



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-083-24

Subject: Public Meeting and Initial Report: General Housekeeping Amendments to Comprehensive Zoning By-law 016-2014, as amended. (Town File: HKA-03/24)

Recommendation: THAT Development Services Report DS-083-24 outlining Town initiated housekeeping amendments to Comprehensive Zoning By-law 016-2014, as amended, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of this housekeeping amendment is to amend various parts of the Town's Urban Zoning By-law (By-law 016-2014, as amended, respectively) for the purpose of updating, clarifying and correcting various provisions and regulations within the by-law.

The proposed Zoning By-law amendments relate to various sections of the by-law including Section 3 (Definitions), Section 4 (General Provisions), Section 5 (Parking), Section 6 (Residential Zones), Section 7 (Commercial Zones), and Section 12 (Future Development Zone). No site specific amendments for specific properties are proposed.

Upon completion of the evaluation of the Town initiated housekeeping amendments a technical report with recommendations will be brought forward for Council consideration.

REPORT

Background

Location: Town-wide urban area.

Proposal: The purpose of this housekeeping amendment is to amend various parts of the Town's Urban Zoning By-law (By-law 016-2014, as amended, respectively) for the purpose of updating, clarifying and correcting various provisions and regulations within the by-law. An

Background

outline of the proposed Zoning By-law amendments and rationale for each change can be found in Appendix 1.

Planning Policy:

The Town of Milton Urban Area is intended to be the focus of urban development in Milton. It encompasses a full range of residential, commercial, employment, institutional and open space land uses. The Planning Act requires that all municipal Zoning By-laws conform to provincial plans and applicable official plans.

Staff has drafted and reviewed the proposed Zoning By-law amendment and is of the opinion that the housekeeping amendment conforms to Provincial Policy, the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning By-law 016-2014, as amended

The Town currently has two Comprehensive Zoning By-laws that regulate land use and development within the Town. Urban Area Zoning By-law 016-2014 and Rural Area Zoning By-law 144-2003 as amended. Currently, there are no comprehensive reviews of these by-laws being undertaken.

In order to ensure that the by-laws are as accurate and up-to-date as possible, staff monitors these by-laws regularly and proposes amendments for Council's consideration, from time to time, to improve, clarify and update existing regulations with the by-laws. Through this report, staff is bringing forward some proposed modifications to the Urban Zoning By-law for public review and comment, for the purposes noted below.

Proposed Amendments

The purpose of this housekeeping amendment is to amend various parts of the Town's Urban Zoning By-law (By-law 016-2014, as amended). No amendments to the Town's Rural Zoning By-law are proposed.

The proposed Zoning By-law Amendments relate to various sections of the by-law including Section 3 (Definitions), Section 4 (General Provisions), Section 5 (Parking), Section 6 (Residential Zones), Section 7 (Commercial Zones), and Section 12 (Future Development Zone). No site specific amendments for specific properties are proposed.

The proposed modifications are summarized below:

Background

To revise the following:

- The definitions of Motor Vehicle Body Shop, Motor Vehicle Dealership, Motor Vehicle Rental Agency, Motor Vehicle Repair Garage, and Motor Vehicle Washing Establishment;
- The minimum parking spaces requirements for parking in the Major Transit Station Area;
- The minimum resident parking and visitor parking rates for apartment buildings;
- The minimum parking requirements for short-term rentals;
- The provisions related to drive through facilities in the Urban Growth Centre/ Major Transit Station Area; and
- The provisions of the Future Development (FD) zone.

To add the following:

- To add amenity space requirements to the Residential/Office (RO) Zone; and
- To permit the encroachment of electric vehicle chargers into parking stalls.

An outline of the proposed Zoning By-law amendments and rationale for each change can be found in Appendix 1.

Discussion

Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act and the Town of Milton Official Plan through a public notice on the Town's website on November 18, 2024. The proposed housekeeping amendments were circulated to internal and external agencies on November 18, 2024.

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the Town initiated housekeeping amendments.

Financial Impact

None arising from this report.

Respectfully submitted,



Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, Planner Phone: Ext. 2297

Attachments

Appendix 1 - Proposed Housekeeping Amendments and Rationale

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.