

APPENDIX B:

DRAFT ZONING BY-LAW AMENDMENT

Prepared by Urban Strategies Inc.

**THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2026**

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 KNOWN MUNICIPALLY AS 150 STEELES AVENUE EAST AND 248, 250, AND 314 MARTIN STREET AND LEGALLY DESCRIBED AS PART OF LOT 7, CONCESSION 2NS, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (150 STEELES MILTON INC. AND 248 MARTIN INC.) - FILES LOPA-03/25, Z-09/25 AND 24T-25003/M

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

AND WHEREAS the lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1/M1*38) Zone to the Future Development (FD) Zone symbol on this property as shown on **Schedule A** attached hereto.
2. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Medium Density Residential II Zone - Special Section XXX (RMD2*XXX) Zone symbol on this property as shown on **Schedule A** attached hereto.
3. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Open Space (OS) Zone symbol on this property as shown on **Schedule A** attached hereto.
4. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Open Space - Stormwater Management (OS-2) Zone symbol on this property as shown on **Schedule A** attached hereto.
5. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Low Density Residential (RLD1*281) Zone to the Future Development (FD) Zone symbol on this property as shown on **Schedule A** attached hereto.
6. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Mixed

Use - Special Section XXX (MU*XXX) Zone symbol on this property as shown on **Schedule A** attached hereto.

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

Residential Medium Density II - Special Section XXX (RMD2*XXX)

i. Special Site Provisions:

- a) For the purpose of this by-law, where a lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- b) Notwithstanding Section 4.19.5, Table 4H:
 - i. Porches/verandas are permitted to be setback 0.0 m from the lot line.
 - ii. Balconies may encroach 2.0 metres into any yard.
- c) Notwithstanding Section 5.8.1, Table 5E, the minimum visitor parking requirement for townhouse dwelling units shall be 0.2 parking spaces per unit for visitors on a lot with four or more dwelling units.

ii. Zone Standards:

Notwithstanding the provisions of Section 6.2, Table 6D to the contrary, for lands zoned RMD2*XXX, the following standards and provisions shall apply:

- a) Minimum lot frontage for a corner townhouse unit accessed off a local street shall be 6.5 metres.
- b) Minimum lot frontage for an interior townhouse unit accessed off a local street shall be 5.4 metres.
- c) Minimum lot frontage for an end townhouse unit accessed off a local street shall be 6.8 metres.
- d) Minimum exterior side yard setback for a corner townhouse unit accessed off a lane shall be 1.3 metres.
- e) Minimum rear yard setback for a townhouse unit with an attached garage accessed off a lane shall be 5.5 metres.
- f) Minimum exterior side yard setback for a corner back-to-back townhouse unit shall be 1.3 metres.

- g) Maximum height of all buildings is established in **Schedule B**.

Maximum Floor Space Indexes for blocks zoned Mixed Use and Residential Buildings are established in **Schedule C**.

Mixed Use - Special Section XXX (MU*XXX)

i. Special Site Provisions:

- h) For the purpose of this by-law, where a lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- i) Notwithstanding anything to the contrary, 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.
- j) Notwithstanding Section 4.19.5, Table 4H:
- i. Porches/verandas are permitted to be setback 0.0 m from the lot line.
 - ii. Stairs and air vents associated with an underground parking structure shall be permitted in any yard.
 - iii. Balconies may encroach 2.0 metres into any yard.
- k) Notwithstanding Section 5.8.1, Table 5E and Section 5.8.2, Table 5F, the minimum off-street parking requirement for apartment buildings or mixed-use buildings shall be:
- i. 1.0 parking space per dwelling unit
 - ii. 0.2 parking spaces per residential unit for visitor parking or for the non-residential component in a mixed use building.
- l) Notwithstanding Section 5.11.1 ii), Table 5K, the minimum setback of a loading space to a building shall be 2.0 metres.
- m) Notwithstanding Section 5.14.1, the underground parking structure may be located within 0.0 metres of a street line or lot line.
- n) A minimum of 4.0 square metres of outdoor communal amenity space per apartment dwelling unit shall be provided at grade and/or as a rooftop amenity area on the podium and shall be maintained and operated by a common entity (such as a condominium corporation).

ii. Zone Standards:

Notwithstanding the provisions of Section 6.2, Table 6F to the contrary, for lands zoned MU***XXX**, the following standards and provisions shall apply:

- o) Minimum front yard setbacks for residential apartments or mixed use buildings shall be 2.5 metres.
 - p) Minimum rear yard setbacks for residential apartments or mixed use buildings shall be:
 - i. 0.1 metres, if yard is adjacent to a shared driveway access;
 - ii. 3.8 metres, in all other cases.
 - q) Minimum side yard setbacks for residential apartments or mixed use buildings shall be:
 - i. 2.4 metres for an interior side yard, if adjacent to a shared driveway access;
 - ii. 1.4 metres for an exterior side yard, if abutting a street;
 - r) For buildings above 10.5 metres in height, 45-degree angular plane requirements shall not apply.
 - s) Maximum height of all buildings is established in **Schedule B**.
 - t) Maximum length of a main wall shall be 85.0 metres.
 - u) Minimum landscape open space for residential buildings shall be 25%
 - v) Maximum Floor Space Indexes for blocks zoned Mixed Use and Residential Buildings are established in **Schedule C**.
 - w) Where residential units are located at-grade within the first storey of a residential building, the principal access is not required to be directly accessible from and oriented towards a public street.
7. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON **[DATE]**

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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

PART OF LOT 15, CONCESSION 2, AND PART OF LOT 7
 GEOGRAPHIC TOWNSHIP OF TRAFALGAR NOW IN THE
 TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



- | | | | |
|---|---|---|-----------------------------------|
|  | Subject Lands |  | OS - Open Space |
|  | MU*XXX - Mixed Use Zone Special |  | OS-2 - Stormwater Management Zone |
|  | RMD2*XXX - Residential Medium Density II Zone Special |  | FD - Future Development Zone |

SCHEDULE 'B' HEIGHT
TO BY-LAW No. ****-2025
TOWN OF MILTON

PART OF LOT 15, CONCESSION 2, AND PART OF LOT 7
GEOGRAPHIC TOWNSHIP OF TRAFALGAR NOW IN THE
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



 Subject Lands
Building Height Limits:
'm' - metres
'st' - storeys

SCHEDULE 'C' DENSITY
TO BY-LAW No. ****-2025
TOWN OF MILTON

PART OF LOT 15, CONCESSION 2, AND PART OF LOT 7
GEOGRAPHIC TOWNSHIP OF TRAFALGAR NOW IN THE
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



 Subject Lands
Density
'FSI' - Floor Space Index