

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2024

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 OF THE LANDS DESCRIBED AS PART OF LOT 11, CONCESSION 4 TRAFALGAR NEW SURVEY, PART 1, 20R16000 AND PART LOT 11, CONCESSION 4, TRAFALGAR NEW SURVEY, AS IN 244173, 257255 EXCEPT PT 2 20R15510; MILTON.

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 Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE 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) and Natural Heritage System (NHS) to Residential Medium Density 1 – site-specific (RMD1*XXX), Residential Medium Density 2 – YYY (RMD2*YYY), Residential High Density – XXX (RHD*XXX), Open Space (OS) and Natural Heritage System (NHS) zone symbols on the land shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1 (Special Provisions) is amended by adding Section 13.1.1.____ to read as follows:

Residential Medium Density 1 – Special Section XXX (RMD1*XXX) Zone

i) Special Site Provisions

- a. For the purpose of this by-law, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
- b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
- c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- d. Within plan of condominium, visitor parking shall be provided at a rate of 0.20 parking spaces per unit.
- e. Notwithstanding Section 4.8.1 i), within an exterior side yard setbacks, along Derry Road, the maximum fence height shall be 2.0 metres.

- f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
- g. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area shall be setback 0.9 metres from a lot line, except where a parking area abuts:
 - i. a sidewalk, the setback shall be a minimum of 1.5 metres
- ii) Notwithstanding any provisions to the contrary, for Townhouse Dwelling – Street Access, the following shall apply:
 - a. Minimum Lot Frontage: 6.0 metres.
 - b. Minimum Exterior Side Yard (corner unit): 2.0 metres to the building if the yard abuts a right-of-way of less than 18.0 metres wide.
 - c. At the intersection of two local public or private streets, no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
 - d. Notwithstanding Table 4.19.5, Table 4H, balconies are permitted to encroach 1.6 metres into a required yard.
 - e. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

3.0 THAT Section 13.1 (Special Provisions) is amended by adding Section 13.1.1.____ to read as follows:

Residential Medium Density 2 – Special Section XXX (RMD2*XXX) Zone

i) Special Site Provisions

- a. For the purpose of this by-law, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
- b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.
- c. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- d. Within plan of condominium, visitor parking shall be provided at a rate of 0.20 parking spaces per unit. Where a Back-to-Back Townhouse fronts onto a public street and are considered part of a plan of condominium, no visitor parking shall be required.
- e. Notwithstanding Section 4.8.1 i), within an exterior side yard setbacks, along Derry Road, the maximum fence height shall be 2.6 metres.
- f. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.

- g. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area shall be setback a minimum of 0.9 metres from a lot line, except where a parking area abuts:
 - i. a lot line adjacent to Derry Road, the setback shall be a minimum of 1.5 metres.
- ii) Notwithstanding any provisions to the contrary, for Townhouse Dwelling – Private Street, Rear Access, the following shall apply:
- a. For all lane-based townhouses, the yard where the driveway is located is deemed to be the rear yard.
 - b. Minimum Lot Frontage (Corner Unit): 7.8 metres.
 - c. Minimum Lot depth (all unit types): 18.0 metres.
 - d. Minimum Exterior Side Yard (corner unit): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide.
 - e. Rear yard setback (minimum), all unit types – 1.0 metre.
 - f. Notwithstanding Section vii) d. above, units with driveways abutting the inside or outside of a rounding or curve shall have a minimum rear yard setback of 0.6 metres.
 - g. Notwithstanding Table 4.19.5, Table 4H, porches/verandas and balconies are permitted to be located no closer than 0.9 metre to a street line.
 - h. The minimum required outdoor amenity area per unit is 10 m², to be provided on a balcony.
 - i. Notwithstanding any provisions of the By-law to the contrary, in those instances where the front yard is included as part of a common element of a condominium, the minimum required front yard setback between a condominium dwelling unit and a common element shall be 0.0 metres.
 - j. A maximum driveway width of 6.2 metres shall be permitted for lots with frontage less than or equal to 11.5 metres.
 - k. Section 5.6.2 viii b) shall not apply.
- iii) Notwithstanding any provisions to the contrary, for Back to Back Townhouse Dwellings, the following shall apply:
- a. Minimum Lot frontage (corner unit): 8.0 metres; 6.8 metres for a lot fronting onto Rusk Avenue.
 - b. Minimum Lot Depth: 12.0 metres.
 - c. Minimum Front yard setback (all unit types): 2.0 metres to building.
 - d. Minimum Exterior yard setback (corner lot): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide.
 - e. The minimum required outdoor amenity area per unit is 6 m², to be provided on a balcony.
 - f. Notwithstanding Table 4.19.5, Table 4H, Porches/verandas and balconies are permitted to be located no closer than 0.9 metre to a street line. Balconies are permitted to encroach 2.4 metres into a required yard.
 - g. For a corner unit at the intersection of two local public or private streets:
 - i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. no part of any residential driveway shall be located closer than 2.5 metres from the point of intersection of the two street lines.

- h. Notwithstanding Section 5.6.2 iv) d) A), a maximum driveway width of 3.5 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.
- i. For units that do not have an interior side yard, air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.
- j. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

4.0 THAT Section 13.1 (Special Provisions) is amended by adding Section 13.1.1.____ to read as follows:

Residential High Density – Special Section XXX (RHD*XXX)

Notwithstanding any provisions to the contrary, the following shall apply:

- i) Additional permitted uses:
 - a. Dwelling, Townhouse;
 - b. Dwelling Back-to-Back Townhouse;
- ii) Zoning standards for Apartment Buildings:
 - a. Maximum Lot Depth – Not Applicable.
 - b. Maximum Lot Coverage – Not Applicable.
 - c. Minimum Front Yard Setback – 4.5 metres.
 - d. Minimum Exterior Side Yard Setback – 3.0 metres.
 - e. Maximum height: 8 storeys.
 - f. Minimum Parking Standards: 1 parking space for residential unit; 0.2 parking spaces for visitor parking.
 - g. Notwithstanding Table 4.19.5, Table 4H, balconies are permitted to encroach 1.6 metres into a required yard. Notwithstanding Section 4.19.5, Table 4H, to the contrary, balconies may project a maximum distance of 2.0 metres into a required.
- iii) Zoning Standards for Townhouse Dwellings:
 - a. Shall be subject to the RMD1*XXX zone provisions.
- iv) Zone Standard for Back-to-Back Townhouse:
 - a. Shall be subject to the RMD2*XXX zone provisions.
- v) Special Site Provisions:
 - a. For the purpose of this by-law, a “unit” within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
 - b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
 - c. Notwithstanding Section 5.12, Table 5L, to the contrary, a underground parking area may be located within 0.0 metres of a line.

- d. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback a minimum of 0.9 metres from a lot line, except where a parking area abuts a sidewalk, the setback shall be a minimum of 1.5 metres.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this

day of _____, 2024.

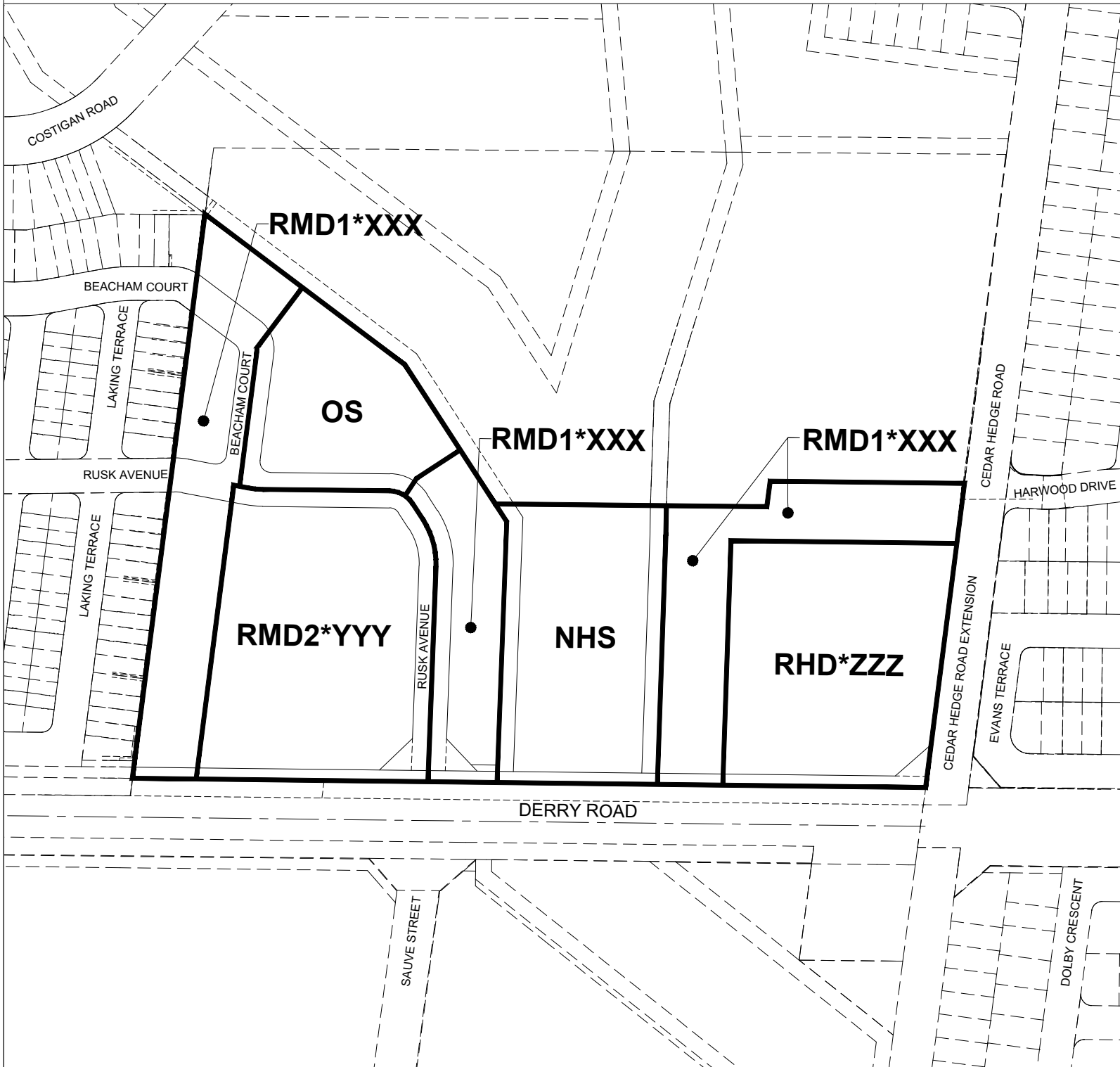
G.A. Krantz

Meaghen Reid

Town Clerk

SCHEDULE 'A'
TO BY-LAW No. 016 - 2014
TOWN OF MILTON

PART OF LOT 11, CONCESSION 4, NEW SURVEY
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



THIS IS SCHEDULE A
TO BY-LAW No. 016 - 2014

MAYOR

CLERK

REZONED FROM FUTURE DEVELOPMENT ZONE (FD) AND
NATURAL HERITAGE SYSTEM (NHS)

TO:

'RMD1*XXX' - RESIDENTIAL MEDIUM DENSITY 1 _____

'RMD2*YYY' - RESIDENTIAL MEDIUM DENSITY 2 _____

'RHD*ZZZ' - RESIDENTIAL HIGH DENSITY _____

'NHS' - NATURAL HERITAGE SYSTEM

'OS' - OPEN SPACE



SCALE: 1:2500
SEPTEMBER 23, 2024