



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 3, 2025

Report No: DS-060-25

Subject: Public Meeting and Initial Report: Plan of Subdivision and Zoning By-law Amendment Application by Remington Trafalgar Inc., TRGI West Properties Inc., & TRGI Properties Inc., to permit the development of a residential plan of subdivision, application to lands known as Part of Lot 8, Concession 8 (Trafalgar), Milton. (Files: 24T-25008/M & Z-17/25)

Recommendation: THAT Development Services Report DS-060-25 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning Bylaw to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I Special Zone (RMD1-XXX), Residential Medium Density II Special Zone (RMD2-XXX), Mixed Use Special Zone (MU-XXX), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

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: Remington Trafalgar Inc, TRGI West Properties., and TRGI Properties Inc., 7501 Keele Street, Unit 100, Vaughan, ON. L4K 1Y2

Applicant: Korsiak Urban Planning, 277 Lakeshore Road East, Unit 206, Oakville, ON. L6J 6J3

Background

Location:

The subject lands are located on the east side of Trafalgar Road, south of the future Louis St. Laurant extension and within the Trafalgar Secondary Plan. The lands are used for agricultural purposes and largely vacant. Surrounding land uses include agricultural uses and existing rural residential uses. A location map is attached as Figure 1 to this report.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning Bylaw 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I Special Zone (RMD1-XXX), Residential Medium Density II Special Zone (RMD2-XXX), Mixed Use Special Zone (MU-XXX), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a mixed-use plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The proposed development includes 238 single detached dwellings (Lots 1-238), 111 street townhouse units (Blocks 239-258), 44 back-to-back townhouse units (Blocks 259-262), one Medium Density Residential I block (Block 263), and two Medium Density Residential II blocks (Blocks 264, 265). The subdivision includes two Neighbourhood Centre Mixed Use II, shown as Blocks 266 & 267, with maximum heights of 25 storey's, located at the future intersection of Trafalgar Road and Louis St. Laurant (future extension). Additionally, the plan proposes one elementary school (Block 268), one Neighbourhood Park Type 2 block (Block 269), three Natural Heritage System (NHS) blocks (Blocks 270-272), and two stormwater management ponds (Block 273, 274).

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Completed Application Form, prepared by Korsiak Urban Planning, dated August 19, 2025;
- Remington Trafalgar Inc. – Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated September 30, 2020;
- Remington Trafalgar Inc. – Archeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated January 2021;
- Remington Trafalgar Inc. – ESSQ., prepared by Remington Group, dated August 15, 2025;
- Remington Trafalgar Inc. – Geotechnical Report, prepared by Aecon Materials Engineering Corp., dated June 2021;
- Remington Trafalgar Inc. – Noise Report (Remington Trafalgar Inc.), prepared by Jade Acoustics Inc., dated August 18, 2025;

Background

- Remington Trafalgar Inc. – Phase One ESA Update Letter, prepared by GIP Construction Engineering, dated April 21, 2025;
- Remington Trafalgar Inc. – Phase One ESA, prepared by Aecon Materials Engineering Corp., dated October 19, 2021;
- Remington Trafalgar Inc. – Tree Inventory and Preservation, prepared by Dillon Consulting, dated November 2021;
- Remington Trafalgar Inc. and TGRI West – ESSQ, prepared by Remington Group, dated August 18, 2025;
- TRGI West – Survey, Schaeffer Dzaldov Bennett Ltd., dated January 31, 2023;
- TRGI West – ESSQ prepared by Remington Group, dated August 18, 2025;
- TRGI West – Geotechnical Report, prepared by Terraprobe Inc., dated September 8, 2022;
- TRGI West – Noise Report, prepared by Jade Acoustics Inc., dated August 18, 2025;
- TRGI West – Phase One ESA Update Letter, prepared by GIP Construction Engineering, dated April 21, 2025;
- TRGI West – Phase One ESA, prepared by Terraprobe Inc., dated March 9, 2022;
- TRGI West – Phase Two ESA, prepared by Terraprobe Inc., dated August 23, 2022;
- TRGI West – Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated August 14, 2025;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated August 22, 2025;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated August 21, 2025;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated August 22, 2025;
- Functional Servicing Report Conformance Letter, prepared by DSEL, dated August 19, 2025;
- Traffic Impact Study (TIS), prepared by TYLin, dated July 2025;
- Urban Design Brief, prepared by John G. Williams Limited Architects, dated June 18, 2025;
- State 1 Archaeological Study of 6463 Trafalgar Road, prepared by Lincoln Environmental Consulting, dated September 23, 2025.

Discussion

Planning Policy

Discussion

The lands are designated Urban Area and Regional Natural Heritage System under the Region of Halton Official Plan (now under the purview of the Town of Milton). The Urban Area is described as lands where urban services are provided to accommodate concentrations of existing and future development. The Regional Natural Heritage System represents a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions with Halton.

The subject lands are designated “SHP Growth Area” (Sustainable Halton Growth Plan Urban Area) and Natural Heritage System Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. The SHP Growth Area represents lands that have been designated to accommodate population and employment growth in the Town for the planning period 2021-2031. Prior to development with the SHP Urban Area, lands uses shall be established through a secondary planning exercise. 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 Trafalgar Secondary Plan was adopted by the Town of Milton on March 25, 2019 and approved through Orders of the Ontario Land Tribunal on February 8, 2024 and July 22, 2024. Since its approval, the participating landowners have been working with the Town and outside agencies on completing the necessary Trafalgar Tertiary Plan. With the Tertiary Plan being deemed substantially advanced, development applications have begun to be submitted.

The subject lands are located with Phase 1 of the Trafalgar Secondary Plan and are designated Neighbourhood Centre Mixed Use II, Medium Density I, Medium Density II, Low Density Residential and Natural Heritage System on Schedule C.11.C of the Trafalgar Secondary Plan Land Use Plan. Additionally, the Plan shows a public park and an elementary school to be located within the development lands.

The Neighbourhood Centre Mixed-Use II designation is intended to be the focus of intensification within the Secondary Plan and serves as a community focal point and serves the retail commercial needs of the surrounding neighbourhood. It is the intent of this Secondary Plan that the lands within this designation are the focus of retail uses and in the longer term, higher density residential uses in a mixed-use setting. Residential uses including street townhouses, stacked townhouses, back-to-back townhouses, multiplexes and apartments (at a maximum height of 25 stories) are permitted. Additionally, neighbourhood retail uses and local institutional uses are permitted. Within this designation, shown as Blocks 266 and 267 on the draft plan, the applicant is conceptually proposing two mixed-use buildings at 25-storeys, two 12-storey apartment buildings, back-to-back townhouses and stacked townhouse blocks. The conceptual plan of this area is shown on Figure 3 attached to this report.

Discussion

The Medium Density Residential I designation is intended to provide a range and mix of housing types to provide transition between more intensive development within Medium Density Residential II designations and Neighbourhood Centres to the Low Density Residential designations. Permitted uses include low-rise residential units such as single detached dwellings, semi-detached dwellings, and townhouses (i.e., stacked and back-to-back townhouses).

The Medium Density Residential II designation is intended to provide a range and mix of housing types and to locate more intensive residential development along arterial roads, collector roads proximal to transit stops/stations, and Neighbourhood Centres. Permitted uses include mid-rise multiple attached residential units such as street townhouses, stacked townhouses, back-to-back townhouses, multiplexes and apartments. Within this designation the applicant is proposing back-to-back townhouses, street townhouses and an 8-storey apartment building (as shown on Figure 3).

The Low-Density Residential designation consists predominantly of ground-related housing types and is generally located internal to development blocks. Permitted uses include low-rise residential uses such as single detached dwellings, semi-detached dwellings, street townhouses, and back-to-back townhouses excluding stacked townhouses.

As noted, the draft plan contains both an elementary school (Block 268) and a neighbourhood park (Block 269). The Trafalgar Secondary Plan generally permits these uses in all land use designations.

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 applicant is seeking an amendment to the Town's Zoning Bylaw to rezone the subject lands from the current Future Development (FD) and Natural Heritage System (NHS) zones to a site-specific Residential Medium Density I Special Zone (RMD1-XXX), Residential Medium Density II Special Zone (RMD2-XXX), Mixed Use Special Zone (MU-XXX), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS) zone. The changes in zoning are requested to facilitate the development of the lands for a mixed-use plan of subdivision. The applicant is seeking site specific provisions generally related to how the Zoning By-law is applied, as well as to accommodate design standards for their proposed dwellings.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act.



The Corporation of the Town of Milton

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Discussion

Staff has identified the following issues to be reviewed:

- Secondary Plan conformity and Tertiary Plan consistency
- Site design, built form, density and urban design
- Environmental Impacts
- Servicing and Stormwater Management
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Aaron Raymond, Senior Planner, Phone: Ext. 2313
Development Review

Attachments

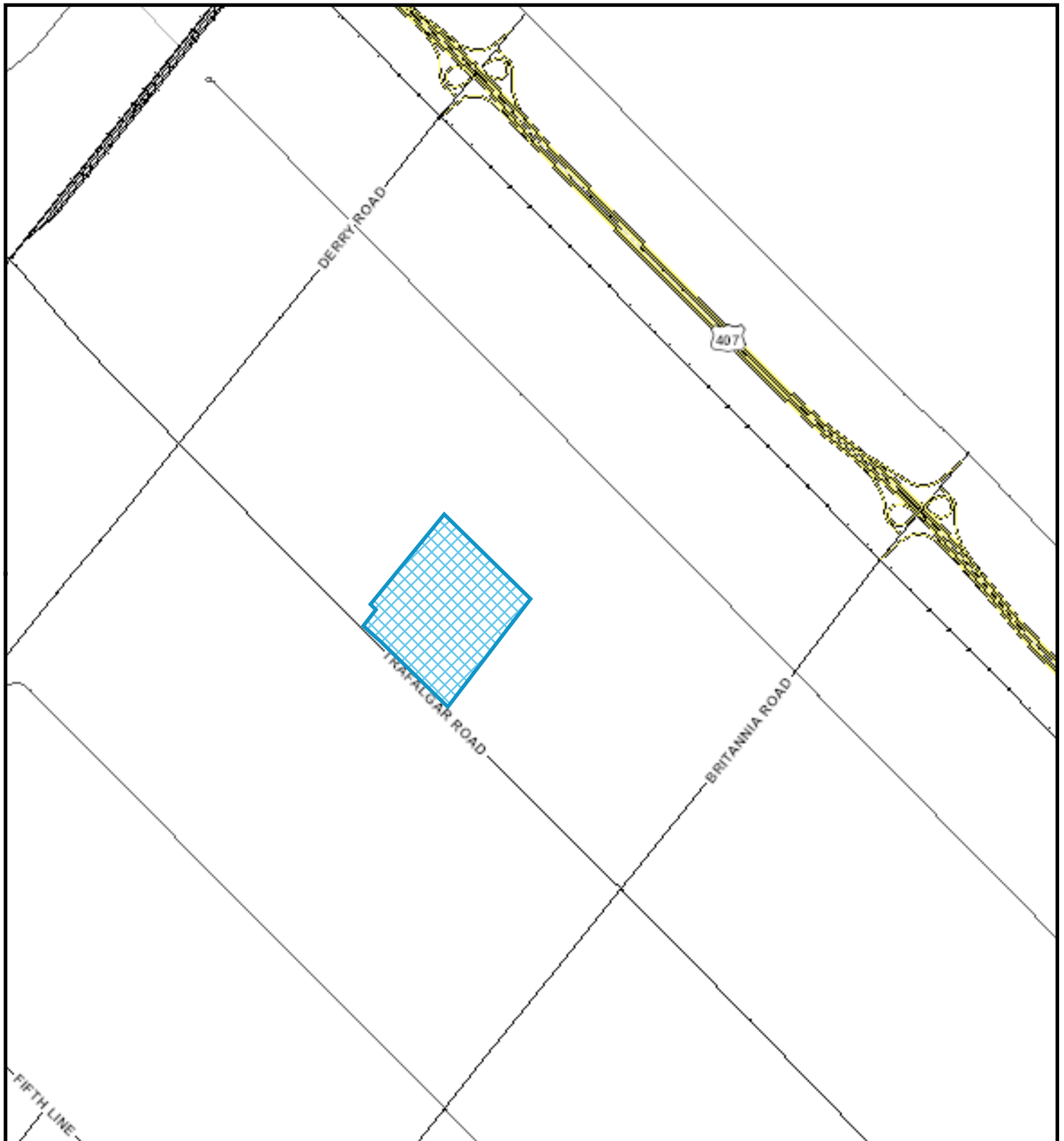
Figure 1 – Location Map
Figure 2 - Draft Plan of Subdivision
Figure 3 – Conceptual Neighbourhood Centre Mixed Use II
Appendix 1 –Draft Zoning By-law and Schedule A

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:
November 3, 2025

Scale: 1:36,111.91 File: Z- 17/25

Development Services



Subject Property

Copyright 2025: Town of Milton, Teranet Inc.

DRAFT PLAN OF SUBDIVISION
FILE 24T -

PART OF LOT 8
CONCESSION 8, NEW SURVEY

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

KEY MAP
N.T.S.

TRGI WEST PROPERTIES INC.
TRGI PROPERTIES INC.
REMINGTON TRAFALGAR INC.

KEY MAP
N.T.S.

TRGI WEST PROPERTIES INC.
TRGI PROPERTIES INC.
REMINGTON TRAFALGAR INC.

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
Christopher Bratty
Remington Trafalgar Inc.
TRGI Properties Inc.
TRGI West Properties Inc.

DATE August 21, 2025

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
Dan Dzaldov, Ontario Land Surveyor

DATE May 12, 2025

SCHAEFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE
CONCORD, ONTARIO L4K 3P3

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	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-238	238	7.36	238
Street Townhouse (TH) (7.01 m)	239-258	20	2.17	111
Back to Back Townhouse (B2B) (6.4 m)	259-262	4	0.44	44
Medium Density Residential I	263	1	1.03	TBD
Medium Density Residential II	264, 265	2	2.05	TBD
Neighborhood Centre Mixed Use II	266, 267	2	3.12	TBD
Elementary School	268	1	2.83	
Neighbourhood Park Block	269	1	2.50	
Natural Heritage System (NHS)	270-272	3	6.95	
Stormwater Management Pond Block	273, 274	2	4.51	
Walkway Block	275, 276	2	0.04	
Servicing Block	277	1	0.02	
16m ROW (2,152 m)			3.53	
20m ROW (341 m)			0.70	
21.5m ROW (922 m)			2.02	
26m ROW (572 m)			0.75	
Total	277	277	40.02	393

Aug. 20, 2025	First Submission	AS	AS
DATE	REVISION	DWG	BY

NOTES:
* Local/Local corner radii = 5m
* Local/Collector daylight triangle = 7.5m
* Collector/Collector daylight triangle = 10m
* Collector/Regional Road daylight triangle = 15m
* Pavement illustration is diagrammatic



SCALE 1:1500 August 20, 2025

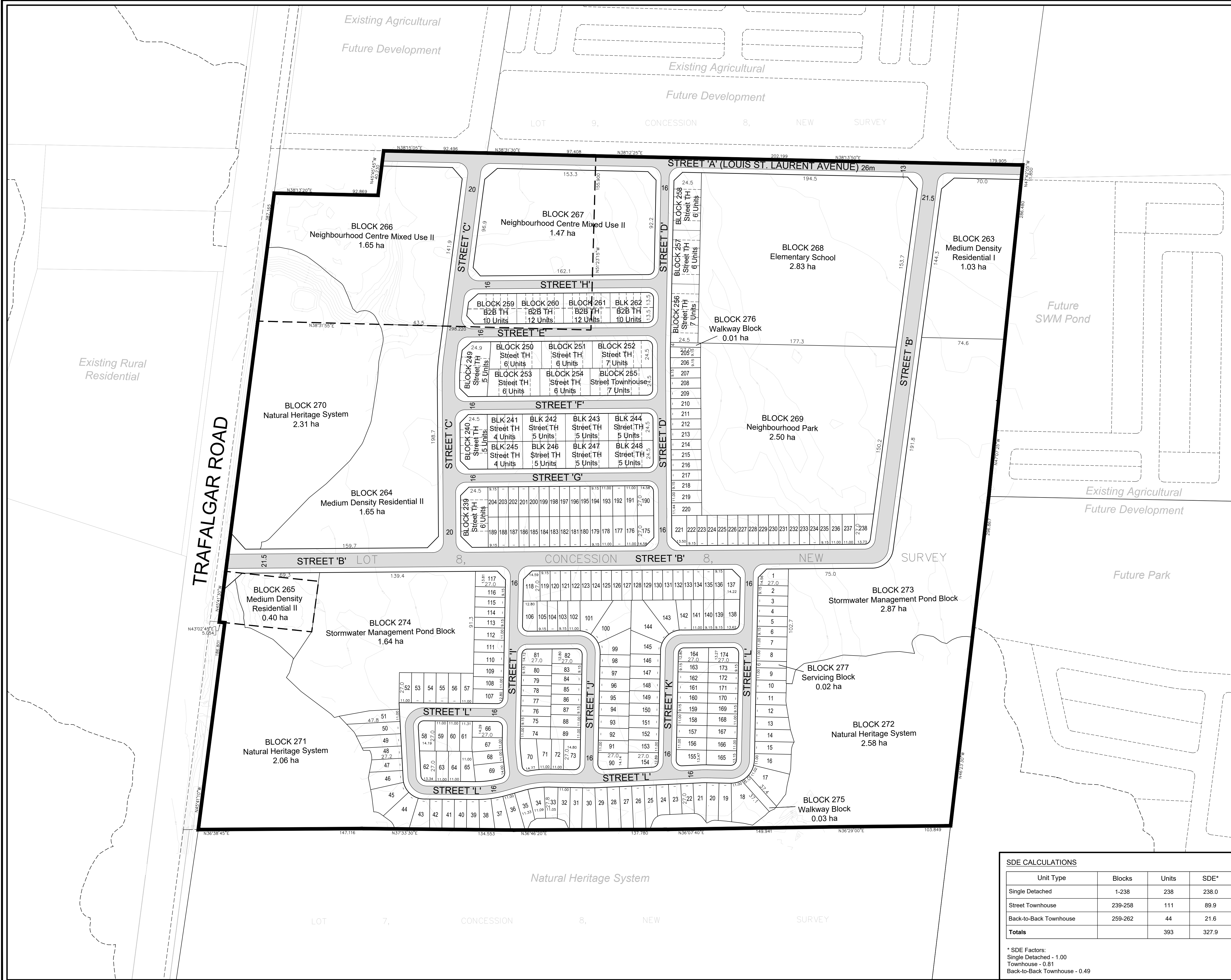
DRAWN BY: AS CHECKED BY: KC

KORSIAK Urban Planning

SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-238	238	238.0
Street Townhouse	239-258	111	89.9
Back-to-Back Townhouse	259-262	44	21.6
Totals		393	327.9

* SDE Factors:
Single Detached - 1.00
Townhouse - 0.81
Back-to-Back Townhouse - 0.49





Concept Plan of the Trafalgar and Louis St. Laurent Neighbourhood Centre

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 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 LOT 8, CONCESSION 8, N.S. FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (REMINGTON TRAFALGAR INC.) - FILE: Z-

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) Zone symbols to the Residential Medium Density 1 - Special Provision AAA (RMD1*AAA) Zone, Residential Medium Density 2 - Special Provision BBB (RMD2*BBB) Zone, Mixed Use CCC (MU-CCC), Natural Heritage System (NHS) Zone, Open Space (OS) Zone, Open Space 2 (OS-2) Zone and Minor Institutional (I-A) Zone symbols 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.AAA to read as follows:

Residential Medium Density 1 - Special Provision AAA (RMD1*AAA) Zone

i) Special Site Provisions Applicable to All Dwelling Types

- a. In addition to Section 4.19.6 i), for the purpose of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
- b. 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.
- c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres 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.

- d. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres 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.
 - 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 a minimum of 1.2 metres from any other lot line, except where a parking area abuts a sidewalk the setback shall be a minimum of 1.5 metres.
 - h. A balcony with vertical uprights may project into the rear yard 2.5 metres.
 - i. Stairs to a side entrance are permitted in the interior side yard.
- ii) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access (All Types) the following shall apply:
- a. 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.
 - b. Notwithstanding Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required rear setback, exterior side yard setback and interior side yard setback.
 - 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 metre 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 3.2 metres or 36% of the building face, whichever is less.
 - c. Notwithstanding b. above, where a second floor balcony projects beyond the garage, it will be considered part of the dwelling face.
 - d. Stairs and boxed/bay windows shall be permitted in a required interior side yard for interior lots adjacent to a corner lot on a roundabout.
 - e. For a triangular lot with converging side lot lines, no lot depth requirement or minimum rear yard depth shall apply.
- iv) Notwithstanding any provisions to the contrary, for Detached Dwelling - Street Access, Corner Lot, the following shall apply:
 - a. 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.
 - b. 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.
 - c. 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.
- v) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Street Access, the following shall apply:
 - a. 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.
 - b. 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.
 - c. Notwithstanding Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required rear setback, exterior side yard setback and interior side yard setback.

- d. For the purpose of this By-law, units with a primary entrance fronting an Open Space or Natural Heritage System zone instead of a street shall be considered through lots and shall have a minimum lot depth of 19 metres.
- vi) Notwithstanding any provisions to the contrary, for Townhouse Dwelling - Lane Access, the following shall apply:
 - a. For the purpose of this by-law, lane shall also mean a private lane or private street providing rear garage access.
 - b. For all lane access townhouses, the yard where the driveway is located is deemed to be the rear yard.
 - c. Minimum Lot Depth (all unit types): 18.0 metres
 - d. For the purpose of this By-law, where applicable, lot depth is measured from the limit of the right-of-way to the rear lot line, inclusive of the 0.3 metre reserve and Common Element Exclusive Use Areas.
 - e. Rear yard setback (minimum), all unit types - 1.0 metre
 - f. 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.
 - g. 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.
 - h. The minimum required outdoor amenity area per unit is 5 m², to be provided on a balcony.
 - 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. Notwithstanding Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required rear setback, exterior side yard setback and interior side yard setback.
 - k. 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.
 - l. Section 4.19.1 i) does not apply to a unit fronting on to a common element of a condominium.
 - m. Notwithstanding Section 4.19.5, Table 4H, chimneys are permitted to be located 0.6 metres into the required rear setback, exterior side yard setback and interior side yard setback.

- n. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.
- o. Section 5.6.2 viii b) shall not apply.

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.BBB to read as follows:

Residential Medium Density 2 - Special Provision BBB (RMD2*BBB) Zone

- i) Additional Permitted Uses:
 - a. Dwelling, *stacked townhouse*
 - b. *Dwelling, stacked townhouse* with surface parking.
- ii) Townhouse Dwelling, Street Access, and Townhouse Dwelling, Lane Access shall be subject to the provisions of the Residential Medium Density 1 - Special Provision AAA (RMD1*AAA) Zone above.
- iii) Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:
 - a. In addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
 - b. 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.
 - c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres 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.
 - d. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres 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.
 - 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 a minimum of 1.2 metres from any lot line,

- except where a parking area abuts a sidewalk the setback shall be a minimum of 1.5 metres.
- h. Minimum Lot frontage (corner unit): 8.0 metres
 - i. Minimum Front yard setback (all unit types): 2.0 metres to building
 - j. The minimum required outdoor amenity area per unit is 5 m², to be provided on a balcony.
 - k. Porches/verandas and balconies are permitted to be located no closer than 1.0 metre to a street line.
 - l. 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.
 - m. 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.
 - n. 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.
 - o. 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.
- iv) Stacked Townhouse Buildings, Apartment Building Street Access shall be subject to the provisions of the Mixed Use Special Section CCC (MU*CCC) Zone subject to the following:
- a. Maximum building height - Apartment Buildings: 8 storeys
 - b. Maximum Floor Space Index (FSI) - Apartment Buildings: 3.0
- i) Notwithstanding any provisions to the contrary, for stacked townhouse dwellings, the following shall apply:
- a. Stacked townhouse dwellings shall be subject to the multiple dwelling provisions unless otherwise modified by this bylaw.
 - a. Minimum setback from a lot line: 3 metres
 - b. Minimum setback of a residential building to a private road: 1.8 metres
 - c. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
 - d. 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.
 - e. Parking:
 - 1. 1 resident spaces and 0.20 visitor spaces per unit
 - 2. Where the lot fronts a public road less than 26 metres in width, the visitor parking rate shall be reduced to 0.15 visitor spaces per unit.
 - 3. Accessible parking requirement shall apply only to visitor

parking.

4. For the purpose of providing visitor parking only, adjacent blocks within the same zone shall be treated as one lot.

- ii) Notwithstanding any provisions to the contrary, for apartment dwellings, the following shall apply:
 - a. Front yard setback: 3 metres
 - b. Interior yard setback: 3 metres
 - c. Exterior yard setback: 3 metres
 - d. Maximum building height: 8 storeys
 - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area or below grade parking structure may be located within 0 metres of a private street line.
 - f. Minimum setback of a parking area from a lot line: 0 metres, except for a lot line abutting a different zone category the minimum setback shall be 0.5 metres.
 - g. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres
 - h. Maximum surface parking area shall not apply.
 - i. Above grade parking structures shall not be included in FSI calculations.
 - j. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.
 - k. Maximum FSI: 3.0
- iii) Notwithstanding any provisions to the contrary, for all dwelling types, the following shall apply:
 - a. Within a plan of condominium, visitor parking shall be provided at a rate of 0.20 parking spaces per unit.
 - b. Notwithstanding a. above, visitor parking requirements shall not apply to dwellings with individual driveway access from a public street.

4. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.CCC as follows:

Mixed Use - Special Section CCC (MU*CCC) Zone

- i) Additional Permitted Uses:
 - a. *Dwelling, townhouse* subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
 - b. *Dwelling, back-to-back townhouse*, subject to the RMD2-BBB provisions unless otherwise modified by this by-law.
 - c. *Dwelling, duplex* subject to the RMD2-BBB provisions unless otherwise

modified by this by-law.

- d. *Dwelling, stacked townhouse* with surface parking.

ii) 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. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres 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. No non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
- d. More than one (1) residential building is permitted on a lot.
- e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area or below grade parking structure may be located within 0 metres of a private street line.
- f. Minimum setback of a parking area from a lot line: 0 metres, except for a lot line abutting a different zone category the minimum setback shall be 0.5 metres.
- g. Minimum setback of an above or below grade parking structure from a lot line or street line: 0 metres
- h. Maximum surface parking area shall not apply.
- i. Above grade parking structures shall not be included in FSI calculations.
- j. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.
- k. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
- l. Ventilation associated with the underground parking shall be set back a minimum of 1.2 metres from a street line.
- m. Minimum landscaped open space shall not apply.
- n. A transformer may project towards a public street beyond the main wall of a building to no closer than 2.0 metres from the street line.

iii) Notwithstanding any provisions to the contrary, for Apartment Buildings and Mixed Use Buildings, the following shall apply:

- a. Minimum setback of a residential building to a street line: 2.0 metres

- b. Minimum setback to Natural Heritage System Zone: 7.0 metres, except for an above or below grade parking structure which shall be setback 0.0 metres
- c. The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
- d. The maximum main wall length shall be 75 metres.
- e. The access to at-grade units provision shall not apply to apartment or mixed-use dwelling units located at grade that do not have any exterior walls facing a public street.
- f. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
- g. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.5 metres.
- h. Maximum building height: 25 storeys
- i. Maximum Floor Space Index (FSI) : 6.0
- j. Shared parking provision for mixed-use buildings: The greater of 0.20 residential visitor parking spaces per dwelling unit or 1 parking space per 25 square metres of non-residential gross floor area shall be required.
- k. Notwithstanding Table 6A-1, Footnote 3, all outdoor open space areas shall be considered outdoor communal amenity space.
- l. Notwithstanding Table 6A-1, Footnote 3, a minimum of 3 square metres of outdoor communal amenity space per apartment or mixed-use dwelling unit shall be provided at grade and/or as a rooftop amenity area and shall be maintained and operated by a common entity (such as a condominium corporation). The amenity area requirement will be calculated over all apartment and mixed-use dwelling units on a site plan or adjacent site plans.

iv) Notwithstanding any provisions to the contrary, for Stacked Townhouse Buildings, the following shall apply:

- f. Minimum setback from a lot line: 3 metres
- g. Minimum setback from a lot line abutting a different residential zone: 6 metres
- h. Minimum setback of a residential building to a private road: 1.8 metres
- i. Minimum building separation: 3 metres
- j. Risers are permitted to encroach to 0.6 metres from a lot line abutting a public road.
- k. 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.
- l. Maximum building height: 14 metres
- m. Parking:
 - ii. 1 resident spaces and 0.20 visitor spaces per unit

- iii. Where the lot fronts a public road less than 26 metres in width, the visitor parking rate shall be reduced to 0.15 visitor spaces per unit.
- iv. Accessible parking requirement shall apply only to visitor parking.
- v. For the purpose of providing visitor parking only, adjacent blocks within the same zone shall be treated as one lot.
- n. Notwithstanding Table 6A-1, Footnote 3, a minimum of 3m² of communal amenity area shall be provided for units outside of a 400 metre radius of public parkland.

5. 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 or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

PASSED IN OPEN COUNCIL ON, 2025.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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

PART OF LOT 8, CONCESSION 8, N.S. (TRAFALGAR)
TOWN OF MILTON

