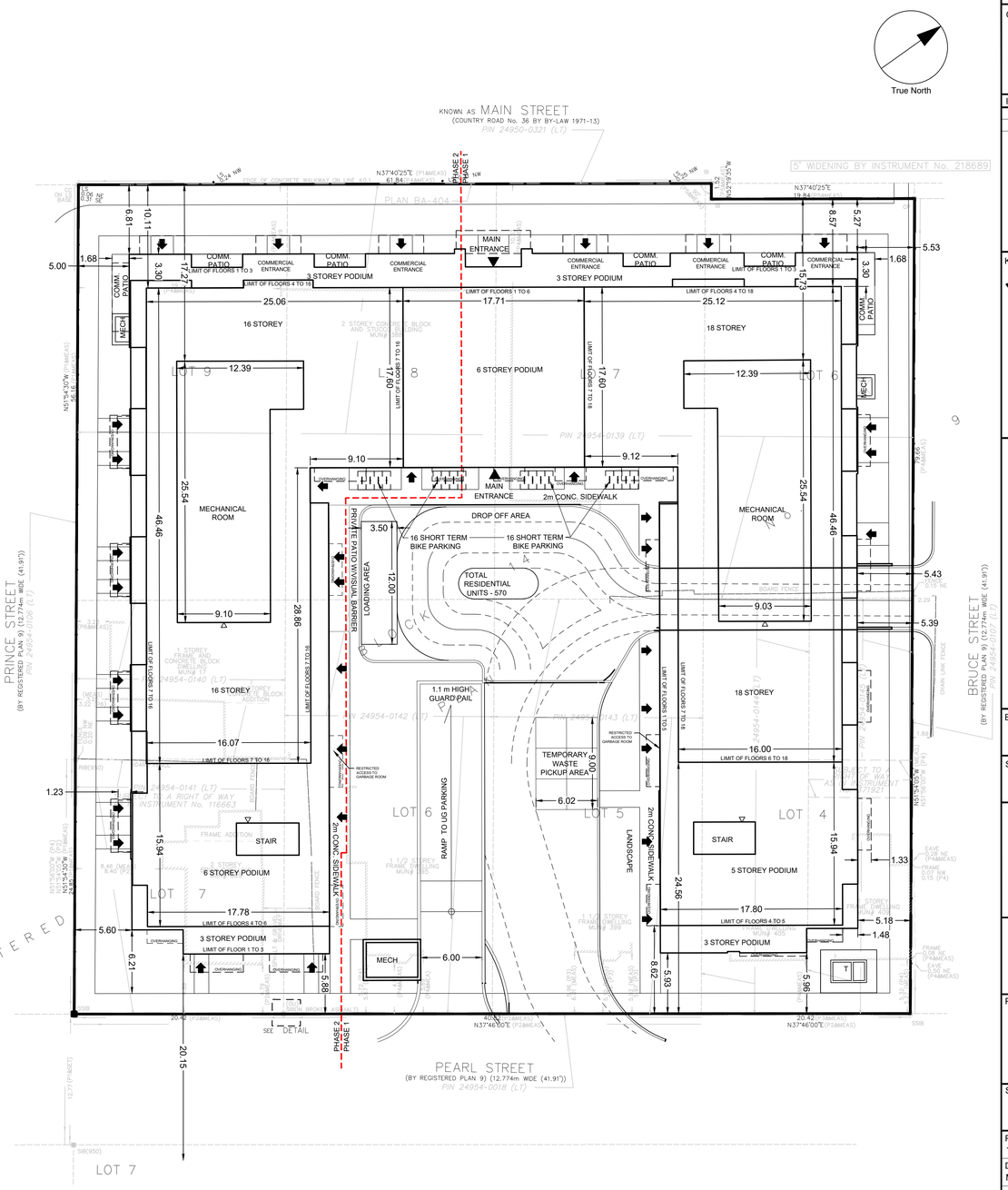
TOWN OF MILTON ZONING BY-LAW

URBAN GROWTH CENTRE MIXED USE UGC-MU ZONE	REQUESTED	PROVIDED	VARIANCE
PERMITTED USES	MIXED USE BUILDING	MIXED USE BUILDING	
	[9*] A MINIMUM OF 4m² 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 50m² AND HAVE A MINIMUM WIDTH OF 6.0m.	859m² /570 = 1.50m² PER UNIT	X
	[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.	2 DWELLING UNITS ON THE FIRST STOREY ARE FACING AN INTERNAL ROAD	X
	[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.	THERE ARE NO IDENTIFIED COMMERCIAL USES FOR THE GROUND FLOOR COMMERCIAL	X
MINIMUM LOT FRONTAGE	50.0m	81.68m [MAIN ST.]	
MINIMUM LOT AREA	3,500m²	5,735.77m²	
MAXIMUM LOT COVERAGE	70%	3,147.00= 54.86%	
FLOOR SPACE INDEX	3.0 FSI	53,792.45 m² = 9.37	X
FRONT YARD SOUTH SIDE OF MAIN ST. E.	MINIMUM: 6.0m (*4) MAXIMUM: 9.0m (*4)	5.27m	X
	A MINIMUM STEP BACK OF 10 METRES IS REQUIRED ABOVE A HEIGHT OF 19.5 METRES OR 6 STOREYS.	3.30m	X
INTERIOR SIDE YARD	MINIMUM: 1.8m FLOORS 9 AND ABOVE : 12.5m	N/A	
EXTERIOR SIDE YARD ALL OTHER STREETS	MINIMUM: 3.0m (*6)	5.00m TO PRINCE ST.	
		5.18m TO BRUCE ST.	
	MAXIMUM: 5.5m (*6)	5.60m TO PRINCE ST.	X
		5.53m TO BRUCE ST.	
	A MINIMUM STEP BACK OF 1.5 METRES IS REQUIRED ABOVE A HEIGHT OF 13.5m OR 4 STOREYS	0m	X
REAR YARD ABUTTING A RESIDENTIAL ZONE	MINIMUM: 7.5m (*7) FLOORS 1 TO 3: 7.5m FLOOR 4: 10.5m FLOOR 5: 13.5m FLOOR 6: 16.5m	FLOOR 1 TO 3: 5.93m FLOOR 4 TO 5: 8.62m FLOOR 6 TO 18: 24.56m	X
BUILDING HEIGHT	SEE HEIGHT SCHEDULE (*8) (*9) (*10) 6 STOREYS and 20m	18 STOREYS	X
	(*8) MINIMUM HEIGHT OF A NON-RESIDENTIAL FIRST STOREY (MEASURED FROM TOP-OF-SLAB TO TOP-OF-SLAB) OF A MIXED USED BUILDING IS 4.5M.	4.5m	
	(*9) MULTIPLE TOWERS ON THE SAME LOT SHALL HAVE A HEIGHT DIFFERENCE OF AT LEAST 4 STOREYS AND 12.0 M BETWEEN THE HEIGHT OF THE TALLEST TOWER AND THE SHORTEST TOWER ON THE LOT.	6.0m 2 STOREYS	X
	(10*)A PEDESTRIAN IMPACTS WIND STUDY SHALL BE PROVIDED FOR BUILDINGS GREATER THAN 8 STOREYS OR 25.5M IN HEIGHT.	PROVIDED	
MINIMUM LANDSCAPE OPEN SPACE	15% OF LOT AREA	1,113.0 m² 19.40%	
MINIMUM LANDSCAPE BUFFER	ABUTTING A STREET LINE: 0.0m	0.0m	
	ABUTTING A RESIDENTIAL ZONE: 4.5m	0.0m	X
TOWER CONTROLS	TOWER SEPARATION: EACH TOWER MUST BE SEPARATED A MINIMUM OF 25.0 METRES FROM ANY OTHER TOWER LOCATED ON THE SAME LOT, MEASURED HORIZONTALLY FROM THE MAIN WALL OF ONE TOWER TO THE OTHER, PROJECTING BALCONIES EXCEPTED.	17.71m	X
	TOWER FLOOR PLATE AREA: ANY TOWER PORTION OF A BUILDING BETWEEN A HEIGHT OF 9 STOREYS AND 15 STOREYS INCLUSIVE MUST NOT EXCEED A FLOOR PLATE AREA OF 1,000m² ON THE LOT. ANY TOWER PORTION OF A BUILDING ABOVE A HEIGHT OF 15 STOREYS MUST NOT EXCEED A FLOOR PLATE AREA OF 750m² OR 40 LINEAR METRES MEASURED DIAGONALLY ON THE LOT	900m² FLOOR PLATE AREA FROM FLOOR 9 TO 15 900m² FLOOR PLATE ABOVE A HEIGHT OF 15 STOREYS	X
GENERAL PROVISIONS			
4.5 BALCONIES	i) FOR ALL DWELLING TYPES, EXCLUDING APARTMENT BUILDINGS, BALCONIES ARE PERMITTED IN THE REAR YARD, EXTERIOR SIDE YARD, AND FRONT YARD;	N/A	
	ii) NOTWITHSTANDING THE ABOVE, BALCONIES ARE PERMITTED IN ALL YARDS FOR APARTMENT BUILDINGS AND MIXED USE BUILDINGS ONLY, AND;	PROVIDED	
	iii) UNLESS OTHERWISE SPECIFIED BY THIS BY-LAW, BALCONIES SHALL COMPLY WITH THE SETBACK REQUIREMENTS FOR THE PRINCIPAL USE OR, WHERE APPLICABLE, THE ENCROACHMENT PROVISIONS CONTAINED WITHIN THIS BY-LAW.	PROVIDED	
4.14 WASTE STORAGE AREAS	i) WASTE STORAGE AREAS, INCLUDING RECYCLING FACILITIES ARE PERMITTED ONLY IN THE RHD, RO, AND MU ZONES AS AN ACCESSORY USE TO A PERMITTED RESIDENTIAL USE PROVIDED THEY ARE CONTAINED WITHIN THE MAIN BUILDING, AND;	WASTE STORAGE AREA IS CONTAINED WITHIN THE MAIN BUILDING	
	ii) 4.14.2 NOTWITHSTANDING SUBSECTION I) ABOVE, WASTE STORAGE AREAS MAY BE PERMITTED IN THE RMD1 ZONE OR RMD2 ZONE, OR OUTSIDE OF A MAIN BUILDING IN THE MU ZONE, RHD ZONE OR RO ZONE PROVIDED THE WASTE IS CONTAINED WITHIN A DEEP COLLECTION WASTE DISPOSAL SYSTEM, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 4.14.2 V).	WASTE STORAGE AREA IS CONTAINED WITHIN THE MAIN BUILDING	
4.19.4 EXCEPTIONS TO HEIGHT REQUIREMENTS	i) ANY UTILITY BUILDINGS OR STRUCTURES, AIR CONDITIONER DUCT, VENTILATION STACKS, BARN, SILO, CHURCH SPIRE, CHURCH BELFRY, ORNAMENTAL DOMES AND FEATURES, CUPOLA, CLOCK TOWER, TOWERS AND STEEPLES, CHIMNEY, ELEVATOR PENTHOUSE, FILM OR AUDIO TOWER, FLAG POLE, WATER STORAGE TANK, RADIO OR TELEVISION ANTENNAE OR TOWER, WIND TURBINE, WINDMILL, OR ANY SIMILAR STRUCTURE;	AS REQUIRED	
	ii) MECHANICAL FEATURES, SUCH AS STRUCTURES CONTAINING THE EQUIPMENT NECESSARY TO CONTROL AN ELEVATOR, ARE PERMITTED TO PROJECT A MAXIMUM OF 6.0 M ABOVE THE HIGHEST POINT OF THE ROOF SURFACE, REGARDLESS OF THE HEIGHT OF THE BUILDING;	4.98m	
	iii) MECHANICAL FLOORS / PENTHOUSES PROVIDED THEY ARE SETBACK A MINIMUM OF 3.0 METRES FROM THE EXTERIOR WALLS OF THE FLOOR BENEATH IT;	3.00m	
	iv) IN A RESIDENTIAL ZONE, THE MAXIMUM HEIGHT OF A RADIO OR TELEVISION TOWER ANTENNA SHALL BE 13.0M MEASURED FROM THE UPPERMOST POINT OF THE TOWER OR ANTENNA TO THE ESTABLISHED GRADE OF THE GROUND ON WHICH THE STRUCTURE IS LOCATED;	N/A	
	v) STRUCTURES OR FEATURES THAT ARE SIMILAR TO THOSE LISTED ABOVE.	AS REQUIRED	

4.19.5 ENCROACHMENTS INTO REQUIRED YARDS	BALCONIES FOR APARTMENT BUILDINGS, MIXED USE BUILDINGS AND STACKED TOWNHOUSES WITH A COMMON UNDERGROUND PARKING AREA : * FRONT SETBACK, INTERIOR SIDE SETBACK, EXTERIOR SIDE SETBACK, REAR SETBACK : * 1.5m INTO A REQUIRED YARD, AND WHERE LOCATED ON TOP OF A PORCH / VERANDA SHALL BE PROVIDED IN ACCORDANCE WITH THE ENCROACHMENTS FOR PORCHES / VERANDAS	1.68m	X
	BOXED / BAY WINDOWS: EXTERIOR SIDE SETBACK, FRONT SETBACK OR REAR SETBACK : 0.6m OUT AND 3.0m WIDE	N/A	
	EAVES & GUTTERS: FRONT SETBACK, REAR SETBACK, INTERIOR SIDE SETBACK OR EXTERIOR SIDE SETBACK; 0.45M PROVIDED THAT THE EAVES AND GUTTERS ARE 2.0M ABOVE GRADE	N/A	
	ORNAMENTAL PROJECTIONS: FRONT SETBACK, REAR SETBACK, INTERIOR SIDE SETBACK OR EXTERIOR SIDE SETBACK; 0.15M PROVIDED THAT THE ORNAMENTAL PROJECTION IS 2.0M ABOVE GRADE	0.25m	
	PERMANENT WINDOW AWNINGS : FRONT SETBACK, REAR SETBACK OR EXTERIOR SIDE SETBACK: 1.0M OUT PROVIDED THAT THE AWINGS ARE 2.0M ABOVE GRADE	N/A	
4.19.5 ENCROACHMENTS INTO REQUIRED YARDS	RETRACTABLE-DROP CANOPIES & AWNINGS : REAR SETBACK: TO THE EXTENT PERMITTED FOR A DECK BETWEEN 0.6M - 1.2M IN HEIGHT	N/A	
	STAIRS AND LANDINGS, ABOVE GRADE ACCESSING A PRINCIPAL BUILDING : FRONT SETBACK, REAR SETBACK OR EXTERIOR SIDE SETBACK : STAIRS SHALL BE LOCATED A MINIMUM OF 1.0M FROM THE PROPERTY LINE, MEASURED TO THE FIRST RISER, WITH NO PART OF THE LANDING ANY CLOSER THAN 1.5M FROM THE PROPERTY LINE.	N/A	
	STAIRS, BELOW GRADE ACCESSING A PRINCIPAL BUILDING: REAR SETBACK: NO MAXIMUM	N/A	
	WHEEL CHAIR OR ACCESSIBLE RAMP: FRONT SETBACK, REAR SETBACK OR EXTERIOR SIDE SETBACK : WITHIN 1.0M OF ANY LOT LINE	N/A	
	ii) 4.19.6 UNLESS SPECIFICALLY STATED ABOVE, NO ENCROACHMENT, WITH THE EXCEPTION OF EAVES AND GUTTERS, SHALL BE PERMITTED WITHIN ANY SIDE YARD HAVING A WIDTH OF LESS THAN 1.2M.	PROVIDED	
PARKING REQUIREMENTS			
5.6 REQUIREMENTS FOR DRIVEWAY ACCESS TO A PARKING AREA OR PARKING SPACE	5.6.1 DRIVEWAY ACCESS TO A PARKING AREA i) ACCESS TO A PARKING AREA FROM A STREET SHALL BE PROVIDED BY AN UNOBSTRUCTED DRIVEWAY; AND	PROVIDED	
5.6.1 DRIVEWAY ACCESS TO A PARKING AREA	ii) DRIVEWAY WIDTHS ACCESSING A PARKING AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: ONE-WAY DRIVEWAY: 3.5m TO 9.0m TWO-WAY DRIVEWAY: 6.0m TO 15.0m	TWO WAY DRIVEWAY: 6.0m	
5.7 SIZE REQUIREMENTS OF OFF-STREET AISLES	TWO-WAY AISLE: MINIMUM 6.0m	TWO-WAY AISLE: 6.0m	
5.8 SIZE REQUIREMENTS OF OFF-STREET PARKING, LOADING OR QUEUING SPACES AND BICYCLE PARKING	ANGLE - PARKING SPACE : 6.5m X 2.75m PARALLEL - PARKING SPACE : 6.5m X 2.75m PERPENDICULAR - PARKING SPACE : 5.8m X 2.75m	PERPENDICULAR: 5.8m X 2.75m	
	ACCESSIBLE- PARKING SPACE: TYPE A: 5.8m X 3.4m TYPE B: 5.8m X 2.75m AN ACCESSIBLE AISLE MUST BE PROVIDED ADJACENT TO AN ACCESSIBLE PARKING SPACE WITH A MINIMUM WIDTH OF 1.5m AND LENGTH OF 5.8m. ADJACENT ACCESSIBLE PARKING SPACES MAY SHARE ONE ACCESS AISLE.	TYPE A: 5.8m X 3.4m TYPE B: 5.8m X 2.75m	
	LOADING SPACE: 12.0m X 3.5m / VERTICAL CLEARANCE: 4.2m	PROVIDED	
	LOADING AREA: 6.0m X 3.5m / VERTICAL CLEARANCE: 3.0m	PROVIDED	
	BICYCLE PARKING SPACE - HORIZONTAL: 1.8m X 0.6m VERTICAL CLEARANCE: 1.9m	PROVIDED	
	BICYCLE PARKING SPACE - VERTICAL: 1.2m X 0.4m VERTICAL CLEARANCE: 1.9m	PROVIDED	
	A LONG TERM BICYCLE PARKING SPACE PLACED IN A VERTICAL POSITION ON A WALL, STRUCTURE OR MECHANICAL DEVICE	PROVIDED	
BICYCLE PARKING	UGC-MU APARTMENT BUILDING AND MIXED USE BUILDING 1 LONG TERM BICYCLE PARKING SPACE/UNIT (*1) PLUS 0.05 SHORT TERM BICYCLE PARKING SPACE/UNIT (*2)	311 LT SPACES 32 ST SPACES	X
	(*1) LONG-TERM BICYCLE PARKING SPACES MUST BE PROVIDED IN A BICYCLE RACK LOCATED IN AN ENCLOSED, SECURE AREA WITH CONTROLLED ACCESS OR WITHIN INDIVIDUAL, SECURE, BICYCLE ENCLOSURES/LOCKERS FOR USE BY THE OCCUPANTS OF A BUILDING.	PROVIDED	
	(*2) SHORT-TERM BICYCLE PARKING SPACES MUST BE PROVIDED IN A BICYCLE RACK LOCATED IN AN EASILY ACCESSIBLE LOCATION AND AVAILABLE FOR VISITORS TO A LOT OR BUILDING.	PROVIDED	
5.5.2 PARKING IN THE MAJOR TRANSIT STATION AREA	VII) NOTWITHSTANDING ANYTHING TO THE CONTRARY, NO MINIMUM VEHICLE PARKING RATES SHALL APPLY FOR LANDS LOCATED IN THE MILTON GO MTSA/DOWNTOWN UGC AREA AS IDENTIFIED ON SCHEDULE E1 TO THIS BY-LAW.	417 PARKING SPACES ARE BEING PROVIDED	
	VIII) NOTWITHSTANDING VII) ABOVE, WHERE PARKING SPACES ARE PROVIDED, A PERCENTAGE OF PROVIDED PARKING SPACES MUST BE ALLOCATED TO ACCESSIBLE PARKING SPACES, VISITOR PARKING SPACES, AND EV PARKING SPACES AS FOLLOWS: * A. VISITOR PARKING SPACES SHALL BE PROVIDED AT A RATE OF 17% OF THE PARKING SPACES PROVIDED.	0 SPACES	X
	B. ACCESSIBLE PARKING SPACES SHALL BE CALCULATED IN ACCORDANCE WITH TABLE 5H BASED ON THE NUMBER OF PARKING SPACES PROVIDED. 201-1000 SPACES: 2 ACCESSIBLE PARKING PLUS 2% = 2 + 8.34 = 11 SPACES	19 SPACES 12 TYPE B 7 TYPE A	
	C. EV CHARGING STATIONS SHALL BE CALCULATED IN ACCORDANCE WITH TABLE 5O BASED ON THE NUMBER OF PARKING SPACES PROVIDED.	NO EV PROVIDED	X
ELECTRIC VEHICLE CHARGING EQUIPMENT	EQUIPMENT FOR THE CHARGING OF AN ELECTRIC VEHICLE IS PERMITTED TO ENCROACH WITHIN A PARKING SPACE PROVIDED THAT THE CHARGING EQUIPMENT IS LOCATED IN THE SAME PARKING SPACE AS THE VEHICLE TO BE CHARGED AND PROVIDED IT COMPLIES WITH THE FOLLOWING:	NO EV PROVIDED	X
	I) WHERE THE EV CHARGING EQUIPMENT IS MOUNTED ON A PEDESTAL, IT SHALL BE LOCATED WITHIN 0.50m OF THE CORNER OF THE PARKING SPACE AT THE FURTHEST END FROM THE DRIVE AISLE FROM WHICH VEHICLE ACCESS IS PROVIDED, MEASURED AT RIGHT ANGLES;		
	II) WHERE THE EV CHARGING EQUIPMENT IS MOUNTED ON A WALL, IT SHALL BE SETBACK A MINIMUM OF 5.3m FROM THE DRIVE AISLE FROM WHICH VEHICLE ACCESS IS PROVIDED, MEASURED AT RIGHT ANGLES, AND BE MOUNTED A MINIMUM OF 1.0m FROM THE GROUND; AND,		
	III) EQUIPMENT FOR THE CHARGING OF AN ELECTRIC VEHICLE SHALL NOT ENCROACH INTO A REQUIRED LANDSCAPE BUFFER OR LOADING SPACE AND SHALL NOT OBSTRUCT PEDESTRIAN WALKWAYS OR VEHICULAR TRAFFIC.		


KNOWN AS MAIN STREET
(COUNTRY ROAD No. 36 BY BY-LAW 1971-13)
PIN 24950-0321 (LT)
5' WIDENING BY INSTRUMENT No. 218689
PLAN BA-404
N37°40'25"E (P1&MEAS) 61.84
N37°40'25"E 19.84
PHASE 2
PHASE 1
MAIN ENTRANCE
COMM. PATIO
COMMERCIAL ENTRANCE
3 STOREY PODIUM
LIMIT OF FLOORS 1 TO 3
LIMIT OF FLOORS 4 TO 16
LIMIT OF FLOORS 1 TO 6
LIMIT OF FLOORS 4 TO 18
25.06
16 STOREY
17.71
25.12
18 STOREY
12.39
LOT 9
LOT 8
LOT 7
LOT 6
6 STOREY PODIUM
17.60
MECH.
MECHANICAL ROOM
9.10
9.12
25.54
46.46
MAIN ENTRANCE
2m CONC. SIDEWALK
DROP OFF AREA
16 SHORT TERM BIKE PARKING
TOTAL RESIDENTIAL UNITS - 570
PRIVATE PATIO W/VISUAL BARRIER
LOADING
12.00
28.86
9.03
1.1 m HIGH GUARD RAIL
RAMP TO UG PARKING
TEMPORARY WASTE PICKUP AREA
6.02
LOT 5
LOT 4
LANDSCAPE
2m CONC. SIDEWALK
STAIR
5 STOREY PODIUM
16.07
16.00
17.78
17.80
24.56
15.94
3 STOREY PODIUM
MECH
6.00
1.23
5.60
6.21
5.88
1.33
5.18
1.48
5.96
8.62
5.93
5.43
5.39
20.15
PHASE 2
PHASE 1
SEE DETAIL
PEARL STREET
(BY REGISTERED PLAN 9) (41.91')
PIN 24954-0018 (LT)
PRINCE STREET
(BY REGISTERED PLAN 9) (12.774m WIDE (41.91'))
PIN 24954-0107 (LT)
BRUCE STREET
(BY REGISTERED PLAN 9) (12.774m WIDE (41.91'))
PIN 24954-0107 (LT)
PIN 24954-0139 (LT)
PIN 24954-0140 (LT)
PIN 24954-0142 (LT)
PIN 24954-0143 (LT)
LOT 7
SIB(950)
N37°40'00"E (P2&MEAS)
N37°46'00"E (P2&MEAS)
N37°46'00"E (P2&MEAS)
N51°54'30"W (P1&MEAS) 58.14
N51°54'30"W (P1&MEAS) 58.14
N51°54'30"W (P1&MEAS) 58.14
N37°40'25"E (P1&MEAS) 61.84
N37°40'25"E 19.84
N37°40'25"E (P1&MEAS) 61.84
N37°40'25"E 19.84
N37°46'00"E (P2&MEAS)
N37°46'00"E (P2&MEAS)
N37°46'00"E (P2&MEAS)