



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 22, 2026

Report No: DS-037-26

Subject: Technical Report - Official Plan Amendment by Shearling Heights Estates Ltd. (Town File: LOPA-02/26)

Recommendation: THAT Staff Report DS-037-26 outlining applications for amendments to the Town of Milton Official Plan, as amended, to facilitate the development of one (1) mid-rise seven (7) storey building with 808 square metres of commercial retail at-grade space as well as 71 townhouse units, **BE APPROVED**;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 96 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-037-26 for Council adoption;

AND FURTHER THAT the Commissioner of Development Services forward this report to the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx with a request to review and plan for future Milton District Hospital, school and transportation expansions.

EXECUTIVE SUMMARY

An application has been made for an amendment to the Town of Milton Official Plan for the lands located at 1572 Chretien Street to apply a Specific Policy Area to allow for an increase in the percentage of grade-related units to be developed on the subject lands.

Due to economic conditions and market changes, the applicant has revised their original development proposal for the subject lands to include one (1) mid-rise seven (7) storey building with a total of 152 units and with 808 square metres of commercial retail space at-grade as well as 71 rear-lane double-car garage townhouse units.

The revised development proposal includes a higher number of grade-related units, requiring relief from Section C.10.5.5.1 e) iii) and C.10.5.6 the Boyne Survey Secondary Plan.

EXECUTIVE SUMMARY

Conclusions and Recommendations

Staff recommends that the official plan amendment application **BE APPROVED** for the following reasons:

1. the proposed development is consistent with and conforms to Provincial, Regional and Town planning policy and provides for an appropriate range of housing options contemplated by the Town of Milton Official Plan and the Boyne Survey Secondary Plan; and
2. the proposal makes efficient use of land and infrastructure and would make a positive contribution to meeting the Town's housing stock by offering a range of housing options while being complimentary to existing surrounding development.

REPORT

Background

Owners: Shearling Heights Estates Ltd. (c/o Julian Baldassara), 1681 Langstaff Road, Vaughan ON

Applicant: Trinity Point (c/o Carmina Tupe) 1681 Langstaff Road, Vaughan ON

Location and Description:

The subject lands are located in Ward 4 on the northeast corner of Bronte Street South and Britannia Road. The subject lands are municipally known as 1572 Chretien Street. The subject lands have frontage on Chretien Street and Bronson Terrace.

The subject lands are identified as a "Major Node Block" in the Boyne Survey Secondary Plan and the surrounding lands are within the approved Main Sail Estates Plan of Subdivision (File: 24T-14006/M) that has since been registered as Plan 20M-1184. Through the registration of Plan 20M-1184, Block 360 (subject lands) was legally created.

The subject lands comprise an area of 5.2 acres (2.11 hectares) and is currently vacant. Surrounding land uses are primarily residential as the surrounding development consists of single-detached dwellings, semi-detached dwellings, and street townhouse units. The area to the south is currently used for agricultural purposes and lands to the west are vacant but are also identified as a Major Node in the Town's Official Plan and residential developments.

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

Proposal:

Through a previous Zoning By-law Amendment application (File: Z-15/21) that was approved in 2022, Town Council approved zoning to accommodate three (3) mid-rise buildings with a total of 313 units as well as 60 townhouse units on the subject lands.

Due to market changes and economic conditions, the Owner has applied for an Official Plan Amendment to establish a site-specific policy to increase the total allowance for grade-related units on the subject lands in order to facilitate the revised proposal. The proposed Official Plan Amendment introduces a new Specific Policy Area XX that has the effect of increasing the percentage of grade-related units on the subject lands to facilitate the revised development.

Section C.10.5.6.2b) of the Boyne Secondary Plan states that the Major Node designation allows for limited-grade related multiple attached housing forms subject to Section C.10.5.5.1 e).

Section C.10.5.5.1 e) iii) states that the total number of grade-related dwelling units does not exceed 20 percent of the total number of dwelling units within the specific quadrant of the node in which it is proposed.

The revised proposal will exceed the 20 percent maximum for total number of grade-related units and the proposed Official Plan Amendment will provide permission for a maximum of 34 percent of the subject lands to be developed with grade-related units.

The revised development proposal for the subject lands includes:

- One mid-rise seven storey building with a total of 152 units; and,
- Thirteen townhouse blocks featuring: 71 townhouse units with double-car garages accessed by a rear-lane.

The proposed mid-rise building includes a range of unit types, and a breakdown is provided in the table below.

Mid-Rise Building Unit Count:

Unit Type:	Number of Units:
1-Bedroom	56
1-Bedroom & Den	54
2-Bedroom	29
2-Bedroom & Den	13
Total	152

The mid-rise building will include 808 square metres (8,697 square feet) for commercial at-grade space. It should also be noted that the minimum parking requirement for residential

Background

and visitor spaces will be met which will be a total of 196 spaces provided. Visitor parking for the townhouse blocks and commercial retail space will be provided at-grade. The revised proposal also features over 1362 square metres (14,660 square feet) of outdoor amenity space and 204 square metres (2,195 square ft).

The construction of the site will occur in three phases. The first phase will include the construction of the Block 12 (townhouse units) which will serve as model homes during the marketing period. Following this, the second phase will include the construction of the underground parking garage for the mid-rise building will proceed followed by the remaining townhouse blocks, roads, and greenspace. The final phase of construction will include the mid-rise building.

A Concept Plan is included as Figure 2 to this Report. A Rendering is included as Figure 3 to this Report.

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

- Application Form, prepared by Trinity Point;
- Cover Letter, prepared by Trinity Point, dated March 6, 2026;
- Planning Justification Report, prepared by Trinity Point, dated March 6, 2026;
- Aerial Context Plan, prepared by GSAI Inc. and dated June 24, 2021;
- Draft Local Official Plan Amendment, prepared by Trinity Point;
- Architectural Drawing Set, prepared by Graziani & Corazza Architects, dated March 6, 2026;
- Urban Design Brief & Architectural Guidelines Study, prepared by John G. Williams Ltd. and dated March 4, 2026;
- Shadow Impact Study, prepared by R. Bouwmeester & Associates and dated September 17, 2025;
- Shadow Impact Addendum, prepared by R. Bouwmeester & Associates and dated January 23, 2026;
- Pedestrian Level Wind Assessment, prepared by Theakston Environmental and dated October 1, 2025;
- Pedestrian Level Wind Assessment Addendum, prepared by Theakston Environmental and dated January 29, 2026;
- Site Screening Questionnaire, prepared by Trinity Point and dated March 18, 2024;
- Floor Plans, prepared by Graziani & Corazza, dated March 4, 2026;
- Survey, prepared by R-PE Surveying Ltd. and dated February 2023;
- Preliminary Construction Management Plan, prepared by Grounded Engineering, dated January 21, 2026;

Background

- Archaeological Clearance, issued by Ministry of Tourism & Culture, dated August 28, 2011;
- Phase 1 ESA & Reliance Letter, prepared by Grounded Engineering, dated November 19, 2021;
- Geotechnical Report, prepared by Grounded Engineering, dated February 24, 2026;
- Hydrogeological Report, prepared by Grounded Engineering, dated February 24, 2026;
- Functional Servicing & Stormwater Management Report, prepared by Shaeffers Consulting Engineers, dated February 2026;
- Civil Engineering Drawing Set, prepared by Shaeffers Consulting Engineers, dated February 27, 2026;
- Transportation Impact Study, prepared by GHD, dated February 25, 2026;
- Landscape Plan, prepared by Strybos Barron King Landscape Architecture, dated March 5, 2026;
- Environmental Noise Report, prepared by Jade Acoustics, dated February 5, 2026;
- Waste Management Plan, prepared by GHD, dated February 23, 2025;
- Collection Vehicle & Fire Truck Loading Structural Letter, prepared by Jablonsky, Ast & Partners Consulting Engineers, dated January 29, 2026;
- Excavation Shoring Plan, prepared by Grounded Engineering, dated January 21, 2026 and;
- Lighting Plan & Exterior Lighting Plan, prepared by RTG Systems Inc., dated December 1, 2025.

Discussion

Planning Policy:

Provincial Planning Statement (2024):

On August 20, 2024, the Province of Ontario released the new Provincial Planning Statement (2024) ('PPS') and announced that the PPS would come into effect on October 20, 2024. The new PPS replaces the Provincial Policy Statement, 2020, as well as A Place of Grow: Growth Plan for the Greater Golden Horseshoe and consolidates both of these previous land use policy documents into one PPS.

The PPS provides policy direction on matters of Provincial interest related to land use planning and development. As set out in the PPS, the Province's land use planning

Discussion

framework focuses on providing a sufficient supply of a necessary mix of housing options to support a diverse and growing population.

Section 2.3.1 of the PPS states that settlement areas shall be the focus of growth and development. Further, Section 2.3.1.3 of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.

The subject lands are located in the Urban Area in the Boyne Survey Secondary Plan Area. The Boyne Survey Secondary Plan focuses on creating safe, liveable and healthy communities which are designed to be integrated with the rest of Milton's Urban Area and reflect the connected character of the Town of Milton as a whole. The proposed Official Plan amendment will allow for the revised proposal to meet the needs of the community and policies in the Boyne Survey Secondary Plan.

Staff are of the opinion that the proposed Official Plan Amendment is consistent with the Provincial Planning Statement.

Halton Region Official Plan (2009):

Following the approval of Bill 185 - Cutting Red Tape to Build More Homes Act, Halton Region no longer has planning authority. As such, the Regional Official Plan (ROP) is now under the jurisdiction of the Town of Milton.

The subject property is designated as Urban Area on Map 1 (Regional Structure). Section 72.1(3) of the Regional Official Plan states that the objectives within the Urban Area are to provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

Section 51(1) of the Regional Official Plan states that the Regional Structure consists of the Urban Area, where urban services are provided to accommodate concentrations of existing and future development. As part of the proposed development, the applicant has secured sufficient servicing allocation from Halton Region and Regional staff are involved in the proposed servicing scheme and infrastructure connections as part of the subject site.

Section 84 of the Regional Official Plan states that the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs. Further, Section 85(8) of the Regional Official Plan encourages Local Municipalities and the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, while maintaining planning principles.

Discussion

Staff are of the opinion that the proposed Official Plan Amendment conforms with Regional policy as the subject property is within the Town's Urban Area and provides a range of housing options and which work towards creating a complete community within the Major Node Block.

Town of Milton Official Plan (2025):

On December 19, 2025, the Ministry of Municipal Affairs and Housing approved Town of Milton Official Plan Amendment 92 (We Make Milton Part I), with modifications. As the applications were deemed complete on March 12, 2026, the applicable policy framework is Part I of the Town's new Official Plan.

Section 1.3 of the Town's Official Plan provides a set of Policy Pillars which outline the foundation for land use planning concepts that underpin the Town's Official Plan. These Policy Pillars include Complete, Equitable, Resilient, Healthy and Attractive Communities. This Section of the Town's Official Plan states the commitment to ensure that these Pillars are embedded into development throughout the Town.

The revised development proposal is aligned with the Town's Policy Pillars and works towards achieving a complete community. The subject lands are currently vacant, and the proposed Official Plan Amendment will allow for the revised development proposal to proceed and complete the Major Node Block of the Main Sail Estates Subdivision (Plan 20M-1184). The revised development proposal includes key components such as centralized outdoor amenity area, pedestrian connections and enhanced landscape features which focus on creating an attractive community, while still achieving the desired built form in the policy framework.

The subject lands are within the Urban Area of the Town of Milton and are also located within the Boyne Survey Secondary Plan Area. The subject lands are identified as a Community Node on Schedule 4 (Urban Structure) and located at the corner of Britannia Road (Major Arterial Road) and Bronte Street South (Minor Arterial Road) as shown on Schedule C.10.B of the Secondary Plan.

Section 2.3.1.2 of the Town's Official Plan states that the Town's policy is to encourage intensification and redevelopment to support the achievement of complete communities. Further, Section 2.3.4.8 states that the Town will ensure the property integration of Community Nodes with surrounding neighbourhoods, protecting the physical character of these neighbourhoods.

Section C.10.3.2.1 of the Boyne Survey Secondary Plan states that the goal is to create safe, liveable, attractive, and complete and healthy communities in Boyne Survey which are

Discussion

designed to integrate with the rest of the Milton Urban Area. Further, Section C.10.3.2.8 further states that it is our goal to develop neighbourhoods that each have a “sense of place” created by the design of the development, including the pedestrian orientation of the streetscape.

Planning staff are of the opinion that the revised development proposal conforms to the Town of Milton Official Plan policies noted above as the subject site will create a “sense of place” while ensuring appropriate compatibility between the existing surrounding development.

The subject lands are designated as Major Node Area on Schedule C.10.C (Land Use Plan). The Major Node Area designation is intended to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit.

Section C.10.4.4 of the Boyne Survey Secondary Plan provides a diverse range of housing options and transit-supportive development. Section C.10.5.6 of the Boyne Survey Secondary Plan states that the main permitted uses include a variety of high density residential uses as well as medium density residential II uses, including limited grade-related multiple attached housing forms, subject to the policies of Section C.10.5.1.1 b) and C.5.5.1 e).

However, Section C.10.5.5.1e) iii) of the Boyne Survey Secondary Plan states that the total number of grade-related dwelling units shall not exceed 20 percent of the total number of dwelling units within the specific quadrant of the node in which it is proposed. This policy is intended to ensure that the Major Node Areas are developed with mid- and high-density built form and not only low-density built form.

The revised proposal exceeds the above-noted restriction for grade-related units, and the proposed Official Plan Amendment will allow for an increase to a maximum of 34 percent of grade-related dwelling units of the total number of dwelling units within the Major Node quadrant.

The revised proposal is the result of changing economic conditions which has impacted construction costs as well as the condominium market. The updated proposal includes 11 more townhouse units while the condominium component of the site has been reduced by 200 units, resulting in a higher percentage of grade-related units. Despite this change, Planning staff are of the opinion that the revised proposal meets policy and the objectives noted in the Boyne Survey Secondary Plan.

Discussion

Planning staff are of the opinion that the revised proposal showcases a reasonable response to the economic market changes, while continuing to meet Provincial, Regional and Town policy.

It should be noted that the proposed Official Plan Amendment will introduce a new Specific Policy Area which will allow for the restriction for grade-related units on the subject site to be increased to a maximum of 34%. Given that Part II of the Town's Official Plan is being heard by Council on June 22, 2026 for consideration, Planning Staff note that this Amendment will be consolidated into Part II and incorporated. There will be no changes to the specifics of the Amendment in the new Official Plan.

Zoning By-law 016-2014, as amended

The subject lands are currently within a site-specific Mixed-Use (MU*323) Zone in the Town's Urban Zoning By-law 016-2014, as amended. This zoning was established through a site-specific By-law 074-2022 and included site-specific permissions for the original proposal which featured three (3) mid-rise buildings and 60 townhouse units.

Due to the revised proposal, the applicant will be required to obtain permissions through a future minor variance application to allow for rear-lane townhouse blocks to be constructed as an alternative to the original townhouse dwellings. Staff consider the required relief to be minor in nature and can be obtained through a minor variance application prior to Site Plan approval. It should be noted that the minor variance requests will be strictly related to townhouse design.

Site Plan Control

A Site Plan Application (SP-02/24) is currently under review and site plan approval will be required prior to the commencement of any development. Through the site plan approval process, a number of key technical items will be addressed including, but not limited to, detailed design, site servicing and stormwater management, Regional waste service collection as well as landscaping, pedestrian access and design integration with adjacent developments.

Public Consultation

Notice of the statutory Public Meeting was provided pursuant to the requirements of the Planning Act on April 21, 2026. Signage providing information on the proposed application was posted on the subject lands in accordance with the Planning Act in addition to notice being sent by mail to all properties within 200 metres of the subject lands. The statutory Public Meeting was held on May 11, 2026. One member of the public spoke at the statutory Public Meeting to express support for the revised proposal. Staff have not received any

written comments on the proposed Official Plan Amendment. Staff did receive questions and comments during the Public Meeting discussion on May 11, 2026 which have been addressed below in this report.

Agency Circulation

The application was circulated to internal and external agencies on March 12, 2026, for their review and opportunity to provide comments. There are no outstanding comments or requirements related to the Official Plan Amendment application and a number of technical items will be addressed through the review of the related Site Plan file (SP-02/24).

Issues of Concern

During the Public Meeting on May 11, 2026, the following issues of concern were identified through various questions and comments from Council which staff have addressed below.

Potential Noise Impacts

As part of the approved Zoning By-law (106-2022) a (H) Holding Provision was applied to the property until such time that an updated Noise Mitigation Report was provided to the satisfaction of CN Rail. In November 2022, Staff received an updated Noise Report and confirmed that CN Rail had no concerns with the (H) Holding Provision being lifted. The (H) Holding Provision was lifted in December 2022 by By-law (106-2022).

Through the submission of the Official Plan Amendment and related Site Plan file (SP-02/24), the applicant has provided an updated Noise Impact Study (as prepared by Jade Acoustics, dated February 5, 2026) in support of the proposed revised development. The Study has been reviewed by Town and Regional staff a response was provided back to the applicant on the Study and its recommended mitigation measures. The Study is currently being updated and will be reviewed again by Town and Regional staff to ensure their satisfaction. Any comments or requirements noted by Town and Regional staff as part of the related Site Plan file will become conditions or warning clauses within the future Site Plan agreement.

Outdoor Amenity Space

Table 6A of the Town's Zoning By-law (016-2014) as amended, requires that a minimum of 4 square metres per unit of outdoor communal amenity space shall be provided at grade and maintained and operated by a common entity (i.e. condominium corporation). The revised proposal includes 7 square metres of outdoor communal amenity space per unit. The revised proposal exceeds the minimum requirement for outdoor communal amenity space and Town staff are satisfied the outdoor amenity space is appropriate for the subject site.

Commercial Space

Discussion

As part of the revised proposal, 808 square metres will be proposed at-grade of the mid-rise building. The revised proposal has slightly reduced the commercial area by 95 square metres from the approved Zoning By-law (106-2022). The slight reduction is a result of site configuration changes to meet loading space requirements for the mid-rise building. Town staff are satisfied that the slight reduction is minor, and the remaining commercial space will ensure that the mixed-use component of the site is still maintained.

Landscape Plans & Tree Planting

As part of the Plan of Subdivision (20M-1184), the subject property has met the Town's parkland dedication requirements. Further, Parks Staff have reviewed the Landscape Plans as part of the application submissions and are confident that the proposed landscaping scheme is appropriate for the development. Currently, a double row of trees is proposed along Bronson and Chretien Street (on both private property and in the right-of-way) and the proposed perimeter landscaping is sufficient for the revised proposal. Any specific details related to plant lists will be reviewed and approved by the Town's Parks Department.

Conclusion

Staff are satisfied that the proposed Official Plan Amendment, attached as Appendix 1, is consistent with the land use policies of the Provincial Planning Statement and conforms to the Regional and Town Official Plan policies. Therefore, staff recommends the approval of the Official Plan Amendment as presented in this Report.

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MSc (PI) MCIP, Phone: Ext. 2311
RPP, Planner, Development
Review



Attachments

Figure 1 - Location Map

Figure 2 - Proposed Site Plan

Figure 3 - Proposed Architectural Renderings

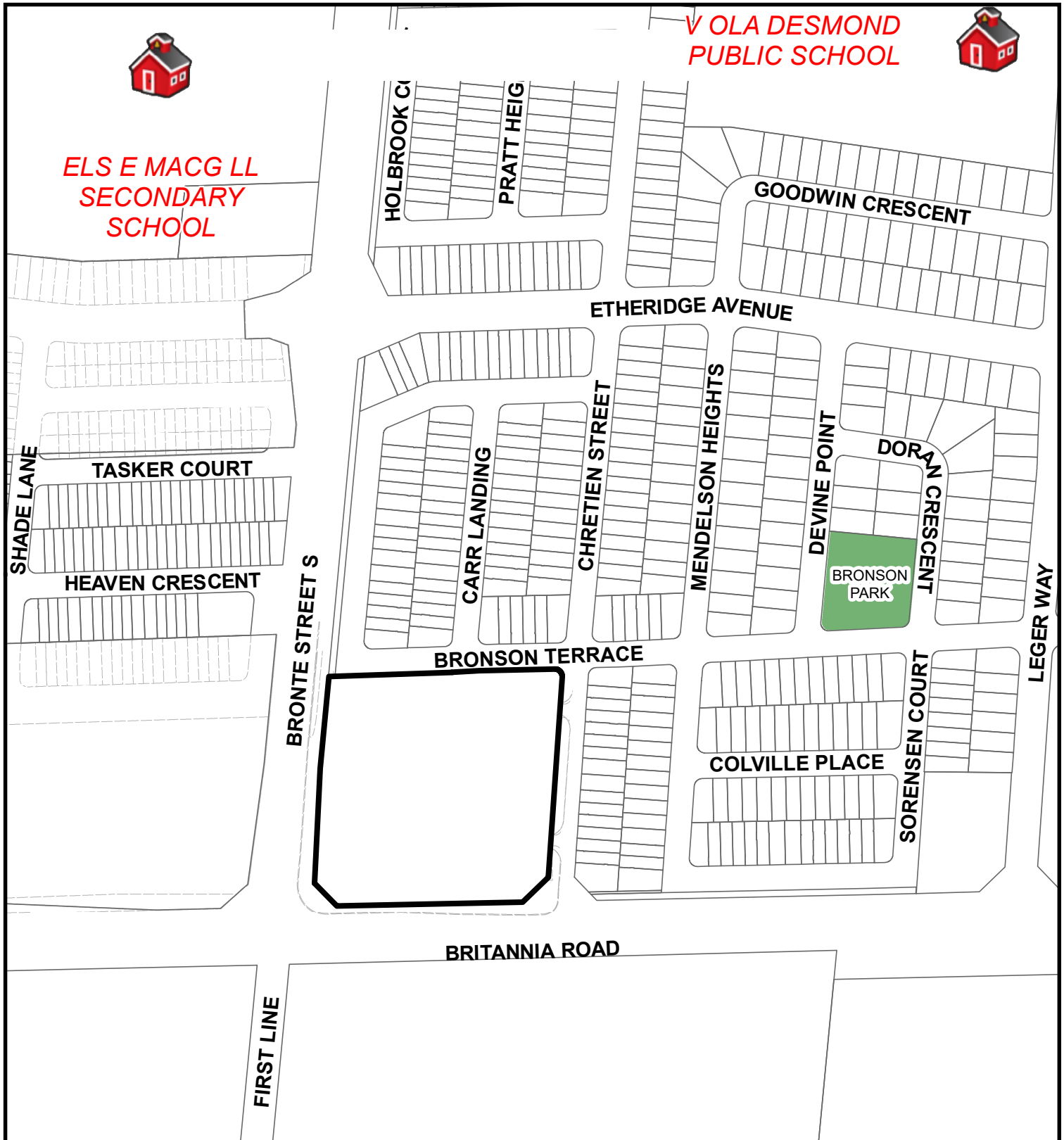
Appendix 1 - Draft Official Plan Amendment By-law and Text and Schedule 1

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

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

FIGURE 1 LOCATION MAP

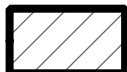


Council Meeting Date:
June 22, 2026

Scale: 1: 3,333

Files: LOPA-02-26, Z-20/21 &
24T-21006/M

Development Services Department



Subject Property

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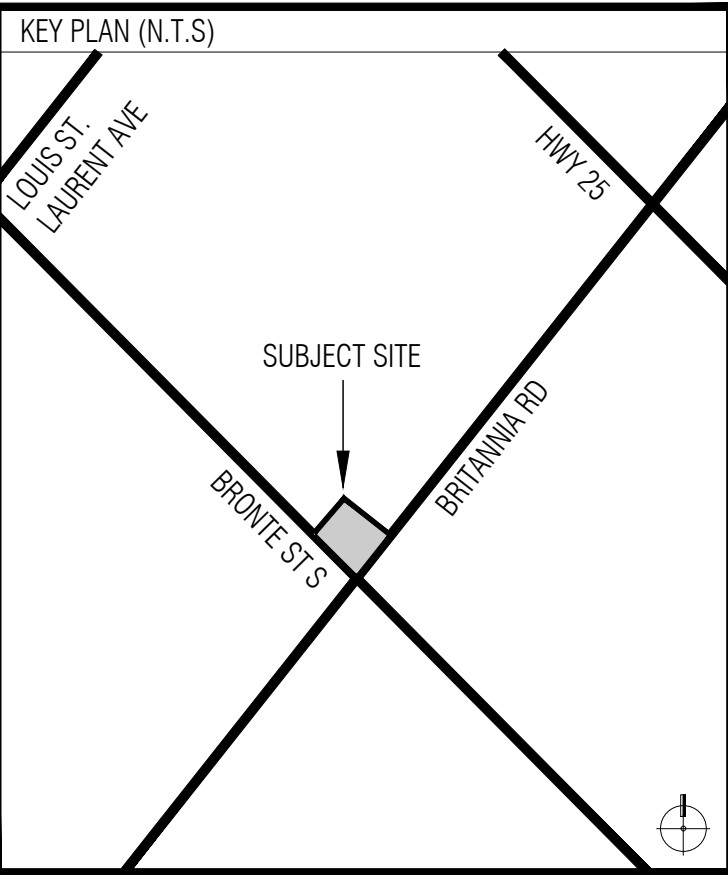
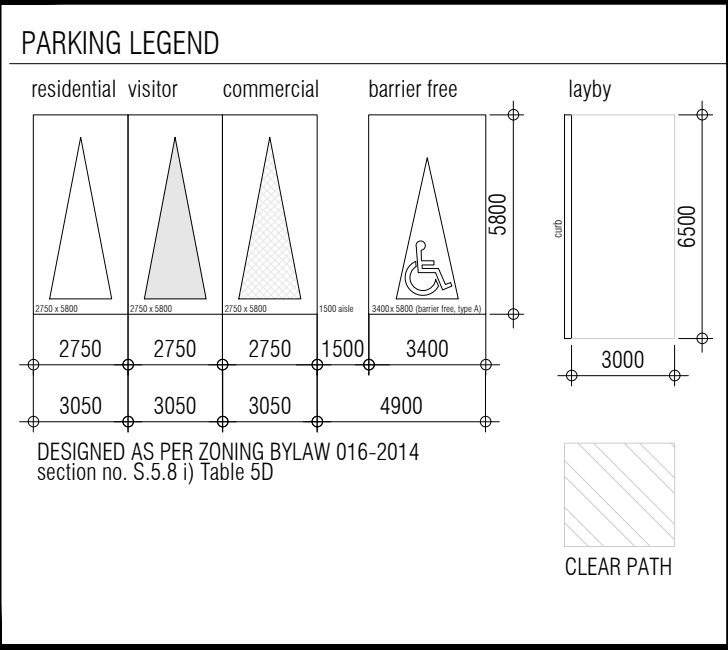
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01. MAR.06.2026 issued for SPA

EC



ISSUED FOR REVISIONS

**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING-D, SUITE 300
T. 905.795.2601

ONTARIO ASSOCIATION
OF
ARCHITECTS

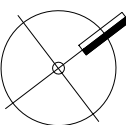
Enzo M. Corazza
ENZO M. CORAZZA
LICENCE
4702

Proposed Mixed-Use Development

Shearling Heights

Trinity Point Developments	
Milton	Ontario
PROJECT ARCHITECT:	E.CORAZZA
ASSISTANT DESIGNER:	K.KORB
DRAWN BY:	K.K + A.P
CHECKED BY:	D.BIASE
PLOT DATE:	MAR.06.2026
JOB #	2268.24

Site Plan



1:500

A101

TITLEBLOCK SIZE: 610 x 900



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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 KNOWN MUNICIPALLY AS 1572 CHRETIEN STREET, LEGALLY DESCRIBED AS PART OF LOT 6 CONCESSION 2 NS, BLOCK 360, REGISTERED PLAN 20M-1184, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SHEARLING HEIGHTS ESTATES LTD.) - FILE: LOPA-02/26

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. 96 to the Official Plan of the Town of Milton, to amend Schedule C.10.A and Schedule C.10.C of the Town of Milton Official Plan to permit the modification of the limits of the existing Major Node in order to facilitate the proposed development consisting of a medium density block made up of one (1) one seven (7) storey building and thirteen (13) townhouse row blocks for the lands legally describe as Part of Lot 6, Concession 2 NS, Block 360, Registered Plan 20M-1184, Former Geographic Township of Trafalgar, Town of Milton. Consisting of 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. Upon Ministerial approval of the new Town of Milton Official Plan, this Official Plan Amendment shall be consolidated into the new Town of Milton Official Plan.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Town Clerk

Meaghen Reid

AMENDMENT NUMBER 96

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. 96 to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. 96
To the Official Plan of the Town of Milton
PART OF LOT 6, CONCESSION 2 NS
(File: LOPA 02/26)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to establish a Special Policy Area under Section 1.11.3 of the Town of Milton Official Plan and modify the limits of ground-related units within the Major Node designation on the subject lands within the Boyne Survey Secondary Plan.

LOCATION OF THE AMENDMENT

The subject property is located on northeast corner of Bronte Street South and Britannia Road and is approximately 2.12 hectares in size. The lands are legally directed as Part of Lot 6, Concession 2 NS, Block 360, Registered Plan 20M-1184, Town of Milton. The subject property is located within the Boyne Survey Secondary Plan, and municipally known as 1572 Chretien Street.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. The subject lands are located within the Urban Area and the Boyne Secondary Plan Area.

The proposed amendment is to modify the limits of ground-related units within the 'Major Node' on the subject property in order to facilitate the proposed development which consists of one (1) seven (7) storey mid-rise apartment building and seventy-one (71) townhouses located at the south-west portion of the Subject Property abutting Britannia Road and Bronte Street South and to permit the grade-related residential component consisting of townhouse developments above the 20% limit of grade-related housing for Major Nodes.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 96 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.96, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Mapping Change

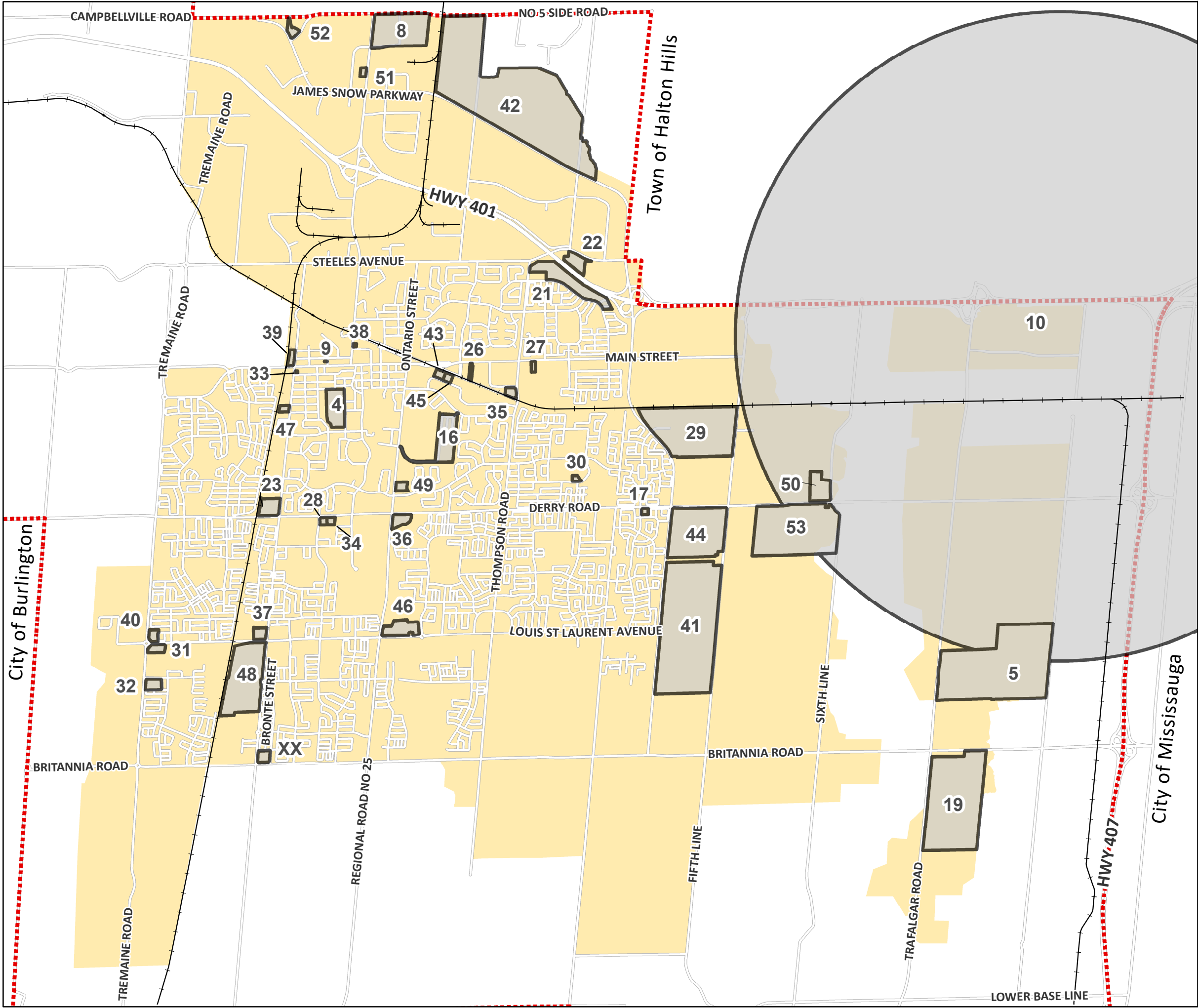
- 1.1 Amending Schedule I1 - “Urban Area Specific Policy Areas” by adding Specific Policy Area No. 54 to the lands at 1572 Chretien Street (Block 360, Registered Plan 20M-1184) as shown on Schedule ‘I1’ attached hereto.

2.0 Text Change

- 2.1 Adding the following text to Section 4.11 Specific Policy Area

4.11.3.54 Notwithstanding subsections C.10.5.5.1 e) iii) and C.10.5.6, the lands located at 1572 Chretien Street and identified as Specific Policy Area No. 54 on Schedule “I1” of this Plan may be developed with a total number of grade-related units not exceeding thirty-four (34) per cent of the total number of dwelling units.

End of text



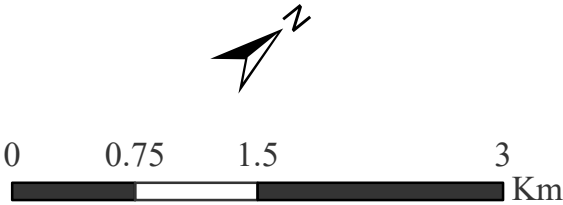
TOWN OF MILTON OFFICIAL PLAN

Schedule I1
LOPA-02-26, Z-20/21
& 24T-21006/M

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to section 4.11)

- Rail
- Urban Area Specific Policy Area
- Milton Boundary
- Urban Area

**SCHEDULE 'I1' TO OFFICIAL
PLAN AMENDMENT NO. 96**



This schedule forms part of the Official Plan
and should be read in conjunction with the text.

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