



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 3, 2025

Report No: DS-059-25

Subject: Public Meeting and Initial Report: Plan of Subdivision and Zoning By-law Amendment Application by Frontenac Forest Estates, to permit the development of a residential plan of subdivision, applicable to lands known as Part Lot 10, Concession 8 (Trafalgar), Milton. (Files:24T-25007/M & Z-15/25)

Recommendation: **THAT Development Services Report DS-059-25 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 an Open Space (OS), Open Space - Stormwater Management (OS-2) zone, Natural Heritage System (NHS) zone, a site-specific Mixed Use with a Holding Provision - (MU*XXX*HXX) zone, a site-specific Residential Medium Density I (RMD1*XXX), a site-specific Residential Medium Density 2 (RMD2*XXX), and a Minor Institutional (I-A) 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/Applicant:

Frontenac Forest Estates Inc., 8600 Dufferin Street, Vaughan, ON. L4K 3L7

Background

Planning Consultant:

Bousfields Inc., 3 Church Street, Suite 200, Toronto, ON. M5E 1M2

Location:

The subject lands are located on the south side of Derry Road, between Trafalgar Road and Eighth Line and are within the Trafalgar Secondary Plan. Until recently, the site was used for agricultural purposes. Surrounding uses include agricultural uses and existing rural residential uses. To the immediate south of the subject lands is a Union Gas pipeline.

Proposal:

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 an Open Space (OS), Open Space - Stormwater Management (OS-2) zone, Natural Heritage System (NHS) zone, a site-specific Mixed Use with a Holding Provision - (MU*XXX*HXX) zone, a site-specific Residential Medium Density I (RMD1*XXX), a site-specific Residential Medium Density 2 (RMD2*XXX), and a Minor Institutional (I-A) zone. The changes in zoning are requested to facilitate the development of the lands for a residential plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The Plan of Subdivision proposes a variety of built forms including single and semi-detached dwellings, on-street townhouse dwellings, back-to-back townhouse dwellings, lane-access townhouses. A variety of mixed-use blocks are also proposed within the Neighbourhood Centre (Blocks 565, 566 and 567) and Local Centre/Medium Density Mixed Use designations (Blocks 569 and 570), which will accommodate a mix of commercial and retail uses along with residential apartment units in mid and tall-building forms (up to 25 storeys). There are also a number of public, community, and natural heritage uses proposed to be anchored by a network of new public streets and laneways. These uses include: an elementary school block; two (2) public parks, two (2) village squares; two (2) stormwater management blocks; and 4.58 ha of environmental lands.

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

- Application Forms
- Boundary Survey prepared by J.D. Barnes dated September 2, 2021;
- Topographic Survey prepared by J.D. Barnes dated April 10, 2025;
- Draft Zoning By-law Amendment dated June 2025;
- Draft Plan of Subdivision prepared by Bousfields, dated January 10, 2025;
- Concept Plan (Coloured Version of the Draft Plan) prepared by Bousfields, dated January 10, 2025;
- Demonstration Plans prepared by SGL Planning and Design Inc.;
- Planning and Urban Design Rationale (includes Public Engagement Strategy and Phasing Plan) prepared by Bousfields Inc. dated June 2025;

Background

- Woody Vegetation Assessment/Tree Preservation Plan prepared by Cosburn Giberson Landscape Architects dated December 21, 2021;
- Arborist Report prepared by Cosburn Giberson Landscape Architects dated March 27, 2025;
- Environmental Site Screening Questionnaire dated January 30, 2025;
- Environmental Site Assessments (ESA) prepared by Soil Engineers Ltd, including: Phase 1 ESA for 1008 and 1096 Derry Road and 6647 Trafalgar Road, dated June 17, 2011, Phase 1 ESA for 6692 Eighth Line dated December 3, 2010 Phase 1 and 2 ESAs for 6647 Trafalgar Road dated September 18, 2024;
- Stage 1 and 2 Archaeological Assessment prepared by AMICK Consultants Ltd. dated March 2016;
- Geotechnical Report prepared by Soil Engineers Ltd. dated May 18, 2021;
- Traffic Impact Study prepared by TYLin dated June 2025;
- Noise Feasibility Study prepared by HGC Noise Vibration Acoustics dated April 29, 2025;
- Urban Design Brief (includes Urban Design, Architectural Control Guidelines and Architectural Building Elevations) prepared by John G. Williams Limited, Architects dated June 23, 2025;
- Pedestrian and Active Transportation Plan prepared by John G. Williams Limited, Architect dated May 23, 2025;
- Landscape Plans (Public Park Facility Fit Plans and SWM Pond Landscape and Restoration Plans) prepared by Cosburn Giberson Landscape Architects dated March 2025;
- Utility Plan Existing Conditions and Removals Plan prepared by T.J. Gayowsky dated April 17, 2025;
- On-Street Parking Plan prepared by TYLin dated May 2025;
- Park Concept Plan prepared by CGLA dated March 3, 2025;

Discussion

Planning Policy

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

Discussion

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, Medium Density Mixed Use and Natural Heritage System as shown on Schedule C.11.C of the Trafalgar Secondary Plan Land Use Plan. Additionally, the Plan shows two public parks 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. The draft plan shows 3 Blocks within the Neighbourhood Centre Mixed Use II designation, Blocks 565, 566 and 567. Figure 3 shows a conceptual rendering of the proposed development of the Blocks.

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

Discussion

uses include mid-rise multiple attached residential units such as street townhouses, stacked townhouses, back-to-back townhouses, multiplexes and apartments.

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.

The Medium Density Mixed-Use designation is generally located at arterial and collector road intersections in order to optimize opportunities for access to local transit service, local serving retail commercial, and community uses. The permitted uses include residential uses (in accordance with the Medium Density Residential II designation with the exception of single and semi-detached units not being permitted), local commercial uses and local institutional uses. The applicant has indicated that the two Medium Density Mixed Use blocks (shown as Blocks 569 and 570 on the draft plan), could accommodate 6-8-storey mid-rise buildings (Block 569) and a single storey commercial building with a 6- storey building (Block 570).

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 an Open Space (OS), Open Space - Stormwater Management (OS-2) zone, Natural Heritage System (NHS) zone, a site-specific Mixed Use with a Holding Provision - (MU*XXX*HXX) zone, a site-specific Residential Medium Density I (RMD1*XXX), a site-specific Residential Medium Density 2 (RMD2*XXX), and a Minor Institutional (I-A) zone. The changes in zoning are requested to facilitate the development of the lands for a mixed-use plan of subdivision and include changes to provisions and zone standards, permitted uses, and Holding provisions to accommodate the propose development.

A draft Zoning By-law is attached as Appendix 1.

Public Consultation and Review Process

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

Staff has identified the following issues to be reviewed:

- Conformity with the Trafalgar Secondary Plan/Tertiary Plan
- Site design, built form, density and urban design
- Environmental Impacts



Discussion

- 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

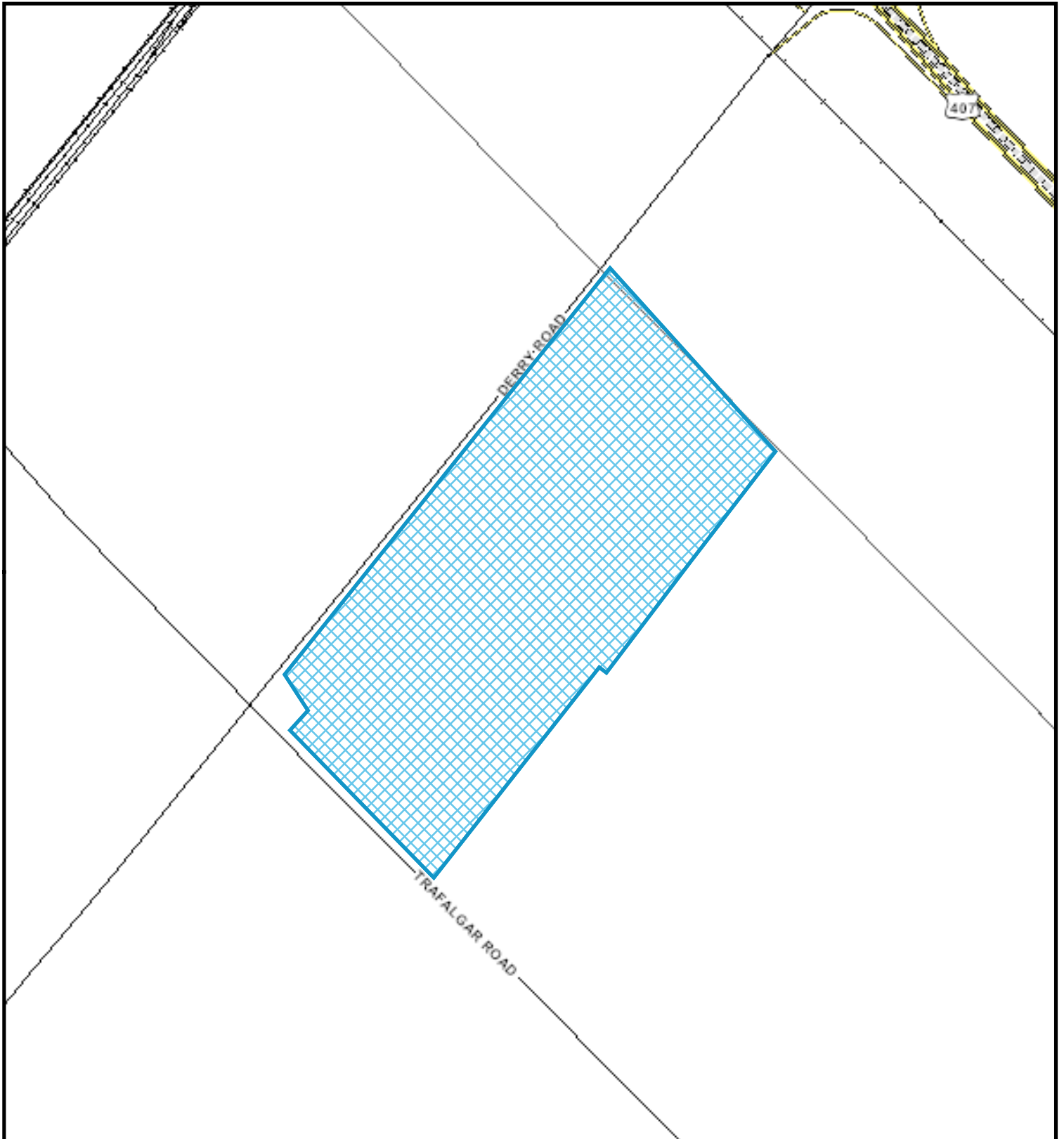
Figure 1 – Location Map
Figure 2 - Draft Plan of Subdivision
Figure 3 – Conceptual Neighbourhood Centre Mixed Use II Plan
Appendix 1 –Draft Zoning By-law and Schedule A Map

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: 1:18,055.95 File: Z- 15/25

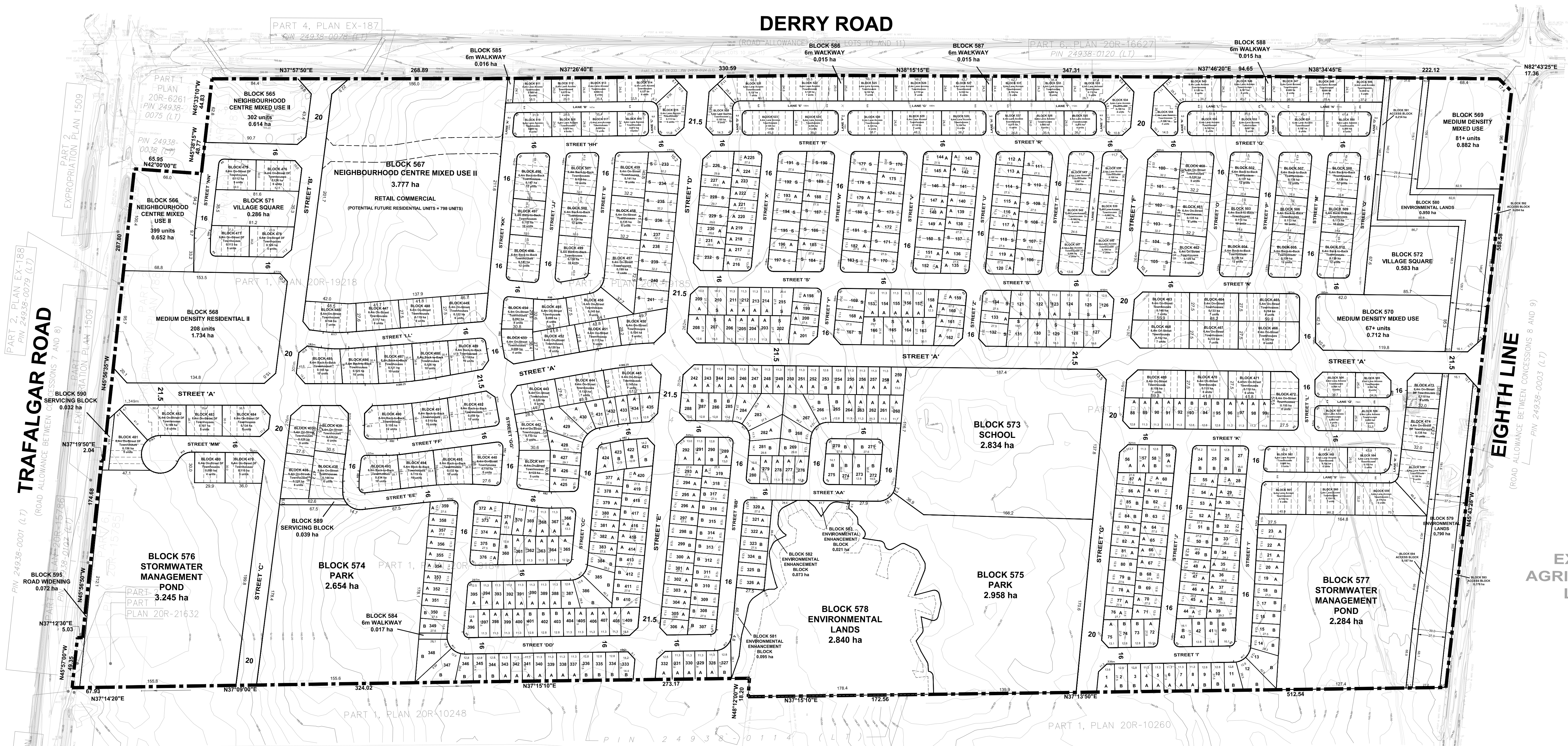
Development Services



Subject Property

EXISTING AGRICULTURAL LANDS

DERRY ROAD



EXISTING AGRICULTURAL LANDS (FUTURE DEVELOPMENT)

EXISTING AGRICULTURAL LANDS (FUTURE DEVELOPMENT)

LEGEND

--- Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

LAND USE

Land Use	2070 - 94dp	January 10, 2025
Low Density Residential	Lots 1-435	21%
On-Street Townhouses	Blocks 436-484	8%
Back-to-Back Townhouses	Blocks 485-510	4%
Lane Access Townhouses	Blocks 511-564	7%
Neighbourhood Centre Mixed Use II	Blocks 565-567	6%
Medium Density Residential II	Block 568	2%
Medium Density Mixed Use	Blocks 569-570	2%
Village Square Blocks	Blocks 571-572	1%
School	Block 573	4%
Parks	Blocks 574-575	7%
Stormwater Management Ponds	Blocks 576-577	7%
Environmental Lands	Blocks 578-580	6%
Environmental Enhancement Blocks	Blocks 581-583	0%
Walkways	Blocks 584-588	0%
Servicing Blocks	Blocks 589-590	0%
Access Blocks	Blocks 591-594	1%
Road Widening	Block 595	0%
Public Roads and Lanes	Block 596	23%
TOTAL	100%	79.880 ha±

PUBLIC ROWs

20m / 21.5m Public ROW	3,085 m	6,631
16m Public ROW - Local Roads	6,550 m	10,818
Public Lanes	1,284 m	1,222
TOTAL	10,919 m	18,672 ha±

PRELIMINARY UNIT COUNT

11.3m (37') Single Detached	A	11%	255
12.8m (42') Single Detached	B	5%	111
18.3m (60') Semi-Detached	S	6%	138
6.4m (21') On-Street Townhouse		9%	224
6.4m (21') Double-Frontage Townhouse		3%	61
6.4m (21') Lane Access Townhouse		12%	289
6.4m (21') Back-to-Back Townhouse		12%	282
Neighbourhood Centre Mixed Use II Units		29%	701
Medium Density Residential II Units		9%	208
Medium Density Mixed Use Units		6%	148
Total	100%		2,417 units

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A, B, E, F, G, J, L - As Shown on Plan
- C. This represents the Applicant's entire holding of undeveloped land in the vicinity.
- D. Residential Singles, On-Street Townhouses, Back-to-Back Townhouses, Lane Access Townhouses, Neighbourhood Centre Mixed Use II Blocks, Medium Density Residential II Blocks, Medium Density Mixed Use Blocks, Village Square, School, Parks, Stormwater Management Ponds, Environmental Lands, Environmental Enhancement Blocks, Walkways, Servicing Blocks, Access Blocks, Road Widening, Roads and Lanes.
- H. Piped water to be provided.
- I. Clay loam soil.
- K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

Grant Sidwell, O.L.S.
J.D. BARNES LIMITED

OWNER'S AUTHORIZATION

I/we, **FRONTENAC FOREST ESTATES INC.** being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDS INC.** to prepare and submit a draft plan of subdivision for approval.

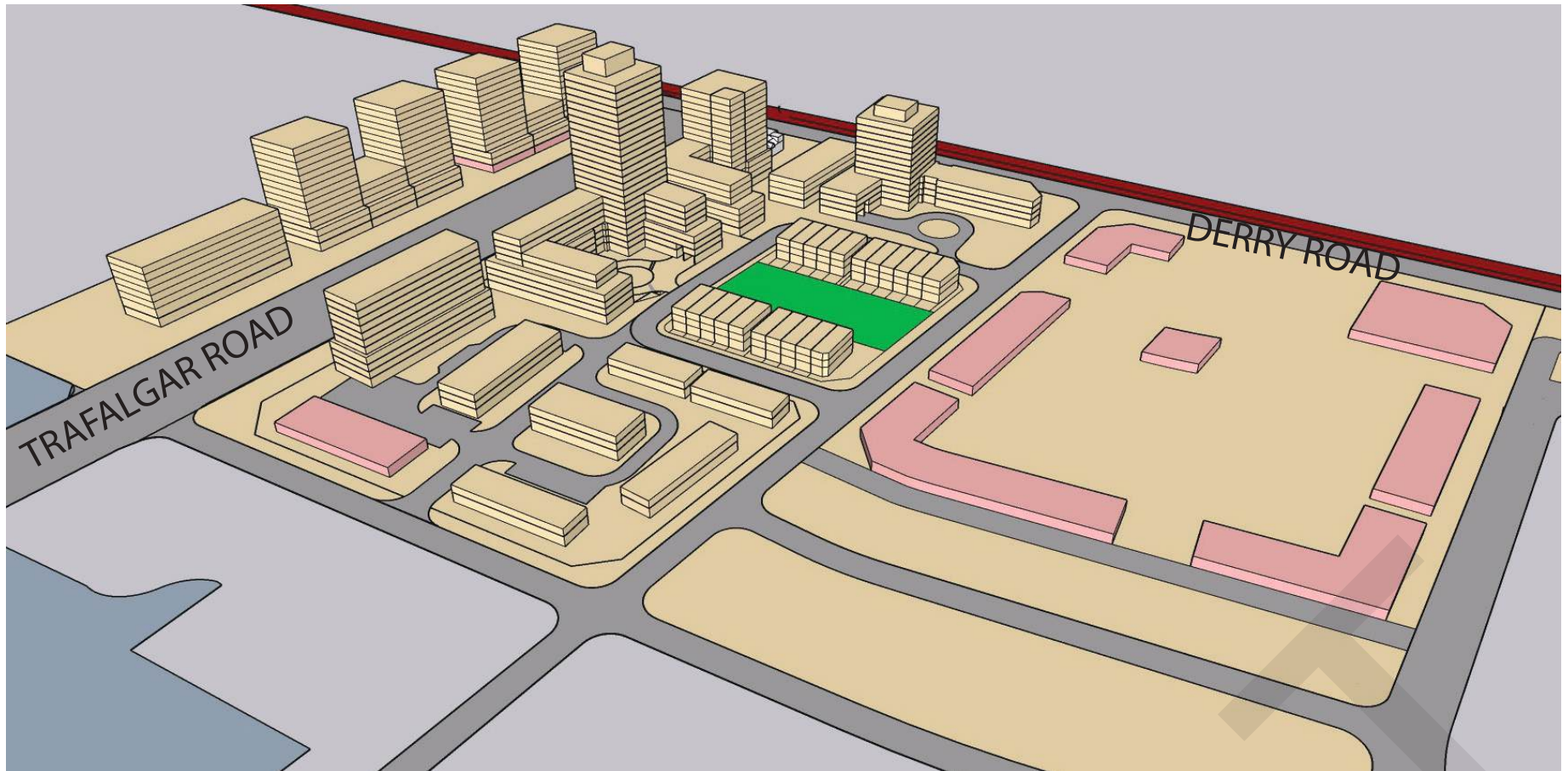
Mauro Baldassarra
FRONTENAC FOREST ESTATES INC.

DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 10
CONCESSION 8, NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGER)
TOWN OF MILTON
(REGIONAL MUNICIPALITY OF HALTON)

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

0 25 50 100 200 m

1 : 2000
Scale Date Drawing Number



Excerpt from Appendix A - Modelling & Massing for the Derry Road & Trafalgar Node (prepared by SGL Planning & Design Inc.) - View overlooking the intersection of Derry Road and Trafalgar Road

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. █-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 TO THE LANDS DESCRIBED AS PART OF LOT 10, CONCESSION 8, NEW SURVEY OF THE GEOGRAPHIC TOWNSHIP OF TRAFALGAR, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (FRONTENAC FOREST ESTATES INC.) – TOWN FILE: Z-[TO BE ASSIGNED BY TOWN]

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 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 Future Development (FD) Zone symbol to Open Space (OS), Open Space – Stormwater Management (OS-2), Natural Heritage System (NHS), Mixed Use – Special Provision A (H#) (MU*A(H#), Residential Medium Density I – Special Provision A (RMD1*A), Residential Medium Density 2 – Special Provision (RMD2*A), and Minor Institutional (I-A) on the land shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1 (Special Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.█ to read as follows:

Residential Medium Density 1 Zone – Special (RMD1-A)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density I *A the following zone standards shall apply:

- i. Special Zone Standards:
 - a. For *Single Detached Dwellings, Duplex Dwellings, Semi-Detached Dwellings, Back-to-Back Townhouse Dwellings, Townhouse Dwellings, established grade* shall mean the average elevation of

the finished surface of the ground at base of the outside walls of any building or structure. The *established grade* is determined by taking the arithmetic average of the levels of the finished ground surface at every location of change of grade along the outside front *main wall* of the building or structure.

- b. *Back-to-back Townhouse Dwellings* shall also be permitted and shall be subject to Table 6D unless otherwise amended by this by-law.
- c. Minimum required *Rear Yard Setback* for *Single Detached Dwellings, Duplex Dwellings, Semi-Detached Dwellings, and Townhouse Dwellings* – 6.0 m.
- d. Maximum *Building Height* for all *Single Detached Dwellings, Semi Detached Dwellings, Townhouse Dwellings, and Back-to-Back Townhouse Dwellings* – 14.0 m.
- e. Despite Section 6.3.1.1, clauses iii) and iv), Section 6.3.1.2, clauses iii) and iv), and 6.3.1.3 clauses iv) and v), the *building face* shall have a minimum *dwelling face* of 3.3 metres OR the *dwelling face* shall be a minimum 36% of the *main floor building face*.
- f. Despite Section 6.3.1.3, clause i), *Townhouse Dwellings* shall contain a maximum of eight *dwelling units* and each *dwelling unit* shall have an independent entrance from the outside.
- g. For *Townhouse Dwellings* where both the *front lot line* and *rear lot line* front on either a public road, private road, stormwater management pond, or open space zone, the rear yards shall also be considered front yards for the purposes of determining permitted encroachments and projections.
- h. For *Townhouse Dwellings* accessed by a *lane*, the following shall apply:
 - i. Minimum *Lot Depth* – 23.5 m
 - ii. Minimum required *Rear Yard Setback* on the ground floor – 0.6 metres
 - iii. Minimum required *Rear Yard Setback* to garage face - 5.5 metres
 - iv. Minimum required *Rear Yard Setback* above the ground floor – 3.6 metres
 - v. Section 5.6 regarding maximum driveway widths shall not apply
 - vi. Porches/verandas and balconies are permitted in the rear yard, but at no time shall be permitted closer than 0.6 m to the property line

- i. Minimum *Front Yard Setback* for *Back-to-Back Townhouse dwellings* (corner, interior, and end units) – 3.0 metres
- j. For the purposes of this By-law, the definition of “Bay and Boxed Window” means a multi-sided window that projects outwards from an exterior wall of a building, which may or may not have a foundation, and which may or may not include a sliding door, and which may or may not have windows at the side projections.
- k. Despite Section 6.3.3.4, Bay and Boxed Windows are permitted to project into a required yard up to a maximum of 1.0 m for a width of up to 4.0 m.
- l. Despite Section 5.8.1, the minimum required off-street *parking* for *Townhouse Dwellings* with *lane* access shall be 2 *parking spaces* per *dwelling unit*.

Residential Medium Density 2 Zone – Special (RMD2*A)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 2 *A the following zone standards shall apply:

- i. Special Zone Standards:
 - a. For *Single Detached Dwellings, Duplex Dwellings, Semi-Detached Dwellings, Back-to-Back Townhouse Dwellings, Stacked Townhouse Dwellings, and Townhouse Dwellings*, *established grade* shall mean the average elevation of the finished surface of the ground at base of the outside walls of any building or structure. The *established grade* is determined by taking the arithmetic average of the levels of the finished ground surface at every location of change of grade along the outside front *main wall* of the building or structure.
 - b. *Stacked Townhouse Dwellings* shall also be permitted.
 - c. Apartment Buildings shall also be permitted and shall be subject to Table 6E unless otherwise amended by this by-law.
 - d. *Apartment Buildings* shall have a maximum *Floor Space Index* of 3.0.
 - e. Minimum required *Rear Yard Setback* for *Townhouse Dwellings*– 6.0 m.
 - f. Minimum *Front Yard Setback* for *Back-to-Back Townhouse dwellings* (corner, interior, and end units) – 3.0 metres
 - g. Maximum *Building Height* for all *Townhouse Dwellings, Back-to-Back Townhouse Dwellings, and Stacked Townhouse Dwellings* – 14.0 m.

- h. Despite 6.3.1.3 clauses iv) and v), the *building face* shall have a minimum *dwelling face* of 3.3 metres OR the *dwelling face* shall be a minimum 36% of the *main floor building face*.
- i. Despite Section 6.3.1.3, clause i), *townhouse dwellings* shall contain a maximum of eight *dwelling units* and each *dwelling unit* shall have an independent entrance from the outside.
- j. For *Townhouse Dwellings* where both the *front lot line* and *rear lot line* front on either a *public street*, *private street*, stormwater management pond, or open space zone, the *rear lot line* shall also be considered the *front lot line* for the purposes of determining permitted encroachments and projections.
- k. For *Townhouse Dwellings* accessed by a *lane*, the following shall apply:
 - i. Minimum *Lot Depth* – 23.5 m
 - ii. Minimum required *Rear Yard Setback* on the ground floor – 0.6 metres
 - iii. Minimum required *Rear Yard Setback* to garage face - 5.5 metres
 - iv. Minimum required *Rear Yard Setback* above the ground floor – 3.6 metres
 - v. Section 5.6 regarding maximum driveway widths shall not apply
 - vi. Porches/verandas and balconies are permitted in the rear yard, but at no time shall be permitted closer than 0.6 m to the property line
- l. For *Back-to-Back Townhouse dwellings*, the following shall apply:
 - i. Minimum *Front Yard Setback* for corner, interior, and end units – 3.0 metres
- m. For the purposes of this By-law, the definition of “Bay and Boxed Window” means a multi-sided window that projects outwards from an exterior wall of a building, which may or may not have a foundation, and which may or may not include a sliding door, and which may or may not have windows at the side projections.
- n. Despite Section 6.3.3.4, Bay and Boxed Windows are permitted to project into a required yard up to a maximum of 1.0 m for a width of up to 4.0 m.
- o. Despite Section 5.8.1, the minimum required off-street *parking* for *Townhouse Dwellings* with *lane* access shall be 2 *parking spaces* per *dwelling unit*.

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Mixed Use - Special *A the following zone standards shall apply:

- i. Special Zone Standards:
 - a. All uses permitted in the RMD2-A zone shall also be permitted in accordance with the zone provisions of the RMD2-A zone.
 - b. The following uses shall also be permitted:
 - i. Bank;
 - ii. Banquet Facility;
 - iii. Community Centre;
 - iv. Department Store;
 - v. Food Bank;
 - vi. Food Store;
 - vii. Medical Clinic;
 - viii. Office Use;
 - ix. Office Building;
 - x. Personal service shop;
 - xi. Place of assembly;
 - xii. Place of entertainment;
 - xiii. Recreation and Athletic Facility;
 - xiv. Restaurant;
 - xv. Restaurant, Take Out;
 - xvi. Retail Store 2;
 - xvii. Service Retail Outlet;
 - xviii. Social Services Establishment;
 - xix. Theatre;
 - c. There shall be no limit to the *gross floor area* of all *retail* and commercial uses per node.
 - d. There shall be no maximum Surface Area Parking.
 - e. Outdoor communal *amenity space* shall also be permitted as a rooftop *amenity area* on the podium.
 - f. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *building height* shall be 25 storeys.
 - g. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *floor space index* shall be 6.0.
 - h. For Commercial stand-alone buildings, the minimum height shall be 1 storey.
 - i. Standalone *retail* and commercial uses are permitted to exceed 1860 m² within a single node.

- j. Despite Section 5.8.1, the minimum required off-street *parking* for Townhouse Dwellings with *lane* access shall be 2 *parking spaces per dwelling unit*.

Mixed Use – Special (MU*B)(H#A)

Notwithstanding any provisions of the By-law to the contrary, for lands zoned **Mixed Use - Special *B** the following zone standards shall apply:

- i. Special Zone Standards:
 - a. All uses permitted in the RMD2-A shall also be permitted in accordance with the zone provisions of the RMD2-A zone;
 - b. The following uses shall also be permitted:
 - i. Bank;
 - ii. Banquet Facility;
 - iii. Community Centre;
 - iv. Department Store;
 - v. Food Bank;
 - vi. Food Store;
 - vii. Medical Clinic;
 - viii. Office Use;
 - ix. Office Building;
 - x. Personal service shop;
 - xi. Place of assembly;
 - xii. Place of entertainment;
 - xiii. Recreation and Athletic Facility;
 - xiv. Restaurant;
 - xv. Restaurant, Take Out;
 - xvi. Retail Store 2;
 - xvii. Service Retail Outlet;
 - xviii. Social Services Establishment;
 - xix. Theatre;
 - c. There shall be no limit to the *gross floor area* of all *retail* and commercial uses per node.
 - d. There shall be no maximum Surface Area Parking.
 - e. Outdoor communal *amenity space* shall also be permitted as a rooftop *amenity area* on the podium.
 - f. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *building height* shall be 8 storeys.
 - g. For *Apartment Buildings* and *Mixed Use Buildings*, the maximum *floor space index* shall be 3.0.

- h. For Commercial stand-alone buildings, the minimum height shall be 1 storey.
- i. Standalone *retail* and commercial uses are permitted to exceed 1860 m² within a single node.
- j. Despite Section 5.8.1, the minimum required off-street *parking* for Townhouse Dwellings with *lane* access shall be 2 *parking spaces* per *dwelling unit*.

3.0 **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2. **H#A** to read as follows:

“H#A” For such time as the Holding Provision is in place, no *Apartment Buildings* or *Mixed Use Buildings* over 5-storeys are permitted. This Holding Provision shall not be removed until:

- a) A Shadow Impact Study is prepared to the satisfaction of the Town of Milton.

4.0 **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 or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED IN OPEN COUNCIL ON [DATE]

_____ Mayor

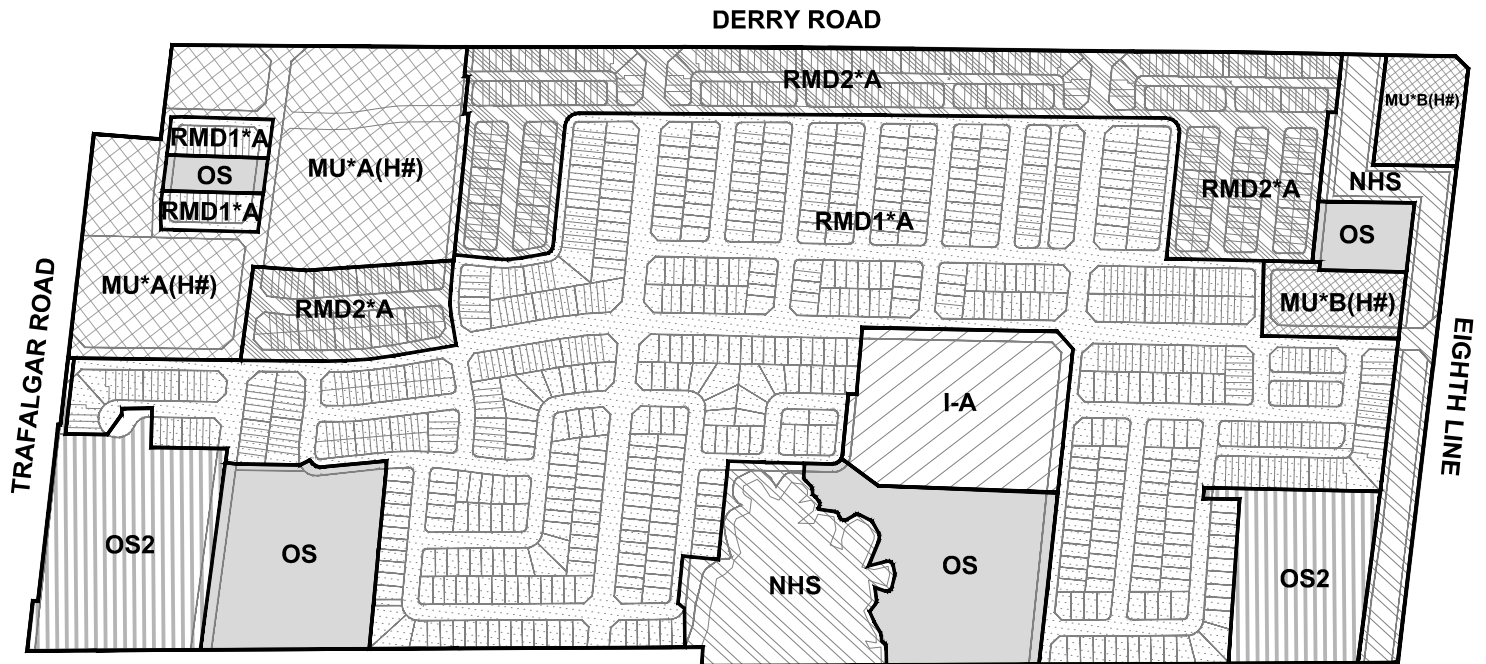
_____ Town Clerk

Schedule A

TO BY-LAW No. ____-2025

TOWN OF MILTON

PART OF LOT 10, CONCESSION 8



THIS IS SCHEDULE "A"
TO BY-LAW No. ____-2025 PASSED

Mayor

Clerk

- RMD1*A - Residential Medium Density Zone - Special
- RMD2*A - Residential Medium Density Zone - Special
- OS - Open Space
- OS2 - Open Space
- I-A - Major Institutional Zone
- NHS - Natural Heritage System
- MU*A(H#) - Mixed Use
- MU*B(H#) - Mixed Use

