:**
  I would hope the Council to approve the amendment to the zoning to allow for the 10 detached homes at the lot, I'm a homeowner lives in the neighborhood for 6 years.

- **Please provide your comments in support of or in opposition to the staff recommendation:**
  to be discussed further

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**
  Yes I give my permission

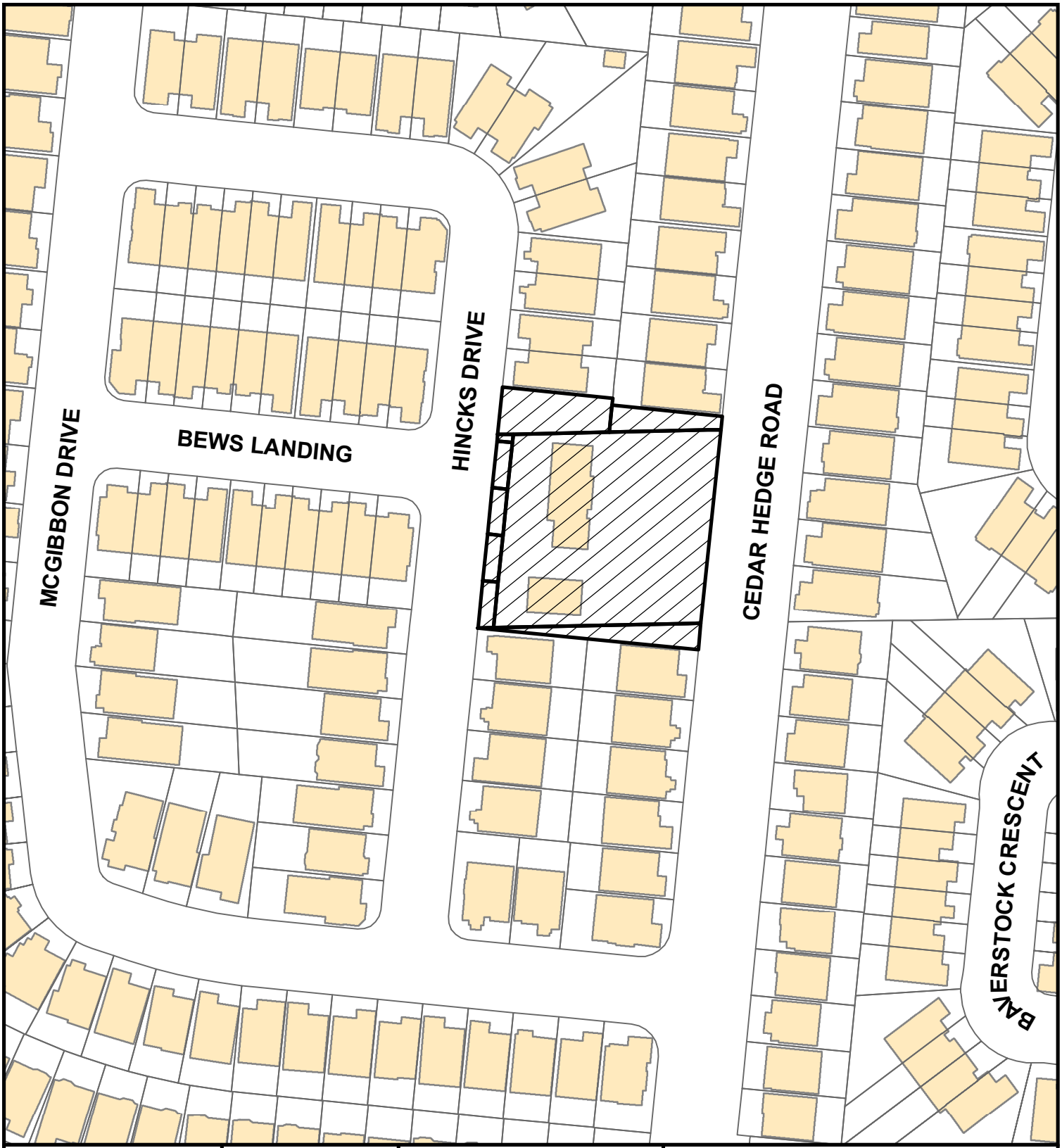
[This is an automated email notification -- please do not respond]

esolutionsNoReply -External Contact

, ON,

www.milton.ca

FIGURE 1
LOCATION MAP

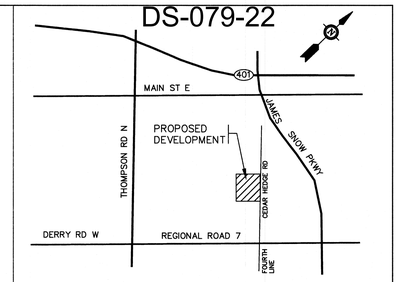


Council Meeting Date: July 18, 2022	Scale: 1: 3,000	Files: Z-28/21	Development Services Department

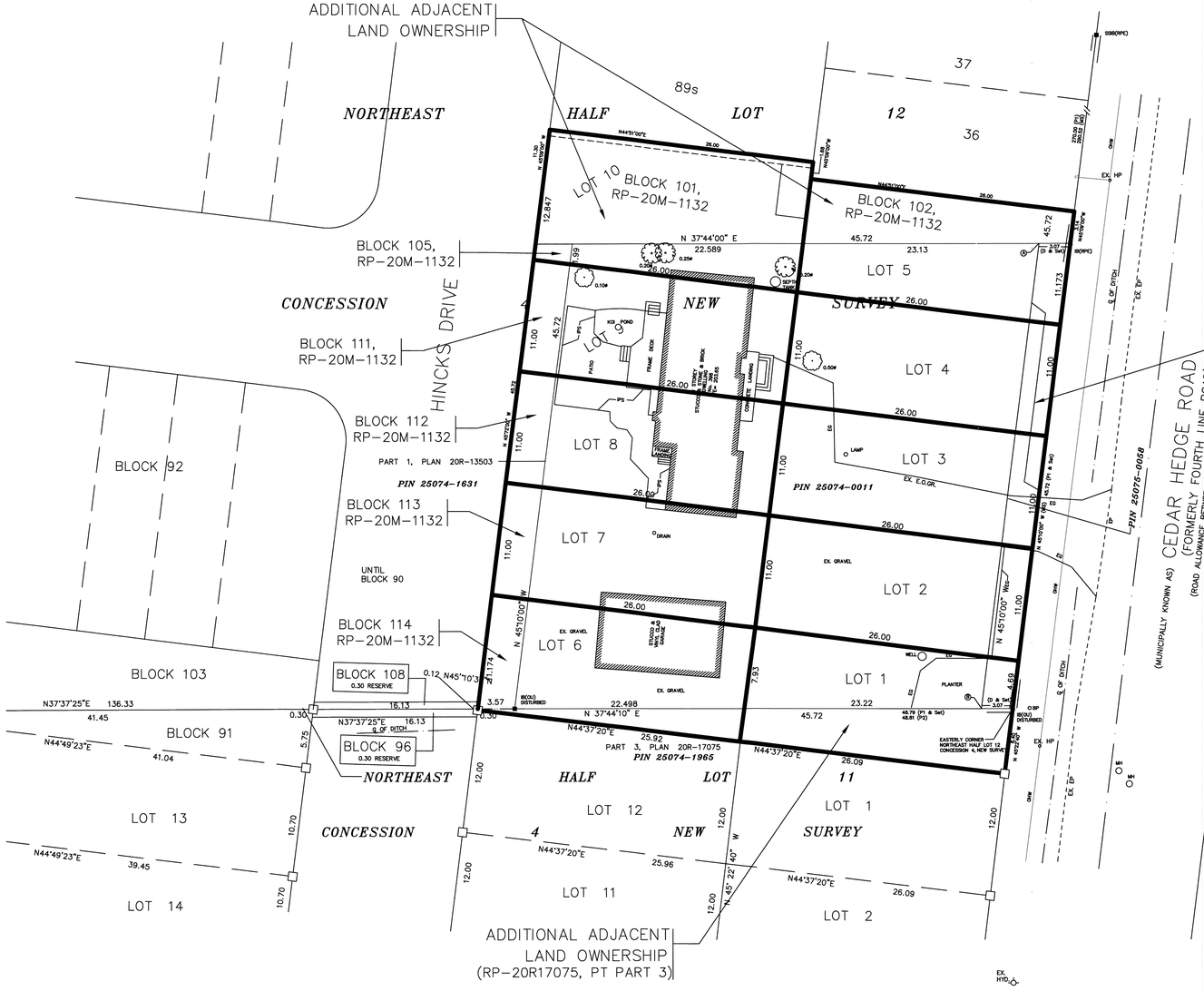
Subject Property

Copyright 2022: Town of Milton, Teranet Inc.

DRAFT PLAN OF PROPOSED SUBDIVISION PART OF THE NORTHEAST HALF OF LOT 12, CONCESSION 4, NEW SURVEY (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) NOW IN THE TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON



KEY PLAN N.T.S.



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.

Signature
Sunil Perera, O.L.S.

15th March 2022.
Day Month Year

OWNER'S AUTHORIZATION

I/WE, Nadeem Aslam

BEING THE REGISTERED OWNER(S) OF THE SUBJECT LANDS, HEREBY AUTHORIZE MB1 CONSULTING TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

Signature
Nadeem Aslam

15th , March 2022
Day Month Year

NOTES

ALL DIMENSIONS ARE IN METRES.
ALL ELEVATIONS REFER TO GEODETIC DATUM.
ALL EXISTING BUILDINGS TO BE DEMOLISHED.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 50(2) OF THE PLANNING ACT

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g &j ARE SHOWN ON THE DRAFT AND KEY PLANS.

C. THIS REPRESENTS THE APPLICANT'S ENTIRE HOLDING OF UNDEVELOPED LAND IN THIS VICINITY.

H. MUNICIPAL PIPED WATER TO BE PROVIDED.

I. CLAY LOAM SOIL.

K. MUNICIPAL SANITARY & STORM SEWERS TO BE PROVIDED.

UNIT COUNT

FUTURE

STANDARD DETACHED UNITS (11m LOTS)	9
STANDARD DETACHED UNITS (12.8m LOTS)	1
TOTAL	10

AREA TABLE

TOTAL AREA UNDER DRAFT PLAN		0.2919 Ha
TOTAL AREA UPON PLAN REGISTRATION		0.2919 Ha
STANDARD DETACHED UNITS (11.09m LOTS)	LOT 1	0.0289 Ha
STANDARD DETACHED UNITS (11m LOTS)	(LOTS 2,3,4,7,8,9)	0.0286 Ha
STANDARD DETACHED UNITS (11.173m LOT)	LOT 5	0.0290 Ha
STANDARD DETACHED UNITS (11.174m LOT)	LOT 6	0.0290 Ha
STANDARD DETACHED UNITS (12.8m LOT)	LOT 10	0.0334 Ha
DEVELOPABLE AREA		0.2919 Ha

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

1. ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/ APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.
2. MB1 CONSULTING SHALL NOT BE RESPONSIBLE FOR:
   I. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
   II. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

No.	Date	By	Description

REVISIONS

UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED

Municipality:
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

NADEEM ASLAM
398 CEDAR HEDGE ROAD

Title:
DRAFT PLAN

MB1 Consulting
URBAN PLANNING SERVICES

DESIGN BY: V.G.	ELECTRONIC FILE: 2013-022dp2	DATE: Mar, 2022
DRAWN BY: I.P.	PROJECT No. 2013-023	DRAWING No. DP-2
SCALE: HORI. 1:250		

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-080-22
Subject:	Technical Report: Plan of Subdivision by James Maraschiello applicable to lands described as Block 151-20M-1058, located at the southeast side of Cahoun Terrace and southwest side of Lott Crescent. (Town File: 24T-21010/M)

Recommendation: **THAT Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town file: 24T-21020/M);**

AND FURTHER THAT the Town clerk forward a copy of this Report and the decision to the Region of Halton for their information.

EXECUTIVE SUMMARY

An application has been submitted for a Plan of Subdivision to facilitate the development of an infill subdivision development at the corner of Lott and Cahoun Drive. The proposed development consists of the creation of 4 residential lots for the purposes of constructing a single-detached dwelling (with two-car garage) on each lot. Each lot will have access fronting onto Cahoun Terrace. The lands are proposed to be developed in accordance with existing permissions and no changes are proposed from an Official Plan or Zoning By-law perspective.

Conclusion and Recommendations

Staff are satisfied that the draft plan of subdivision processed under file 24T-21010/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards.

REPORT

Background

Owner: James Maraschiello, 570 Lott Crescent, Milton ON L9T 7P9

Applicant: MTE Consultants Inc. c/o Ward Wilson, 1016 Sutton Drive, Unit A, Burlington ON L7L 6B8

Location: The subject property is approximately 0.396 hectares (0.97 acres) in size. The subject property contains a single-detached residence to the easterly portion of the property and a union-gas pipeline easement runs through the southeast side of the property. Further, there is an existing walkway along the southwest side of the property.

The immediate lands to the north and east consist of residential uses, primarily single-detached dwellings. The lands to the south are residential uses as well and primarily single-detached dwellings. To the east of the property is Regional Road 25.

Proposal: The application seeks to facilitate the development of a plan of subdivision to create 4 new residential lots for the purposes of the development of a single-detached dwelling on each lot. The future single-detached dwellings will be similar in built-form to the surrounding neighbourhood and will each include a 2-car garage. Figure 2 shows the draft plan of subdivision for the infill development.

The following reports and supporting materials have been submitted in support of the application and have been reviewed by staff:

- Draft Plan of Subdivision prepared by MTE Consultants Inc., dated April 7, 2022;
- Planning Justification Report by MTE Consultants Inc., dated April 7, 2022
- Functional Servicing & SWM Report by MTE Consultants Inc., dated April 8, 2022;
- Geotechnical Investigation by Candec Consultants Ltd., dated Apr 2, 2004;
- Environmental Noise Assessment by MTE Consultants Inc.., dated March 29, 2022;
- Public Consultation Strategy by MTE Consultants Inc.., dated Nov 19, 2021
- Phase 1 Environmental Site Assessment by Candec Consultants Ltd., dated Jan 15, 2008;
- Survey by MTE Consultants Inc., dated Dec 6, 2021;
- Preliminary Grading & Erosion Plan by MTE Consultants Inc., dated Nov 20, 2021;
- Transportation Letter by MTE Consultants Inc., dated April 13, 2022;
- Preliminary Servicing Plan by MTE Consultants Inc., dated Oct 22, 2021;
- Shellrock Subdivision General Plan by Sernas Associates and dated January, 2008;
- Shellrock Subdivision Traffic Assessment by Sernas Associates and dated April 26, 2006; and
- Shellrock Subdivision Archaeological Investigation by Amich Consultants Ltd. and dated January 23, 2009.

Background

Planning Policy

The subject lands are within the Urban Area of the Town of Milton. Official Plan Amendment No. 31 (OPA #31) is an amendment to the Town's Official Plan, which was adopted by the Town of Milton on June 14, 2010 and approved by Halton Region with modifications on November 22, 2018. While some appeals are still outstanding, the appeals do not affect the policies for the Urban Area.

On Schedule B, Urban Area Land Use Plan, of OPA #31, the lands are designated as Residential Area. Further, the subject lands are located within Bristol Survey Secondary Plan Area. On Schedule C.6.D of the Bristol Survey Secondary Plan Land Use Plan, the lands are designated as Residential Area. The permitted uses within the Residential Area designation include single-detached dwellings.

It is staff's opinion that the proposed development conforms to the policies of the Town's Official Plan and the Bristol Survey Secondary Plan Area.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned as Residential Medium Density 1 (RMD1). The RMD1 Zone permits single-detached dwellings. A concept plan for the proposed single-detached dwellings was reviewed by Town staff and the RMD1 zoning provisions are met.

It is staff's opinion that the proposed development does not require a Zoning By-law Amendment as it meets the RMD1 zone.

Site Plan Control

Site Plan Approval is not required for the proposed development as single-detached dwellings are exempt from the Town's Site Plan Control By-law. The applicant will be required to obtain Building Permits to facilitate the construction of the proposed development. Further, draft plan conditions will be included to ensure the urban design of the proposed detached dwellings will be reviewed and approved by policy planning.

Discussion

Public Consultation and Review Process

The applicant held a virtual Public Information Centre (PIC) on February 7, 2022 which was attended by interested residents and staff. The applicants presented the proposal and offered a short question and answer period. Two residents did attend the PIC and asked questions regarding the timing of construction and safety requirements during construction. The concerns regarding construction are raised in the Summary of Issues section of this report.

Discussion

Notice for the public meeting was provided pursuant to the requirements of the Planning Act. The statutory Public Meeting was held on March 21, 2022. Through the review process, staff did not receive any written public comments.

Agency Consultation and Summary of Issues

The proposed draft plan of subdivision and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the subject application.

Construction and Safety

During the PIC on February 7, 2022, one resident did raise questions about the timing of construction and ensuring safety requirements as the subject area is in close proximity to two schools and neighbourhood parks.

Town staff can confirm that our Building By-law will protect the public side of the property and further, Ministry of Labour regulations will protect the constructor. The applicant is aware of their responsibility to ensure that the adjacent private property is protected and surrounding area remains safe during construction. Town staff have discussed construction with the applicant and it's been acknowledged that the impact to surrounding properties will be kept minimal and safe.

Conclusion

Based on the foregoing, staff is satisfied that the draft plan of subdivision processed under file 24T-21010/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MCIP, RPP Phone: Ext. 2311
Planner, Development Review

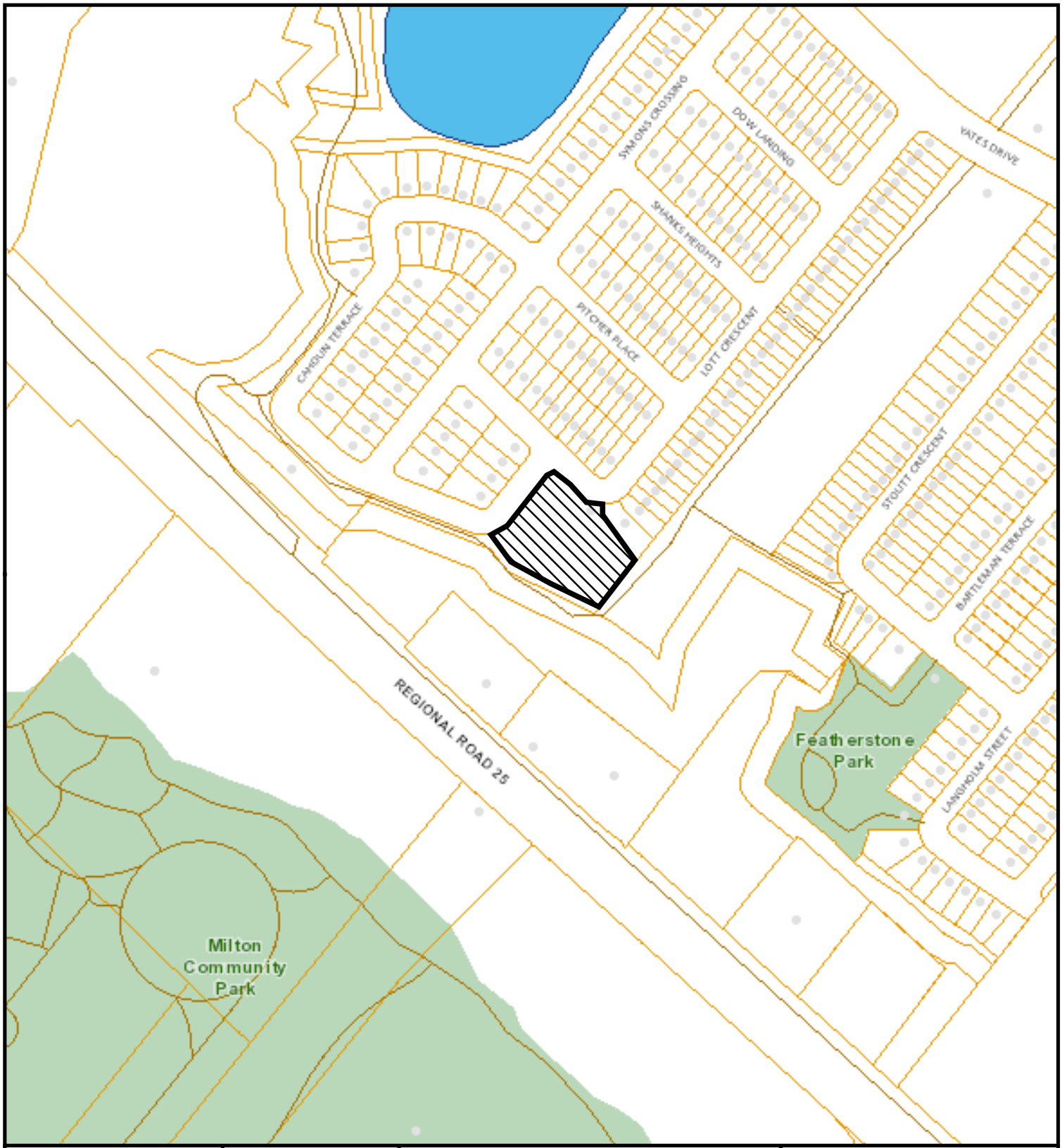
Attachments
Figure 1 – Location Map
Figure 2 – Draft Plan of Subdivision/Concept Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1:4,513.99	File: 24T-21010/M	Development Services

Subject Property

Copyright 2022: Town of Milton, Teranet Inc.

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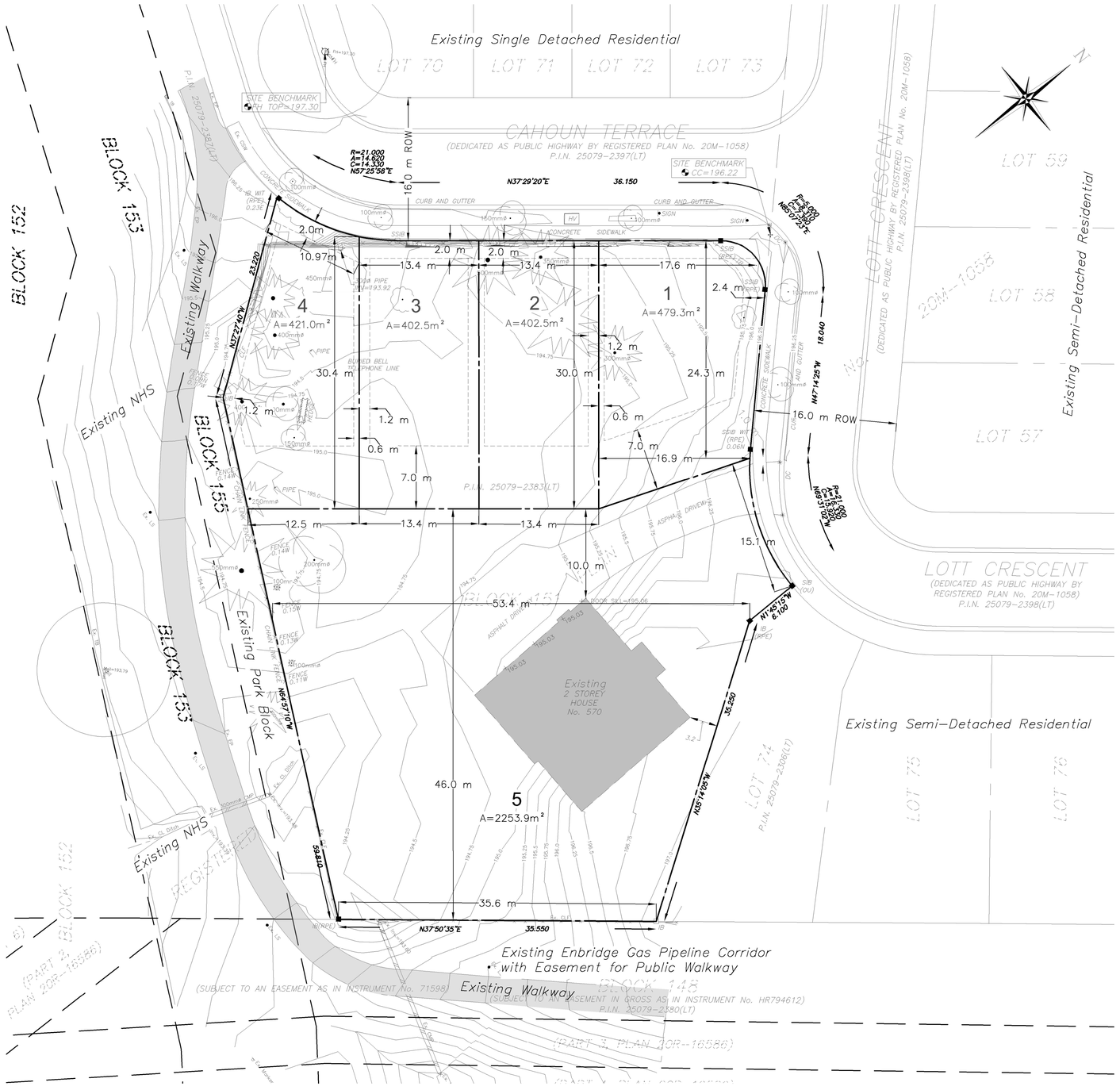
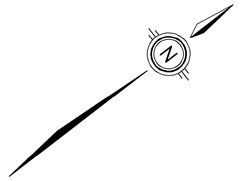
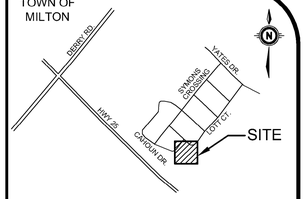
MTE FILE PATH:

updated topo







KEY PLAN N.T.S.

DRAFT PLAN OF SUBDIVISION

BLOCK 151
REGISTERED PLAN No. 20M-1058
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LAND USE SCHEDULE

	LOTS/BLKS	UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL	1-5	5	0.396
TOTAL		5	0.396

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j & l ARE AS SHOWN ON THE DRAFT PLAN.
h) Municipal water supply
i) Sandy silt/silt till
k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE

I AUTHORIZE MTE CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON

Apr 7/22

J. MARASCHIELLO — DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

MOE TRAVALLAEE
Ontario Land Surveyor — DATE

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	UPDATED TOPO	WAW	2022-04-07

MTE
Engineers, Scientists, Surveyors
905-639-2552

CLIENT
JAMES MARASCHIELLO
570 LOTT CRESCENT — MILTON

PROJECT
CAHOUN DRIVE SUBDIVISION
CAHOUN DRIVE & LOTT CRESCENT — MILTON

Project Manager: W.WILSON	Project No.: 38372-100
Design By: WAW	Checked By:
Drawn By: AXG	Checked By: WAW
Surveyed By: OTHERS	Drawing No.: MS1.1
Date: Oct.08/21	
Scale: 1:250	Sheet 1 of 1

LEGEND

LOT LINE

BUILDING ENVELOPE

April 7, 2022 - 3:12:38 PM - Plotted By: Alla X. Gulkin

The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	July 18, 2022
Report No:	DS-081-22
Subject:	Technical Report: Zoning By-law Amendment by Shearling Heights Estates Ltd. applicable to the lands known as BLOCK 360, PLAN 20M-1184 (Town File: Z-15/21)

Recommendation:

THAT Application Z-15-21 for a Zoning By-law Amendment to the Town of Milton Zoning By-law 016-2014, as amended, to change the current Mixed Use (MU Zone) to a Mixed Use with Site Specific Provisions Zone with a Holding Provision (MU*323*H69) to permit three (3) mid-rise mixed-use buildings (352 units), 32 double-car car garage townhouse units and 28 back-to-back townhouses on lands municipally identified as BLOCK 360, PLAN 20M-1184, BE APPROVED;

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

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

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the Draft By-law attached as Appendix 1 to Report DS-081-22 for Council adoption.

EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of three (3) mid-rise mixed-use buildings totalling 352 units as well as 32 double-car garage townhouse units and 28 back-to-back

townhouses at Block 360, PLAN 20M-1184.The three (3) mixed-use buildings feature commercial units at grade with residential apartments above. The overall vision for the proposed development is to create a mixed-use residential and commercial node that will offer higher density, transit-supportive housing options in the area and in accordance with the secondary plan requirements. The Zoning By-law Amendment seeks to rezone the lands to permit the proposed townhouse units and back-to-back townhouses on the subject property and further establish zone standards specific to the proposed development.

The application is complete pursuant to the requirements of the *Planning Act*, the proposed amendment is consistent with Provincial, Region and Town of Milton Planning policies. Two members of the public attended the statutory public meeting and no written comments from the general public were received. All internal departments and external agencies have reviewed the proposed rezoning and do not object to the rezoning of the subject property. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the applications are prepared in a manner that would allow them to be considered by Town Council for approval.

Conclusion & Recommendations

Staff is satisfied that the Zoning By-law Amendment process under Z-15/21 conforms to Provincial, Regional and Town planning policy and achieves acceptable design standards is generally consistent with the Town of Milton Official Plan policies.

Staff is satisfied that the proposed Mixed Use Zone with Site Specifics Provisions Zone with a Holding Provision (MU*323*H69) conforms to planning policies and Official Plan policies and therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1.

REPORT

Background

Owner: Shearling Heights Estates Ltd.

Applicant: Glenn Schnarr & Associates Inc.

Location & Site Description: The subject lands are approximately 2.12 hectares (5.2 acres) in size with approximately 130 metres of frontage on Bronte Street South and 116 metres of frontage on Britannia Road. Please see Figure 1 – Location Map. The lands are currently vacant.

Background

The immediate neighbourhood to the north consists of residential uses, primarily single-detached dwellings, semi-detached dwellings and townhouses. The lands to the northwest of the subject property are part of the Shadybrook Development draft approved plan of subdivision (24T-14012/M). The Shadybrook Development includes both residential and commercial uses. The lands to the southeast and southwest remain undeveloped.

Proposal: The application seeks to facilitate the development of three (3) mid-rise apartment buildings, a total of 352 residential units as well as 32 double-car garage townhouse units and 28 back-to-back townhouse units. The apartment buildings will include:

- Building A which will be located to the northeast corner of Bronte Street South and Britannia and will be 12 storeys;
- Building B which is to be located at the southeast corner of Bronte Street South and Bronson Terrace and will be 6 storeys; and
- Building C is to be located at the northwest corner of Britannia Road and Chretien Street and will be 6 storeys.

The proposed development includes a variety of compatible residential built forms as envisioned in the secondary plan for this area, including mid-rise mixed-use buildings, townhouses and back-to-back townhouses. Through the three (3) mid-rise mixed use buildings, a total of 352 residential units are proposed. The proposed density for the entire site is a Floor Space Index (FSI) of 1.79. The unit break down includes:

Building	Number of Units
Building A	224
Building B	59
Building C	69
TOTAL	**352**

It should also be noted that the proposal includes 729 parking spaces, which exceeds the minimum parking requirements identified as 696 spaces in the Town's Zoning By-law.

Building	Required Parking	Provided Parking
Building A	280	280
Building A (Commercial & Visitor)	56	56
Building B	104	104
Building C	89	89
Building B/C (Visitor)	32	32
Total	**561**	**561**

Background

Townhouses	Required Parking	Provided Parking
Back-to-Back Townhouses	64	64
Back-to-Back Townhouses (Visitor Spaces)	8	8
Double-Car Garage Townhouses	56	56
Double-Car Garage Townhouses	7	7
Total	**135**	**135**

The proposed development also includes 6 additional temporary lay-by spaces at grade and 26 additional spaces in the underground parking facility. Further, 15 barrier-free spaces were required and provided. Town staff have no concerns with the parking scheme proposed for the development.

The proposal also includes a total of 3,959 square metres of open space and over 600 square metres of indoor amenity spaces. The outdoor open spaces will include a large linear open space central to the proposed development, two passive open space blocks that will provide pedestrian connections to both Bronte Street South and Britannia Road from within this development and broader residential area and one gateway/open space block at the corner of Britannia Road and Chretien Street.

The proposal will also feature two focal art features throughout the proposed development. Town staff have informed the applicant that staff in Culture Services will work with Development Services to provide comment on any proposed public art at the site plan review stage.

It should also be noted that Urban Design staff are satisfied with the design proposed for the three types of residential units.

Figure 2 shows the concept plan for the proposed plan of development. Figure 3 shows a simplified site plan for the proposal.

The plans and documents, which have been submitted in support of the applications are listed below:

- Draft Plan of Subdivision prepared by J.D. Barnes Ltd., dated December 2016;
- Site Plan prepared by Glenn Schnarr & Associates, dated April 12, 2022;
- Conceptual Plans (Townhouse Concepts and Back-to-Back Concepts) prepared by One Riser Designs, dated April 12, 2022;

Background

- Planning Justification Report prepared by Glen Schnarr & Associates, dated April 11, 2022;
- Archaeological Clearance Letter prepared by MTC, dated August 28, 2021;
- Traffic Impact Study prepared by GHD, dated April 7, 2022;
- Phase One Environmental Site Assessment prepared by Soil Engineers Ltd., dated November 19, 2021;
- Functional Servicing Report prepared by Schaeffers Consulting Engineers, dated April 2022;
- Geotechnical Engineering Report prepared by Grounded Engineers Ltd., dated February 8, 2022;
- Hydrogeological Assessment prepared by Grounded Engineers Ltd., dated February 18, 2022;
- Preliminary Noise Report prepared by Jade Acoustics Inc., dated June 7, 2021;
- Shadow Impact Study prepared by Strybos Barron King Landscape, dated January 31, 2022; and
- Urban Design Brief prepared by John G. Williams Ltd., dated April 11, 2022.

Planning Policy

The subject lands are within the Urban Area of the Town of Milton and further located within the Boyne Secondary Plan Area. Further, the subject lands are identified as being within the Ford neighbourhood of Schedule C.10.A of the Secondary Plan. The subject lands are also located on the corner of Britannia Road (Major Arterial Road) and Bronte Street South (Minor Arterial Road) as shown on Schedule C.10.B of the Secondary Plan. The subject lands are designated as Major Node Area on Schedule C.10.C and are within Phase 3A area as noted on Schedule C.10.D. The subject lands are zoned as Mixed Use (MU) as a result of a previous Zoning By-law Amendment approved for the property.

Section C.10.3.1 of the Boyne Secondary Plan provides a goal for the area which seeks to create a safe, liveable, attractive complete and healthy community in the Boyne Survey which is designed to be integrated with the rest of the Milton Urban Area, and to reflect the engaging, balanced and connected character of the Town of Milton as a whole. Town staff are of the opinion that the proposed development achieves the goal of the Secondary Plan.

Section C.10.4.4. of the Boyne Secondary Plan states that the Boyne Survey is designed to provide a diverse range of housing options and transit-supportive development. Further, the Plan provides a housing mix-target, which anticipates a higher percentage of medium and high density development.

Background

Section C.10.5.6.1 of the Boyne Secondary Plan states that the Major Node Area is intended to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit.

Section C.10.5.6.2 of the Boyne Secondary Plan provides a list of permitted uses which include a variety of high density residential uses as well as a) medium-density residential II uses and e) retail and service commercial uses, generally not exceeding a combined total gross floor area of 2,787 square metres within a single node, located on the main floor of a multi-storey building. Town staff are satisfied as the proposed development includes high density residential, medium-density residential uses as well as retail and service commercial uses at-grade.

Section C.10.5.6.3 of the Boyne Survey Secondary Plan notes that the design of development within the Major Node Area shall ensure compatibility and transition between the Node and adjacent development. In addition, the following policies apply:

a) Land assembly to create larger viable holdings and facilitate comprehensive development shall be encouraged;
b) A variety of building heights and forms is encouraged with the highest buildings being orientated to the primary intersection, and stepped back or terraced abutting development outside of the Node;
c) Buildings shall have a minimum height of three storeys and a minimum FSI of 1.0, however development with additional height and density is encouraged to a maximum height of 15 storeys and a maximum FSI of 3.0.;
d) Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge;
e) Pedestrian traffic generating activities, particularly retail commercial uses and restaurants, shall be located at grade level, with residential and office uses in upper storey locations except in purpose designed buildings;
f) Parking is strongly encouraged to be located underground or within parking structures; surface parking, where permitted, should be minimized and shall be located away from the streetline; and,
g) Development shall be designed to facilitate access to public transit.

Staff is of the opinion that the proposal is in conformity with the policies as noted above and provides for an appropriate transition to the adjacent low density residential uses.

Section C.10.2.2 f) of the Boyne Secondary Plan states that Britannia Road represents a significant corridor in and through the Boyne Survey and Milton Urban Area, as such requires enhanced streetscape design. Also, Section C.10.3.2.8 of the Boyne Secondary Plan provides an objective that speaks to developing neighbourhoods that each have a “sense of place” created by the design of the development, including pedestrian orientation of the streetscape and emphasis placed on parks, which are designed as

Background

"meeting" points for the immediate area. Town staff are of the opinion that the proposed development meets both policies of the Secondary Plan as there is a sufficient amount of outdoor amenity space throughout the development as well as unique features such as two focal art features that will contribute to the overall site design.

Based on the information provided and outlined above, Town staff is satisfied that an Official Plan Amendment is not required for the proposed development as the density range for High Density Residential Uses is met and the emphasis on a high level of Urban Design and the development of a unique "Sense of Place" is at the forefront of the development proposal.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Mixed Use (MU) under the Zoning By-law 016-2014, as amended, as part of a previous plan of subdivision application presented to Town Council for the subject property. The MU zone does permit apartment buildings but does not permit the proposed townhouse uses, a Zoning By-law Amendment was required to accommodate the development.

The lands are proposed to be zoned site specific Mixed Use with a Holding Provision (MU*323*H69) to facilitate the proposed development. In addition to allowing townhouse units, the site specific zoning also includes a number of special provisions required to accommodate the unique design parameters and features being offered by the developer.

A Holding Provision (H69) will be applied to the lands and includes two conditions that require noise concerns to be addressed to the satisfaction of CN Rail and stormwater management concerns to be addressed to the satisfied of Engineering Development Staff at the Town of Milton.

During the review, CN Rail requested further noise measurements be conducted to determine the traffic and rail noise given the subject property being in close proximity to the proposed CN Intermodal Rail Yard. The applicant has provided CN Rail with an updated Noise Report but at this time, it is being peer reviewed to confirm if it satisfies the concerns outlined by CN Rail. To ensure that this item is addressed to the satisfaction of CN Rail, a Holding Provision (H) will be placed on the zoning and will not be lifted until the Town has received confirmation that these requirements have been met.

In regards to a condition related to stormwater management concerns, Town staff identified that one of the proposed culvert replacements which crosses Britannia Road was not constructed during the reconstruction of Britannia Road, as envisioned in the Subwatershed Impact Study (SIS). The reconstruction of Britannia Road is now substantially complete and installing the culvert per the SIS is no longer a possibility. This

Background

culvert affects the stormwater drainage of both the subject lands (Shearling Heights) and the lands at the northwest corner of Bronte/Britannia (Shadybrook).

In order to facilitate storm water drainage for these two affected properties, additional engineering work is required in coordination with Conservation Halton, Halton Region and the adjoining land owners to determine a suitable storm water outlet that will work with the future land uses. As noted above, applying a Holding Provision (H) to the subject property allows for the development to move forward while the additional engineering and coordination works are advanced to the satisfaction of the Town of Milton.

A draft of the Zoning By-law Amendment is included as Appendix 1.

Discussion

Public Consultation and Review Process

Notice of a complete application was provided on July 21, 2021, pursuant to the requirements of the *Planning Act.* Notice for the public meeting was provided pursuant to the requirements of the *Planning Act* on September 9, 2021, through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion. The Public Statutory Meeting was held on October 4, 2021 and Town staff did not receive any public comments nor did any public attend the meeting.

The applicant held a virtual privately initiated Public Information Centre session (PIC) on September 29, 2021. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to directly ask questions of the applicant and technical consultants and learn about the application process. Town staff were present at the PIC as well. Two residents did attend the PIC but no questions or concerns were raised regarding the proposed development. It should also be noted that since the Public Statutory Meeting and PIC, Town staff have not received any public comments.

Agency Consultation and Summary of Issues

The proposed Zoning By-law Amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the application, subject to the Holding (H) Provision requested by CN Rail and Town of Milton Development Engineering Staff. Agencies will continue to work with the applicants through the Site Plan Approval process prior to the development of the site.

Conclusion

Staff is satisfied that the Zoning By-law Amendment process under Z-15/21 conforms to Provincial, Regional and Town planning policy and achieves acceptable design standards

Discussion

is generally consistent with the Town of Milton Official Plan and Boyne Survey Secondary Plan policies.

Staff is satisfied that the proposed Mixed Use Zone with Site Specifics Provisions Zone with a Holding Provision (MU*323*H69) conforms to planning policies and Official Plan policies and therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1.

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:	Taylor Wellings, MCIP, RPP Planner, Development Review	Phone: Ext. 2311

Attachments

Figure 1 – Location Map

Figure 2 – Concept Plan

Figure 3 – Simplified Site Plan

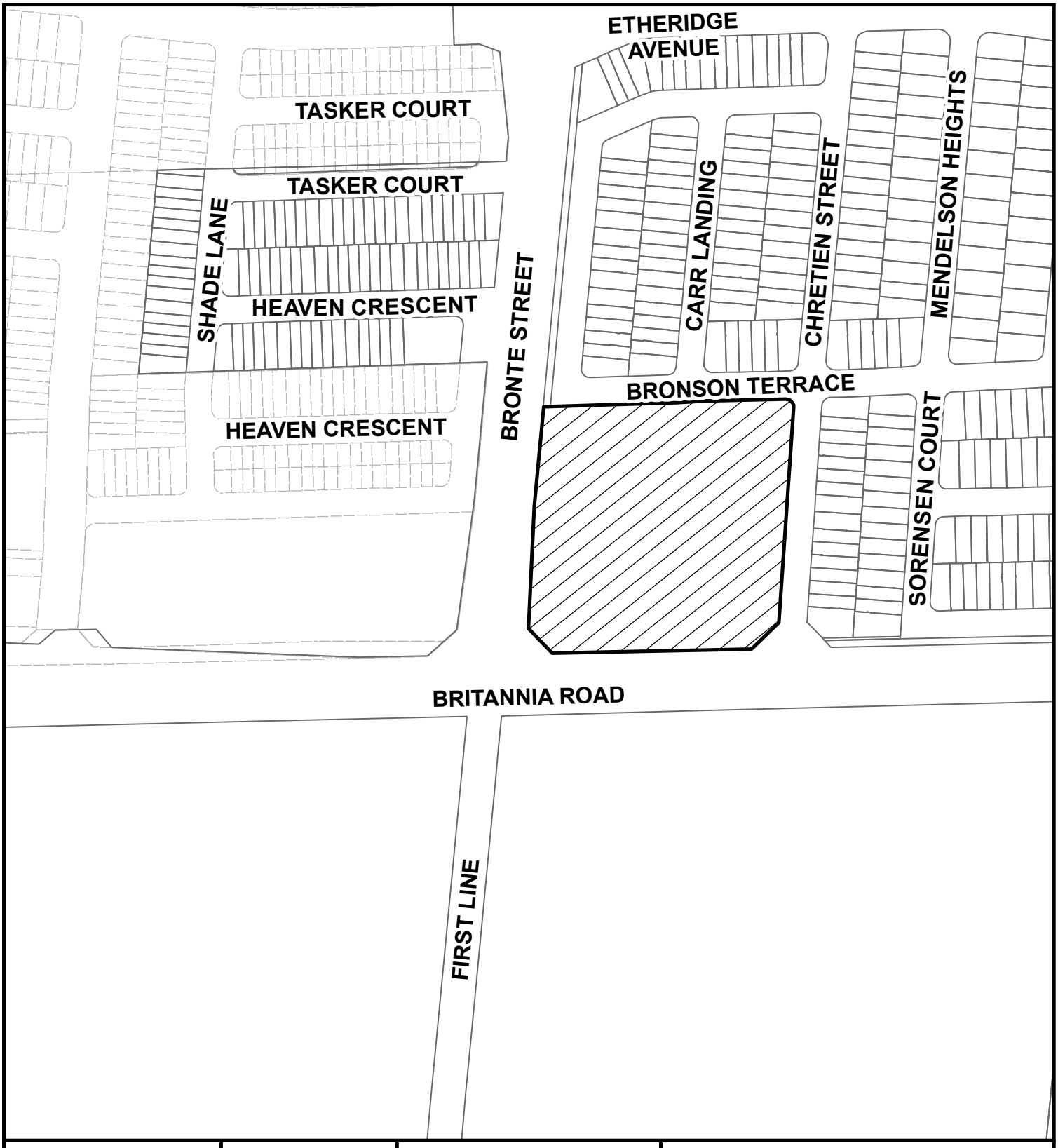
Appendix 1 – Schedule A & Draft Zoning By-law

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands

FIGURE 1
LOCATION MAP



Council Meeting Date: July 18, 2022	Scale: 1: 3,000	Files: Z-15/21	Development Services Department

Subject Property

Copyright 2021: Town of Milton, Teranet Inc.

SIMPLIFIED SITE PLAN

▪ Greenpark Group ▪ Shearling Heights ▪ 1466.17 ▪ Sep. 9, 2021

1:750

GRAZIANI + CORAZZA ARCHITECTS

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 2 NS, BLOCK 360, REGISTERED PLAN 20M-1184, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (Shearling Heights Estates Ltd.) – FILE: Z-15/21

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Mixed Use (MU) zone symbol to a new site specific Mixed Use Zone with a Holding Provision (MU*323-H69) symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.323 to read as follows:

   Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Mixed Use (MU*323), the following provisions shall apply:

   i) Additional Permitted Uses:

      Townhouse Dwellings

   ii) Special Site Provisions:

      a) The lands identified as MU*323 on Schedule A shall be considered one lot for the purposes of administering the Zoning By-law;
      b) Notwithstanding Footnote (*4) to Table 6A-1 to the contrary, the density calculation per net hectare shall include the total number of all dwelling units located on the lot;
      c) Minimum height of a bicycle parking space in a stacked system shall be 1.0m;
      d) An entrance/exit ramp to an underground parking structure shall be setback a minimum of 1.2m from a building;

e) A loading space shall be setback a minimum of 8.4 m from a public street line;
f) A loading space shall be setback a minimum of 1.5m from a building;
g) The below grade parking structure shall be setback a minimum of 2.5m from a street line or lot line;

iii) Zone Standards for Townhouse Dwellings (Lane Access, All Other Streets):

a) Notwithstanding Section 6.2 Table 6F, Townhouse Dwellings shall be subject to the zone provisions for the RMDII zone;
b) A 'unit' or parcel of tied land within a plan of condominium, on which a townhouse dwelling is situated, shall be considered a lot for the purpose of administering the zoning by-law;
c) The rear lot line shall be the lot line over which the driveway access is provided.
d) Maximum building height shall be 13.5 m;
e) Minimum lot depth shall be 23.0 m;
f) Minimum lot frontage for corner end unit shall be 7.6m;
g) Minimum rear yard shall be 3.0 m;
h) Minimum exterior side yard shall be 1.5 m;
i) Rooftop amenity area shall be permitted as private amenity area;
j) Notwithstanding Section 5.6.2 iii), a residential driveway shall be setback a minimum of 3 m from a lot line abutting a public street;
k) Maximum width of a residential driveway, on which a townhouse dwelling unit is situated, shall not exceed the width of the garage face;
l) A residential driveway leading to an attached garage in the rear yard shall be permitted; and,
m) Section 5.6.2 viii) b) shall not apply.

iv) Zone Standards for Multiple Dwellings:

a) Minimum setback from a street line shall be 2.5 m;
b) Rooftop amenity area shall be permitted as private amenity area;
c) The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
d) The Access to at-grade units provision is not applicable; and,
e) Notwithstanding Section 4.5 to the contrary, balconies shall be permitted in any yard

v) Zone Standards for Mixed Use Buildings and Apartment Buildings:

a) Maximum building height shall be 12 storeys and 42.0 m;
b) The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
c) The access to at-grade units provision shall not apply to apartment dwelling units located at grade that do not have any exterior walls facing a public street;
d) Where balconies are oriented towards an arterial road, they are permitted above 4.0 m from established grade;
e) A transformer may project towards a public street beyond the main wall of a building;
f) All outdoor open space areas shall be considered outdoor communal amenity space; and,
g) Notwithstanding Section 4.19.5 Table 4H to the contrary, balconies may project a maximum distance of 2.0 m into a required yard.

3. **THAT** Section 13.2.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.112 to read as follows:

   For lands with Holding Provision H69, the "H69" Holding Provision shall not be removed until such times as the Owner has satisfied the following requirements and has provided written confirmation from CN Rail of the same:

   a) The Owner submits an updated noise mitigation report and implements any recommendations to the satisfaction of CN Rail
   b) The Owner has provided a suitable storm water outlet to the satisfaction of the Town of Milton

4. **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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

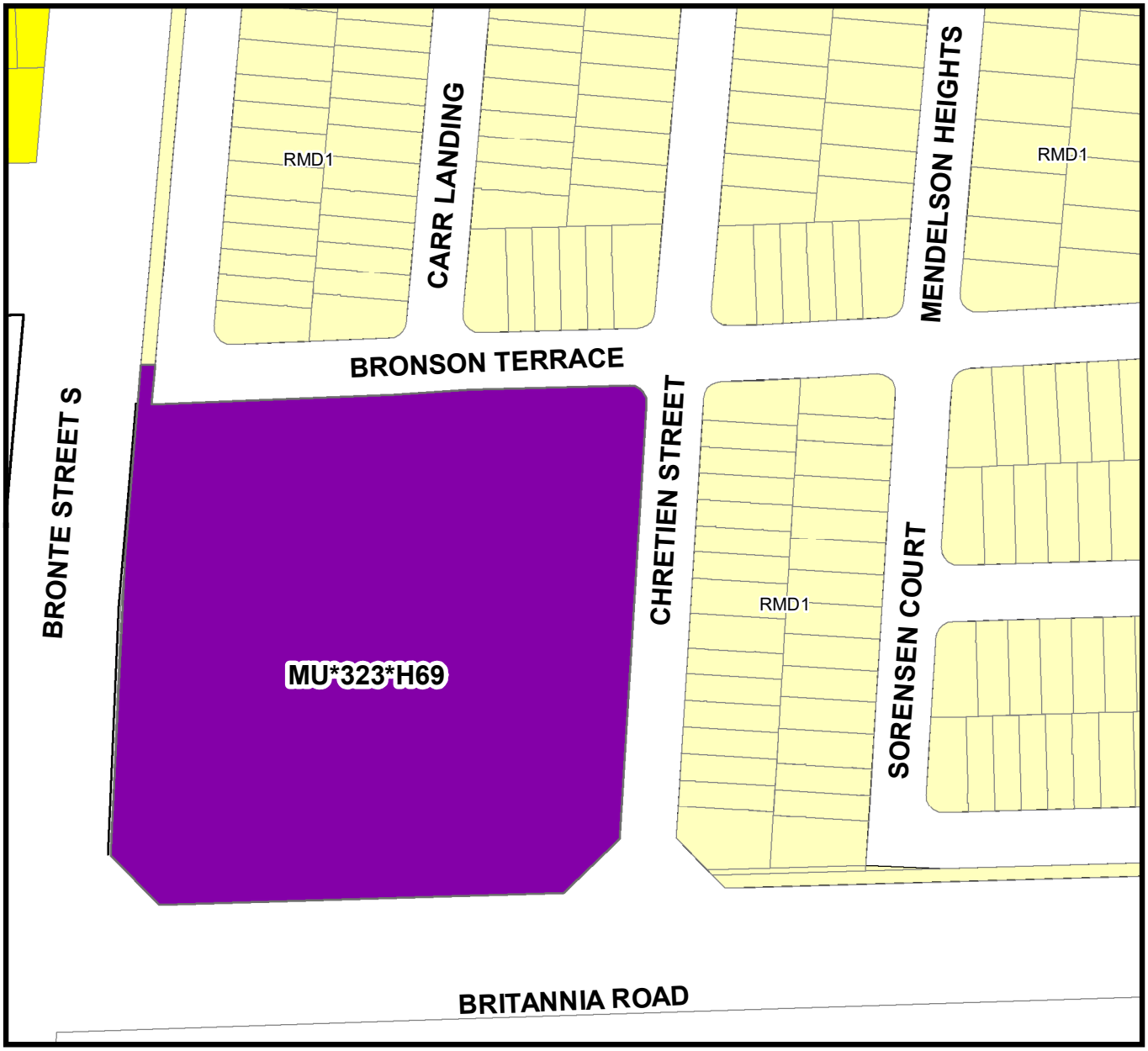
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2022

TOWN OF MILTON

PLAN 20M1184 BLK 360
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO._____ PASSED
THIS __ DAY OF _____, 2022.

MU*323*H69 - Mixed use zone special with holding

_____
MAYOR - Gordon A. Krantz

_____
CLERK- Meaghen Reid

The Corporation of the Town of Milton

NOTICE OF MOTION – COUNCILLOR DI LORENZO

INTRODUCTION DATE:	July 18, 2022
SUBJECT:	Milton Home Business Program
CONSIDERATION DATE:	July 18, 2022
REQUESTED BY:	Councillor Di Lorenzo
SECONDED BY:	Councillor Hamid

WHEREAS the Town of Milton is a place of possibilities that encourages entrepreneurship, job creation and small businesses;

AND WHEREAS almost 60% of all businesses in the Town of Milton are micro-businesses with a high portion operating as home based businesses;

AND WHEREAS the pandemic has changed how and where people work, including how micro-businesses operate;

AND WHEREAS the Town of Milton Economic Development Strategic Plan identifies the desire to 'Bolster Milton's start-up ecosystem to drive future competitiveness';

AND WHEREAS home based businesses are permitted subject to Home Occupation rules and regulations as identified within the Town of Milton's zoning bylaw;

THEREFORE BE IT RESOLVED that staff evaluate expanding existing home occupation eligibility and business support programming, and report back any recommended zoning amendments and business support program enhancements for future council consideration.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 066-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 36 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 7, CONCESSION 5, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED) – FILE: Z-07/22

WHEREAS the Council of the Corporation of the Town of Milton is empowered to enact this By-law by virtue of the provisions of Section 34 and 36 of the *Planning Act*, as amended;

AND WHEREAS notice of intention to remove the Holding (H47) Symbol has been provided in accordance with the regulations of the *Planning Act*, as amended;

AND WHEREAS it has been confirmed to the Council of the Corporation of the Town of Milton that all of the necessary conditions required for the removal of the holding provision have been satisfied;

AND WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to remove the Holding (H47) Symbol on the lands;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing site-specific Residential Medium Density 1 (RMD1*283*H47) to a site-specific Residential Medium Density 1 (RMD1*283) Zone Symbol, on the lands shown on Schedule "A" attached hereto.

2. **THAT** Section 13.2 is amended by adding the date that the holding provision applicable to Section 13.2.1.89 is lifted on the lands.

3. **THAT** this by-law shall come into force and effect on the day of its passing.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

_____Mayor
Gordon A. Krantz

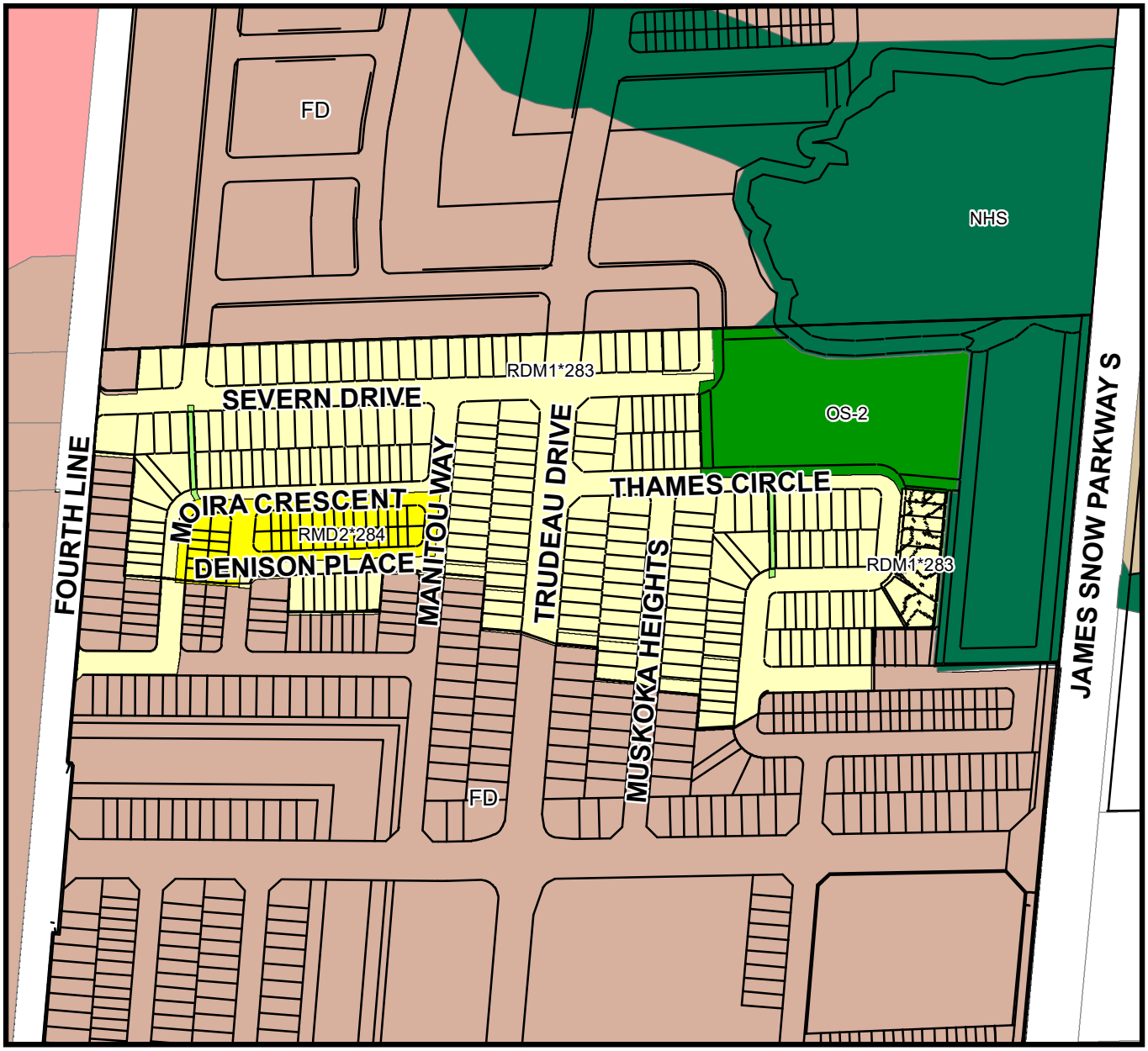
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 066-2022

TOWN OF MILTON

PART LOT 7 CONCESSION 5 TRAFALGAR NEW SURVEY &
PART OF PART 1 RP 20R8701 & PART 2 RP 20R17505

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO.066-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

RMD1*283 - Medium Density Residential 1 Zone Special

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 067-2022

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 THE LANDS DESCRIBED AS BLOCK 7, 20M-1119, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (WHITELAND SERVICES INC.) – FILE: Z-23/21

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Business Park with a Holding symbol (M1*H16) to a site-specific Business Park Zone (M1*321) symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.321 to read as follows:

    a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned the following standards and provisions shall apply:

        i. For the purpose of this By-law, *Courier Facility* means:

        "a building used by a courier service where goods, packages, merchandise, articles, or things are received by transport truck and are sorted and/or transferred to delivery vehicles for local distribution and vice versa, but shall not include a Transportation Terminal."

    b. Additional Permitted Use:

    Courier Facility

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

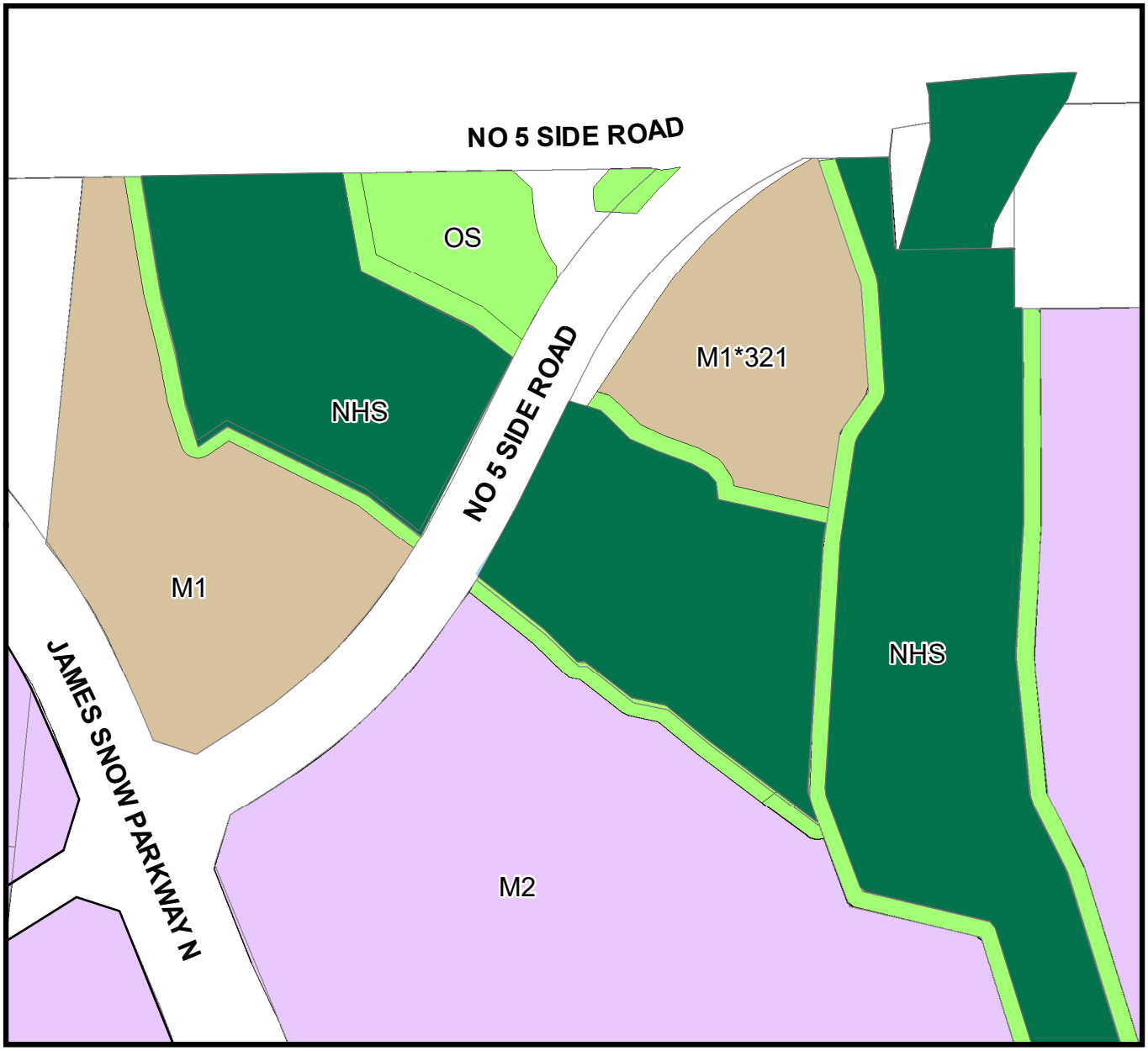
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 067-2022

TOWN OF MILTON

PLAN 20M1119 BLK 7
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 067-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

M1*321*HXX - Business Park Zone Special

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 068-2022

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 THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 5, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON III-75 LAND LIMITED) – FILE: Z-05/18

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zones to Residential Medium Density 1 (RMD1) zone, a site specific Residential Medium Density 2 (RMD2*320) zone, a Mixed Use zone with a Holding Symbol (MU-H67), Open Space (OS) zone and Natural Heritage System (NHS) zone symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.2 of By-aw 016-2014, as amended, is hereby further amended by adding Section 13.2.110 to read as follows:

   For Lands with Holding Provision H67, the H67 Holding Provision shall not be removed until the Owner has addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

   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."

3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.320 to read as follows:

   a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 2 – Site Specific (RMD2*320) zone the following standards and provisions shall apply

      i. Notwithstanding Table 6D, the minimum Lot Depth for a Townhouse Dwelling on a Lane is 25.0 metres;

      ii. Notwithstanding Table 6D, the minimum Lot Depth for a Back-To-Back Townhouse Dwelling shall be 13.25 metres; and

      iii. Notwithstanding Table 6D, the minimum Front Yard Setback for a Back-To-Back Townhouse Dwelling shall be 4.0 metres.

4. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____Mayor
Gordon A. Krantz

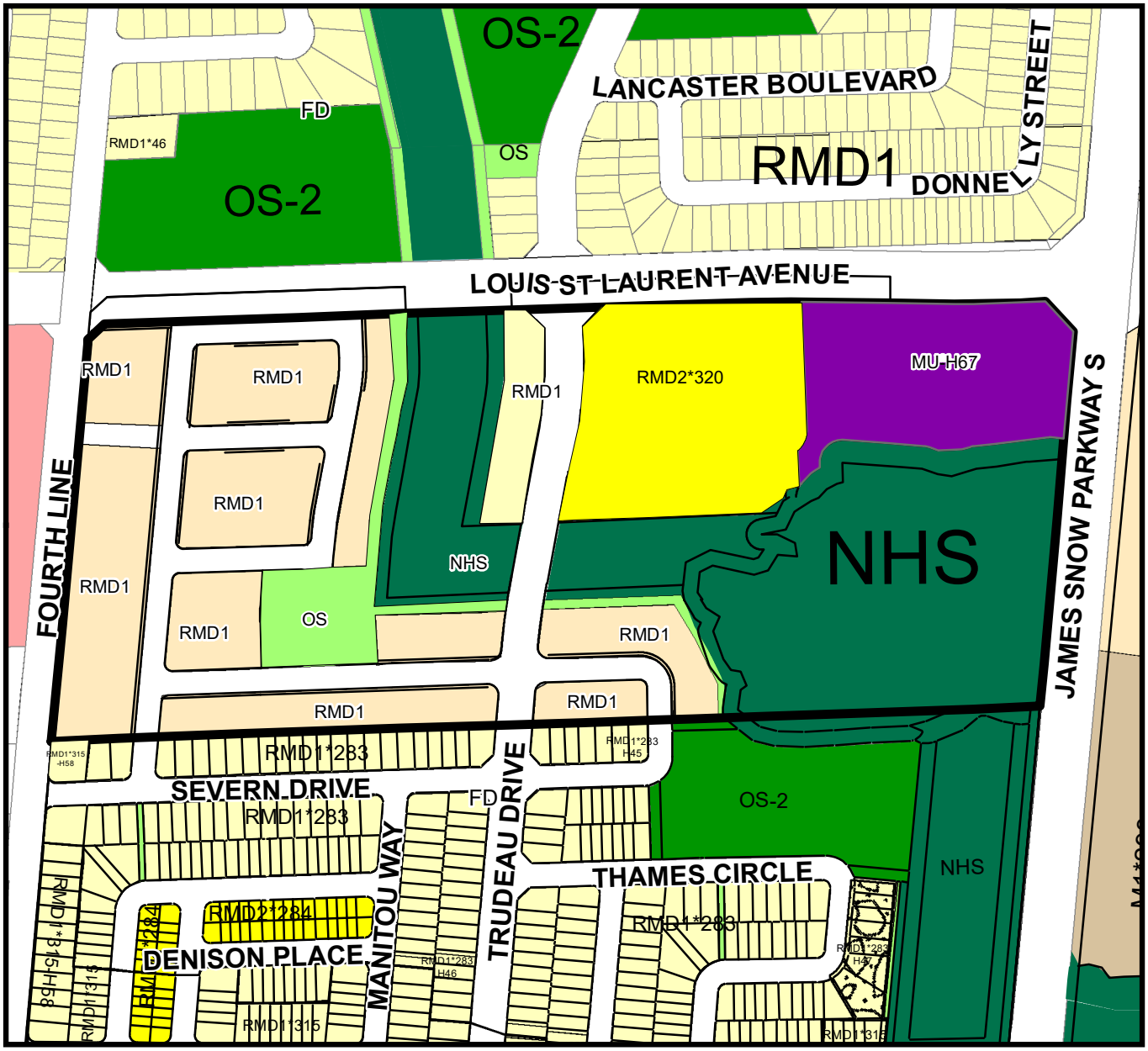
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 068-2022

TOWN OF MILTON

PART LOT 7 CONCESSION 5 TRAFALGAR NEW SURVEY &
PART OF PART 1 RP 20R8701 & PART 2 RP 20R17505

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 068-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

- MU-H67 - Mixed Use Zone with Holding
- OS - Open Space Zone
- RMD1 - Medium Density Residential 1 Zone
- RMD2*320 - Medium Density Residential 2 Zone
- Special NHS - Natural Heritage System Zone

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 069-2022

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY INDENTIFIED AS 180, 182, 184, 190 AND 194 BRONTE STREET SOUTH AND LEGALLY DESCRIBED AS PART LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENTS INC. AND ORNELLA GROUP INC.) – FILE: LOPA-08/20

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

1. Amendment No. 74 to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit the development of an 8-storey residential apartment building with a maximum density of 354 units per net hectare, at lands located at 180, 182, 184, 190, and 194 Bronte Street South, and legally described as Part of Lot 13, Concession 1, 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 No. 74 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

AMENDMENT NUMBER 74

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. 74 to the Official Plan of the Town of Milton

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. 74
To the Official Plan of the Town of Milton
180, 182, 184, 190, and 194 Bronte Street South
Part Lot 13, Concession 1
(File: LOPA 08/20)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. 74 to the lands located at 180, 182, 184, 190, and 194 Bronte Street South.

LOCATION OF THE AMENDMENT

The subject property is located on the west side of Bronte Street South and is approximately 0.76 hectares in size. The lands are legally described as Part of Lot 13, Concession 1, Town of Milton, and municipally known as 180, 182, 184, 190, and 194 Bronte Street South.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to 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 focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. Residential intensification includes infill development, the development of vacant or underutilized lots within previously developed areas, and the conversion and expansion of existing residential buildings to create new residential units for and/or employment uses. The type and scale of development, which should be more compact, and transition of built form to adjacent areas must also be considered. The subject lands are located within the Urban Area and is identified as an Intensification Area within the Town of Milton Official Plan.

The proposed amendment to permit the redevelopment of an underutilized site with a residential apartment development, containing a range of residential apartment unit sizes, in a compact 8-storey form designed in the character of a mid-rise building to fit within its surrounding context and transition appropriately to adjacent areas. The proposed development is located in an area with good access to local transit and active transportation infrastructure and will contribute to the achieving both the overall

growth targets, and the targeted form of growth, established in Provincial, Regional, and Local policy.

The proposal is located within an area designed for intensification as identified in the Town of Milton Official Plan, and will contribute to the prescribed minimum of 50 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings, as identified in the Regional Official Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 74 to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. 74, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

1.1 Amending Schedule I1 –by adding Specific Policy Area No. 47 to the lands at 180, 182, 184, 190, and 194 Bronte Street South (Part of Lot 13, Concession 1) as shown on Schedule 'I1' attached hereto.

2.0 Text Change

2.1 Adding the following text to Section 4.11.3 "Specific Policy Areas":

"4.11.3.47 The maximum permitted density of a development located on the lands identified as Specific Policy Area No. 47 on Schedule I1 of this Plan, being 180, 182, 184, 190, and 194 Bronte Street South, is 354 units per net 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: LOPA 08/20 & Z 17/20

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

0 1 2 Kilometres

NAD 1983 - UTM Zone 17N

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

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Consolidated August 2008, Edited June 2022

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 070-2022

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 THE LANDS DESCRIBED AS PART LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENT INC. & ORNELLA GROUP INC.) – FILE: Z-17/20

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. 74 taking full effect;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Residential Medium Density 1 (RMD1) zone symbol & site specific Residential Medium Density 1 (RMD1*42) zone symbol to a site specific Residential Office with a Holding symbol (RO*322-H68-H70) on the land shown on Schedule A attached hereto.

2. THAT Section 13.2.1 of By-law 016-2014, as amended, is hereby further amended by adding section 13.2.1.111 to read as follows

   For lands with Holding Provision H68, the “H68” Holding Provision shall not be removed until such times as the Owner has satisfied the following requirements and has provided written confirmation from CN Rail of the same:

   a) Satisfactory Peer Review of the Crash Wall Design;
   b) Satisfactory Peer Review of the Noise and Vibration Report;
   c) Satisfactory Peer Review of the Stormwater Management Report;
   d) Completed and signed CN Development Agreement;

3. THAT Section 13.2.1 of By-law 016-2014, as amended, is hereby further amended by adding section 13.2.1.113 to read as follows:

   For lands with Holding Provision H70, that prior to the lifting of the “H70”, and prior to site alteration, servicing or grading of the site, the Owner shall have submitted Archaeological Assessment of the subject property and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as Clearance Letter from the Ministry of Heritage, Sport, Tourism and

Culture Industries. No grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Heritage, Sport, Tourism and Culture Industries, being submitted to the Town of Milton and the Regional Municipality of Halton."

4. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.322 to read as follows:

   a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned site specific Residential Office (RO*322) the following standards and provisions shall apply:

      i. Additional permitted uses: Apartment Building, Hybrid

      ii. Definitions:

         For the purpose of this by-law:

         BALCONY means a platform that may be partially enclosed projecting from the main wall of a building which is not supposed by vertical uprights other than the wall itself except when located above a porch/veranda, patio or exclusive use driveway and which is only accessible from within the building

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

         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

      iii. Zone Standards:

         a) Maximum number of apartment dwelling units: 268;
         b) Minimum front yard setback: 4.6 metres;
         c) Minimum front yard setback above the 5th Storey: 11.0 metres;
         d) Minimum rear yard setback: 0.0 metres;
         e) Minimum side yard setback to the north: 3.0 metres;
         f) Minimum side yard setback to the south: 3.5 metres;
         g) Maximum lot coverage: 58%
         h) Minimum landscape open space: 24%
         i) Maximum floor space index: 3.1
         j) No portion of any dwelling unit shall be located within 20 metres of the rear lot line;
         k) A minimum of 4.0 square metres per dwelling unit of communal amenity space shall be provided as outdoor amenity space on

the lot and shall be maintained and operated by a common entity;

l) No portion of a mechanical penthouse may be within 20 metres of a front lot line and 10 metres of a side lot line.

iv. Special Provisions:

a) Notwithstanding the provisions of Section 4.5 ii), balconies are permitted in all yards for an Apartment Building and an Apartment Building, Hybrid;

b) Notwithstanding the provisions of Section 4.19.4, exceptions to Height Requirements, the calculation of Building Height shall be exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features such as parapets and screen walls.

c) Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirements shall be:
   i) 1.30 parking spaces per dwelling unit; and
   ii) plus 0.25 visitor parking spaces per dwelling unit; and
   iii) a minimum of 11 of the total parking spaces required by i) and ii) above shall be accessible parking spaces.

d) Notwithstanding Section 5.10 to the contrary, a minimum of 8 of the bicycle parking spaces required shall be provided as short-term bicycle parking spaces.

e) Notwithstanding Section 5.12 Table 5 L to the contrary, the minimum 2.2 m setback required between a parking area and a building shall not apply between the parking area and the support columns located at the front of the building.

f) Notwithstanding Section 5.14.1 to the contrary, a below grade parking structure is permitted a minimum setback of 1 m to the front lot line and 0 m to the rear lot line.

5. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

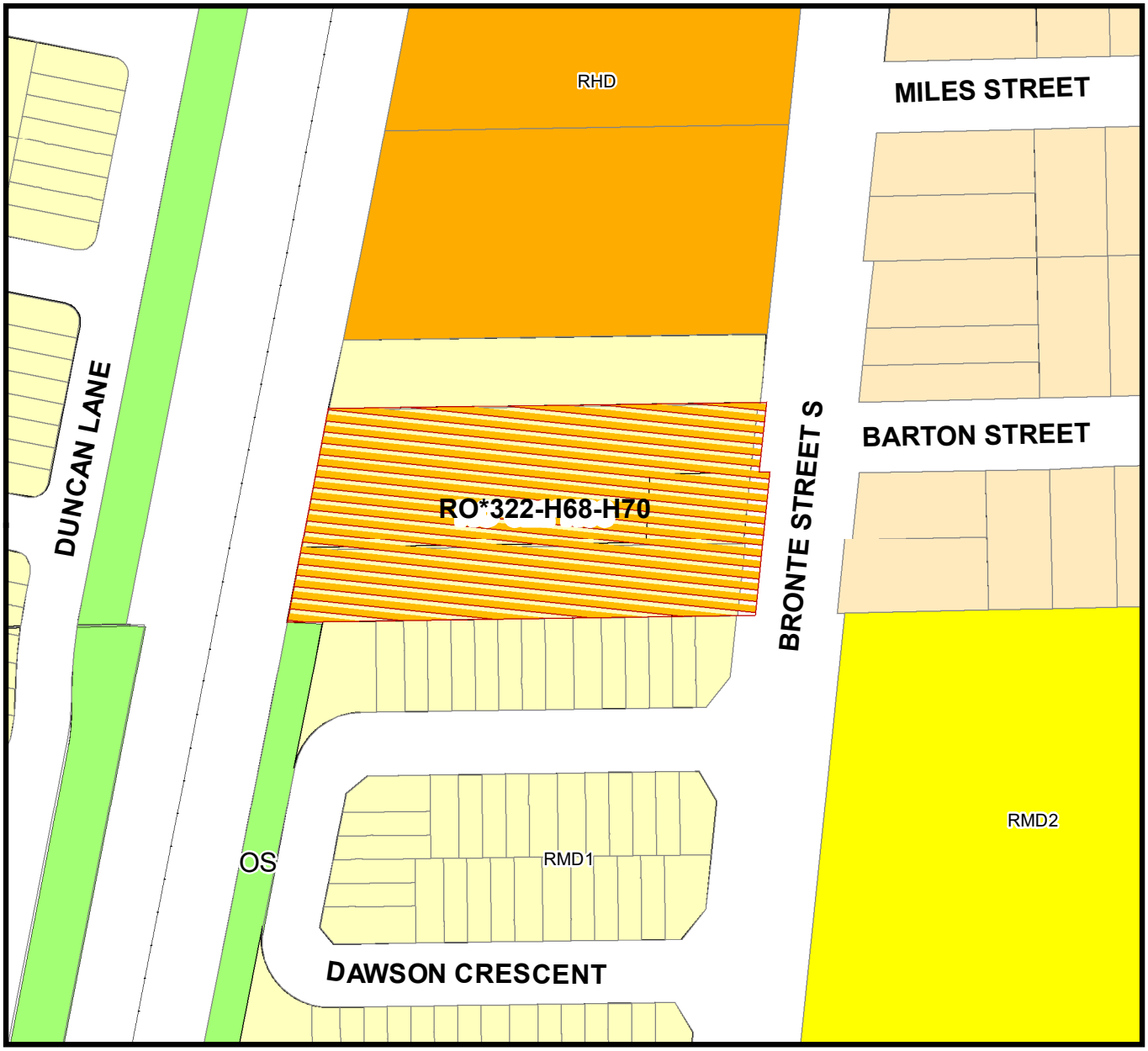
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 070-2022

TOWN OF MILTON

PART LOT 13 CONCESSION 1 RP 20R15364 PARTS 1 TO 3 TRAFALGAR NEW SURVEY
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 070-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

RO*322-H68-H70 - Residential Office Zone Special with Holding

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

Z-17/20
LOPA 08/20

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 071-2022

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE VARIOUS LANDS OF THE DOWNTOWN AREA, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (FILE NO. HKA 02/22)

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

1. Amendment No. 75 to the Official Plan of the Town of Milton, to amend Schedule C.7.A Central Business District Height Limits of the Town of Milton Official Plan to address mapping errors in which amendments are needed to conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study, consisting of the attached map 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 75 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

AMENDMENT NUMBER 75

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

Various Lands in the Downtown Area
Town of Milton
(Town File: HKA 02/22)

AMENDMENT NUMBER 75

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. 75 to the Official Plan of the Town of Milton

PART I: THE PREAMBLE

THE TITLE

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

Amendment No. 75
To the Official Plan of the Town of Milton
Various Lands in the Downtown Area
Town of Milton
Town File: HKA 02/22

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to address mapping errors on Schedule C.7.A – Central Business District Height Limits in which amendments are required to conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study.

LOCATION OF THE AMENDMENT

The lands subject to the amendment are located in various areas throughout the downtown area including:

- 320 Main St (southern portion, facing Pearl Street)
- 15, 16, 21 and 22 Court Street South
- 365 and 369 Pearl Street
- 17, 20 and 26 Prince Street
- 389, 395, 399, 405 and 409 Pearl Street
- 99, 107, 111 and 117 Mary Street
- 28, 60 and 104 Bronte Street North

BASIS OF THE AMENDMENT

The proposed amendment would address errors in which the height permission currently allowed on the above-noted properties does not conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study. Additionally, the amendment would address the error in which the proposed maximum height of the development proposed at 28, 60, and 104 Bronte Street North is incorrectly permitted, and amend the height schedule to return the height to the intended maximum building height.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. 75 to the Town of Milton Official Plan.

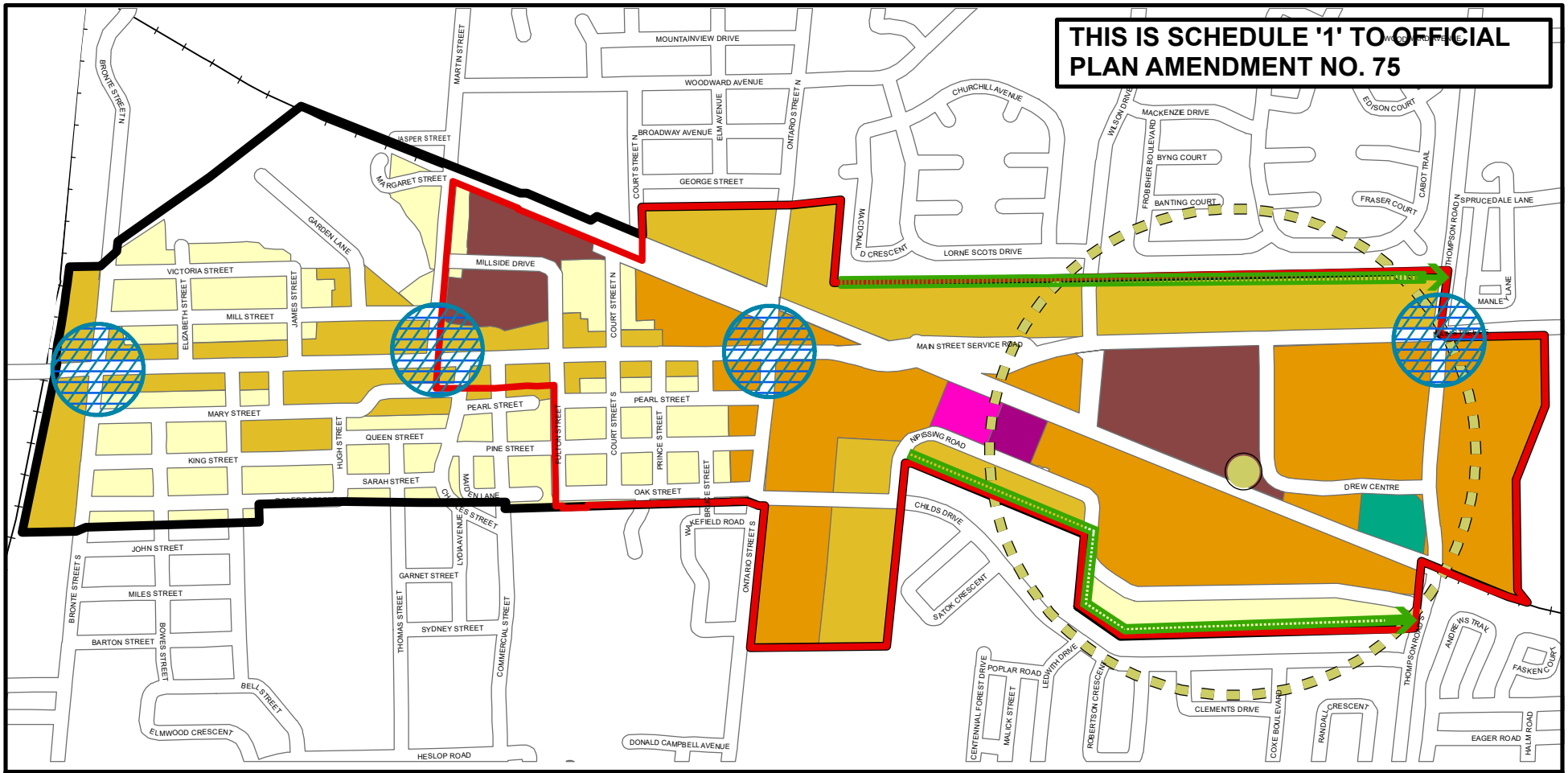
DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment no. 75 pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

1.1 Amending Schedule C.7.A – "Central Business District Height Limits" by addressing mapping errors that require amendments to conform to the recommendations of the Downtown Study, Mature Neighbourhoods Character Study and MTSA Study, and to address the error in which the *proposed* height of a development is incorrectly shown as the current height permission.

End of text



URBAN GROWTH CENTRE

CENTRAL BUSINESS DISTRICT

MAJOR TRANSIT STATION

MAJOR TRANSIT STATION AREA

GATEWAY

TRANSITION AREAS

MAXIMUM HEIGHTS

- 1-2 STOREYS
- 3-4 STOREYS
- 6-8 STOREYS
- 10-14 STOREYS
- 19 STOREYS
- 23 STOREYS
- 31 STOREYS

TOWN OF MILTON OFFICIAL PLAN

CENTRAL BUSINESS DISTRICT SECONDARY PLAN

Schedule C.7.A.CBD

Central Business District Height Limits

0 110 220 330 440 550 Metres

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

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July, 2022

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 072-2022

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 THE LANDS LOCATED AT VARIOUS ADDRESSES IN THE DOWNTOWN AREA – TOWN FILE – HKA 03/22

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 75.

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by applying the following changes on Schedule A attached hereto;

a. The lands at the rear of 320 Main Street fronting Pearl Street and 376 Pearl Street is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density I (RLD1) zone.

b. The lands at 351 Highside Drive between the southerly boundary of the lands zoned Greelands A and Highside Drive is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density II (RLD2) zone.

c. The lands at 243 Caves Court is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density (RLD) zone and rezoning the lands as Residential Low Density IV (RLD4) zone.

d. The lands at 161 Fulton Street is proposed to be amended by revising the schedule that currently zones these lands as site-specific Residential Low Density (RLD*7) and rezoning the lands as site-specific Residential Low Density I (RLD1*7) zone.

e. The lands at 79 Martin Street is proposed to be amended by revising the schedule that currently zones these lands as site-specific Residential Low Density (RLD*282) and rezoning the zone.

f. The lands at 245 Commercial Street is proposed to be amended by revising the schedule that currently zones these lands as Residential

Low Density III (RLD3) and rezoning the lands as site specific Residential Low Density III (RLD3*120) zone.

g. The lands at 350 Ontario Street South is proposed to be amended by revising the schedule that currently zones these lands as Residential Low Density III (RLD3) and rezoning the lands as site specific Residential Low Density III (RLD3*134) zone.

2. **THAT** Schedule D to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by applying the following changes on Schedule D attached hereto;

a. The lands at the rear of 320 Main Street fronting Pearl Street, 15, 16, 21 and 22 Court Street South, 359, 365, 369, 389, 395, 399, 405 and 409 Pearl Street and 17, 20 and 26 Prince Street is proposed to be amended by revising the schedule that currently permits a minimum height of 3 storeys and 10.5 metres and a maximum height of 4 storeys and 16.5 metres to permit a maximum 2 storeys height in accordance with the provisions of Table 6B.

b. The lands at 680, 700, 720, 0, 800, 810, 820, 842, 860, 886, and 900 Nipissing Road is proposed to be amended by revising the schedule that currently permits a maximum 2 storeys height in accordance with the provisions of Table 6B to permit a maximum height of 2 storeys and 9.5 metres.

c. The lands at 145 and 151 Nipissing Road is proposed to be amended by revising the schedule that currently permits a minimum height of 19 storeys and a maximum height of 23 storeys to a maximum of 23 storeys.

d. The lands at 21 James Street and 36 Charles Street is proposed to be amended by revising the schedule that currently permits a minimum 3 storeys and 10.5 metres and a maximum 4 storeys and 16.5 metres to a maximum 2 storeys and 9.5 metres.

3. **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 the 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

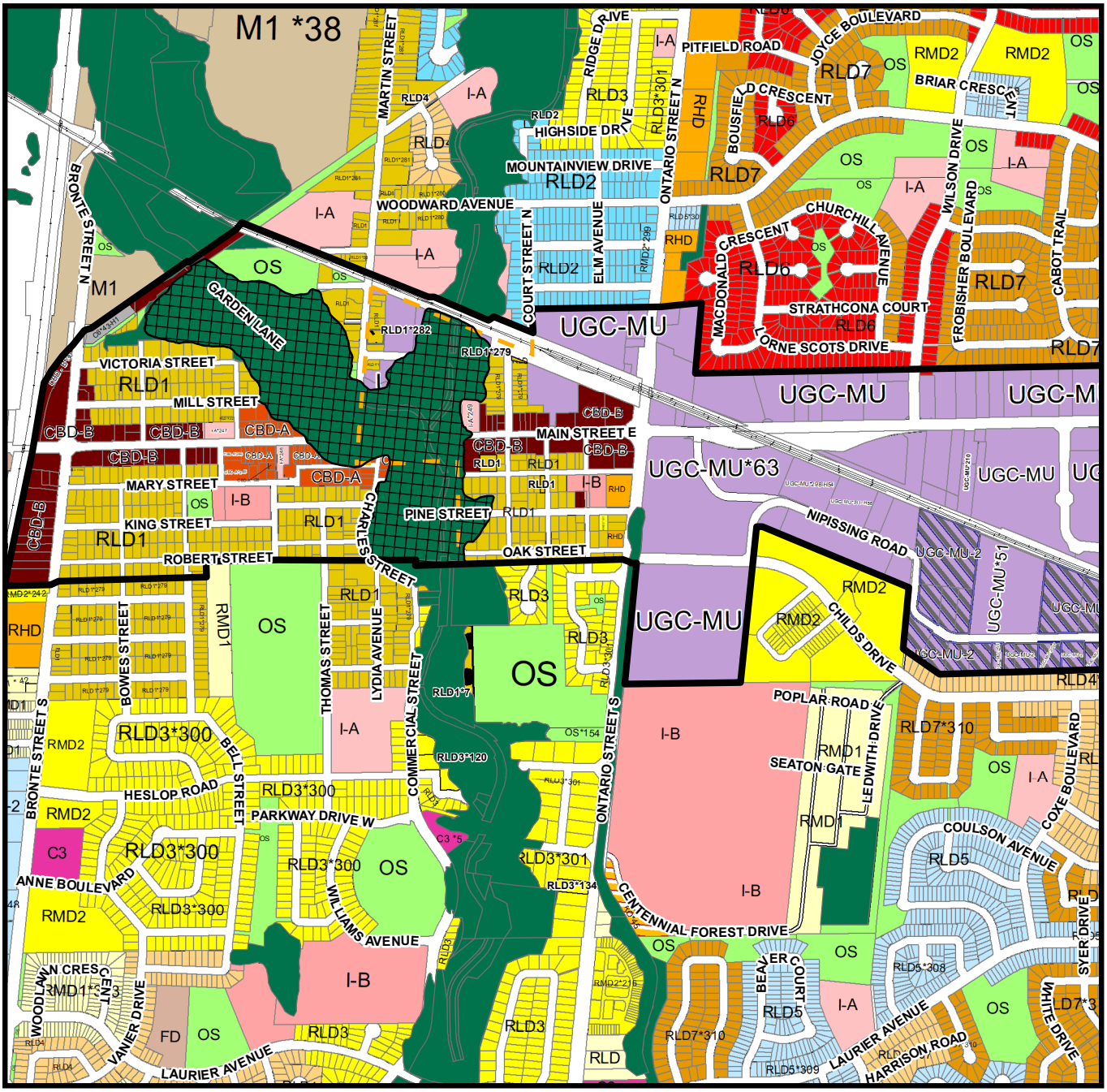
_____ Mayor
Gordon A. Krantz

Town Clerk

Meaghen Reid

SCHEDULE A
TO BY-LAW No. 072-2022

TOWN OF MILTON



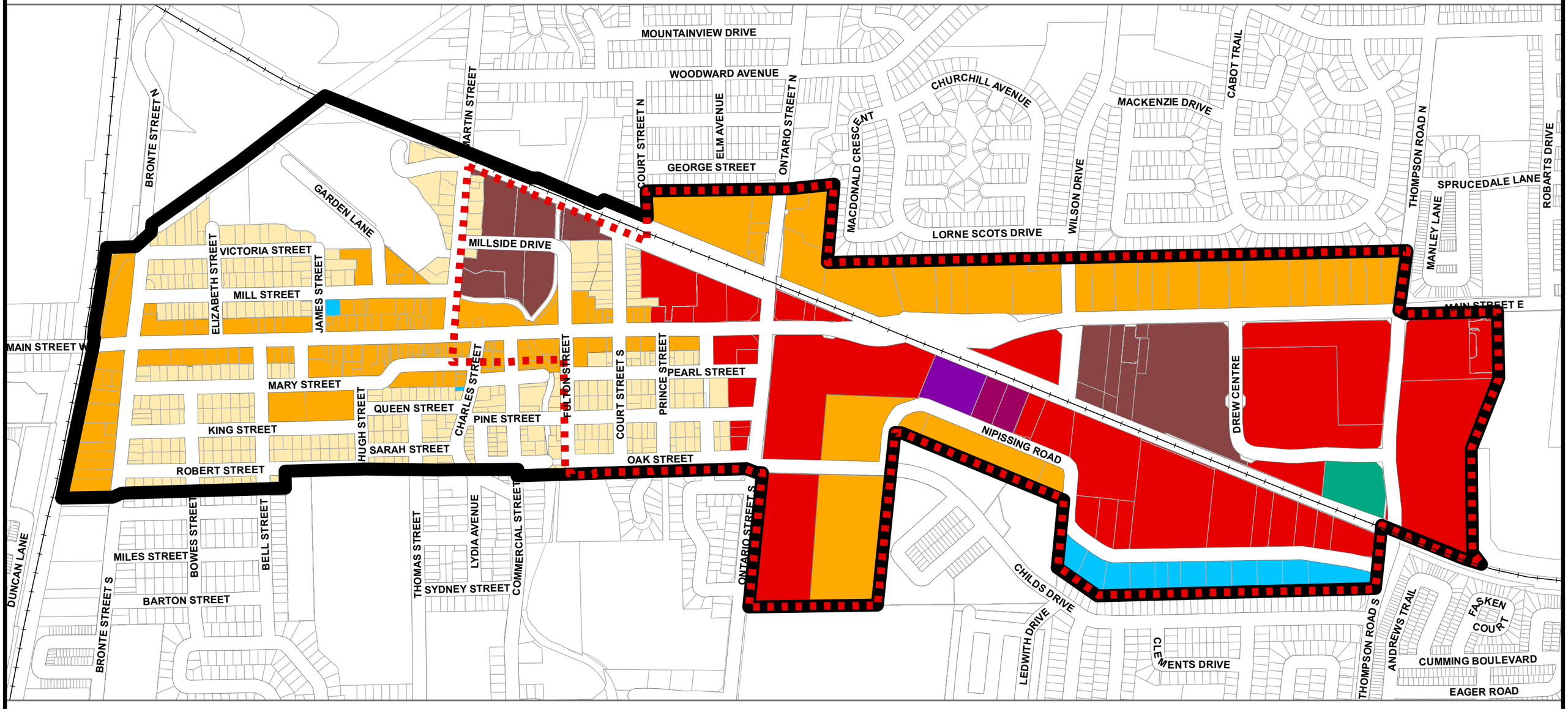
THIS IS SCHEDULE A
TO BY-LAW NO. 072-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

MAYOR - Gordon A. Krantz

DEPUTY CLERK- Meaghen Reid

- RLD1 - Residential Low Density V (RLD1) Zone
- RLD1*282 - Residential Low Density V (RLD1) Zone Special
- RLD1*7 - Residential Low Density V (RLD1) Zone Special
- RLD3 - Residential Low Density V (RLD3) Zone
- RLD4 - Residential Low Density V (RLD4) Zone

SCHEDULE D
Central Business District - Building Heights



Town of Milton
Zoning By-law 016-2014
(HUSP Urban Area)

Date: July, 2022

- Max 2 Storeys; height in accordance with the provisions of Table 6B
- 2 Storeys and 9.5m
- Min 3 Storeys and 10.5m Max 4 Storeys and 16.5m
- Min 6 Storeys and 19.5m Max 8 Storeys and 29m
- Min 10 Storeys and 31.5m Max 14 Storeys and 42m
- Max 18 Storeys
- Max 19 Storeys
- Max 23 Storeys
- Max 31 Storeys
- Central Business District
- Urban Growth Centre

0 210 420 Meters

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THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 073-2022

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 THE LANDS DESCRIBED AS BLOCK 41, REGISTERED PLAN 20M-1206, PART OF LOT 7, CONCESSION 2 NS (TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON MODERN ART PROPERTIES LIMITED) – FILE: Z-21/20

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) Zone symbol to a Residential / Office Special Provision 324 (RO*324) Zone symbol on the lands shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.324 to read as follows:

   Residential/Office Special Provision 324 (RO*324) Zone

   Notwithstanding any provisions of the Zoning By-law to the contrary, for the lands zoned site-specific Residential Office (RO*324) the following standards and provisions shall apply to an Apartment Building:

   a. Zone Standards

      i. Lot Coverage (maximum): 38%
      ii. Rear Yard Setback (minimum): 10.6 metres
      iii. Interior Side Yard Setback (minimum): 10.5 metres
      iv. Floor Space Index (maximum): 2.5

   b. Special Site Provisions

      i. The underground parking structure may be setback a minimum of 1.5 metres to Clarriage Court street line and shall be able to encroach into a landscape buffer.

ii. Parking areas shall be setback a minimum of 3.1 metres from a street line.

iii. Balconies shall be permitted to encroach a maximum of 2.0 metres into a required yard.

iv. Canopies shall be permitted to encroach a maximum of 2.2 metres into a required yard.

v. The minimum width of a one-way drive aisle adjacent to a parking space shall be 3.5 metres.

vi. The structure enclosing the parking ramp shall be located a minimum of 3.0 metres from Regional Road 25.

vii. The minimum required parking shall be:

1. Resident Parking Spaces – 321
2. Visitor Parking Spaces - 57

viii. Tandem parking spaces are permitted in the underground parking structure and shall be counted toward the required amount of resident parking for the site.

ix. Mechanical floors and penthouses can be setback a minimum of 1.5 metres from the exterior walls of the floor beneath it.

x. Required bicycle parking can be provided either at grade, in a stacked rack or in a bicycle locker interior to the building.

xi. Stacked bicycle parking spaces shall have a minimum vertical clearance of 1.2 m.

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____Mayor
Gordon A. Krantz

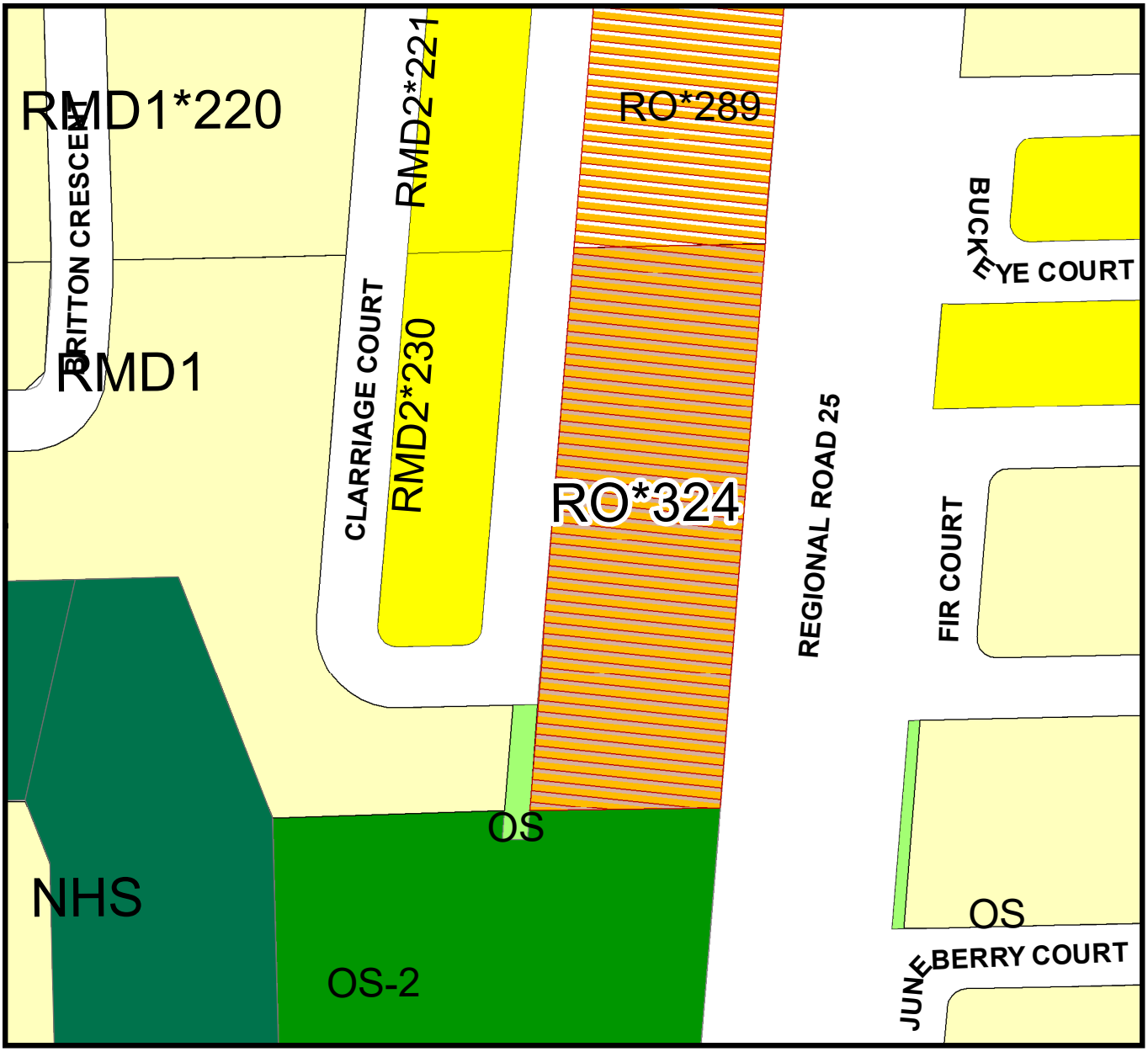
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 073-2022

TOWN OF MILTON

Plan 20M-1206, Block 41
TOWN OF MILTON

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 073-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

RO*324 - Residential Office Zone Special

RMD1 - Medium Density Residential 1 Zone

OS - Open Space Zone

OS-2 - Open Space Zone 2

NHS - Natural Heritage System

RMD2 - Medium Density Residential 2 Zone

Z-21/20

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 074-2022

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 THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 2 NS, BLOCK 360, REGISTERED PLAN 20M-1184, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (Shearling Heights Estates Ltd.) – FILE: Z-15/21

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Mixed Use (MU) zone symbol to a new site specific Mixed Use Zone with a Holding Provision (MU*323-H69) symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.323 to read as follows:

   Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Mixed Use (MU*323), the following provisions shall apply:

   i) Additional Permitted Uses:

      Townhouse Dwellings

   ii) Special Site Provisions:

      a) The lands identified as MU*323 on Schedule A shall be considered one lot for the purposes of administering the Zoning By-law;
      b) Notwithstanding Footnote (*4) to Table 6A-1 to the contrary, the density calculation per net hectare shall include the total number of all dwelling units located on the lot;
      c) Minimum height of a bicycle parking space in a stacked system shall be 1.0m;
      d) An entrance/exit ramp to an underground parking structure shall be setback a minimum of 1.2m from a building;
      e) A loading space shall be setback a minimum of 8.4 m from a public street line;

f) A loading space shall be setback a minimum of 1.5m from a building;
g) The below grade parking structure shall be setback a minimum of 2.5m from a street line or lot line;

iii) Zone Standards for Townhouse Dwellings (Lane Access, All Other Streets):

a) Notwithstanding Section 6.2 Table 6F, Townhouse Dwellings shall be subject to the zone provisions for the RMDII zone;
b) A 'unit' or parcel of tied land within a plan of condominium, on which a townhouse dwelling is situated, shall be considered a lot for the purpose of administering the zoning by-law;
c) The rear lot line shall be the lot line over which the driveway access is provided.
d) Maximum building height shall be 13.5 m;
e) Minimum lot depth shall be 23.0 m;
f) Minimum lot frontage for corner end unit shall be 7.6m;
g) Minimum rear yard shall be 3.0 m;
h) Minimum exterior side yard shall be 1.5 m;
i) Rooftop amenity area shall be permitted as private amenity area;
j) Notwithstanding Section 5.6.2 iii), a residential driveway shall be setback a minimum of 3 m from a lot line abutting a public street;
k) Maximum width of a residential driveway, on which a townhouse dwelling unit is situated, shall not exceed the width of the garage face;
l) A residential driveway leading to an attached garage in the rear yard shall be permitted; and,
m) Section 5.6.2 viii) b) shall not apply.

iv) Zone Standards for Multiple Dwellings:

a) Minimum setback from a street line shall be 2.5 m;
b) Rooftop amenity area shall be permitted as private amenity area;
c) The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
d) The Access to at-grade units provision is not applicable; and,
e) Notwithstanding Section 4.5 to the contrary, balconies shall be permitted in any yard

v) Zone Standards for Mixed Use Buildings and Apartment Buildings:

a) Maximum building height shall be 12 storeys and 42.0 m;
b) The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;

c) The access to at-grade units provision shall not apply to apartment dwelling units located at grade that do not have any exterior walls facing a public street;
d) Where balconies are oriented towards an arterial road, they are permitted above 4.0 m from established grade;
e) A transformer may project towards a public street beyond the main wall of a building;
f) All outdoor open space areas shall be considered outdoor communal amenity space; and,
g) Notwithstanding Section 4.19.5 Table 4H to the contrary, balconies may project a maximum distance of 2.0 m into a required yard.

3. **THAT** Section 13.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for the removal of the "H69" Holding Provision as follows:

   "H69" - Shall not be removed until:

   a) The Owner submits an updated noise mitigation report and implements any recommendations to the satisfaction of CN Rail
   b) The Owner has provided a suitable storm water outlet to the satisfaction of the Town of Milton

4. **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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

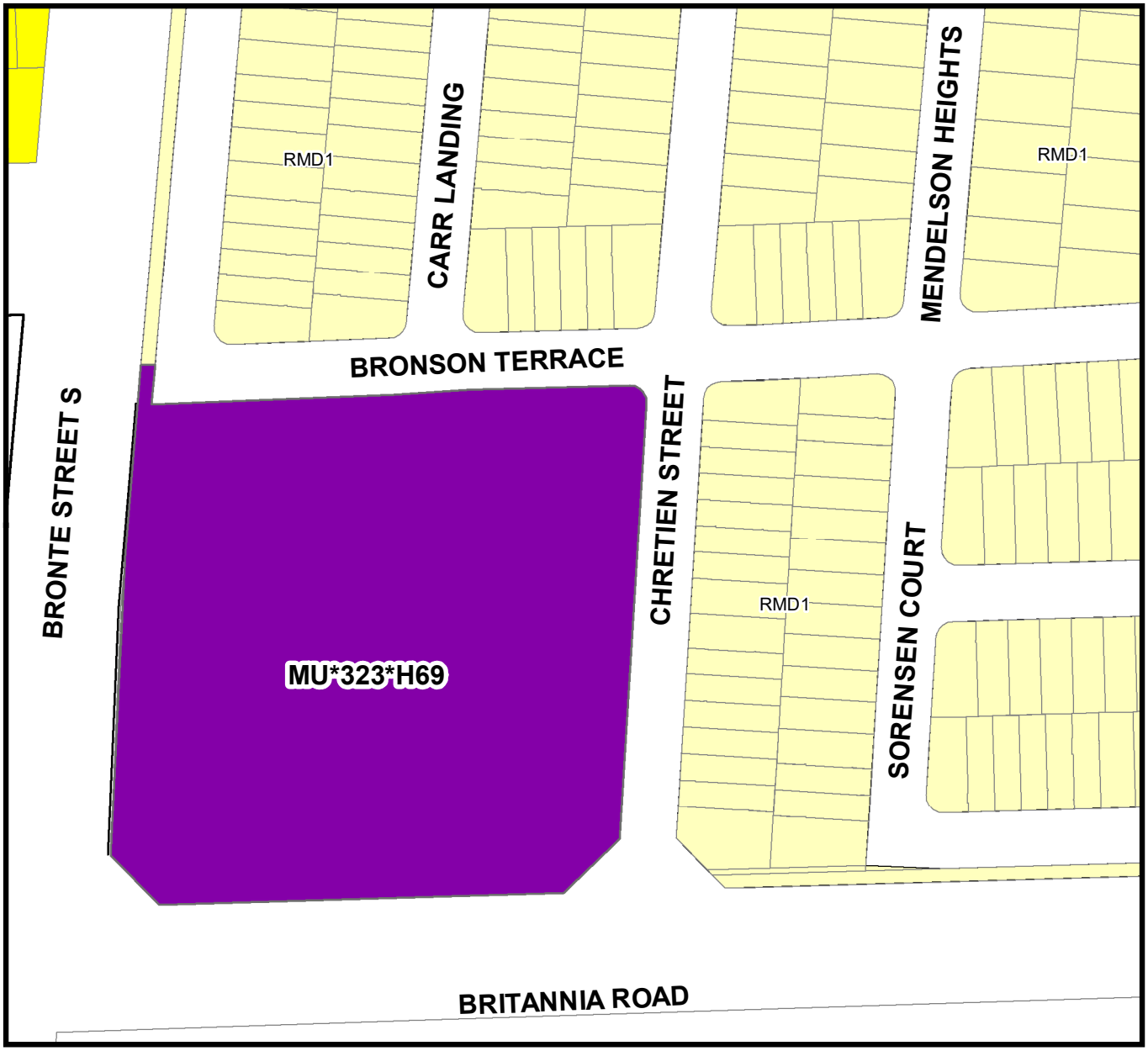
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 074-2022

TOWN OF MILTON

PLAN 20M1184 BLK 360
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 074-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

MU*323*H69 - Mixed use zone special with holding

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 075-2022

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 THE LANDS DESCRIBED AS PART OF LOTS 11 AND 12, CONCESSION 4, N.S. (TRAFALGAR) IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, BLOCKS 101, 102, 105, 111-114 ON PLAN 20M-1132, AND PART OF PART 3 ON PLAN 20R-17075 (NADEEM ASLAM AND SAIMA NADEEM) – FILE: Z-28/21

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Residential Medium Density 1 Special Provision 35 (RMD1* 35) Zone symbols to a Residential Medium Density 1 Special Provision 326 (RMD1*326) Zone symbol on the lands shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.326 to read as follows:

   Residential Medium Density 1 – Special Provision 326 (RMD1*326) Zone

   Notwithstanding the special residential provisions of Section 6.3.1.1 of the Zoning By-law to the contrary, the following provisions shall apply:

   i) Special Site Provisions

      a. The dwelling face must be a minimum of 36% of the main floor building face.

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

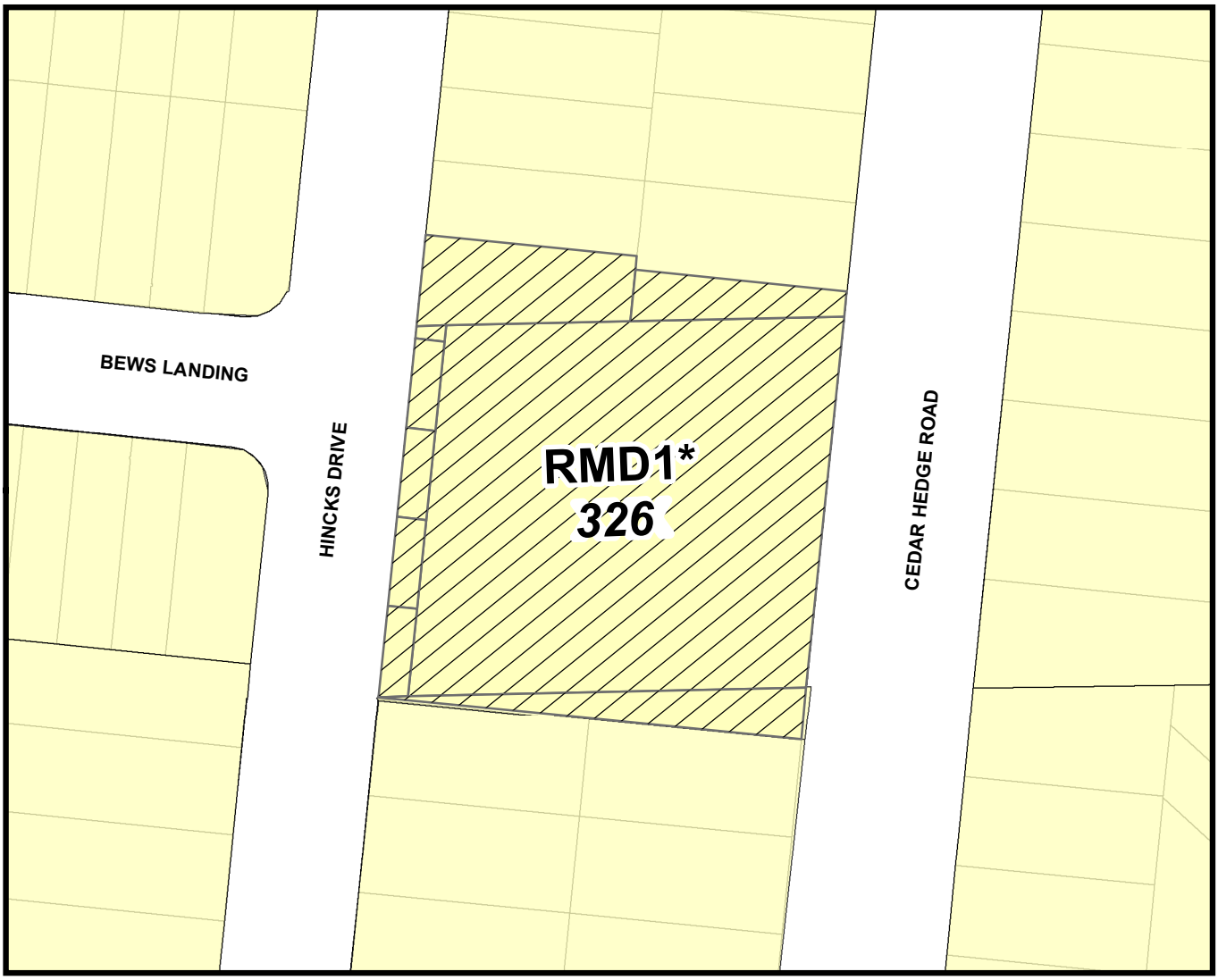
_____Mayor
Gordon A. Krantz

_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 075-2022

TOWN OF MILTON

PLAN 20M-1132 BLKS 101,102, 105, 111-114,
PART OF PART 3 ON PLAN 20R-17075,
PART OF LOTS 11 AND 12, CONCESSION 4 TRAFALGAR NEW SURVEY
TOWN OF MILTON



THIS IS SCHEDULE A
TO BY-LAW NO. 075-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

RMD1*326 - Medium Density Residential 1 Zone Special

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 076-2022

BEING A BY-LAW TO APPOINT AMPS CONSULTING & PROFESSIONAL SERVICES INC. TO ADJUDICATE SHORT TERM RENTAL LICENSING BY-LAW APPEALS

AND WHEREAS Section 23.1 and 23.2 of the Municipal Act , 2001, S.O. 2001, c. 25, as amended, permits a municipality to delegate certain powers and duties to a person or body;

AND WHEREAS Section 23.2(1)(c) of the Municipal Act, 2001, S.O. 2001, c. 25, permits a municipality to delegate certain legislative and quasi-judicial powers to an individual who is an officer, employee or agent of the municipality;

NOW THEREFORE the Council of the corporation of the Town of Milton herby enacts as follows:

1. **THAT** AMPS Consulting & Professional Services Inc. be appointed as the "Appeal Committee" as defined in the Town's Short Term Rental By-Law No. 062-2022;

2. **THAT** any person employed by AMPS Consulting & Professional Services Inc. be appointed to adjudicate appeals as set out in the Town's Short Term Rental By-Law No. 062-2022;

3. **THAT** this By-law comes into force on the day it is passed.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 077-2022

BEING A BY-LAW TO ASSUME SUBDIVISION PLAN 20M-1213 – ASHLEY OAKS HOMES INC.

WHEREAS By-law No. 071-2016 delegates authority to the Town Clerk to bring forward by-laws to assume services and works within subdivisions upon sign-off by required departments;

AND WHEREAS signoff from required departments was received respecting the assumption of works and services within the jurisdiction of the Town within Subdivision Plan 20M-1213;

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

1. **THAT** Subdivision Plan 20M-1213 – Ashley Oaks Homes Inc. is hereby assumed and all roads, works and services under the jurisdiction of the Town of Milton within the said Plan of Subdivision is accepted and becomes the property of the Town of Milton.

2. **THAT** the Mayor and the Town Clerk are hereby authorized to execute, on behalf of the Town of Milton, any partial release of the subdivision agreement, if applicable, for each of the lots within the registered plan of subdivision.

3. **THAT** this By-law shall come into full force and effect on the date of its registration in the Land Registry Office for the Land Titles Division of Halton (No. 20).

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 078-2022

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF THE SOUTHWEST HALF OF LOT 19, CONCESSION 4 (NASSAGAWEYA), AND MUNICIPALLY KNOWN AS 11565 GUELPH LINE, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (OAK-RIDGE HORTICULTURAL FARM NURSERY INC.) – FILE: Z-25/21

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by changing the existing Rural (A2) Zone and Greenlands A (GA) Zone symbols to the Rural (A2) Zone, Rural - Special Provision 325 (A2*325) Zone and revised Greenlands A (GA) Zone symbols on the lands shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.325 to read as follows:

   Notwithstanding any provisions to the contrary, for lands zoned site-specific Rural (A2*325) on Schedule A, the following standards and provisions shall apply:

   a. Additional Permitted Uses

      i. Horticultural Trade Use

         For the purposes of this by-law, Horticultural Trade Use shall mean the following:

         Horticultural Trade Use means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal agricultural operation.

b. Special Site Provisions

i. The interior retail gross floor area for the Horticultural Trade Use shall not exceed 130 square metres within the existing agricultural accessory building.

ii. The outdoor storage area for the Horticultural Trade Use shall not exceed 1000 square metres. The outdoor storage area shall include aggregate landscaping material such as topsoil, sand, mulch, decorative stone and gravel for sale to the public.

iii. The location of the outdoor storage area for the Horticultural Trade Use shall be restricted to the areas shown on Schedule "B" attached to this By-law.

3. 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 or amendments.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____Mayor
Gordon A. Krantz

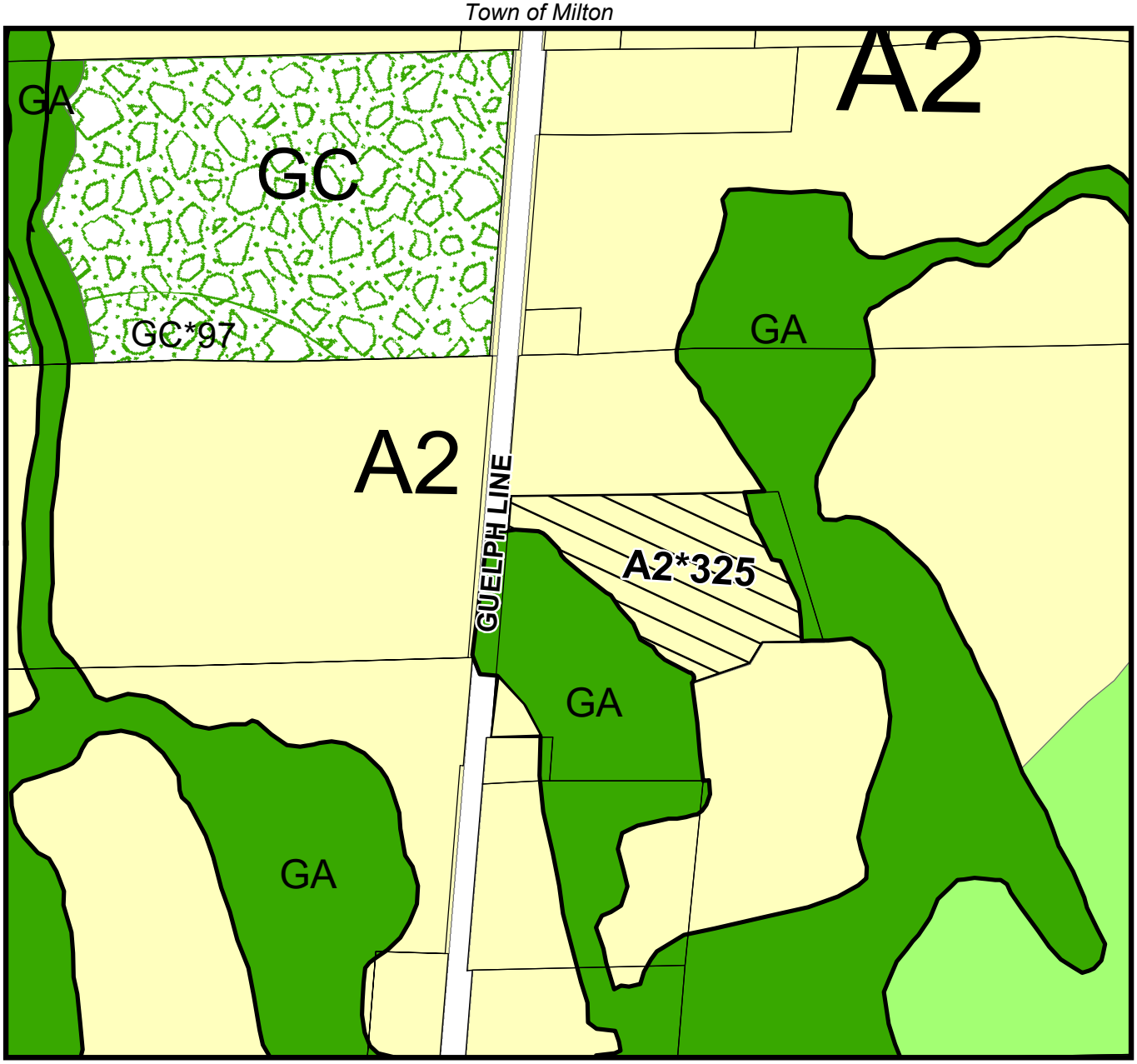
_____Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. 078-2022

TOWN OF MILTON

PT LOT 19, CONCESSION 4, New Survey, RP 20R-4892

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 078-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

A2*325 - A2 Rural Zone Special

A2 - A2 Rural Zone

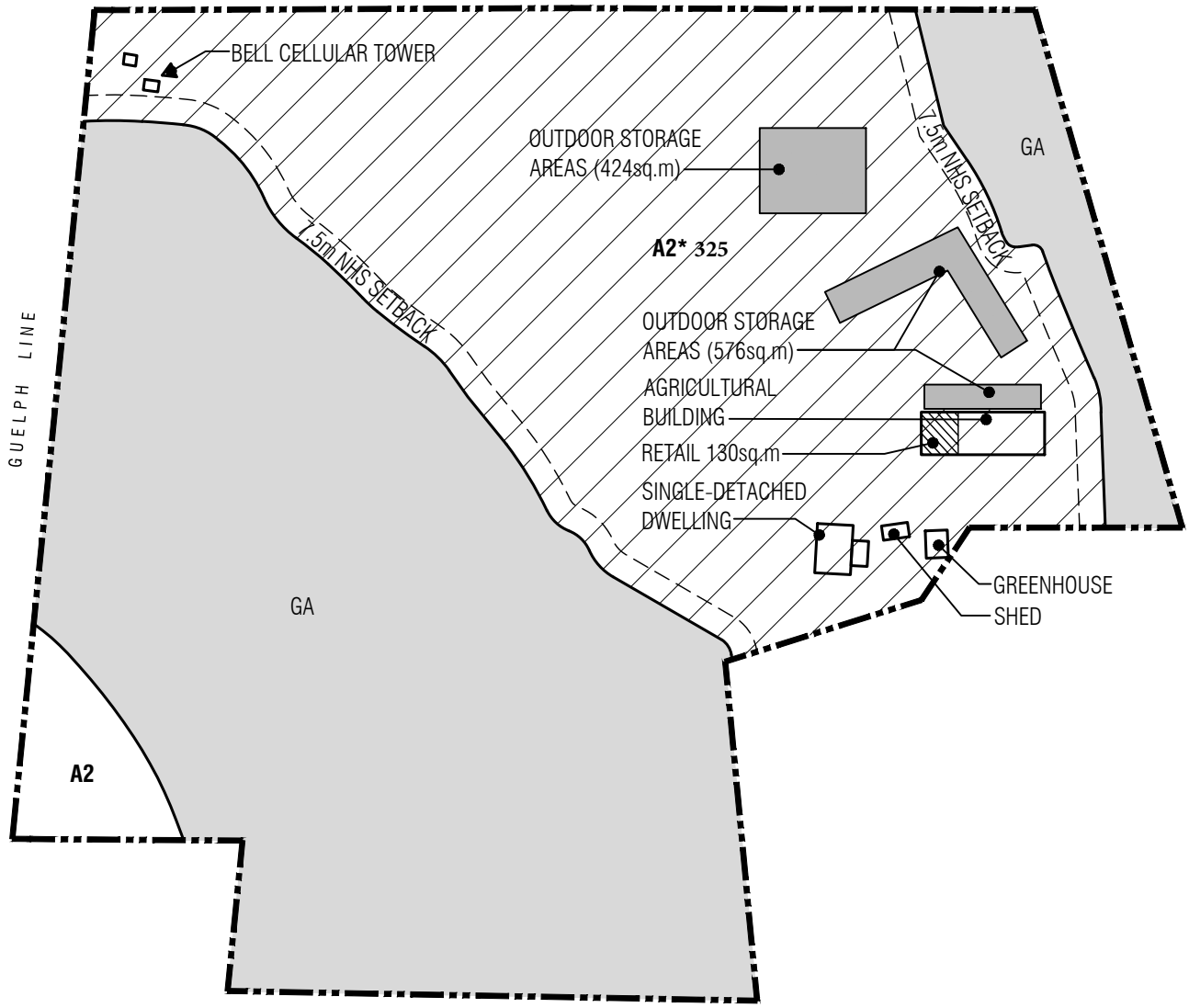
GA - Greenlands A

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

Schedule "B"
TO BY-LAW No. 078-2022
TOWN OF MILTON

Part of Lot 19, Concession 4, RP 20R4892 PART 1
11565 GUELPH LINE



THIS IS SCHEDULE B
TO BY-LAW NO.078-2022 PASSED
THIS 18TH DAY OF JULY, 2022.

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 079-2022

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF DOCUMENTS

WHEREAS pursuant to section 2(5) subsection (3) of the *Municipal Act*, S.O. 2001, c. 25, as amended, the power of the Council of the Corporation of the Town of Milton shall be exercised by By-law;

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

1. **THAT** the Mayor and Clerk of the Corporation of the Town of Milton are hereby authorized to execute and affix the corporate seal of the Town of Milton with respect to the documents as described in Schedule "A" to this By-law.

2. **THAT** notwithstanding the above, where any approvals are required such as Ontario Municipal Board approval or approval from Federal or Provincial Ministries as set out in Schedule "A" then the document concerned shall not be executed until such required approval has been received.

3. **THAT** this By-law comes into force on the day it is passed.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 079-2022 SCHEDULE "A"

ITEM	DOCUMENT	APPROVALS	PARTY	OTHER APROVALS
1.	Bus Services Agreement to permit access to Metrolinx-owned transit stations, terminals and facilities and all ancillary documents that may be required.	COMS-006-22 Town Council July 18, 2022	Metrolinx	N/A
2.	Agreement for infrastructure improvements needed on Nipissing Road and Childs Drive as a result of the proposed Milton GO Station improvements and any and all ancillary documents that may be required.	DS-085-22 Town Council July 18, 2022	Metrolinx	N/A
3.	Agreement as outlined in Staff Report ES-012-22 and any and all ancillary documents that may be required.	ES-012-22 Town Council July 18, 2022	Pursuant to Staff Report ES-012-22	N/A

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 079-2022

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL OF THE CORPORATION OF THE TOWN OF MILTON AT ITS MEETING HELD JULY 18, 2022

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Milton (hereinafter referred to as "Council") at its meeting held on July 18, 2022 be confirmed and adopted by by-law;

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

1. The proceedings and actions of Council at its meeting held on July 18, 2022 and considered by Council at the said meeting, and in respect of each Report, Motion, Recommendation and other actions passed and taken by Council at the said meeting are hereby adopted, ratified and confirmed.

2. The Mayor and proper officials of the Corporation of the Town of Milton are hereby authorized and directed to do all things necessary, and to obtain approvals where required, to give effect to the actions passed and taken by Council at the said meeting.

PASSED IN OPEN COUNCIL ON JULY 18, 2022.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid