



The Corporation of the TOWN OF MILTON

Report To: Mayor G.A. Krantz & Members of Council

From: Barbara Koopmans, Acting Director of Planning and Development

Date: February 18, 2014

Report No: PD-016-2014

Subject: Technical Report – Proposed plan of subdivision and amendment to the Zoning By-law (the “**Applications**”) by Milton Meadows Properties Ltd. (“**Milton Meadows**”) to lands legally described as Part of Lot 4 and 5, Concession 1, Esquesing, Town of Milton, (the “**Lands**”) to permit development of a residential plan of subdivision (24T-07002/M and Z-02/07).

Recommendation: **THAT Town of Milton Council, as the delegated approval authority for plans of subdivision, ratify the Town’s support for the position of Halton Region that draft approval cannot be granted for that portion of the Lands to which servicing allocation has not been assigned until such time as Milton Meadows has secured servicing allocation from Halton Region;**

THAT Town of Milton Council supports the granting of draft plan approval for Phase 1 of the proposed plan of subdivision for which servicing allocation has been secured with Halton Region, substantially in the form attached as Figure 3 and subject the standard and site-specific conditions attached as Appendix 2 to PD-016-2014;

AND THAT Town of Milton Council supports the approval by the Board of application Z-02/07 for an amendment to the Town of Milton Zoning By-law to change the Greenlands A and a portion of the Future Development Zones to site-specific Residential Low Density, several site-specific Residential Medium Density 1, site-specific Residential Medium Density 2, site-specific Local Commercial, site-specific Business Park, Greenlands A, Greenlands B, and Open Space zone symbols on the land to permit the development of a mixed use plan of subdivision and adding the Holding Symbol H9, to all zone symbols except the Greenlands A and Greenlands B zone symbols and the Holding Symbol H10 to the site-specific Residential Low Density zone symbol, and part of the site-



specific Residential Medium Density 1 and Residential Medium Density 2 zone symbols, on lands legally described as Parts of Lot 4 and 5, Concession 1, Esquesing, Town of Milton, Regional Municipality of Halton, substantially in accordance with the draft By-law attached as Appendix 1 to PD-016-2014 (the “ZBA”)

AND THAT Council’s support for Phase 1 of the draft plan of subdivision and the ZBA is conditional upon the approval of the local official plan amendment (LOPA-01/07) and the resolution of the outstanding technical matters set out in this report, including the entering into of minutes of settlement between Milton Meadows, the Town, Magna, Granite and the Stronach Trust dealing with matters of land use compatibility and the formulation and securing of appropriate noise mitigation measures;

AND THAT that the Acting Director of Planning and Development (i) is authorized to make minor changes to the Draft Plan and ZBA as a result of further discussions with the parties to the Ontario Municipal Board hearing prior to the completion of the hearing; and (ii) retain her delegated authority to deal with any revisions to the Town’s draft plan conditions, attached as Appendix 2 to PD-016-2014, as she deems necessary, appropriate and in the public interest;

AND THAT staff and legal counsel be authorized to attend the Ontario Municipal Board hearing to present evidence in support of Council’s position.

EXECUTIVE SUMMARY

Requested Amendments

Milton Meadows has requested an amendment to the Town of Milton Zoning By-law 144-2003, as amended, to change the zoning applicable to the subject lands from the Future Development (FD) and Greenlands A (GA) Zones to a Residential Low Density (RLD), several site-specific Residential Medium Density 1 (RMD1), site-specific Local Commercial (C3), site-specific Business Park (M1), Greenlands A (GA), a Greenlands B (GB), Open Space (OS) zones (the “ZBA”). This amendment is requested in order to permit the development of a mixed use plan of subdivision on the Lands.

The most recent version of the plan of subdivision, dated May 14, 2012 and revised on



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October 25, 2013, proposes the creation of 363 residential dwelling units (77 single detached, four residential blocks with 48 street-oriented townhouses, one residential block for a condominium with 45 detached dwellings, two residential blocks for a condominium with 193 townhouse and deck-townhouse dwelling units), four residential reserve blocks, one future development block, one reserve block, one village square and associated walkway block, one stormwater management block, two watercourse blocks, an environmental buffer block, a number of MTO interchange and MTO buffer blocks, a block for the new Tremaine Road right-of-way, four road widening blocks and an internal road system.

Changes to the land use designations are required to implement the addendum to the Environmental Assessment for realigned Tremaine Road. In addition, the proposed densities for this plan of subdivision exceed the density contemplated in the policies of the Sherwood Survey Secondary Plan. Therefore, approval of Phase 1 of the plan of subdivision requires the approval of the local official plan amendment (the “LOPA”) made by the Milton Heights Landowners Group (the “MHLG”), of which Milton Meadows is a participating member.

Revisions to the Applications

In response to issues identified through the circulation process, Milton Meadows has made, at staff’s request, a number of changes to the plan of subdivision:

1. The size of the village square has been increased. It is located at the centre of the community and abuts the existing residential area. Detached dwellings will be located along the perimeter of the park. The village square provides an open space transition between a portion of the existing residential community and the proposed development.
2. The interior of the plan area is exclusively detached dwellings. Townhouses are restricted to the condominium block adjacent to Highway 401 and the area in the vicinity to Tremaine Road, where townhouses are required to address noise from Highway 401, new Tremaine Road and industrial sources.
3. A larger minimum front yard setback and the exterior side yard setback along public streets will increase the setback of the dwellings to the street and will allow for additional landscaping.
4. Providing a gradation of the number of storeys and limiting the overall height of the proposed dwellings will assist with appropriate transitions to the existing residential community.
5. Two condominium blocks are proposed with laneway access to garages. The laneway access allows the dwellings and porches to be oriented toward the public street. It eliminates garages along the public street, thereby enhancing opportunities for landscaping and on-street parking.
6. In response to noise related to traffic on Highway 401, the proposed condominium abutting Highway 401 and the NW-2-G1 creek corridor will have,



for the most part, continuous built form as deck townhouses. Standard lane-based townhouses will be located along the south side. Most of the deck townhouses front onto the NW-2-G1 creek corridor. Where the development abuts Highway 401 directly, Milton Meadows has agreed to provide a landscape buffer between the Highway and the proposed dwelling units as part of the proposed condominium development. A combination of a berm and landscaping will mitigate the visual impact of the proximity of the Highway.

7. Milton Meadows has agreed to integrate existing Tremaine Road with the subdivision road pattern to avoid the creation of a cul-de-sac of Tremaine Road at Highway 401. This will reduce maintenance costs, should this road be conveyed to the Town.
8. Live-work units are contemplated for the block abutting Third Sideroad between Street A and Milton Heights Crescent. At this time, Milton Meadows is not proceeding with the development of Block 85. This block will be the subject of a separate application for a Zoning By-law amendment, possibly with lands owned by Milton Meadows on the south side of Third Sideroad.

Additional Revisions Required

In addition to the foregoing revisions, staff also requires certain other revisions to the draft plan of subdivision in order to achieve conformity with the Town's Official Plan. Such conformity is prerequisite to subdivision approval and good subdivision design. Specifically, staff requires the following revisions to the plan:

- Identify the Residential Reserve Block 109 as a Reserve Block to be conveyed to the Town with the road right-of-way for Street G;
- Delete the Servicing Block 102 and provide a servicing easement over Blocks 83 and 84, generally abutting the walkway block of the proposed condominium, as shown on the concept plan for the condominium townhouse block;
- Provide an additional block between the business park and the environmental buffer block to accommodate an increase in the width of the NW-2-G1 corridor to the satisfaction of the Ministry of Natural Resources, Conservation Halton and the Town;

Issues Relating to the Applications

The Applications have been appealed to the Ontario Municipal Board by Milton Meadows in October 2010 and the appeal has been consolidated with other appeals for the Milton Heights Neighbourhood. Notwithstanding the appeal to the Board, Milton Meadows has continued to work with staff to resolve the issues relating to the proposed development.

As two hundred single detached equivalent units ("SDE") of servicing allocation have been secured for the Lands with the Halton Region, the Town is able to deal with Phase



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1 of the plan of subdivision, as shown on Figure 3. This is a significant portion, but not all, of the plan. While most of the outstanding technical issues are close to being resolved, servicing allocation has not been secured for that portion of the Lands outside of Phase 1. Halton Region has confirmed that the 2012 Allocation Program is fully subscribed and additional servicing allocation is not available. It is a requirement of Halton Region that servicing allocation is secured prior to the granting of draft plan approval. As such, Halton Region will oppose the granting of draft approval at the upcoming hearing for lands outside of Phase 1, but has no objection to the zoning of the Lands in their entirety. The Town, as the delegated approval authority for plans of subdivision will support the position of the Region at the OMB hearing. Milton Meadows will be seeking draft approval for the entire Lands.

As noted above, most of the technical issues have been or are close to being resolved and Staff remains hopeful that any remaining issues will be resolved prior to the commencement of the second part of the hearing on February 24, 2014. The plan of subdivision is sufficiently advanced to allow all of the Lands to be zoned subject to holding provisions related to the realignment of NW-2-G1 creek and construction of the required noise mitigation in Phase 1 and written confirmation from Halton Region that servicing allocation has been secured and other requirements have been satisfied in Phase 2.

The Ontario Municipal Board hearing is scheduled to commence on February 18, 2014. The issue of whether draft plan approval and draft conditions can be granted will be dealt with by the Board in the week of February 18. Any remaining unresolved technical issues relating to the Milton Meadows and Andrin applications and the related local official plan amendment application will be dealt with in the following two weeks. In this latter part of the hearing the participants will also be making presentations to the Board.

In preparation for the upcoming hearing, staff is requesting that a Council position be established to be presented to the OMB with respect to the Applications and that Council ratify instructions provided to staff and legal counsel by the Acting CAO to support the Region in opposing the granting of draft plan approval to Phase 2 of the plan of subdivision.

Conclusions and Recommendations

Staff is generally satisfied that, conditional on the resolution of outstanding issues and the incorporation of the revisions noted above, Phase 1 of the plan of subdivision, subject to the conditions outlined in Appendix 1, will conform to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards.

Planning staff is also satisfied that the proposed ZBA is consistent with the policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans, provided that the application for a local official plan amendment, processed under file



LOPA-01/07, is first, or concurrently, approved.

Subject to the resolution of the remaining issues, including satisfactory minutes of settlement between Milton Meadows, the Town, Magna, Granite and the Stronach Trust dealing with land use compatibility/noise issues, and the approval of the local official plan amendment by the Board, staff is prepared to recommend approval of the ZBA and Phase 1 of the plan of subdivision by the Ontario Municipal Board and seeks Council's support for this position.

REPORT

Background

Agent

Rob Freeman
Freeman Planning Solutions Limited
6424 Edenwood Drive
Mississauga Ontario L5N 3H3

Owner

Milton Meadows Properties Ltd.
65 Royalpark Way
Woodbridge Ontario L4H 1J5

Location/Description

The Lands have an area of 36.22 hectares and are located at 108 Peru Road and 8 Third Sideroad. The Lands are bounded by Highway 401 to the north, the Peru Road to the east, Third Sideroad to the south and existing development along Milton Heights Crescent and existing Tremaine Road to the west. The Lands are legally described as Part of Lot 4 and 5, Concession 1, former township of Esquesing, Town of Milton and their location is illustrated on Figure 1.

The Lands are vacant and are within the Future Development (FD) and Greenlands A (GA) zones. The surrounding lands include the Country Heritage Park in the Niagara Escarpment Plan Area west of existing Tremaine Road, an existing residential community between Tremaine Road and Milton Heights Crescent and along Third Sideroad, and industrial lands north Highway 401 and existing industries east of Peru Road.

The existing industrial lands are within a General Industrial (M2) zone. The lands south of Third Sideroad consist of non-farm residential and vacant land and include significant land holdings owned by Milton Meadows. The existing residential community and the lands to the south are primarily within a Future Development (FD) zone with some lands



in a Greenlands B (GB) zone. The lands west of Tremaine Road are in the Niagara Escarpment Plan Area are designated Escarpment Protection Area.

Proposal

Milton Meadows proposes to amend the Town of Milton Zoning By-law 144-2003, as amended, by replacing the Greenlands A (GA) and part of the existing Future Development (FD) zones with the Residential Low Density (RLD), Residential Medium Density 1 (RMD1), Residential Medium Density 2 (RMD2), Business Park (M1), Local Commercial (C3), Open Space (OS), Greenlands A (GA) and Greenlands B (GB) Zones. The purpose of the requested amendment is to allow the development of a residential plan of subdivision on the Lands (see Figure 2).

The organizing elements of the plan are new Tremaine Road, the interchange with Highway 401, the proposed relocation of the NW-2-G1 creek corridor, associated closure of Peru Road, and the introduction of Street A which provides an alternative route through the neighbourhood and the proposed residential development. A local commercial block is proposed to be located at new Tremaine Road and Third Sideroad. Future live-work development is proposed along Third Sideroad. A village square, framed by a proposed condominium with detached dwellings on the east and north sides is proposed adjacent to Milton Heights Crescent and will act as a focal point within the plan. A business park block and stormwater management block are located east of realigned Tremaine Road.

The plan of subdivision is proposed to consist of the following:

<u>Land Use</u>	<u>No. of Lots/ Blocks</u>	<u>No. of Units</u>	<u>Area (ha)</u>
Single detached residential lots	77	77	2.65
Street townhouses	4	48	0.97
Condominium block - detached dwellings	1	45	1.65
Condominium block - townhouses	2	193	4.83
Future development	1		0.74
Local commercial block	1		1.07
Business park Block	1		2.85
Village square	1		0.88
3.5 m walkway block	1		0.06
Stormwater management pond block	1		1.27
Watercourse block	2		4.79
Environmental buffer blocks	1		0.18
401 interchange lands	2		4.34
MTO Slopes	2		2.58
14.0 m MTO setback blocks	4		0.68



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6.0 m servicing block	1		0.11
Road widening block	4		0.41
Residential reserve blocks	2		0.22
Residential reserve blocks	2		0.08
Reserve block	1		0.06
Tremaine Road			2.45
Internal road system			3.38
Total	111	363	36.22 *

* Total area does not add up due to rounding.

Supporting Documentation

Milton Meadows has submitted a number of technical reports in support of the proposed development. Town staff and circulated agencies have reviewed these reports and provided extensive comments to which the Milton Meadows and the MHLG have responded. The final reports provide the basis to determine that draft plan approval should be granted to Phase 1 of the proposed plan of subdivision and that the plan as a whole is sufficiently advanced to support the ZBA. As a condition of draft plan approval, additional technical information will be required to be submitted and reviewed in support of the detailed engineering design (as will also be the case with Phase 2 of the plan once allocation is secured). Until such time as the following studies are fully approved in conjunction with the detailed engineering design, changes to the subdivision design may result.

The following is a list of the reports submitted:

- Draft Plan of Subdivision prepared by Freeman Planning Solutions Limited, dated May 14, 2012, revised October 28, 2013
- Subwatershed Impact Study for Areas 1, 2 and 4, volumes 1, 2 and 3, prepared by RAND Engineering Corporation et al., dated October 2013
- Functional Servicing Plan prepared by Urbantech, dated November 2013
- Traffic Impact Study prepared by HDR dated February 2013 and HDR response letter dated October 25, 2013
- Environmental Noise Feasibility Assessment prepared by Valcoustics Canada Ltd., dated February 3, 2014
- Phase I Environmental Site Assessment, Tremaine Road and Highway 401, Milton, Ontario, prepared by Pinchin Environmental, dated September 1, 2010
- Phase II Environmental Site Assessment, Tremaine Road and Highway 401, Milton, Ontario, prepared by Pinchin Environmental, dated November 22, 2010
- Topsoil Sampling and Chemical Analysis, Royal Park Homes South Property, East of Tremaine Road and South of Third Side Road, Milton, Ontario, prepared by Shad & Associates Inc., dated June 11, 2009



- Phase I Environmental Site Assessment, 8 No. 3 Sideroad, Milton, Ontario prepared by Pinchin Environmental, dated November 11, 2010
- Phase II Environmental Site Assessment, 8 No. 3 Sideroad, Milton, Ontario prepared by Pinchin Environmental, dated May 6, 2013
- Urban Design Guidelines prepared by MBTW Watchorn dated November 2013
- Architectural Design Guidelines prepared by Watchorn Architect, dated March 2007, revised November 2013
- Visual Impact Assessment prepared by Sitrine Research and MTBW Watchorn, dated November 20, 2013
- Planning Appraisal Report prepared by Freeman Planning Solutions Inc., dated February 27, 2013
- Report on the 2006 Stage 1-2 Archaeological Assessment prepared by Amick Consultants Limited, dated July 2006

Planning Policy

Staff has reviewed the Applications in relation to the policies of the Provincial Policy Statement (2005), the Growth Plan (2006), the Regional and Town Official Plans and the Sherwood Survey Secondary Plan. Halton Region staff has advised that Milton Meadows has not secured sufficient servicing allocation for all of the Lands. For that portion of the Lands which do not have servicing allocation, the plan of subdivision does not conform with Provincial policies or with Regional and Town policies, as contained in their respective Official Plans Staff. However, subject to approval of the local official plan amendment, and conditional on the resolution of the outstanding matters outlined in this report, staff is satisfied that the application for ZBA and Phase 1 of the plan of subdivision conform to the Provincial, Regional, and Town policies with respect to zoning and subdivision matters.

Future Applications

Once servicing allocation has been secured with Halton Region, draft approval for Phase 2 of the plan of subdivision may be granted. Milton Meadows will be requesting the Board to grant draft approval for the whole of the Lands, notwithstanding the absence of allocation for Phase 2. If Milton Meadows is successful in this regard, the Town will ask that it be provided with sufficient time to provide and settle draft plan conditions with Milton Meadows, as may be necessary.

In addition, site plan control will apply to the lots and blocks in the Tremaine and Third Sideroad Character Areas, as well as the condominium, local commercial and business park blocks. Milton Meadows will be required to submit detailed site plan drawings addressing such matters as site design, servicing, building elevations, lot grading and drainage, parking and landscaping for review and approval and enter into site plan agreements with the Town.



Discussion

Public Consultation

The Applications were appealed prior to the holding of a public meeting for the plan of subdivision and ZBA. However, two public meetings were held with respect to the related local official plan amendment for Milton Heights and associated tertiary plan. Several of the issues which were raised at these public meetings are relevant to the Applications and include concerns regarding density, traffic impacts, changes to the Third Sideroad Character Area, and land use compatibility with Hunt Trucking. These are discussed below under Issues.

Agency Consultation

The initial Applications were circulated to external agencies on March 6, 2007. Subsequent revisions to the plans, supporting documentation and technical reports have been circulated. The latest plan was circulated November 6, 2013. The School Boards and the utilities have either offered no comment and/or objection to the Applications or requested that standard conditions be imposed upon draft approval. Comments from the other agencies and departments are summarized below:

Halton Region

Halton Region staff has confirmed that 200 SDE of servicing allocation has been secured for the Lands and has provided draft plan conditions for Phase 1 of the plan. The Region, with the Town in support, but will be opposing draft approval for Phase 2, for which servicing allocation has not yet been secured, at the upcoming hearing.

Conservation Halton

Conservation Halton staff has commented extensively on the environmental issues affecting this plan, including the NW-2-G1 creek corridor. Conservation Halton staff is generally satisfied that their remaining concerns can be addressed through the draft plan conditions which they have provided.

Niagara Escarpment Commission

The primary concern of the Niagara Escarpment Commission is the height of the dwellings and views of the Escarpment from Highway 401 and Third Sideroad. With respect to views along Third Sideroad, NEC staff have advised that they are satisfied that buildings not exceeding 9 metres in heights will preserve views of the Escarpment Plan area. However, Milton Meadows is not proceeding with a development proposal



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for the north side of Third Sideroad at this time and Block 85 is not being zoned as part of the ZBA. Staff have advised that they are not opposed to the increased height for the commercial block in response to noise considerations.

Niagara Escarpment Commission staff have confirmed that views of the Escarpment Plan area along Highway 401 will be affected by the proposed development. They have requested an appropriate transition adjacent to existing Tremaine Road, including a 6 metre wide Greenlands A area and the height of the dwellings for Block 84 as metres above sea level. While included in the ZBA, this portion of the Lands is in Phase 2, for which draft approval is not supported at this time.

Niagara Escarpment Commission staff is not supportive of development within the additional right-of-way lands associated with the slopes for Tremaine Road. These lands are currently owned by Halton Region.

Engineering Services

The plan provides for the required road widenings and an integrated road network system. An issue for Engineering Services remains the need to align the road pattern of the subdivision with the driveway for Country Heritage Park in order to ensure safe and functional intersection. Engineering Services has provided both standard and site-specific conditions of draft approval, which address their remaining comments.

Agency Draft Plan Conditions

The Town, Region, MTO and Conservation Halton have all provided draft plan conditions for Phase 1 of the plan of subdivision. Attached as Appendix 2 to this report is a consolidated set of conditions with each condition identified by agency. To the extent that agencies other than the Town wish to provide revised, or more current conditions, staff will update the conditions prior to the Board hearing. Town Council is not being asked to endorse the conditions of other agencies.

Summary of Issues

Implementation of Tremaine EA

The proposed realignment of the NW-2G-1 creek conforms to the Tremaine EA addendum and places the creek along Highway 401 and the existing industrial area to the east. This alignment requires the closure of the unopened road allowance for Peru Road abutting the existing industrial lands and the Lands. The Tremaine EA appears to have placed a portion of the buffer associated with the creek on the industrial lands to the east side of Peru Road. This has been of some concern to Granite, the affected industrial owner, as this would place additional regulated habitat on its lands. In addition, the final width of the NW-2-G1 watercourse corridor is still the subject of



discussions with staff from the Ministry of Natural Resources and other agencies. Should the Ministry of Natural Resources require that the corridor be widened, the increase in width will result in a minor adjustment of the stormwater management pond to the west, somewhat reducing the size of the business park block. This has been included in the proposed draft plan conditions.

The NW-2-G1 creek has been identified as habitat for Redside Dace, an endangered fish species. Subsequent to the approval of the Tremaine EA, the status of Redside Dace was changed from threatened to endangered and a recovery strategy has been prepared. The recovery strategy identifies that the habitat for Redside Dace includes the width of the meander belt of the creek and a 30 metre buffer on either side. Until the NW-2-G1 watercourse is relocated, the Lands are constrained by the presence of endangered species habitat and subject to the policies of the Provincial Policy Statement (2005). The Region has requested a draft plan condition and holding provision which requires the relocation of the creek prior to any development or site alteration occurring on the Lands.

It is staff's understanding that the acquisition of land and other matters relating to the realignment of the watercourse and Tremaine Road have not yet been finalized between the Region and Milton Meadows/MHLG. Once these issues have been resolved, the draft plan conditions may have to be revised to reflect any agreement with Halton Region.

Stationary Noise Impacts on the Plan

In spite of the proposed intervening business park, noise mitigation remains a major technical issue for the Milton Meadows subdivision. The latest noise impact study and noise model reviewed by the Town's peer review consultant shows that the proposed built form for the commercial block and a berm and noise wall on the business park block are required in order to mitigate noise associated with the existing industry for the proposed residential subdivision.

The minimum height and location of the built form and/or sound barrier will have to be confirmed through a detailed noise study as part of the future site plan for both the commercial block and the business park block. Milton Meadows has agreed to construct these noise mitigation measures prior to residential development. This requirement is included in a holding provision H9 in the draft Zoning By-law.

These issues have been the subject technical studies and have implications for the planning of the MHLG lands with respect to land use compatibility, phasing of development, massing and height of structures and mitigation measures. There has been an ongoing exchange of technical information that has informed the noise impact studies and peer reviews and the affected parties – the MHLG, Magna, Granite, the Stronach Trust and the Town – are near to a resolution of the issues for the Lands, with



minutes of settlement pending. The mitigation measures and further agreements and restrictive covenants contemplated in the minutes of settlement are reflected in the local official plan amendment and the draft conditions, all with a view to minimizing land use compatibility issues for both future residents of the plan of subdivision and the industries and to ensure that those industries and industrial lands remain viable in the long term. In the absence of minutes of settlement that secure the matters sought by the industries and the Town, staff would be unable to recommend the local official plan amendment with the current land use designations or the plan of subdivision and ZBA for the Lands.

Plan of Subdivision

Development along Third Sideroad is proposed to create a village main street with a local commercial block at the corner of new Tremaine Road. Live-work units are contemplated for the block abutting Third Sideroad between Street A and Milton Heights Crescent. At this time, Milton Meadows is not proceeding with the development of Block 85. This block will be the subject of separate applications, possibly combined with lands owned by Milton Meadows on the south side of Third Sideroad.

The village square is located at the centre of the community and abuts the existing residential area. It provides an open space transition between a portion of the existing residential community and the proposed development. Detached dwellings will be located along the perimeter of the park. The interior of the plan area is proposed to be exclusively detached dwellings. Townhouses are restricted to the condominium block adjacent to Highway 401 and the area in the vicinity to Tremaine Road, where townhouses are required to address noise from Highway 401, new Tremaine Road and industrial sources.

Street A provides an alternate route through the residential community and to Country Heritage Park. The internal subdivision road system allows for views to Niagara Escarpment. The proposed design of the two condominium blocks allows the dwellings and porches to be oriented toward the public street with laneway access to garages. This eliminates garages along the public street, thereby enhancing opportunities for landscaping and on-street parking. As a result, visitor parking is not proposed for the condominium abutting the village square.

In response to noise related to traffic on Highway 401, the proposed condominium abutting Highway 401 and the NW-2-G1 creek corridor will have, for the most part, continuous built form as deck townhouses. Standard lane-based townhouses will be located along the south side. Most of the deck townhouses front onto the NW-2-G1 creek corridor. Where the development abuts Highway 401 directly, Milton Meadows has agreed to provide a landscape buffer between the Highway and the proposed dwelling units as part of the proposed condominium development. A combination of a berm and landscaping will mitigate the visual impact of the proximity of the Highway. Milton Meadows has agreed to integrate existing Tremaine Road with the subdivision



road pattern to avoid the creation of a cul-de-sac of Tremaine Road at Highway 401. This will reduce maintenance costs, should this road be conveyed to the Town.

The owner of the Hunt properties is of the opinion that residential uses are incompatible with his business and has requested that a large buffer be included around the property. The Residential Area designation of the Hunt Trucking property was established through the Official Plan from 1996 and was confirmed through the Sherwood Survey Secondary Plan approved in December, 2004. While the current plan does not provide a buffer, it places public roads adjacent to the Hunt property and dwellings will not abut the Hunt property. Milton Meadows has agreed that the reserve blocks adjacent to the Hunt property shown on the plan will be conveyed to the Town.

The plan of subdivision design addresses the policies of the Sherwood Survey Secondary Plan, subject to approval of the local official plan amendment. Transitions in density and height have been given due consideration. Providing a gradation of the number of storeys and limiting the overall height of the proposed dwellings will assist with appropriate transitions to the existing residential community. A larger minimum front yard setback and the exterior side yard setback along public streets will increase the setback of the dwellings to the street and will allow for additional landscaping.

The Urban Design and Architectural Design Guidelines have addressed many of staff's concerns. Through the draft plan conditions, staff will require streetscape plans for the streets in this plan of subdivision to ensure that the dwellings relate to the elevation of the street and height and massing are minimized. In addition, site plan approval will be required for the dwellings in the Tremaine Road Character Area, the condominium blocks, the local commercial block and the business park block. While a few minor issues are yet to be fully resolved, staff is working with Milton Meadows to finalize these last few issues.

Remaining Issues

The need to align the road pattern of the subdivision with the driveway for Country Heritage Park in order to ensure a safe and functional intersection remains an issue for Engineering Services. While existing Tremaine Road is currently a Regional road, once new Tremaine Road is constructed, the Region may consider conveying existing Tremaine Road to the Town. For this reason, Town staff has reviewed the configuration of the road pattern and intersection alignment in this location.

The proposed road pattern for the plan of subdivision creates a skewed intersection alignment with the driveway for Country Heritage Park, which is undesirable. Milton Meadows is in discussions with Country Heritage Park to adjust its driveway location. Should this not be feasible, Milton Meadows will have to adjust the road pattern of the proposed plan of subdivision in Phase 2 to the satisfaction of the Town. A holding provision with respect to this issue has been included in the propose zoning



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amendment. This will permit Milton Meadows to further discuss options with Country Heritage Park or amend the internal subdivision road pattern.

The local official plan amendment includes a policy which requires that development of the live-work block in the future will require zoning by-law amendment and plan of subdivision applications.

The plan shows a narrow residential reserve block (Block 109) abutting the existing residential property and Street G. This residential reserve block would restrict access to Street G and the services installed in the right-of-way, should the abutting landowner wish to redevelop his residential property in the future. Staff does not support private ownership of residential reserve blocks. The Town has adopted a Reasonable Efforts Policy to deal with these types of cost recovery issues. Staff requires that this parcel be conveyed to the Town free and clear of encumbrances and has proposed a draft conditions to this effect.

On the south side, the plan shows a wider residential reserve block. Town staff does not have the same concerns with Milton Meadows retaining ownership of this block. It allows for the possibility of future land assembly, should the existing resident wish to develop the property in the future and there would be a benefit for both owners.

Halton Region has confirmed that Milton Meadows has secured 200 SDE of servicing allocation for the Lands. It is the policy of Halton Region not to permit draft approval of any plan or portion of a plan, which does not have servicing allocation. For this reason, Halton Region and Town staff only support draft approval of Phase 1 of the subdivision. Phasing of the subdivision has also been reviewed within the context of noise mitigation requirements and phasing of the Tremaine Road works. The proposed phasing plan takes these aspects into consideration.

Relationship to the Strategic Plan

This application relates to all of the goals of the Strategic Plan: “A responsible, cost effective and accountable local government”, “Well managed growth, well planned spaces”, “A safe, liveable and healthy community”, “A diverse and sustainable economy” and “A thriving natural environment that is a valued community asset to be protected, maintained and enjoyed.”

Financial Impact

The Town is currently incurring the costs of an Ontario Municipal Board appeal and peer review of the technical reports.

Respectfully submitted,
Barbara Koopmans, BES, MCIP, RPP, CMO
Acting Director, Planning and Development



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For questions, please contact: Barbara Koopmans and 905-878-7252 ext. 2304
Maria Smith: and ext. 2311

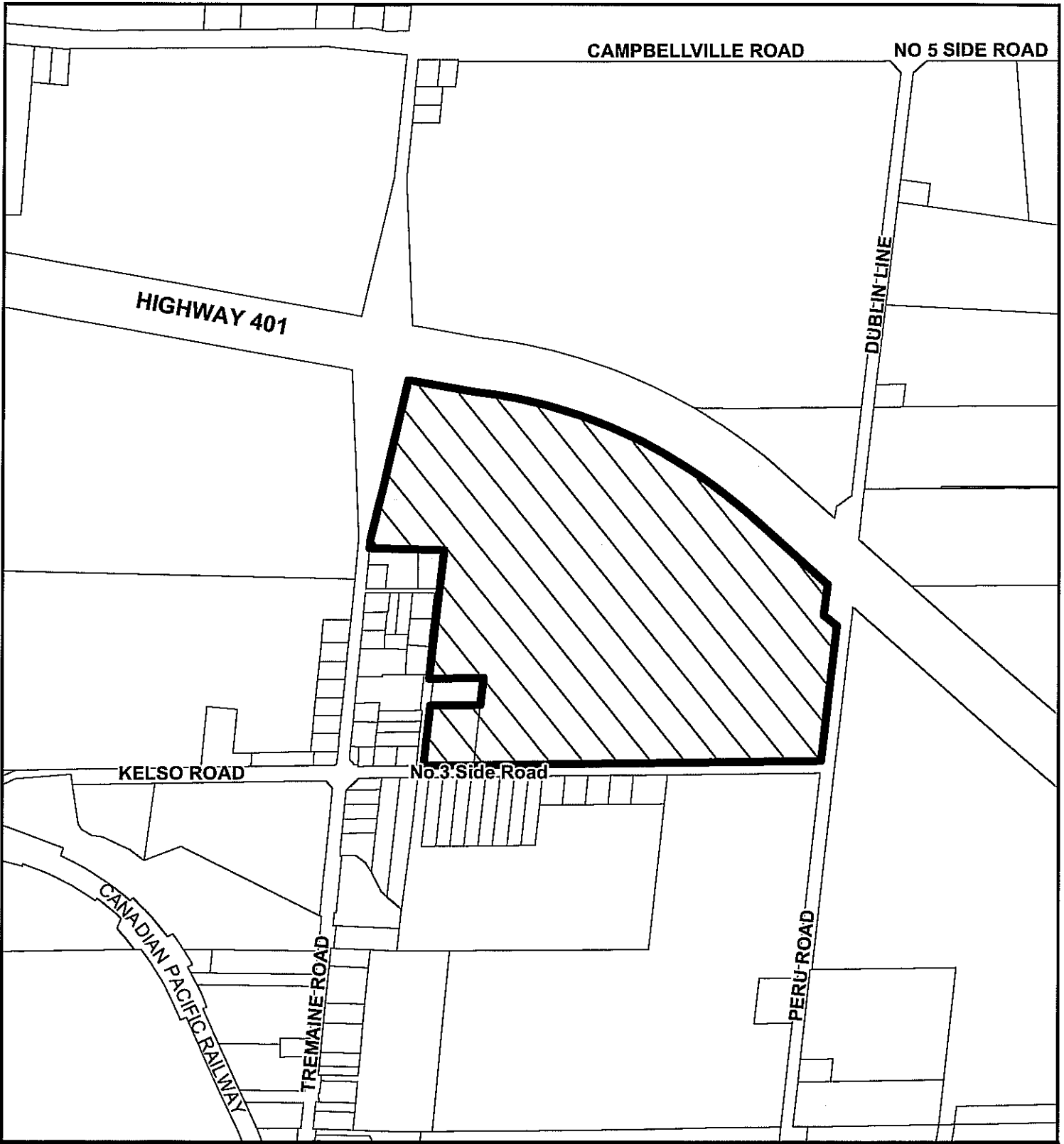
Attachments

Figure 1 – Location Map
Figure 2 – Plan of Subdivision
Figure 3 – Proposed Phasing Plan
Figure 4 – Concept plan for Townhouse Condominium
Appendix 1 – Draft Zoning By-law
Appendix 2 – Draft Plan Conditions

CAO Approval
William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF
Acting Chief Administrative Officer



FIGURE 1 LOCATION MAP



A + P Meeting Date: November 19, 2012	Scale: 1:9,000	File: 24T-07002/M & Z-02-07	Planning & Development Department
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Subject Property

Figure 2 - Plan of Subdivision
Report PD-016-2014

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 4 AND 5,
CONCESSION 1,
(GEOGRAPHIC TOWNSHIP OF ESCOUEING)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

MILTON MEADOWS PROPERTIES LTD.

SCALE: 1:25,000

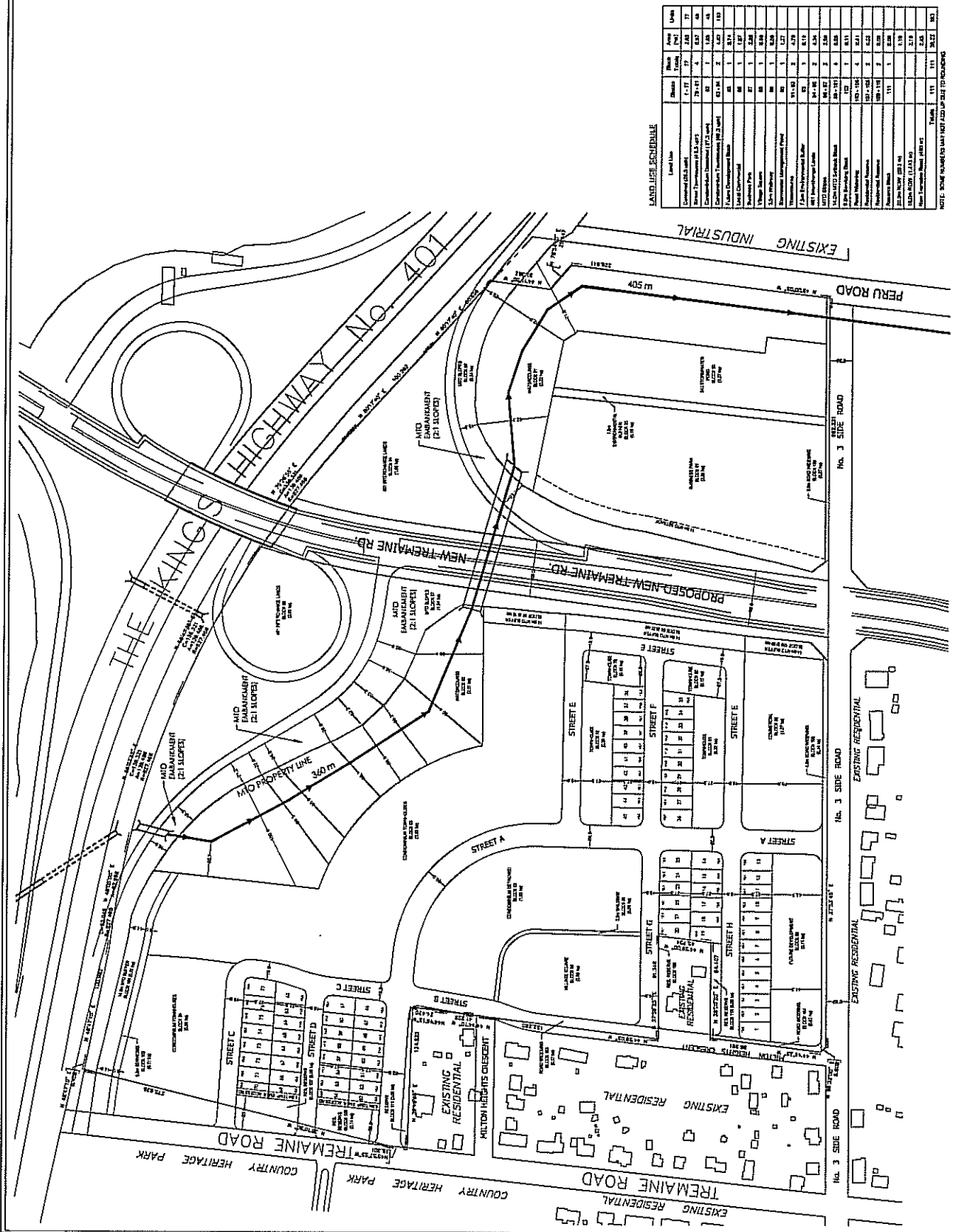
OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE ENGINEER TO PREPARE AND SUBMIT THIS PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

DATE: May 14, 2014

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AS SET FORTH IN THE ACT AND THAT I HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAN OF SUBDIVISION IN ACCORDANCE WITH THE ACT AND REGULATIONS THEREUNDER.

DATE: May 14, 2014

ADDITIONAL INFORMATION
1. THIS PLAN OF SUBDIVISION IS SUBJECT TO THE TOWN OF MILTON ZONING BY-LAW AND THE TOWN OF MILTON ACT AND REGULATIONS THEREUNDER.
2. THIS PLAN OF SUBDIVISION IS SUBJECT TO THE TOWN OF MILTON ACT AND REGULATIONS THEREUNDER.
3. THIS PLAN OF SUBDIVISION IS SUBJECT TO THE TOWN OF MILTON ACT AND REGULATIONS THEREUNDER.
4. THIS PLAN OF SUBDIVISION IS SUBJECT TO THE TOWN OF MILTON ACT AND REGULATIONS THEREUNDER.



LAND USE SCHEDULE

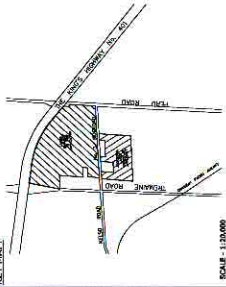
Land Use	Block	Area (sq. ft.)	Area (sq. m.)	Notes
Commercial (C-1)	1-17	2,828	261	
Commercial (C-2)	18-21	5,824	538	
Commercial (C-3)	22-24	4,480	413	
Commercial (C-4)	25-28	1,874	173	
Commercial (C-5)	29-32	1,874	173	
Commercial (C-6)	33-36	1,874	173	
Commercial (C-7)	37-40	1,874	173	
Commercial (C-8)	41-44	1,874	173	
Commercial (C-9)	45-48	1,874	173	
Commercial (C-10)	49-52	1,874	173	
Commercial (C-11)	53-56	1,874	173	
Commercial (C-12)	57-60	1,874	173	
Commercial (C-13)	61-64	1,874	173	
Commercial (C-14)	65-68	1,874	173	
Commercial (C-15)	69-72	1,874	173	
Commercial (C-16)	73-76	1,874	173	
Commercial (C-17)	77-80	1,874	173	
Commercial (C-18)	81-84	1,874	173	
Commercial (C-19)	85-88	1,874	173	
Commercial (C-20)	89-92	1,874	173	
Commercial (C-21)	93-96	1,874	173	
Commercial (C-22)	97-100	1,874	173	
Commercial (C-23)	101-104	1,874	173	
Commercial (C-24)	105-108	1,874	173	
Commercial (C-25)	109-112	1,874	173	
Commercial (C-26)	113-116	1,874	173	
Commercial (C-27)	117-120	1,874	173	
Commercial (C-28)	121-124	1,874	173	
Commercial (C-29)	125-128	1,874	173	
Commercial (C-30)	129-132	1,874	173	
Commercial (C-31)	133-136	1,874	173	
Commercial (C-32)	137-140	1,874	173	
Commercial (C-33)	141-144	1,874	173	
Commercial (C-34)	145-148	1,874	173	
Commercial (C-35)	149-152	1,874	173	
Commercial (C-36)	153-156	1,874	173	
Commercial (C-37)	157-160	1,874	173	
Commercial (C-38)	161-164	1,874	173	
Commercial (C-39)	165-168	1,874	173	
Commercial (C-40)	169-172	1,874	173	
Commercial (C-41)	173-176	1,874	173	
Commercial (C-42)	177-180	1,874	173	
Commercial (C-43)	181-184	1,874	173	
Commercial (C-44)	185-188	1,874	173	
Commercial (C-45)	189-192	1,874	173	
Commercial (C-46)	193-196	1,874	173	
Commercial (C-47)	197-200	1,874	173	
Commercial (C-48)	201-204	1,874	173	
Commercial (C-49)	205-208	1,874	173	
Commercial (C-50)	209-212	1,874	173	
Commercial (C-51)	213-216	1,874	173	
Commercial (C-52)	217-220	1,874	173	
Commercial (C-53)	221-224	1,874	173	
Commercial (C-54)	225-228	1,874	173	
Commercial (C-55)	229-232	1,874	173	
Commercial (C-56)	233-236	1,874	173	
Commercial (C-57)	237-240	1,874	173	
Commercial (C-58)	241-244	1,874	173	
Commercial (C-59)	245-248	1,874	173	
Commercial (C-60)	249-252	1,874	173	
Commercial (C-61)	253-256	1,874	173	
Commercial (C-62)	257-260	1,874	173	
Commercial (C-63)	261-264	1,874	173	
Commercial (C-64)	265-268	1,874	173	
Commercial (C-65)	269-272	1,874	173	
Commercial (C-66)	273-276	1,874	173	
Commercial (C-67)	277-280	1,874	173	
Commercial (C-68)	281-284	1,874	173	
Commercial (C-69)	285-288	1,874	173	
Commercial (C-70)	289-292	1,874	173	
Commercial (C-71)	293-296	1,874	173	
Commercial (C-72)	297-300	1,874	173	
Commercial (C-73)	301-304	1,874	173	
Commercial (C-74)	305-308	1,874	173	
Commercial (C-75)	309-312	1,874	173	
Commercial (C-76)	313-316	1,874	173	
Commercial (C-77)	317-320	1,874	173	
Commercial (C-78)	321-324	1,874	173	
Commercial (C-79)	325-328	1,874	173	
Commercial (C-80)	329-332	1,874	173	
Commercial (C-81)	333-336	1,874	173	
Commercial (C-82)	337-340	1,874	173	
Commercial (C-83)	341-344	1,874	173	
Commercial (C-84)	345-348	1,874	173	
Commercial (C-85)	349-352	1,874	173	
Commercial (C-86)	353-356	1,874	173	
Commercial (C-87)	357-360	1,874	173	
Commercial (C-88)	361-364	1,874	173	
Commercial (C-89)	365-368	1,874	173	
Commercial (C-90)	369-372	1,874	173	
Commercial (C-91)	373-376	1,874	173	
Commercial (C-92)	377-380	1,874	173	
Commercial (C-93)	381-384	1,874	173	
Commercial (C-94)	385-388	1,874	173	
Commercial (C-95)	389-392	1,874	173	
Commercial (C-96)	393-396	1,874	173	
Commercial (C-97)	397-400	1,874	173	
Commercial (C-98)	401-404	1,874	173	
Commercial (C-99)	405-408	1,874	173	
Commercial (C-100)	409-412	1,874	173	

NOTE: SOME LOTS MAY NOT ADD UP DUE TO ROUNDING

DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 4 AND 5,
 CONCESSION 1,
 (GEOGRAPHIC TOWNSHIP OF ESQUEWING)
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

MILTON MEADOWS PROPERTIES LTD.

KEY MAP:



SCALE - 1:10000

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE FREEMAN PLANNING SOLUTIONS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: [Signature] Original Subdivision Plan DATE: May 14, 2012
 Title: [Signature] Milton Meadows Properties Ltd.

SURVEYOR'S CERTIFICATE

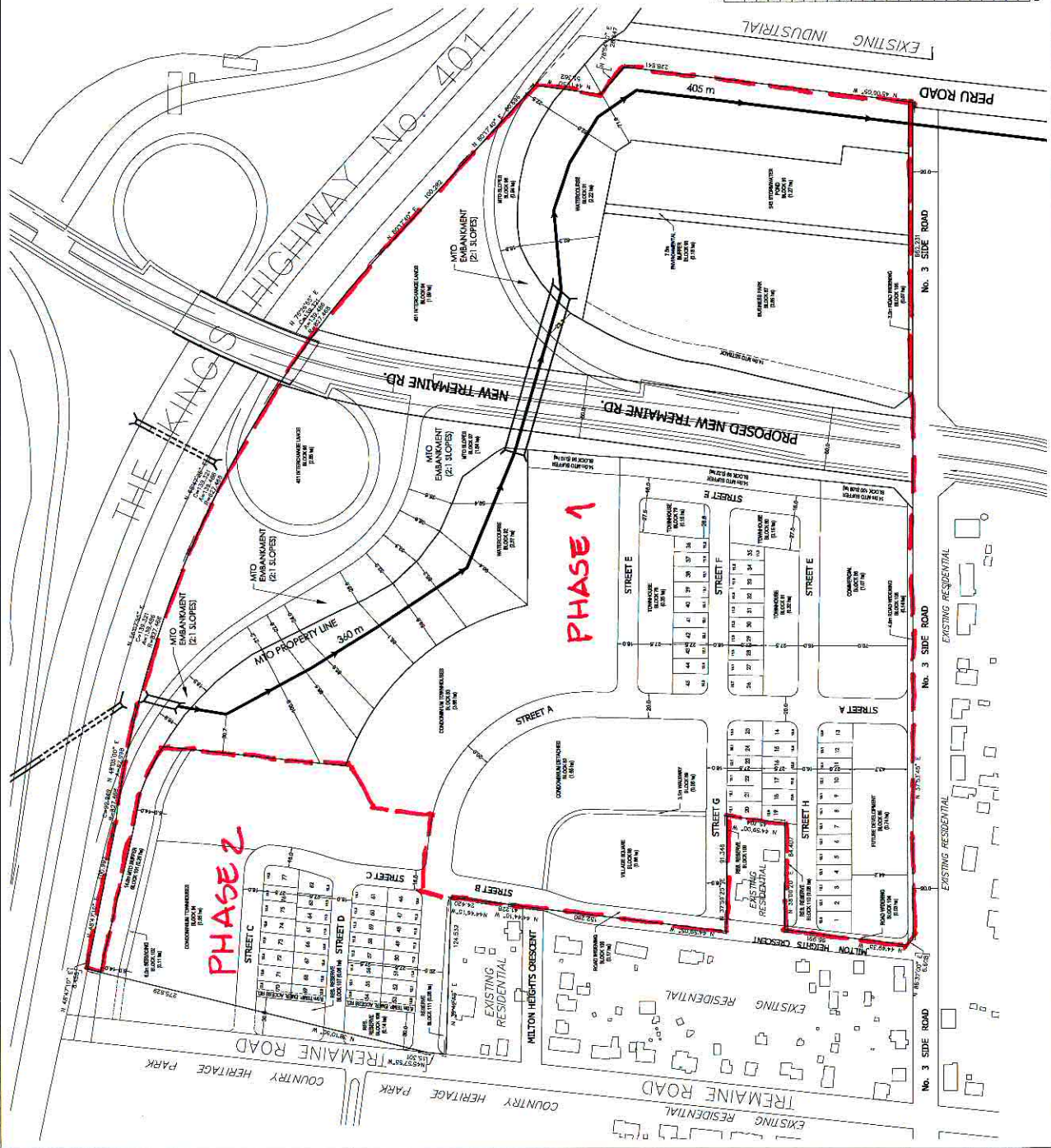
I HEREBY CERTIFY THAT I HAVE EXAMINED THE ORIGINAL SURVEY AS SHOWN ON THIS PLAN AND THAT THE INFORMATION IS CORRECT AND ACCURATE.

SIGNED: [Signature] Original Subdivision Plan DATE: May 14, 2012
 Title: [Signature] City of Milton, Milton Meadows Properties Ltd.

ADDITIONAL INFORMATION

A: Easement on Plan
 B: Easement on Plan
 C: Easement on Plan
 D: Easement on Plan
 E: Easement on Plan
 F: Easement on Plan
 G: Easement on Plan

Figure 3 - Proposed Phasing Report PD-016-2014



LAND USE SCHEDULE

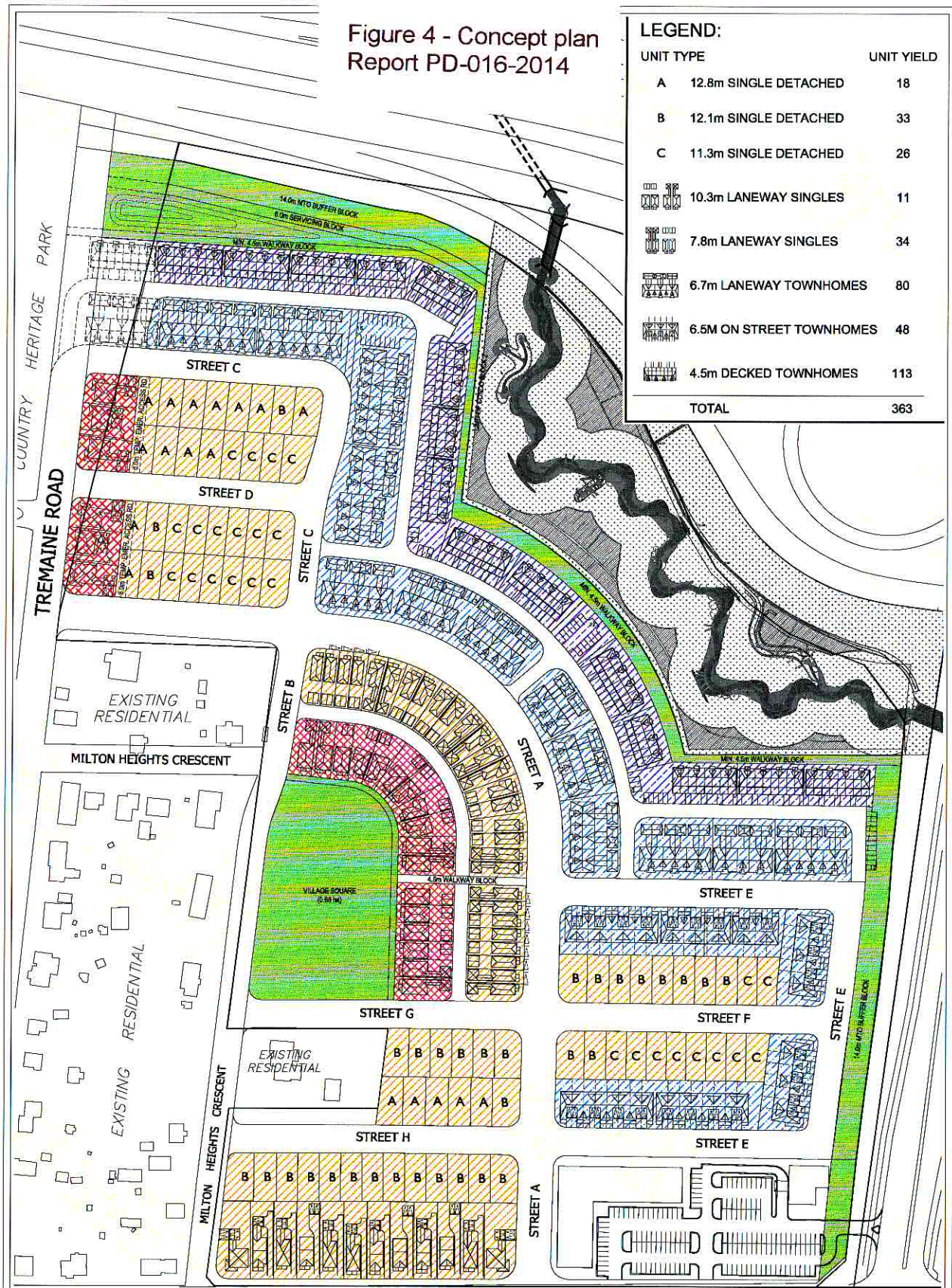
Land Use	Block	Area (m ²)	Units
Demolition (D2.0.4P)	1-77	77	206
Street (Townhouse) (M2.0.4P)	78-81	4	57
Condominium (C2.0.4P)	82	1	55
Condominium (Townhouse) (C2.0.4P)	83-94	2	453
Public (Townhouse) (M2.0.4P)	95	1	57
Public (Townhouse) (M2.0.4P)	96	1	57
Public (Townhouse) (M2.0.4P)	97	1	57
Public (Townhouse) (M2.0.4P)	98	1	57
Public (Townhouse) (M2.0.4P)	99	1	57
Public (Townhouse) (M2.0.4P)	100	1	57
Public (Townhouse) (M2.0.4P)	101	1	57
Public (Townhouse) (M2.0.4P)	102	1	57
Public (Townhouse) (M2.0.4P)	103	1	57
Public (Townhouse) (M2.0.4P)	104	1	57
Public (Townhouse) (M2.0.4P)	105	1	57
Public (Townhouse) (M2.0.4P)	106	1	57
Public (Townhouse) (M2.0.4P)	107	1	57
Public (Townhouse) (M2.0.4P)	108	1	57
Public (Townhouse) (M2.0.4P)	109	1	57
Public (Townhouse) (M2.0.4P)	110	1	57
Public (Townhouse) (M2.0.4P)	111	1	57
Public (Townhouse) (M2.0.4P)	112	1	57
Public (Townhouse) (M2.0.4P)	113	1	57
Public (Townhouse) (M2.0.4P)	114	1	57
Public (Townhouse) (M2.0.4P)	115	1	57
Public (Townhouse) (M2.0.4P)	116	1	57
Public (Townhouse) (M2.0.4P)	117	1	57
Public (Townhouse) (M2.0.4P)	118	1	57
Public (Townhouse) (M2.0.4P)	119	1	57
Public (Townhouse) (M2.0.4P)	120	1	57
Public (Townhouse) (M2.0.4P)	121	1	57
Public (Townhouse) (M2.0.4P)	122	1	57
Public (Townhouse) (M2.0.4P)	123	1	57
Public (Townhouse) (M2.0.4P)	124	1	57
Public (Townhouse) (M2.0.4P)	125	1	57
Public (Townhouse) (M2.0.4P)	126	1	57
Public (Townhouse) (M2.0.4P)	127	1	57
Public (Townhouse) (M2.0.4P)	128	1	57
Public (Townhouse) (M2.0.4P)	129	1	57
Public (Townhouse) (M2.0.4P)	130	1	57
Public (Townhouse) (M2.0.4P)	131	1	57
Public (Townhouse) (M2.0.4P)	132	1	57
Public (Townhouse) (M2.0.4P)	133	1	57
Public (Townhouse) (M2.0.4P)	134	1	57
Public (Townhouse) (M2.0.4P)	135	1	57
Public (Townhouse) (M2.0.4P)	136	1	57
Public (Townhouse) (M2.0.4P)	137	1	57
Public (Townhouse) (M2.0.4P)	138	1	57
Public (Townhouse) (M2.0.4P)	139	1	57
Public (Townhouse) (M2.0.4P)	140	1	57
Public (Townhouse) (M2.0.4P)	141	1	57
Public (Townhouse) (M2.0.4P)	142	1	57
Public (Townhouse) (M2.0.4P)	143	1	57
Public (Townhouse) (M2.0.4P)	144	1	57
Public (Townhouse) (M2.0.4P)	145	1	57
Public (Townhouse) (M2.0.4P)	146	1	57
Public (Townhouse) (M2.0.4P)	147	1	57
Public (Townhouse) (M2.0.4P)	148	1	57
Public (Townhouse) (M2.0.4P)	149	1	57
Public (Townhouse) (M2.0.4P)	150	1	57
Public (Townhouse) (M2.0.4P)	151	1	57
Public (Townhouse) (M2.0.4P)	152	1	57
Public (Townhouse) (M2.0.4P)	153	1	57
Public (Townhouse) (M2.0.4P)	154	1	57
Public (Townhouse) (M2.0.4P)	155	1	57
Public (Townhouse) (M2.0.4P)	156	1	57
Public (Townhouse) (M2.0.4P)	157	1	57
Public (Townhouse) (M2.0.4P)	158	1	57
Public (Townhouse) (M2.0.4P)	159	1	57
Public (Townhouse) (M2.0.4P)	160	1	57
Public (Townhouse) (M2.0.4P)	161	1	57
Public (Townhouse) (M2.0.4P)	162	1	57
Public (Townhouse) (M2.0.4P)	163	1	57
Public (Townhouse) (M2.0.4P)	164	1	57
Public (Townhouse) (M2.0.4P)	165	1	57
Public (Townhouse) (M2.0.4P)	166	1	57
Public (Townhouse) (M2.0.4P)	167	1	57
Public (Townhouse) (M2.0.4P)	168	1	57
Public (Townhouse) (M2.0.4P)	169	1	57
Public (Townhouse) (M2.0.4P)	170	1	57
Public (Townhouse) (M2.0.4P)	171	1	57
Public (Townhouse) (M2.0.4P)	172	1	57
Public (Townhouse) (M2.0.4P)	173	1	57
Public (Townhouse) (M2.0.4P)	174	1	57
Public (Townhouse) (M2.0.4P)	175	1	57
Public (Townhouse) (M2.0.4P)	176	1	57
Public (Townhouse) (M2.0.4P)	177	1	57
Public (Townhouse) (M2.0.4P)	178	1	57
Public (Townhouse) (M2.0.4P)	179	1	57
Public (Townhouse) (M2.0.4P)	180	1	57
Public (Townhouse) (M2.0.4P)	181	1	57
Public (Townhouse) (M2.0.4P)	182	1	57
Public (Townhouse) (M2.0.4P)	183	1	57
Public (Townhouse) (M2.0.4P)	184	1	57
Public (Townhouse) (M2.0.4P)	185	1	57
Public (Townhouse) (M2.0.4P)	186	1	57
Public (Townhouse) (M2.0.4P)	187	1	57
Public (Townhouse) (M2.0.4P)	188	1	57
Public (Townhouse) (M2.0.4P)	189	1	57
Public (Townhouse) (M2.0.4P)	190	1	57
Public (Townhouse) (M2.0.4P)	191	1	57
Public (Townhouse) (M2.0.4P)	192	1	57
Public (Townhouse) (M2.0.4P)	193	1	57
Public (Townhouse) (M2.0.4P)	194	1	57
Public (Townhouse) (M2.0.4P)	195	1	57
Public (Townhouse) (M2.0.4P)	196	1	57
Public (Townhouse) (M2.0.4P)	197	1	57
Public (Townhouse) (M2.0.4P)	198	1	57
Public (Townhouse) (M2.0.4P)	199	1	57
Public (Townhouse) (M2.0.4P)	200	1	57

NOTE: SOME NUMBERS MAY NOT ADD UP DUE TO ROUNDING

Figure 4 - Concept plan
Report PD-016-2014

LEGEND:

UNIT TYPE	UNIT YIELD
A 12.8m SINGLE DETACHED	18
B 12.1m SINGLE DETACHED	33
C 11.3m SINGLE DETACHED	26
10.3m LANEWAY SINGLES	11
7.8m LANEWAY SINGLES	34
6.7m LANEWAY TOWNHOMES	80
6.5M ON STREET TOWNHOMES	48
4.5m DECKED TOWNHOMES	113
TOTAL	363



No. 3 SIDE ROAD

