

PROPOSED HOUSEKEEPING AMENDMENTS

The following table outlines the changes that are proposed in the housekeeping amendments. Text that is underlined indicates new text to be inserted in the By-law. Text that is crossed out ("~~strikethrough~~") is to be deleted from the By-law, unless otherwise described.

BY-LAW 016-2014, as amended (Urban)

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Schedule A Zoning Map	Revise the NHS*337 (Natural Heritage System Site-Specific) Zone on Schedule A for the lands municipally known as 485, 501 and 511 Ontario Street South (see map attached showing the general area to be revised).	- Updating NHS*337 Zone to reflect revised flood plain mapping and regulated area of Conservation Halton.
2	Section 3 (Definitions)	Revise the definition of "Lot" as follows: LOT Means a parcel <u>of land</u> , or contiguous parcels of land in one ownership <u>that have legally merged as one</u> , which is capable of being legally conveyed in accordance with the Planning Act or is described in accordance with a registered Plan of Condominium.	- Clarifying intent of the definition. - There are circumstances where parcels of contiguous land under one ownership do not merge under the Planning Act. - Where merger has not occurred, the lands can be separately conveyed and should be treated as separate lots for the purposes of applying zoning standards and assessing compliance.
3	Section 4.21 (Special Lot Provisions)	Add the following new section 4.21.5 to the by-law: <u>4.21.5 Plans of Condominium</u> i) <u>In condominium developments involving the registration of multiple plans of condominium by the same declarant that are comprehensively planned together, with integrated services and access to a public street, through a development agreement and site plan approved under Section 41 of the Planning Act, lot lines between each plan of condominium created through registration shall be</u>	- Clarifying how the zoning will be administered in relation to different types of condominium developments (i.e. those that have been planned comprehensively and contain various construction phases and/or separate condominium boundaries on one lot;

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		<u>deemed not to exist for the purposes of administering this zoning by-law.</u> ii) <u>Subsection i) above shall not apply where the registration of a plan of condominium is intended to create separate units or parcels of tied land containing a detached, semi-detached, or townhouse dwelling and private, outdoor amenity space at grade associated with each dwelling unit.</u>	and, where separate parcels are being created). - This will also ensure that dividing lines will not create non-compliance with the by-law when the registrations of condominiums are phased.		
4	Section 5.8.2 (Non-Residential Parking Requirements)	Revise the minimum off-street parking requirements for Mixed Use buildings within an MU (Mixed Use) Zone in Section 5.8.2, Table 5F as follows: <table><tr><td>MU (*2) Mixed Use Buildings</td><td> • 4.25 <u>1.0</u> parking spaces per dwelling unit <u>PLUS</u> • The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building </td></tr></table>	MU (*2) Mixed Use Buildings	• 4.25 <u>1.0</u> parking spaces per dwelling unit <u>PLUS</u> • The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building	- To reduce the residential parking rates in accordance with current best practices and most recent Milton transportation studies - This was accidentally omitted from the housekeeping amendments approved in 2024 likely due to this reference being located within the non-residential parking section rather than the residential parking requirement section, where the other categories were listed.
MU (*2) Mixed Use Buildings	• 4.25 <u>1.0</u> parking spaces per dwelling unit <u>PLUS</u> • The greater of 0.25 <u>0.20</u> parking spaces per residential dwelling unit for visitor parking or 1 parking space per 25 m² of gross floor area for the non-residential component in a mixed use building				
5	Section 7.1 (Commercial Zones)	Revise Section 7.1, Table 7A as follows: a. Delete the “Service Retail Office” in its entirety from the table; b. Renumber the second duplicate “(*7)” footnote to “(*8)” and renumber the subsequent numbers; accordingly, and, c. Revise the references in the table to reflect the renumbered footnotes. See Schedule 1 attached demonstrating the revisions proposed above.	- The table contained duplicate “(*7)” footnote references. - The Service Retail Office use is no longer required as offices are now permitted on the ground floor of buildings within the downtown commercial zones.		
6	Section 13.2 (Holding Provisions)	Revise the following “H82” holding provision description in Section 13.2 to an “H91” holding provision reference, and relocate the description to the appropriate numerical position in the list: “H82-H91” Shall not be removed until:	- Eliminating duplicate holding provision references.		

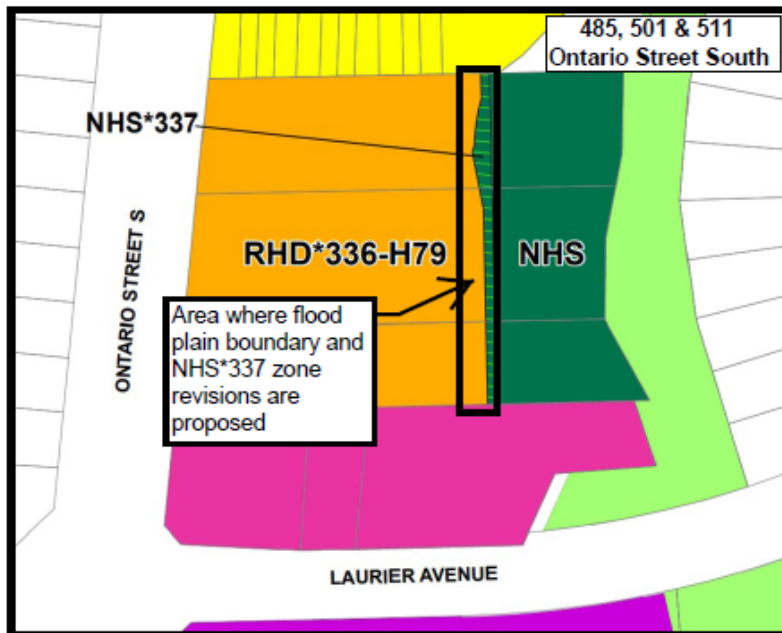
Item No.	Section or Schedule	Description of Change in By-law	Rationale					
		The Owner has submitted a detailed conceptual site plan that demonstrates that a right-in/right out access to Louis St. Laurent Avenue for the proposed development is acceptable to the satisfaction of the Town of Milton.						
7	Section 13.2.1 (Holding Provisions) & Schedule A Subsection 13.2.1.141	Further to item 7 above, revise the “H82” holding provision reference to “H91” in Section 13.2.1.141 as follows, and on the property described below on Schedule A: (See map attached) <table><tr><td>13.2.1.141</td><td>MU*369</td><td>064-2025</td><td>H82-H91</td><td>Jun 23, 2025</td></tr></table> PART OF LOT 8, CONCESSION 4, NEW SURVEY, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY (BROWNRIDGE) LIMITED – GARITO BARBUTO TOR) – FILE: Z-24/24 For the lands zoned Mixed Use – Special Provision 369 (MU*369) on the property legally described as Part of Lot 8, Concession 4, NS (Trafalgar), development in accordance with the site-specific zoning provisions of the MU*369 Zone, with the exception of Section 13.1.1.369 ii) e. (drive aisle under building) can proceed if no access is required to Louis St. Laurent Avenue to service the development. Access to Louis St. Laurent is not permitted until the conditions for removal identified in the “H82 H91” Holding provision are satisfied.	13.2.1.141	MU*369	064-2025	H82-H91	Jun 23, 2025	- Revised to reflect the change in holding provision description number as described in item 6 above.
13.2.1.141	MU*369	064-2025	H82-H91	Jun 23, 2025				
8	Section 13.2.1 (Holding Provisions) Subsection 13.2.1.114 (UGC-MU & UGC-MU-2)	Revise Section 13.2.1.114 as follows: <table><tr><td>13.2.1.114</td><td>UGC-MU UGC-MU-2</td><td>089-2022</td><td>H1, H2, H4, H31, H71, H72, H73, H74</td><td>Sep 12, 2022</td></tr></table> Lands identified as Milton GO MTSA/Downtown Milton UGC on Schedule A of this By-law For lands zoned UGC-MU or UGC-MU-2 and subject to one or more of the holding zones listed above, the only uses permitted prior to the lifting of the Holding provisions are as follows <u>a holding zone as identified on Schedule A to this by-law, the following provisions shall apply:</u> a) <u>The applicability of each of the holding zones listed above will be determined on a site-specific basis by Town Staff upon application for redevelopment of the lands;</u> b) <u>The only uses permitted prior to the lifting of the holding provisions are:</u> i. Legally established existing uses; ii. Uses permitted in the UGC-MU-2 Zone <u>in accordance with Table 7A for lots zoned UGC-MU-2; and,</u> iii. <u>Uses permitted in the UGC-MU Zone in accordance with Table 7A for lots zoned UGC-MU, with the exception of residential uses and mixed-use buildings.</u> c) <u>Prior to the lifting of the holding provisions, small scale building additions or stand-alone buildings in connection with a legally existing use may be permitted provided:</u>	13.2.1.114	UGC-MU UGC-MU-2	089-2022	H1, H2, H4, H31, H71, H72, H73, H74	Sep 12, 2022	- Clarifying how holding zones will be applied in the MTSA (i.e. they will remain where residential uses are permitted and ensure that all aspects are covered prior to approval of redevelopment). - Recognizing non-residential uses that existed prior to the proposed passing of this housekeeping amendment by-law to expand slightly while minimizing the need for Planning Act applications such as minor variances and removal of holding zones. - The H31 holding provision applied to one
13.2.1.114	UGC-MU UGC-MU-2	089-2022	H1, H2, H4, H31, H71, H72, H73, H74	Sep 12, 2022				

Item No.	Section or Schedule	Description of Change in By-law	Rationale
		i. <u>The gross floor area in existence on the lot as of December 8, 2025, is not increased by more than 500 square metres; and,</u> ii. <u>The development shall not include residential uses.</u>	specific site and is no longer required.

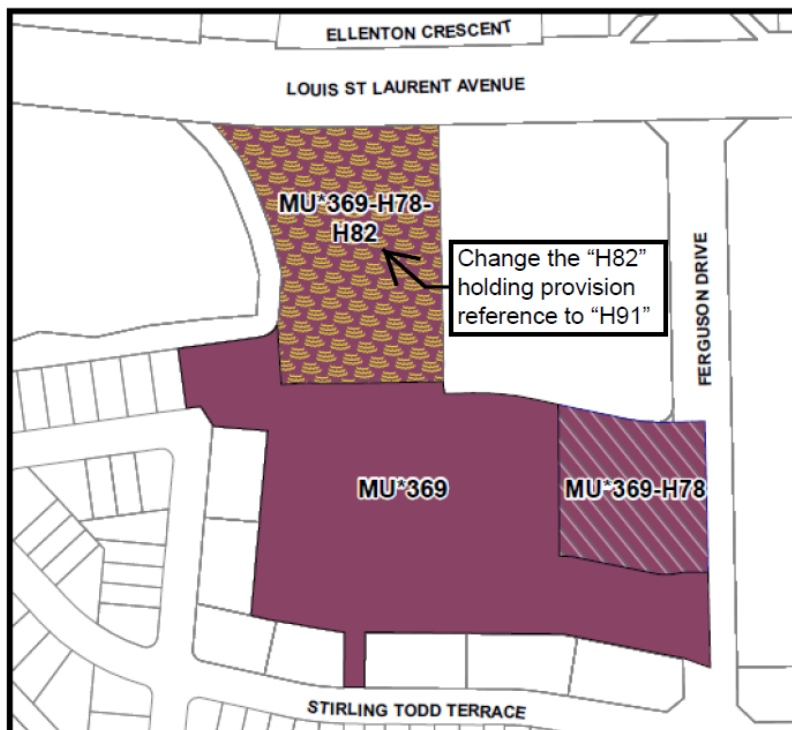
BY-LAW 144-2003, as amended (Rural)

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Section 5.11 (Parking of Oversized Motor Vehicles)	<i>Revise subsection 5.11.iii) as follows:</i> 5.11 Parking of Oversized Motor Vehicles i) Within any <i>Zone</i>, with the exception of the <i>Employment Zones</i>, the parking or storage of any <i>motor vehicle</i> exceeding a registered gross vehicle weight of 4500 kg, an overall length of 7.0m or an overall <i>height</i> of 2.6m is not permitted unless wholly located within an enclosed garage or on lands where a <i>home industry</i> is legally located. ii) The parking or storage of any oversized <i>motor vehicle</i> is permitted in any <i>Employment Zone</i> subject to the provisions of Section 5.7, provided that it is located outside of any <i>parking spaces</i>, aisles and <i>landscaped open space</i> otherwise required by this By-law. iii) Notwithstanding the foregoing, the parking of oversized vehicles related to a public service or publicly funded school service (eg. Buses, ambulances, fire trucks) is permitted in any non-residential zone, <u>except the Rural Zones and Greenlands Zones</u>, within designated areas that are located no closer than 25 m to any lot zoned or used for residential purposes.	- This provision was intended to be more urban in nature when both urban and rural provisions were included in one by-law. - Clarifying to ensure protection of the rural area and its residents, and also addresses complaints received.

MAPS – Not to scale. For demonstration purposes only.



Mattamy Garito Barbuto Tor Minor Sub-Node



SCHEDULE 1 TO APPENDIX 1 (DS-XXX-25)

PROPOSED REVISIONS TO SECTION 7.1, TABLE 7A

(FOR DEMONSTATION PURPOSES ONLY)

Permitted Uses	Central Business District			
	CBD-A	CBD-B	UGC-MU	UGC-MU-2
	Core Commercial	Secondary Commercial	Urban Growth Center – Mixed Use	Urban Growth Center – Mixed Use - 2
Residential Uses				
<i>Apartment Building</i>	• (*1)(*3)	• (*3)	• (*)(*7)(*)(*8)(*)(*10) (*)(*9)(*)(*11)	
<i>Dwelling, Back-To-Back Townhouse</i>			• (*)(*7)(*)(*9) (*)(*10)	
<i>Dwelling, Live-Work Unit</i>			• (*1)(*7)(*)(*8)	
<i>Dwelling, Multiple</i>			• (*)(*7)(*)(*8)(*)(*9) (*)(*10)	
<i>Dwelling, Stacked Townhouse</i>			• (*)(*7)(*)(*9) (*)(*10)	
<i>Dwelling, Retirement</i>	• (*1)(*3)	• (*3)	• (*)(*7)(*)(*8)(*)(*9)	
<i>Guest Suite</i>			• (*1)(*7)(*)(*8)	
<i>Upper-Floor Dwelling Units</i>	• (*3)	• (*3)	•	
<i>Shared Housing</i> (*6)	• (*1)(*3)	• (*3)	• (*1)(*7)(*)(*8)	
<i>Short-Term Rental</i> (*7)	• (*1)(*3)	• (*3)	•	
Non-Residential Uses				
<i>Art gallery</i>	•	•	•	•
<i>Artist's studio</i>	•	•	•	•
<i>Bank</i>	•	•	• (*)(*11)(*)(*12)	•
<i>Banquet Facility</i>			• (*5)	• (*5)
<i>Commercial school – Skill</i>	•	•	•	•
<i>Community Center</i>			•	•
<i>Convenience store</i>	•	•	• (*11) (*)(*12)	•
<i>Day Care Centre</i>	• (*3)	• (*3)	•	
<i>Department Store</i>			• (*11) (*)(*12)	
<i>Dry cleaning depot</i>	•	•	• (*11) (*)(*12)	•
<i>Elementary School</i>			•	
<i>Fitness Centre</i>	•	•	•	•
<i>Food Bank</i>			•	•
<i>Food Store</i>			• (*11) (*)(*12)	
<i>Funeral Home</i>	•	•	•	
<i>Home Day Care</i>			•	
<i>Home Occupation</i>			•	

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	Core Commercial	Secondary Commercial	Urban Growth Center – Mixed Use	Urban Growth Center – Mixed Use - 2
<i>Hospital, Public or Private</i>			•	
<i>Hotel</i>	• (*5)(*3)	• (*5)(*3)	• (*5)	
<i>Laundromat</i>	•	•	•	•
<i>Library</i>			•	•
<i>Long-Term Care Facility</i>			•	
<i>Medical Clinic</i>	•	•	•	•
<i>Mixed Use Building</i>			• (*8)(*10)(*12) (*9)(*11)(*13)	
<i>Night Club</i>			• (*4)(*5)	• (*4)(*5)
<i>Office Use</i>	•	•	•	•
<i>Office Building</i>	•	•	•	•
<i>Parks - Public</i>			•	•
<i>Personal service shop</i>	•	•	• (*11)(*12)	•
<i>Place of assembly</i>	• (*3)	• (*3)	•	
<i>Place of entertainment</i>			• (*5)	• (*5)
<i>Place of Worship</i>			• (*5)	
<i>Private Transit Depot</i>			•	•
<i>Propane Facility, Retail</i>				
<i>Recreation and Athletic Facility</i>			•	•
<i>Restaurant</i>	•	•	• (*11)(*12)	•
<i>Restaurant, Take Out</i>	•	•	• (*11)(*12)	•
<i>Retail Store 1</i>	•	•	• (*11)(*12)	•
<i>Retail Store 2</i>	•	•	• (*11)(*12)	•
<i>School, Adult Education</i>	•	•	•	•
<i>School, Post-Secondary</i>			•	
<i>School, Secondary</i>			•	
<i>Service Retail Office</i>	•	•	•	•
<i>Social Services Establishment</i>	•	•	•	•
<i>Specialty Food Store</i>			• (*11)(*12)	
<i>Theatre</i>	• (*5)	• (*5)	• (*5)	• (*5)
<i>Veterinary Clinic – Small Animal</i>	•	•	• (*2)	• (*2)
<i>Veterinary Clinic – Large Animal</i>	•	•	•	•

Footnotes for Table 7A Above

- (*1) Not permitted on the first storey of a building where identified as Active Frontage in accordance with Schedule E and not permitted to occupy more than 40% of the building front wall on the main floor of a building where identified as Active Frontage in accordance with Schedule E1.

SCHEDULE 1 TO APPENDIX 1 (DS-XXX-25)

- (*2) Only permitted in the first storey of a building.
- (*3) Not permitted within Natural Heritage System — Special Policy Area (NHS—SPA) as depicted on Schedule A.
- (*4) Shall not be permitted on properties abutting residential zones.
- (*5) Notwithstanding any other section of this by-law, this use is subject to the parking requirements set out in Section 5.8.2 ii), Table 5G (102-2015)
- (*6) Shared Housing is permitted within any dwelling unit that is permitted in the zone.
- (*7) Short-Term Rental is permitted within any dwelling unit that is permitted in the zone (056-2022)
- ~~(*7)~~ (*8) Not permitted to replace an existing non-residential *building* as a stand alone residential building (089-2022).
- ~~(*8)~~ (*9) A minimum of 4 square metres per *dwelling unit* of outdoor communal *amenity area* 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). This outdoor communal *amenity area* shall be aggregated into areas of not less than 50 square metres and have a minimum width of 6.0 metres.
- ~~(*9)~~ (*10) A minimum density of 100 units per net hectare and a common underground *parking structure* containing a minimum of 80% of the required parking is required
- ~~(*10)~~ (*11) Where residential and/or non-residential *uses* are located on the *first storey* of an *apartment building* or *mixed use building*, a minimum of one principal *building* entrance to each *dwelling unit* and *use* shall be directly accessible from, and oriented towards, a *public street*.
- ~~(*11)~~ (*12) Only permitted on the *first storey* of a multi-storey *Mixed-use Building* with at least one principal entrance accessible from a *public street*, or in a stand-alone *building* with a maximum *gross floor area* of 500 square metres.
- ~~(*12)~~ (*13) Where a *Mixed Use Building(s)* will replace an existing non-residential *building* on the same *lot*, the replacement *building* or *buildings* must contain one or more permitted non-residential *use(s)* with the same or greater *gross floor area* as the existing non-residential *use* or, where a lesser non-residential *gross floor area* is proposed, the *gross floor area* of the permitted non-residential *use(s)* must be sufficient to accommodate a similar number of jobs as the existing non-residential *use(s)* on the *lot*.