

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.

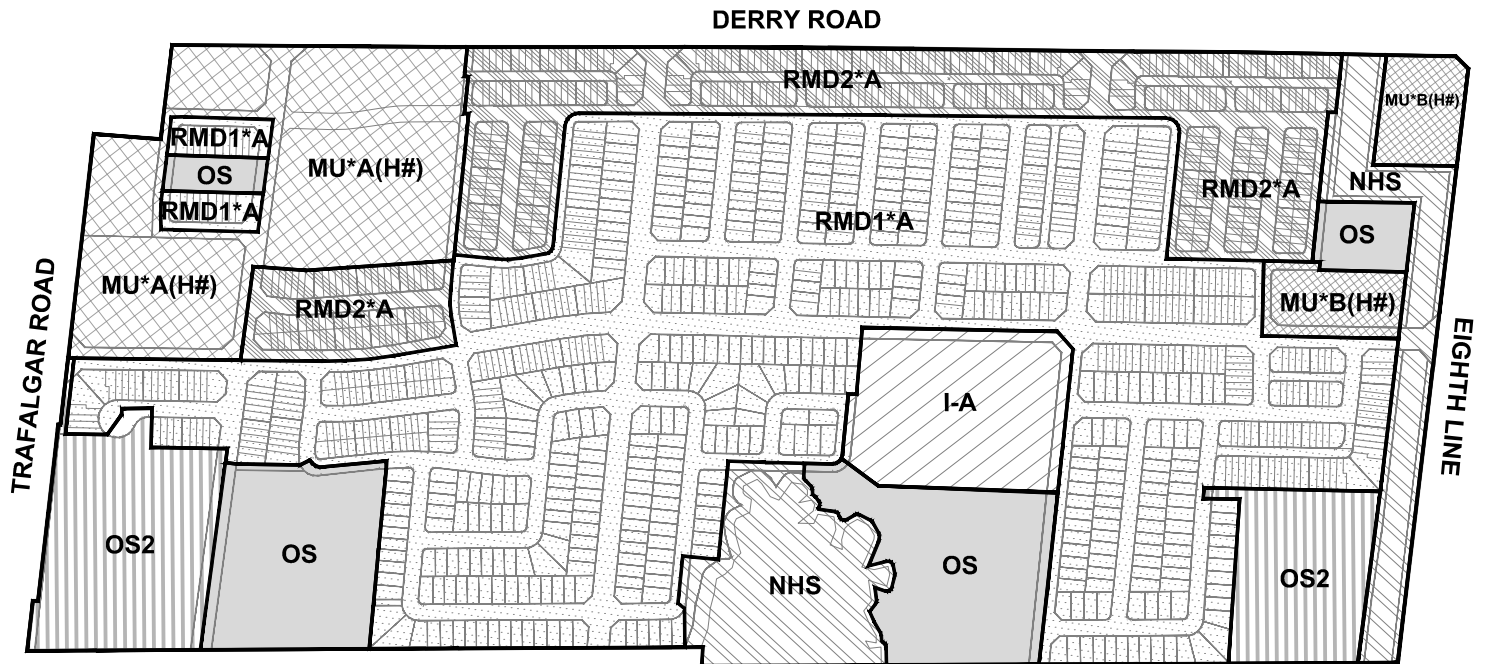
4.0 **THAT** pursuant to Section 34(21) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the Planning Act, as amended. Where one or more appeals have been 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









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

