



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 26, 2025

Report No: DS-029-25

Subject: Z-06-25 - Milton Heights Village Residential Zoning - Initial Report and Public Meeting

**Recommendation:** THAT Development Services Report DS-029-25 BE RECEIVED FOR INFORMATION.

## EXECUTIVE SUMMARY

The Town has initiated an amendment to the Town of Milton Urban Zoning By-law 016-2014, as amended, to re-zone existing residential lands within the Milton Heights neighbourhood from the Future Development (FD) zone to site specific Residential Low Density 2 (RLD2\*XXX and RLD2\*YYY) zones. There are no proposed changes to the extent of the Natural Heritage System (NHS) zone through this amendment.

## REPORT

### Background

The Town utilizes a Future Development (FD) zone throughout the urban area of the municipality on lands that may be suitable for development or re-development through land consolidation in the future. In 2003, lands within the Milton Heights neighbourhood, which includes lands along Steeles Ave W., Peru Road, Old Tremaine Road, Milton Heights Crescent and No 3 Side Road, were zoned Future Development (FD) in anticipation of future development taking place in the area, as well as municipal servicing potentially becoming available. There is now a better understanding of how lands within the area will be developing in the future. As a result, it is the appropriate time to move forward with a low density residential zone on existing residential lands within the neighbourhood.

### Discussion

The zoning by-law amendment proposes to rezone existing residential lots within the Milton Heights neighbourhood from the existing Future Development (FD) zone to a site-specific Residential Low Density 2 zone. The properties subject to the amendment are identified in Appendix 2, attached to this report. Properties that include existing single

## Discussion

detached dwellings or vacant land suitable for a single detached dwelling were included. Lands which contain commercial, institutional, multi-unit residential, those currently subject to other Planning Act applications, and those properties that fall entirely within the Natural Heritage System (NHS) zone were not included. The Natural Heritage System (NHS) zone is not proposed to be changed.

The existing Future Development (FD) zone limits the ability for property owners to make improvements to existing dwellings on the subject lands. The FD zone only allows additions to existing residential dwellings to a maximum of 10% of the existing Gross Floor Area; however, there is no maximum lot coverage or maximum building height, which could result in residential construction beyond the intent of the built form of the Milton Heights neighbourhood.

The proposed site specific Residential Low Density 2 (RLD2\*XXX) zone will allow property owners to improve their properties by constructing new dwellings or additions to existing dwellings in accordance with the RLD2 zone provisions. The proposed zoning takes into consideration feedback and input from the public that has been collected over the years, as well as information collected through the Mature Neighbourhood Study in other areas of Town which has demonstrated a thoughtful approach to low density development in the established neighbourhoods of Town.

In addition to the provisions contained within the RLD2 zone, a site-specific provision related to maximum building height is proposed. This maximum height implements the policy direction contained within the Milton Heights Local Official Plan Amendment (LOPA 01/07) and represents an appropriate transition to the Niagara Escarpment Area.

The Future Development (FD) zone permits legally established uses. The property at 119 Tremaine Road has permissions to permit a Convenience Store. Staff propose to add this additional use to the site-specific zoning (RLD2\*YYY) at this address only.

Town staff also recommend including a provision in the draft by-law related to lands under conservation authority jurisdiction. There is a general provision that, in the case where the conservation authority permits development to proceed, the lands may develop in accordance with the policies of the adjacent zone on the same lot. For lands that are entirely zoned NHS, we proposed to include the property address in Table 2A, to allow for development in accordance with the proposed site specific Residential Low Density 2 (RLD2\*XXX) zone, should conservation authority approval be received.

The existing Residential Low Density 2 zone provisions are attached as Appendix 3 to this report. The proposed draft Zoning By-law is attached as Appendix 4.

Upon completion of the evaluation of the proposed re-zoning, including feedback received at this Public Meeting, a Technical Report with recommendations will be brought forward for Council consideration.



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## Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Mollie Kuchma, MSc, MPA,  
MCIP, RPP, Senior Planner Phone: Ext. 2312

## Attachments

Appendix 1 – Figure 1 Location Map  
Appendix 2 – List of Properties  
Appendix 3 – Residential Low Density 2 Zone Provisions  
Appendix 4 - Draft Zoning By-law Amendment  
Appendix 5 - Draft Schedule A

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.