



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 3, 2025

Report No: DS-058-25

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment by 1000118982 Ontario Ltd. Applicable to lands known as 1190 Bronte Street South. (Town Files: LOPA-06-25 & Z-16-25)

Recommendation: That Development Services Report DS-058-2025 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Applications have been submitted for an Official Plan Amendment and Zoning By-law Amendment for the lands located at 1190 Bronte Street South ('subject lands') to resize the boundaries of the Secondary Mixed Use Node ('SMUN') area and introduce grade-related townhouse permissions. The development proposals seek to allow two commercial blocks at the south-east corner of Louis St. Laurent Avenue and Bronte Street South, with a cumulative gross floor area of 13,734 square metres, along with a high-density residential block, abutting the railway corridor, that would facilitate the development of three 15-storey apartment buildings. Further, a portion of the subject lands is proposed to be re-designated from Secondary Mixed-Use Node to Residential Area to facilitate the development of 277 grade-related townhouse units. No changes are proposed to the previously approved District Park located in the south portion of the subject lands.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: 1000118982 Ontario Limited, 5400 Yonge Street, Toronto, ON M2N 5R5

Background

Applicant: Glen Schnaar & Associates Inc., 10 Kingsbridge Garden Circle, Unit No. 700, Mississauga, ON L5R 3K6.

Location/Description:

The subject lands are located in Ward 4 and are municipally known as 1190 Bronte Street South. The property is located at the south-east intersection of Louis St. Laurent Avenue and Bronte Street South. For greater context, the lands are immediately abutting the Canadian National (CN) Rail corridor and extend south to the existing Elsie Macgill Secondary School. Further, the lands comprise an area of approximately 14.7 hectares (36.2 acres) and are currently vacant.

Surrounding land uses include commercial uses to the north, low-density residential to the west, and institutional uses to the south and east.

A Location Map is included as Figure 1 to this Report.

Proposal:

In conjunction with a Draft Plan Approved Plan of Subdivision (24T-21005/M), the applicants previously received approval for an Official Plan Amendment ('OPA') (OPA 77) and a Zoning By-law Amendment ('ZBA') (By-law 018-2023). Collectively, the applications established block limits and land use permissions. The Approved Draft Plan of Subdivision (attached as Figure 2 to this Report) established four blocks within the Secondary Mixed-Use Node ('SMUN') (one as commercial and the other as residential), along with blocks associated with a district park, active transportation linkages, natural heritage system channel/buffers, and required infrastructure (i.e. stormwater management and servicing). The OPA and ZBA established land use permissions, including a range of commercial uses within the SMUN and residential product types with Blocks 3 and 4 were contemplated as high-density residential uses.

Following the original approvals, the applicant is now seeking a new OPA and ZBA, along with a redline revision to the Approved Draft Plan of Subdivision. The proposed Redlined Draft Plan of Subdivision (attached as Figure 3 to this Report) adjusts the proposed location of the high-density uses and establishes dedicated medium density residential blocks that will support various townhouse product types. A total of 277 grade-related townhouse units and 477 high density residential units are proposed on the subject lands. Further, the Plan proposes two commercial blocks, rather than one as originally contemplated, because the internal north-south road (accessed from Louis St. Laurent Avenue) is now proposed as a public right-of-way therefore bisecting the original commercial block. Together, the proposed commercial blocks will include nine buildings with a cumulative gross floor area of 13,734 square metres. There are no changes proposed to the district park, active transportation linkages, natural heritage system channel/buffers, and infrastructure blocks.

The Draft Official Plan Amendment (attached as Appendix 1 to this Report) seeks to adjust the boundary of the SMUN based on the proposed redline revisions, along with

Background

establishing permissions within the medium density blocks (outside of the SMUN) to allow grade-related townhouses. For clarity, the proposed OPA only applies to the portion of the subject lands north of the future District Park (Block 46).

The Draft Zoning By-law Amendment (attached as Appendix 2 to this Report) proposes site specific provisions (i.e. lot frontage and setbacks) to accommodate the conversion of the existing single commercial block to two blocks through a site-specific Secondary Mixed-Use Commercial (C2*XX) Zone. Further, the draft ZBA implements the appropriate residential zones to accommodate the contemplated density and product types. Blocks 1 through 20 are proposed as to be a zoned as a site-specific Residential Medium Density I (RMD1*XX) Zone to accommodate proposed street townhouses and performance standards such as lot frontage. Blocks 21 through 31 are proposed to be zoned as a site-specific Residential Medium Density II (RMD2*XA) Zone to accommodate dual frontage townhomes and performance standards such as lot frontages, driveway locations and building heights. Blocks 32 through 32 are proposed to be zoned as a site specific Residential Medium Density II (RMD2*XB) Zone to accommodate back-to-back townhouses and performance standards such as lot dimensions and setbacks. Finally, Block 43 is proposed to be zoned as Residential High Density (RHD*XX) to accommodate three 15-storey apartment buildings and performance standards such as maximum height provisions and setbacks. For clarity, the proposed OPA only applies to the portion of the subject lands north of the future District Park (Block 46).

The following information has been submitted in support of this application:

- Signed Application Form Package (Official Plan & Rezoning);
- Plan of Survey, prepared by Schaeffer Dzaldov, dated September, 2017;
- Draft Plan of Subdivision - Redline Revision prepared by GSAI, dated June 16, 2025; ;
- 'Clean' Draft Plan of Subdivision prepared by GSAI, dated June 16, 2025;
- Draft Official Plan & Zoning By-law Amendments (Text & Schedules), prepared by GSAI, dated August, 2025;
- Phasing Plan, prepared by GSAI, dated August, 2025;
- Development Concept Plan (Commercial) prepared by Turner Fleischer (including building elevations) dated June 17, 2025;
- Development Concept Plan (Residential- High Density Block), prepared by GSAI, dated June 11, 2025;
- Phase One Environmental Site Assessment prepared by Grounded Engineering, dated August 2025;
- Site Specific Water & Wastewater Functional Servicing Report (including grading and drainage details and existing conditions plan) prepared by TYLin, dated August 2025;
- Stormwater Management Report (including grading and drainage details and existing conditions plan) prepared by TYLin, dated August, 2025;

Background

- Traffic Impact Study (including vehicle maneuvering and active transportation) prepared by TYLin, dated August, 2025;
- Urban Design Brief (including Shadow Study, landscape details, active transportation) by MBTW/Wai Architects, dated August 11th, 2025;
- Architectural Design Guidelines prepared by MBTW/Wai Architects, dated August 11th, 2025;
- Preliminary Environmental Noise and Vibration Report prepared by Jade Acoustics, dated August 2025; and,
- Planning Justification Report prepared by GSAI, dated August, 2025.

Discussion

Planning Policy:

The Provincial Planning Statement (2024) ('PPS') requires that municipalities support the achievement of complete communities by providing a range of housing options and commercial developments with an emphasis on compact built form. While a full review of the PPS will be undertaken, Planning Staff is satisfied that the proposal is consistent with provincial direction.

Within the Halton Region Official Plan, the subject lands are designed as Urban Area on Map 1 - Regional Structure. This designation encourages orderly development that supports complete communities and achieves an appropriate balance of jobs and housing. Following the enactment of Bill 185 - Cutting Red Tape to Build More Homes Act, the Town of Milton is now the jurisdictional authority for implementing the Halton Region Official Plan. Accordingly, Planning Staff is satisfied that the applications are in conformity with the Urban Area policies and an amendment to the Halton Region Official Plan is not necessary.

Within the Town of Milton Official Plan, the subject lands are designated as Urban Area on Schedule 1 - Town Structure Plan. On Schedule B - Urban Land Use Plan, most of the subject lands are designed as Residential Office Area with the north-east quadrant of the site designated as Secondary Mixed-Use Node Area. The Residential Office Area designation permits a range of residential uses, including high-density development. Finally, Louis St. Laurent Avenue is identified as an Intensification Corridor on Schedule K - Strategic Growth Area. The Secondary Mixed-Use Node and Intensification Corridor policies support the development of increased densities associated with a mix of residential and commercial development, with an emphasis on appropriate built form and urban design principles. The subject lands are affected by Special Policy Area 77 ('SPA 77'), as depicted on Schedule I1. SPA 77 increases the permitted gross floor area for retail/commercial uses within the SMUN.

Within the Boyne Survey Secondary Plan, the subject lands are designated as District Node (area affected by proposed OPA and ZBA) and District Park on Schedule C.10.A - Boyne Survey Secondary Plan Community Structure Plan. The District Node / SMUN

Discussion

policies permit a range of commercial and high-density residential uses, with established development criteria that should be satisfied through required development applications.

The proposed OPA seeks to amend Schedule C.10.A - Boyne Survey Secondary Plan Community Structure Plan by adjusting the boundaries of the SMUN Area designation. Lands removed from the SMUN Area are proposed to be re-designated as Neighbourhood Area.

Further, the proposed OPA seeks to amend Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan by adjusting the boundaries of the SMUN designation. Lands removed from the SMUN Area are proposed to be re-designated as Residential Area.

Official Plan policies relevant to this proposal include:

- Section 3.2.3.3 - High Density Residential Uses (in Residential/Office Area): Criteria to evaluate high density proposals, including consideration of the site, provision of mixed-use development, height and servicing.
- Section 3.3.3 - Residential/Office Policies: Permitted uses and required development considerations, along with the provision of a master plan.
- Section 3.6 - Secondary Mixed-Use Node: Policies and criteria prescribing development of SMUNs and criteria to evaluate proposals.
- Section C.10.5.5 - Secondary Mixed-Use Node: Policies and criteria that guide the development of the delineated node areas, including built-form and permitted use policies.

Zoning By-law 016-2014, as amended:

The subject lands are zoned as (C2*329), Residential Medium Density II (RMD2*330-H75), Residential High Density (RHD*331), and Residential High Density (RHD*332-75-76) under the Town's Urban Zoning By-law 016-2014, as amended. Through the original development applications in 2021, each site-specific zone established permitted uses (including size restrictions), and performance standards for each block. A series of holdings were applied to certain zones that addressed the provision of allocation and implementation of traffic demand management measures.

As proposed on Appendix 2 of this Report, the Draft Zoning By-law seeks to re-zone the subject lands from the previous zoning to the following: Secondary Mixed-Use Commercial (C2*XX), Residential Medium Density I (RMD1*XX), Residential Medium Density II (RMD2*XA), Residential Medium Density II (RMD2*XB) and Residential High Density (RHD*XX). The intent of the proposed zones is to reflect the adjusted boundaries of the SMUN and contemplated residential product types in the Residential Area designation. There is no zoning changes proposed to the District Park lands.

Site Plan Control:

Discussion

Should the development applications be approved, the applicant is required to obtain Site Plan Approval for the commercial and high-density blocks prior to any building permits being issued. Detailed site plan drawings addressing matters such as building elevations, lot grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also 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.

Public Consultation and Review Process:

Notice of a Public Meeting was provided in accordance with the Planning Act requirements.

With respect to the proposal, staff has identified the following matters to be addressed through the review process:

- Consistency with the Provincial Planning Statement (2024) and conformity with the Halton Region Official Plan and Town of Milton Official Plan (including the Boyne Survey Secondary Plan).
- Residential unit types and densities;
- Site design, built form and urban design; and,
- Traffic impacts and circulation for vehicles and pedestrians.

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

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, MPA, M.Sc., Phone: Ext. 2263
MCIP, RPP



The Corporation of the Town of Milton

Report #:
DS-058-25
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Attachments

Figure 1 - Location Map

Figure 2 - Approved Draft Plan of Subdivision

Figure 3 - Proposed Redline Draft Plan of Subdivision

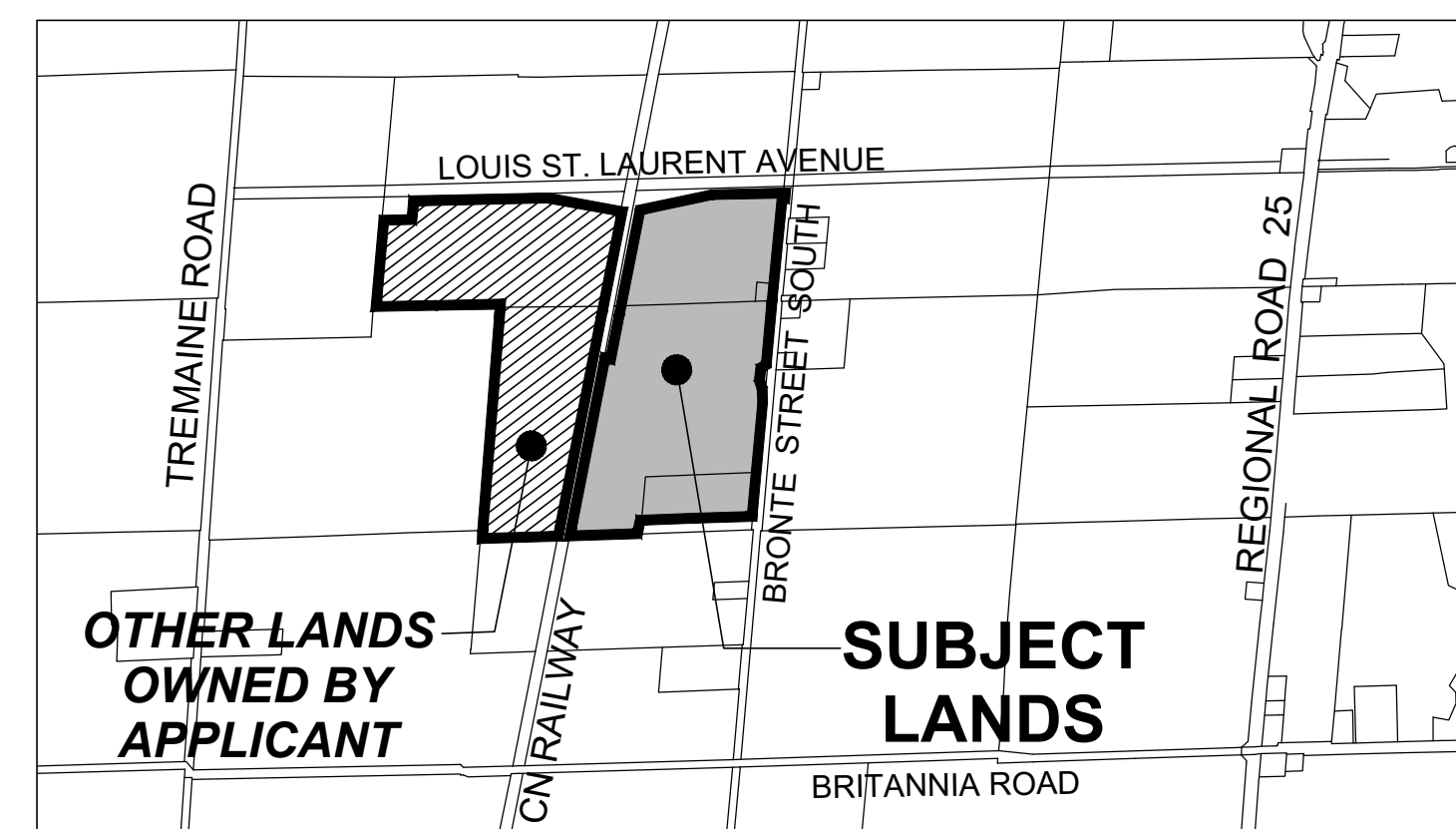
Appendix A - Draft Official Plan Amendment

Appendix B - Draft Zoning By-law Amendment

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.



FILE #: 24T-21005/M
PART OF LOTS 7 & 8 ,CONCESSION 1, 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

MR. JACK EISENBERGER
1045502 ONTARIO LIMITED
1048605 ONTARIO LIMITED

DATE: June 11, 2014

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

OPHIR N. DZALDOV, O.L.S.
SCHAEFFER DZALDOV BENNET LTD.
64 JARDIN DRIVE, CONCORD ON, L4K 3P3
PHONE: 416-987-0101

DATE: June 26, 2018

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

1) 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**
SECONDARY MIXED USE NODE	1-4	14.72	36.37	1084	161.06	517.87
DISTRICT PARK	5	15.68	38.75			
ACTIVE TRANSPORTATION LINK	6	0.64	1.58			
SERVICING BLOCK	7	1.00	2.47			
NHS (CHANNEL)	8	1.58	3.90			
CHANNEL BUFFER	9,10	0.96	2.37			
SWM POND	11	1.34	3.31			
SWM BUFFER	12	0.19	0.47			
ROAD WIDENING	13	0.02	0.05			
26m ROW (LENGTH: 110m)		0.37	0.91			
TOTAL	13	36.50	90.19	1072	159.16	517.87

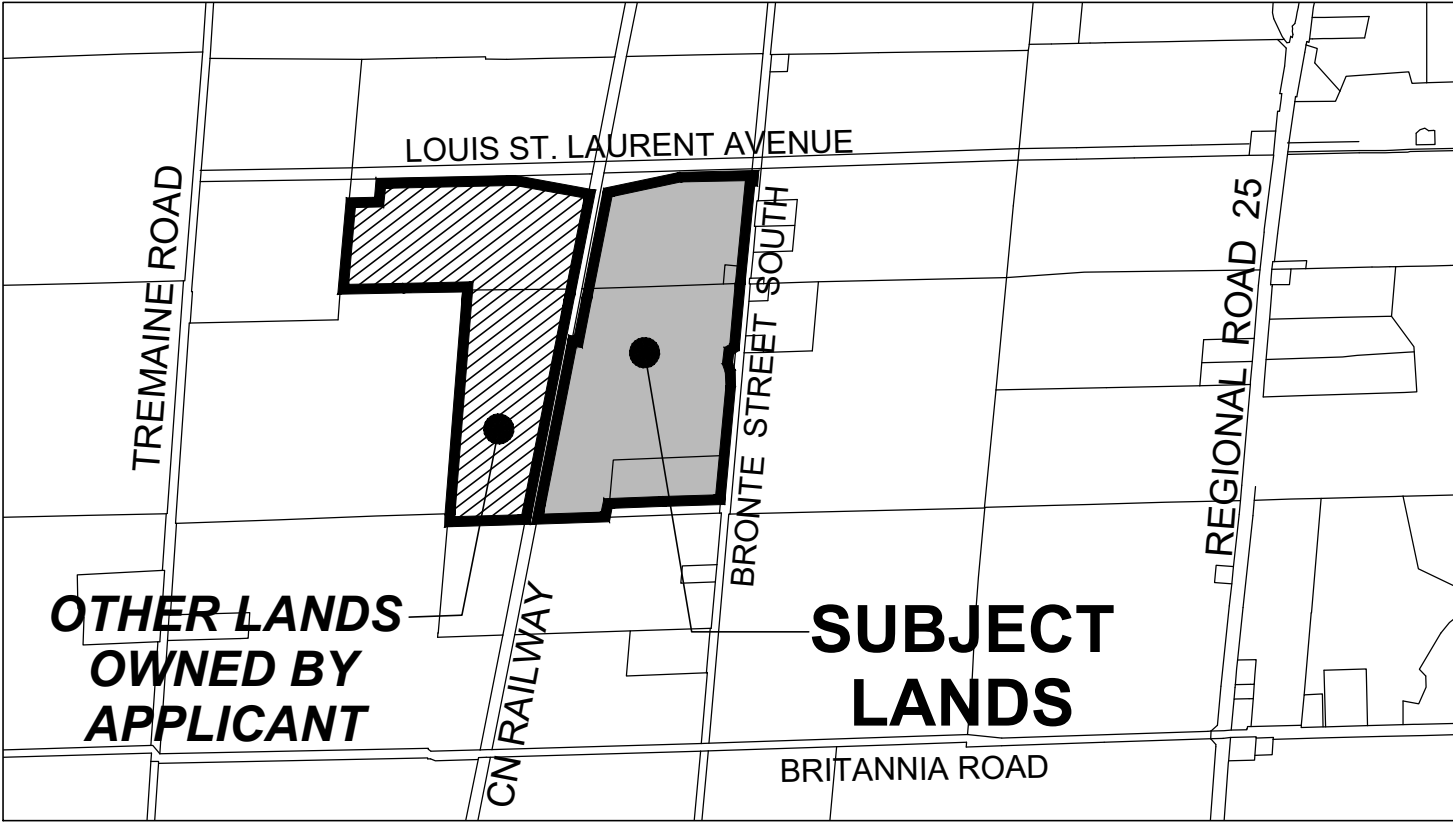
NOTE

* UNITS & DENSITY ONLY INCLUDES BLOCKS 2-4 (RESIDENTIAL) BLOCKS
 ** SDE FACTORS: TOWNHOUSES: 0.76, BACK-TO-BACK TOWNHOUSE: 0.45,
 APARTMENTS: 0.45
 - STREET 'A' R.O.W. DESIGN OBTAINED FROM TYLIN (OCTOBER, 2022)



SCALE 1:2000
(24 x 36)
APRIL 19, 2023



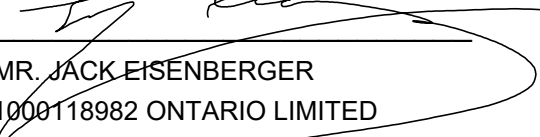


**DRAFT PLAN OF SUBDIVISION
1000118982 ONTARIO LIMITED
(FORMERLY 1045502 &
1048605 ONTARIO LIMITED)
FIELDGATE DEVELOPMENTS
(EAST LANDS)**

FILE #: 24T-21005/M
**PART OF LOTS 7 & 8 , CONCESSION 1, 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 
MR. JACK EISENBERGER
1000118982 ONTARIO LIMITED

DATE: JUNE 11, 2014

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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 
OPHIR N. DZALDOV, O.S.
SCHAEFER DZALDOV BENNET LTD.
64 JARDIN DRIVE, CONCORD ON, L4K 3P3
PHONE: 416-987-0101

DATE: JUNE 26, 2018

ADDITIONAL INFORMATION

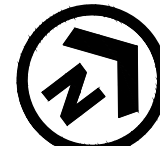
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J, & L ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY UPNHA	SDE
STREET TOWNHOMES - 6.4m (21')	1-20	2.34	5.78	114	48.72	92.34
DUAL FRONTAGE TOWNHOMES - 6.4m (21')	21-31	1.11	2.74	55	49.55	44.55
BACK-TO-BACK TOWNHOMES - 6.4m (21')	32-42	1.04	2.57	108	103.85	87.48
SECONDARY MIXED USE NODE	43-45	6.33	15.64			
DISTRICT PARK	46	15.68	38.75			
ACTIVE TRANSPORTATION LINK	47	0.64	1.58			
SERVICING BLOCK	48	1.00	2.47			
NHS (CHANNEL)	49	1.58	3.90			
CHANNEL BUFFER	50,51	0.96	2.37			
SWM POND	52	1.34	3.31			
SWM BUFFER	53	0.19	0.47			
ROAD WIDENING	54	0.02	0.05			
26m ROW (LENGTH: 99m)		0.35	0.86			
20m ROW (LENGTH: 456m)		0.93	2.30			
16m ROW (LENGTH: 1,846m)		2.99	7.39			
TOTAL	54	36.50	90.19	277	61.69	224.37

NOTES

- TYPICAL LOCAL/LOCAL DAYLIGHT RADII: 5m
- LOUIS ST. LAURENT/STREET 'B' DAYLIGHT TRIANGLE: 15.0m x 15.0m
- BRONTE ROAD SOUTH/STREET 'C' DAYLIGHT TRIANGLE: 15.0m x 15.0m
- SDE FACTORS:
 - STREET TOWNHOMES - 0.81
 - DUAL FRONTAGE TOWNHOMES - 0.81
 - BACK-TO-BACK TOWNHOMES - 0.81



SCALE 1:2000
(24 x 36)
JUNE 16, 2025

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

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 LEGALLY DESCRIBED AS PARTS OF LOTS 7 & 8, CONCESSION 1, NEW SURVEY FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (1000118982 ONTARIO LIMITED- FILES: LOPA-06/25 AND Z-16/25

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. XX to the Official Plan of the Town of Milton, to amend Schedule C.10.A and Schedule C.10.C of the Boyne Survey Secondary Plan to permit the modification of the limits of the existing Secondary Mixed Use Node ('SMUN') in order to facilitate the proposed development consisting of a high density block made up of three (3) fifteen (15)-storey buildings and two commercial blocks for the lands legally described as Parts of Lots 7 & 8, Concession 1, New Survey, Town of Milton, consisting of the attached map(s) 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. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

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 and schedules
constitutes Amendment No. XX to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Boyne Survey Secondary Plan (Official Plan of the Town of Milton) shall be known as:

Amendment No. XX
To the Boyne Survey Secondary Plan (Town of Milton Official Plan)
Parts of Lots 7 & 8, Concession 1 New Survey
(File: LOPA XX/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the limits of the Secondary Mixed Use Node on the subject lands within the Boyne Survey Secondary Plan.

LOCATION OF THE AMENDMENT

The portion of the subject property subject to this amendment is located on the south side of Louis St. Laurent and the west side of Bronte Street South and is approximately 14.72 hectares in size (36.37 acres). The lands are legally described as Parts of Lots 7 & 8, Concession 1 New Survey, Town of Milton. The subject property is located within the Boyne Survey Secondary Plan.

BASIS OF THE AMENDMENT

The proposed amendment is to modify the limits of the 'Secondary Mixed Use Node' ('SMUN') on the subject property in order to facilitate the proposed development which consists of a high density block and commercial blocks located at the north portion of the Subject Property abutting Louis St. Laurent Avenue and Bronte Street South, and to permit the grade-related residential component consisting of townhouse development to be outside of the defined SMUN limits.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX 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. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change(s)

- 1.1** Amending Schedule C.10.A- Community Structure Plan to redefine the boundaries of the existing Secondary Mixed Use Node on the lands legally known as Part of Lots 7 & 8, Concession 1 NS (Trafalgar) Town of Milton as shown on 'Schedule A' attached hereto.

- 1.2** Amending Schedule C.10.C- Land Use Plan to redefine the boundaries of the existing Secondary Mixed Use Node on the lands legally known as Part of Lots 7 & 8, Concession 1 NS (Trafalgar) Town of Milton as shown on 'Schedule B' attached hereto.

End of text

TOWN OF MILTON OFFICIAL PLAN



TREMAINE ROAD

BRONTE STREET

ONTARIO STREET

Schedule C.10.A BOYNE SURVEY SECONDARY PLAN COMMUNITY STRUCTURE PLAN

October, 2025

- **D**

DISTRICT PARK
- **N**

NEIGHBOURHOOD PARK
- 

SCHOOL
- **S**

STORMWATER POND
- **V**

VILLAGE SQUARE
- 

NOISE, VIBRATION, AND VISUAL BARRIER
- 

OMAGH STUDY AREA
- 

DISTRICT NODE
- 

NEIGHBOURHOOD
- 

SUB-NEIGHBOURHOOD
- 

NEIGHBOURHOOD CENTRE
- 

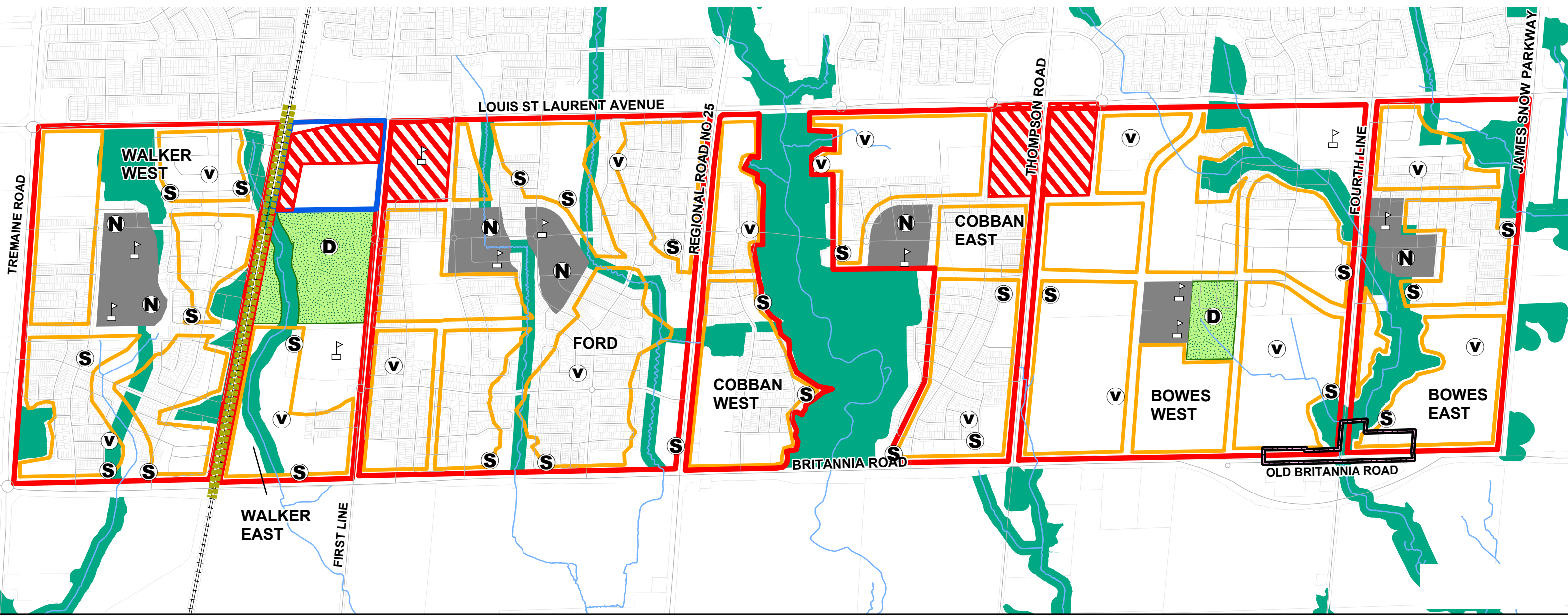
GREENLANDS / NATURAL HERITAGE AND OPEN SPACE SYSTEM
- 

WATERCOURSE
- 

DRAFT AMENDMENT AREA

SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. XX

DERRY ROAD



TOWN OF MILTON OFFICIAL PLAN

Schedule C.10.C BOYNE SURVEY SECONDARY PLAN LAND USE PLAN *October, 2025*



BRONTE STREET

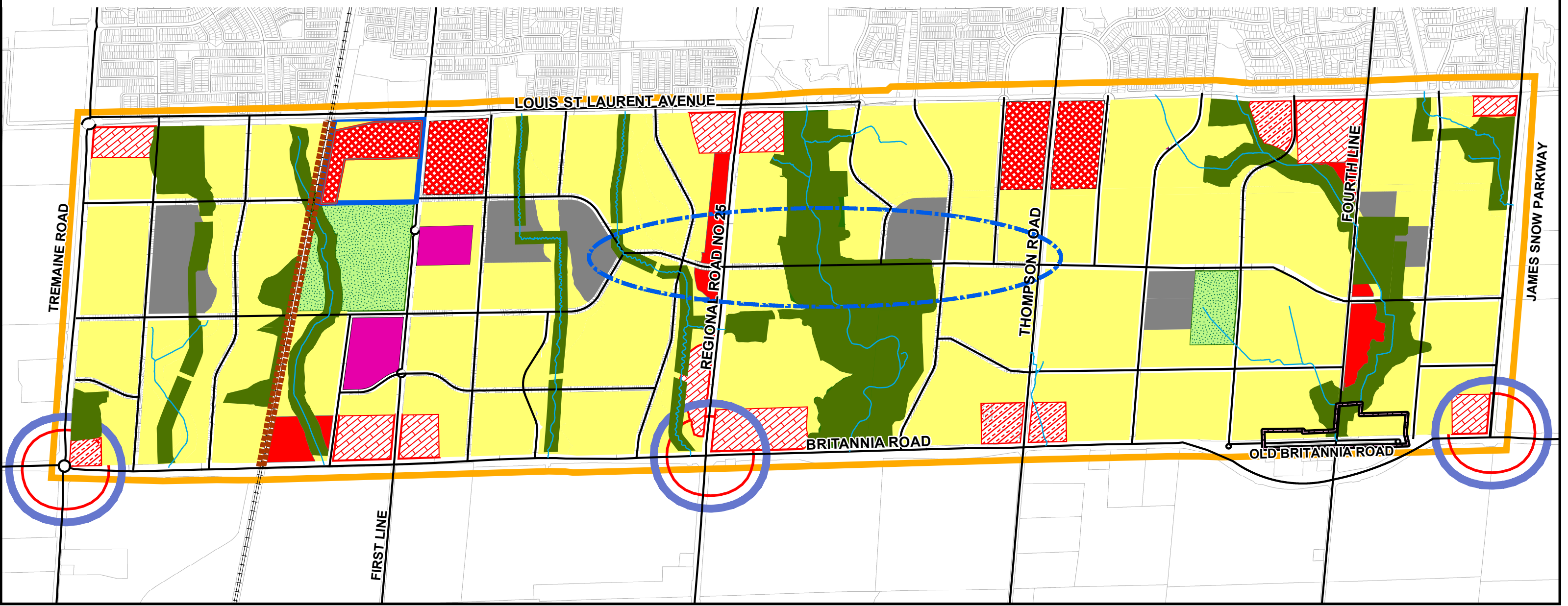
ONTARIO STREET

JAMES SNOW PARKWAY

- DISTRICT PARK
- NEIGHBOURHOOD CENTRE AREA
- NATURAL HERITAGE SYSTEM
- RESIDENTIAL AREA
- RESIDENTIAL / OFFICE AREA
- INSTITUTIONAL AREA
- SECONDARY MIXED USE NODE
- DRAFT AMENDMENT AREA

- MAJOR NODE AREA
- MINOR SUB-NODE AREA
- SECONDARY PLAN BOUNDARY
- MAJOR NODE SPECIAL POLICY AREA
- OMAGH STUDY AREA
- SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA
- GATEWAY

SCHEDULE '2' TO OFFICIAL
PLAN AMENDMENT NO. XX



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2025

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 7 and 8, CONCESSION 1, NEW SURVEY, 1000118982 ONTARIO LIMITED, SCHEDULE A, FILE Z-16/25.

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

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

1.0 THAT Schedule A to Comprehensive Zoning By-law 016-2014, as amended is hereby further amended by changing the existing Secondary Mixed Use Commercial – 329 (C2*329), Residential Medium Density II – 330-H75 (RMDII*330-H75), Residential High Density – 331 (RHD*331), and Residential High Density – 332- H75-H76 (RHD*332-H75-H76) to Secondary Mixed Use Commercial – XX (**C2-XX**), Residential Medium Density I – Site Specific XX (**RMDI-XX**), Residential Medium Density II – XA (**RMDII*XA**), Residential Medium Density II – XB (**RMDII*XB**), and Residential High Density – XX (**RHD*XX**) zone symbols on the land shown on Schedule A attached hereto.

2.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

Secondary Mixed Use Commercial – Special Section (C2-XX) Zone:

- a) For the purposes of this zone, the Lot Frontage for the east and west commercial blocks shall be Louis St. Laurent Avenue;
- b) Minimum front yard setback shall be 3.0 m;
- c) There shall be no maximum front yard setbacks;
- d) There shall be no maximum exterior side yard setback;
- e) Minimum exterior side yard setback shall be 3.0 m;

- f) Maximum building height shall be 11.0 m excluding rooftop mechanical features (i.e. parapets);
- g) Rooftop mechanical features, including parapets, shall be permitted to encroach past the maximum height of a building by an additional 3.0m;
- h) Minimum Landscaped Open Space shall be 8.0%;
- i) Minimum landscape buffer abutting a street shall be 0.0 m to Street B, 0.0 m to Bronte Street, 0.0 m to Louis St. Laurent, and 1.5 m to Street D;
- j) Minimum landscape buffer abutting a residential zone shall be 1.5 m;
- k) Minimum setback of a parking area to a streetline shall be 1.5 m (to Street D) and 0.0 m to Street B (Block 1B);
- l) Minimum setback of a parking area from a building shall be 0.0 m;
- m) Minimum setback of a patio to a parking area shall be 0.0 m;
- n) Minimum setback of loading space from a building shall be 1.1 m; and
- o) Parking shall be required at a rate of 1 space per 24 sq.m.

3.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

Notwithstanding any provisions of the By-Law to the contrary, for lands zoned Residential Medium Density 1 *XA (**RMD2*XA**) the following standards and provisions also apply:

1. Special Zone Standards for 'Through Lot' Townhouse Dwellings:

- a) For lots located between Street 'B' and Street 'H', between Street 'B' and Street 'K', and between Street 'C' and Street 'I', the yard adjacent to Street 'H', Street 'K' and Street 'I' shall be considered the rear yard;
- b) The maximum height will be 12.5 m;
- c) A residential driveway may extend into the rear yard; and
- d) Section 4.21.3 shall apply to interior and corner lots;

4.0 That Section 13.1 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.____ as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Residential Medium Density 2*XB (RMD2*XB) zone, the following standards and provisions shall apply:

1. Special Zone Standards for 'Back to Back' Townhouse Dwellings:

- a) The minimum lot depth for a back-to-back townhouse dwelling shall be 12.4 m;
- b) The minimum front yard setback to building shall be 2.0 m; and
- c) The minimum exterior yard setback to building shall be 2.0 m if the yard abuts a right-of-way of less than 18.0 m wide.

5.0 That Section 13.1 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.____ as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Residential High Density *XX (RHD*XX) zone, the following standards and provisions shall apply:

I. Special Zone Standards for Apartment Buildings:

- a) The lot frontage shall be measured along Street 'D';
- b) The minimum front yard setback for an apartment building shall be 3.8 metres;
- c) The minimum interior side yard setback for an apartment building shall be 7.00 metres;
- d) The maximum height for an apartment building shall be 15 storeys (49) metres;
- e) Notwithstanding Table 5L to the contrary, the underground parking structure may be set back a minimum of 1.0 metres to the lot line and 1.0 metres to the street line, and in both instances shall be able to encroach into a landscape buffer;
- f) The minimum residential parking rate shall be provided at a rate of 1.2 spaces per unit; and
- g) Waste storage will not have to comply with the provisions of Section 4.14.2.v), and allow for waste to be stored in surface bins located at-grade,

- 5.0** 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.

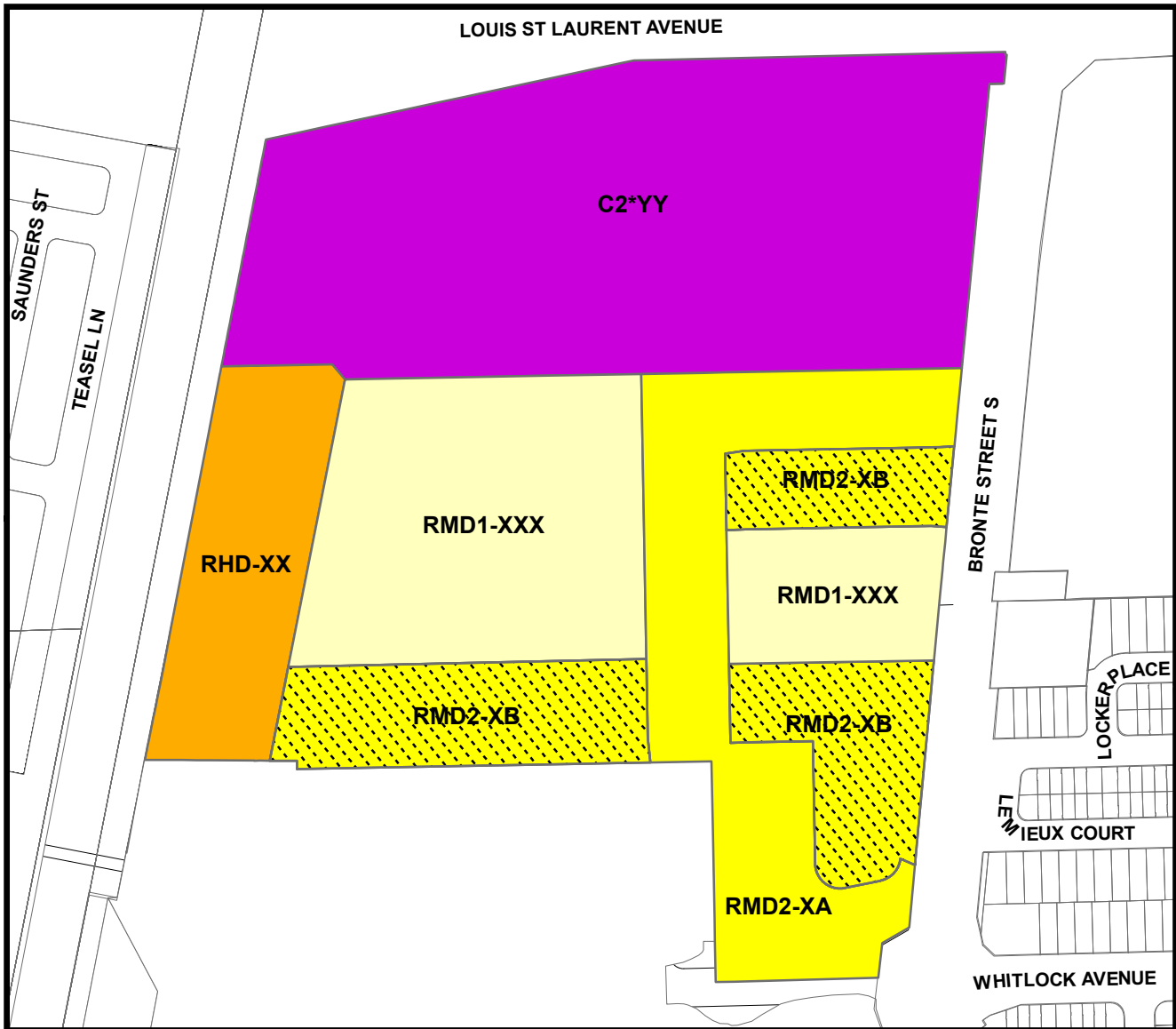
READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this
day of , 2025.

G.A. Krantz Mayor

M. Reid Town Clerk

SCHEDULE A
TO BY-LAW No. -2025
TOWN OF MILTON

PART OF LOT 7 AND 8, CONCESSIONS 1, N.S
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2025 PASSED
THIS ___ DAY OF _____, 2025.

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

**Lands to be rezoned from C2*XX, RMD2*XXX,
RHD*XXX, RHD*332-H75-H76:**

-  C2*YY - Second Mixed Use Commercial Zone Special YY
-  RHD-XX - High Density Residential Zone Special XX
-  RMD1-286 - Medium Density Residential 1 Zone Special 286
-  RMD2-CC - Medium Density Residential 2 Zone Special CC
-  RMD2-ZZ - Medium Density Residential 2 Zone Special ZZ

