

December 1, 2025

VIA UPLOAD

Town of Milton  
Planning & Development Department  
150 Mary Street  
Milton, Ontario L9T 6Z5

Attention: Aaron Raymond, MCIP, RPP  
Senior Planner, Development Review

Re: **Zoning By-law Amendment (ZBA) and Plan of Subdivision Applications**  
**White Squadron Development Corporation**  
**Part of Lots 6 & 7, Concession 8, (Trafalgar)**  
**Town of Milton**

Dear Mr. Raymond,

Please accept the following Zoning By-law Amendment and Plan of Subdivision applications for the above noted lands located on the east side of Trafalgar, north of Britannia Road.

Korsiak Urban Planning has been retained by White Squadron Development Corporation to assist in obtaining the necessary planning approvals to develop the subject lands. The applicant is proposing to develop the subject lands with 397 single detached dwellings, 155 street townhouse units, two Medium Density Residential II blocks, one Medium Density Mixed Use block, three Neighbourhood Centre Mixed Use II blocks, and one stormwater management pond. To protect the Natural Heritage System (NHS), a number of woodlots, creeks, open spaces and buffer blocks are proposed. Access to the development is provided from Trafalgar Road and Britannia Road. An additional connection to properties east of the subject lands is proposed as per the Trafalgar Secondary Plan.

To permit the proposed Plan of Subdivision and implement the Secondary Plan, a Zoning By-law Amendment is required as the subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS). Only uses that legally existed on the date the by-law came into effect are permitted on lands zoned FD. The Zoning By-law Amendment is seeking to rezone the subject lands to a site-specific Residential Medium Density I Special Zone (RMD1-AAA), Residential Medium Density II Special Zone (RMD2-BBB), Mixed Use Special Zone (MU-CCC), Open Space (OS), Stormwater Management (OS-2), Minor Institutional (I-A), and Natural Heritage System (NHS).

In support of the above-noted applications, we are pleased to enclose the following:

- Completed Application Forms, prepared by Korsiak Urban Planning, dated November 28, 2025;
- Surveys, prepared by Rady-Pentek & Edward Surveying Ltd., dated May 17, 2021, May 25, 2021, and October 19, 2016;
- Survey (Britannia Road), prepared by Cunningham McConnell Ltd., dated November 6, 2017;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated August 13, 2025;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated November 4, 2025;
- Concept Plan, prepared by Korsiak Urban Planning, dated October 7, 2025;
- Planning Justification Report (including Public Engagement Strategy and Urban Design sections), prepared by Korsiak Urban Planning, dated November 7, 2025;
- Tree Inventory & Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated February 28, 2022;
- Environmental Site Screening Questionnaire, prepared by White Squadron Development Corp Ltd., dated May 1, 2025;
- Phase One and Phase Two Environmental Site Assessment and Reliance Letter, prepared by R.J. Burnside & Associates Limited, dated May 2, 2025, June 18, 2025 and July 18, 2025;
- Stage 1-2 Archaeological Assessment, prepared by Golder Associates, dated November 6, 2017;
- Stage 4 Archaeological Mitigation Report, prepared by Golder Associates, dated October 28, 2016;
- Transportation Impact Study (including Pedestrian and Active Transportation Plan), prepared by TYLin, dated July 2025;
- Noise & Vibration Study, prepared by HGC Noise Vibration Acoustics, dated June 9, 2025;
- Neighbourhood Centre Massing Study, prepared by NAK Design Strategies, dated June 17, 2025;
- Hydrogeological Assessment Plan, prepared by Burnside, dated February 23, 2021;
- Preliminary Geotechnical Investigation Report, prepared by Shad & Associates Inc., dated April 10, 2021;
- Built Form Guidelines, prepared by NAK Design Strategies, dated Sep 16, 2025; and
- Allocation Allotment Plan, prepared by Mattamy, dated October 7, 2025.

The Development Area Environmental Functional Servicing Study (DAEFSS) will be submitted in a separate cover. Reference plan for land easements/dedications will be provided in a subsequent submission once land requirements are confirmed.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

**KORSIAK URBAN PLANNING**



Emily Park, MCRP, BArchSc (Hons)

Encl.

Copy: David Jozic, Mattamy Homes