



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 14, 2025

Report No: DS-042-25

Subject: Technical Report: Proposed Plan of Subdivision and Zoning By-law Amendment applications by the Halton Catholic District School Board, applicable to lands legally described as Part of Lot 8, Concession 4, N.S. (Trafalgar), and located immediately east of to 1125 Kennedy Circle East (Town Files: 24T-24002/M and Z-14/24)

**Recommendation:** **THAT** Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town File: 24T-24002/M);

**AND THAT** Application Z-14/24 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) Zone and a portion of the Major Institutional Special Provision 278 (I-B\*278) Zone to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A\*370) Zones on the subject lands, to permit the development of a three storey elementary school, **BE APPROVED**;

**AND FURTHER THAT** staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-042-25 for Council adoption.

## EXECUTIVE SUMMARY

The Halton Catholic District School Board (HCDSB) is seeking approval of an amendment to Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of a three-storey elementary school, including a daycare centre, and delineate the natural heritage system and required servicing blocks on the subject lands. Block 5 on the plan of subdivision associated with the abutting secondary school has also been included in the application for zoning purposes only (i.e. to zone the block for stormwater management purposes rather than the current major institutional zone). As such, the proposed zoning by-

## EXECUTIVE SUMMARY

law amendment seeks to change the current Future Development (FD) Zone and a portion of the existing Major Institutional Special Provision 278 (I-B\*278) Zone (i.e. Block 5 within the adjacent plan of subdivision) to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A\*370) Zones on the subject lands. In addition to the proposed change in Zone categories, the applicant is seeking permission for an institutional zone category with site-specific provisions relating to the establishment of the front lot line and frontage on a public street, lot area, landscape buffers, lot area, building height (to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated), loading spaces, accessory buildings and structures associated with the kindergarten and daycare playground areas, conditional building permits and the addition of the secondary school use, should the need to accommodate secondary students temporarily in this location arise.

The HCDSB is also seeking draft plan approval for a plan of subdivision containing a school block, natural heritage system and environmental buffer blocks, and servicing blocks that will accommodate the extension of a siphon required to drain the subdivisions located to the north of the subject lands, across Louis St. Laurent Avenue.

An informal public information centre (PIC) and statutory public meeting were held on February 22, 2024 and September 9, 2024, respectively. One member of the public spoke at the statutory public meeting and raised concerns regarding the concentration of schools (being 4 in total) within a one-kilometre distance along Louis St. Laurent Avenue around the subject lands, and the potential safety risks traffic in the area would pose for students walking to and from school. Staff also received three written submissions, two from members of the public looking for additional information, and the third from Sundial Homes, the developer with lands abutting the southern lot line, who noted that through its representatives, planners and engineers they have been in ongoing discussions with the HCDSB for the proposed elementary school site to understand the proposal and its impacts on their own future design capacity and collaborate on design changes to their shared benefit.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the applications as currently presented. They have also provided the appropriate conditions of draft plan approval necessary for the Town to consider the approval of these applications. Staff has reviewed all the documentation, plans and comments provided to date and is of the opinion

## EXECUTIVE SUMMARY

that the applications as submitted are prepared in a manner that would allow them to be considered by Town Council for approval.

### Conclusions and Recommendations

Staff is satisfied that the plan of subdivision processed under File 24T-24002/M, subject to the requested conditions of draft plan approval and the site-specific zoning provisions attached as Appendix 1, conform to Provincial and municipal planning policies and Conservation Halton regulations, and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Zoning By-law Amendment is consistent with the land use policies of the Provincial Planning Statement and conforms to the Region and Town Official Plans.

## REPORT

### Background

**Owner:** Halton Catholic District School Board, 802 Drury Lane, Burlington, Ontario

**Applicant:** Jeff Kenny, Strategy 4 Inc., 100-2620 Bristol Circle, Oakville, Ontario

**Location/Description:** The subject lands, currently vacant, are located south of Louis St. Laurent Avenue and east of Kennedy Circle East, just east of the constructed St. Kateri Tekakwitha Catholic Secondary School located at 1125 Kennedy Circle East. The subject property is in Ward 3, within the Boyne Survey Secondary Plan Area and has an area of approximately 5.36 hectares. The subject lands are legally described as Part of Lot 8, Concession 4, N.S. (Trafalgar). It should be noted that the lands subject to these applications are also identified as Block 2 (residual lands) and Block 5 (servicing block) on Plan 20M-1287, the registered plan of subdivision associated with the secondary school (24T-18002/M) to the west, and as part of the broader HCDSB land holdings (see Figure 4). There is no municipal address assigned to the subject lands at the current time. See Figure 1 - Location Map.

Surrounding lands uses include:

- North: existing medium density residential uses (primarily townhouse and detached dwellings) and stormwater management pond
- East: Omagh Woodlot and medium density residential development currently under construction (Mattamy Garito Barbuto Tor - 24T-22001/M)

## Background

South: currently vacant, however lands have been designated for future residential development, parks and schools

West: St. Kateri Tekakwitha Catholic Secondary School

In addition, there are several existing commercial developments located to the west of Kennedy Circle East, trail linkages and parks, and other elementary and secondary schools established along Louis St. Laurent Avenue at Ferguson Drive and Fourth Line, in proximity to the subject lands.

## Proposal:

Figures 2 and 3 to this report illustrate the conceptual site plan and architectural plans (i.e. floor plans and elevations), respectively. The proposed development consists of a three-storey elementary school building, including a proposed daycare centre, associated play areas, two separate parking areas, and an internal bus loop and layby, as well as an internal car layby and kiss and ride lane for pick ups and drop offs. The conceptual site plan also shows potential for up to 12 portables, should they be required. The primary access to the proposed development will be from Louis St. Laurent Avenue via a right-in and right-out configuration. Two pedestrian connections will be provided through this project: (1) on the west side of the proposed elementary school building to the high school site; and (2) a 3.0-metre-wide trail to be located within the environmental buffer blocks from Louis. St. Laurent Avenue to the adjacent subdivision trail networks.

Block 5 on the adjacent plan of subdivision associated with St. Kateri Tekakwitha Catholic Secondary School, has also been added to the application, for zoning purposes only, to change the existing Site-Specific Major Institutional 278 (I-B\*278) Zone on the servicing block to a more appropriate Open Space - Stormwater Management (OS-2) Zone to reflect the proposed siphon to be used for drainage purposes consistent with the zoning category being applied to the servicing blocks within the subject application.

Given that the School Board is already experiencing heavy enrollment in the adjacent secondary school and is limited in school locations, the HCDSB has indicated that it might be necessary to use the elementary school for a temporary period to accommodate an overflow of secondary school students. As a result, the Board has requested that the secondary school use be added to the zoning by-law amendment to address this potential situation.

The HCDSB is also seeking draft plan approval for a plan of subdivision containing a school block, natural heritage system and environmental buffer blocks, and servicing blocks that will accommodate the extension of a siphon required to drain the subdivisions located to the

## Background

north of the subject lands, across Louis St. Laurent Avenue. A copy of the Draft Plan of Subdivision is attached as Figure 4 to this report.

It should be noted that the HCDSB has indicated that the school block they are creating is larger than required to accommodate the needs of the elementary school use. Therefore, it has been looking at the potential for the future development of residential uses on the lower portion of the block to complement the preliminary draft plan that has been devised by Sundial Homes, the landowner/developer to the south. In the initial proposal the HCDSB requested that a specific block be created in the draft plan to reflect the surplus portion, and that the zoning remain Future Development (FD) or be changed to a residential Zone to reflect potential residential uses. While staff was supportive of recognizing this potential opportunity through the conceptual site plan and open to the concept of this type of development envisioned by the HCDSB, staff was uncomfortable identifying the residential uses separately on the draft plan and in the zoning by-law for the following reasons:

- there is no formal subdivision application filed for the lands located south of the subject lands to confirm that the proposed lot fabric is appropriate;
- there is no guarantee that these lands will be developed for residential uses in the future by the adjacent landowner or another party;
- there is currently no direct access available to facilitate any development on the block; and,
- it is likely that several planning applications (e.g. severance or subdivision and zoning by-law amendment) will be required once a proposal has been formalized.

As a result, the draft plan and zoning by-law associated with this application has not included any permissions for residential uses.

The proposal before Council at the current time, is a request for the approval of an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of the elementary school and associated activities and features described above. Accordingly, the proposal seeks to change the current Future Development (FD) and a portion of the existing Major Institutional Special Provision 278 (I-B\*278) Zones to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A\*370) Zones on the subject lands. Site-specific provisions relating the establishment of the front lot line and frontage on a public street, landscape buffers, lot area, building height (to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated), loading spaces, accessory buildings and structures associated with the

## Background

kindergarten and daycare playground areas, conditional building permits and the addition of the secondary school use has been proposed.

The following reports and plans were submitted in support of the applications:

- Topographic Survey, prepared by MMP, dated June 23, 2023;
- Proposed Draft Plan of Subdivision, prepared by Strategy 4 Inc., dated March 21, 2025;
- Site Plan (Interim), prepared by Strategy 4 Inc., March 21, 2025;
- Ultimate Site Plan & Community Context Plan, prepared by Strategy 4 Inc., dated March 21, 2025;
- Interim Functional Grading Plan (Stage 1), prepared by Strategy 4 Inc., dated March 21, 2025;
- Interim Functional Grading Plan (Stage 2), prepared by Strategy 4 Inc., dated March 21, 2025;
- Ultimate Functional Grading Plan, prepared by Strategy 4 Inc., dated March 21, 2025;
- Functional Site Grading Sections, prepared by Strategy 4 Inc., dated March 21, 2025;
- Site Constraints Plan, prepared by Strategy 4 Inc., dated March 19, 2025;
- Floor Plans & Elevations, prepared by Snyder Architects Inc., dated March 11, 2025;
- Planning Justification Report (Including Public Engagement Strategy), prepared by Strategy 4 Inc., dated June 2024;
- Traffic Impact Study, prepared by GHD, dated March 15, 2025;
- Noise Impact Study (Revision 1), prepared by EXP Services Inc., dated June 19, 2024;
- Environmental Site Screening Questionnaire, prepared by Halton Catholic District School Board, dated November 14, 2023;
- Functional Servicing & Stormwater Management Report, prepared by MGM Consulting Inc., dated March 21, 2025;
- Water Servicing Deviation Memo (To Halton Region), prepared by MGM Consulting Inc., dated February 12, 2025;
- Geotechnical Investigation prepared by CMT Engineering Inc., dated September 21, 2023 (Rev: November 21, 2023);
- Scoped Hydrogeological Investigation, prepared by Hydrogeology Consulting Services Inc., dated October 23, 2023;
- Confirmation Letter - Geology/Hydrogeology, prepared by Hydrogeology Consulting Services, dated June 10, 2024;
- Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated August 1, 2013;

## Background

- Archaeological Ministry Clearance Letter (Stages 1-2), Issued by the Ministry of Tourism, Culture and Sport, dated April 28, 2014;
- Phase One Environmental Site Assessment (ESA), prepared by Peto MacCallum Ltd., dated August 4, 2023;
- Phase One Reliance Letter, prepared by Peto MacCallum Ltd., dated March 1, 2024; and,
- Draft Zoning By-law Amendment, prepared by Strategy 4 Inc., dated March 2025.

## Planning Policy

### Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Section 2.1 of the PPS identifies criteria to support the achievement of complete communities including, and not limited to, accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs. Section 2.3 indicates that land use patterns within settlement areas should be based on densities, and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Section 6.2 states that a coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including, but not limited to managing and/or promoting growth and development that is integrated with planning for infrastructure and public service facilities, including schools and associated child care facilities. In addition, the PPS encourages



## Background

planning authorities and school boards to collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.

The proposed elementary school is located along a collector road where transit is planned and will be in proximity to a range and mix of residential, commercial and institutional uses. The proposed design and location of the school is consistent with these policies and the Town and the School Board has been coordinating efforts to bring the school and daycare uses online at the earliest possible time.

### Regional Official Plan (ROP)

As of July 1, 2024, Halton Region became an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan (ROP) remains in-effect, and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated Urban Area on Map 1: Regional Structure of the Halton Region Official Plan. Within the Urban Area, the range of permitted uses and the creation of new lots shall be in accordance with local Official Plans and Zoning By-laws.

Planning staff is of the opinion that the proposed Plan of Subdivision and Zoning By-law amendment applications are consistent with and conform to all relevant planning documents and represents good planning from a regional perspective.

### Town Official Plan

At the local level, the subject lands, located within the Urban Area, are designated "Residential Area" on Schedule B- Urban Land Use Plan of the Town's Official Plan and on Schedule C.10.C -Boyne Survey Secondary Plan Land Use Plan. The "Residential Area" designation in both the parent plan and the secondary plan, permits a full range of residential uses and densities, as well as complementary non-residential uses that are necessary to create a residential neighbourhood environment. As stated in Sections 3.2.2. h) of the parent plan and C.10.5.1.1. d) of the secondary plan, this includes local institutional uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas including elementary schools (in addition to those located within the Neighbourhood Centre Areas), libraries, places of worship, day care facilities, and community centres in accordance with specific criteria set out in Sections 3.2.3.6 and 3.2.3.7 of the Official Plan.



## Background

Given that the policies of Sections 3.2.3.6 and 3.2.3.7 specifically exclude schools, the following policies of Section 3.10.3.3 of the Official Plan for the establishment of new institutional uses are applicable to the subject application:

### NEW INSTITUTIONAL USES

3.10.3.3 Applications for amendments to the Official Plan or Zoning By-law to add new institutional designations or zones will be evaluated based on submission of:

- a) a development plan;
- b) a report by a qualified traffic engineer where deemed applicable which outlines the potential impacts of traffic on surrounding areas, particularly residential areas, and indicates how any negative impacts can be resolved;
- c) any incompatibilities with surrounding uses, particularly residential uses, can be mitigated in an appropriate manner through provision of buffering, engineering solutions or other similar approaches, except that where the use has satisfied the provisions of the Environmental Assessment Act it will be deemed to be compatible with surrounding uses;
- d) the scale of the buildings is compatible with the character of the surrounding area; and,
- e) a location on a regional or arterial road.

Planning staff is of the opinion that the proposed Plan of Subdivision and Zoning By-law amendment applications for the elementary school proposal on the subject lands conforms to the policies of the Town's Official Plan and the Boyne Survey Secondary Plan.

### Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) under By-law 016-2014, as amended, which only permits uses that legally existed on the date that the Zoning by-law came into effect. A Zoning By-law Amendment is required to provide the necessary zones and site-specific provisions to facilitate the development of the lands for an elementary school, delineate the boundaries of the Natural Heritage System and identify the lands needed to accommodate the associated servicing infrastructure that will support the development.

## Background

### Site Plan Control

Should the applications be approved, site plan approval is required prior to the issuance of a building permit for the proposed elementary school block. The Applicant is in the process of preparing their site plan application and detailed site plan drawings for the Town to address such matters as building design, site design (including parking, pedestrian circulation, bus and car layby's and drop off zones, accessibility, fire truck access, and garbage disposal), lot grading and drainage, lighting and landscaping.

## Discussion

### Public Consultation:

An informal public information centre (PIC) was held on February 22, 2024 and several area residents attended to gather information and comment on the preliminary proposal for the school. Upon receiving a formal application, combined complete application and statutory public meeting notices were provided pursuant to the requirements of the Planning Act and the Town through written notice to all properties within 200 metres of the subject lands, as well as on the Town's website on July 18, 2024. The statutory public meeting was held on September 9, 2024, and one member of the public spoke to the application. Concerns relating to the concentration of schools (being 4 in total) within a one-kilometre distance along Louis St. Laurent Avenue and the potential safety risks traffic in the area would pose for students walking to and from school were noted to Council. These matters are discussed under the Summary of Issues section of this report.

Staff also received written submissions (see Appendix 2) from two members of the public: one looking for general information about the school proposal and the discussions that occurred at the public meeting; and the second highlighting the need for garbage cans along Louis St. Laurent Avenue: and, from Sundial Homes, the developer with lands abutting the southern lot line, who noted that through its representatives, planners and engineers they have been in ongoing discussions with the HCDSB for the proposed elementary school site to understand the proposal and its impacts on their own future design capacity and collaborate on design changes to their shared benefit. Staff addressed the resident comments separately and will continue to work with the surrounding developers and the HCDSB to ensure that all aspects of the proposed development are mutually beneficial.

## Discussion

Technical matters such as bussing, projected enrollment, bus layby and kiss n ride designs were also discussed at the public meeting and will be addressed through the site plan review process to follow.

## Agency Consultation

The draft plan of subdivision, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Conservation Halton and the Town Departments offered no objection to the approval of the amending Zoning By-law described herein.

Staff of all departments and agencies are satisfied with the size of the proposed school block (Block 1) and location of the building on the site, the delineation of the Natural Heritage System and the overall design of the stormwater system. Town staff and our partner agencies will continue to work closely with the Applicant through the detailed draft plan approval process and recommend that the Commissioner of Development Services grant draft approval of the proposed Plan of Subdivision, subject to standard and site-specific draft plan conditions at the appropriate time.

## Summary of Issues

### Concentration of Schools Along Louis St. Laurent Avenue (Kennedy Circle East to James Snow Parkway)

The Town works with the Boards of Education to reserve an adequate number and distribution of school sites and other community facilities throughout the municipality to accommodate the needs of its residents. Conceptual school locations (preferably distributed evenly throughout a development area) are determined and identified during the secondary and tertiary planning exercises associated with new residential growth areas. The exact location and configuration of school sites can change if the proposal is in conformity with the policies of the Town's Official Plan.

In recent years, the School Boards have been trying to advance schools prior to the complete build out of each community so that these facilities are available to residents as soon as they move in. Unfortunately, they have faced challenges in establishing much needed elementary and secondary schools in the locations that have been planned throughout the Boyne Secondary Plan as not all developers that are to provide school sites within their plan of subdivisions, or on their lands for non-participating landowners, are ready to proceed. This has forced the School Boards to search for alternative locations and undertake several planning applications to establish their school sites.

## Discussion

The above noted situation has resulted in a concentration of schools along Louis St. Laurent Avenue between Kennedy Circle East and James Snow Parkway. Given that waiting for school sites to become available in accordance with the secondary plan is not an option for the School Boards, it is the commitment of the Town and the School Boards to continue working together to alleviate the concerns of the area residents in this area. This would include revisiting school operations and implementing the safety measures noted by traffic staff in the paragraphs below.

### Safety

On June 23, 2025, Council adopted the recommendations of Staff Report DS-035-2025 and approved the site-specific zoning by-law amendment for a mixed-use development (Mattamy Tor Minor Sub Node Block) located just east of the subject lands. The most significant issue raised by the residents in the immediate area related to the anticipated effects of increased traffic on pedestrian safety as following approval of this application, there will be four schools located within a one-kilometre distance along Louis St. Laurent Avenue. To address these concerns, Traffic staff outlined that they have been implementing various approaches (noted below) to minimize speeding and educate both drivers and pedestrians on how to do their parts to ensure a safe environment for all. Staff will continue to monitor the activity as new development occurs and determine if/when additional safety features should be implemented.

Presently, Louis St. Laurent Avenue is a posted 60 km/h zone and is designated a Community Safety Zone around the proposed development. This allows for doubled speed fines and the Town to install Automated Speed Enforcement cameras once the program is up and running (anticipated for early to mid 2026). The speed limit along Louis St. Laurent Avenue between a point 50 metres west of Kennedy Circle East to a point 150 metres east of Fourth Line is reduced to 50 km/h during school entrance, dismissal and nutritional break times. Ferguson Drive also has a reduced speed limit of 40 km/h during school entrance, dismissal and nutritional break times. The Town's policy is to reduce speed limits along the frontage of elementary schools which includes the area that is 150 metres on both sides of the school property line.

The Town also installs Driver Feedback Boards as an educational tool as the boards display the speed a driver is travelling. These boards are set up on a two-week rotational cycle between April and October.

The Town continues to work on a Road Safety Communications Plan which involves items such as bus shelter ads, back of bus ads, portable information signs and social media and

## Discussion

website content. Pedestrian Crossing (PXO) safety, school safety, and proper roundabout usage is also part of this communication plan.

### **Zoning By-law Amendment (Z-14/24)**

To facilitate the proposed elementary school development and identify the limits of the natural heritage system and servicing blocks (including Block 5 of Plan 20M-1287 on the adjacent secondary school lands) that will accommodate the infrastructure to service the development, a zoning by-law amendment is required. Accordingly, the application seeks to change the current Future Development (FD) Zone and a portion of the existing Major Institutional Special Provision 278 (I-B\*278) Zone to Natural Heritage System (NHS), Open Space - Storm Water Management (OS-2) and Minor Institutional Special Provision 370 (I-A\*370) Zones on the subject lands. In addition to the proposed change in Zone categories, the applicant is seeking permission for an institutional zone category with site-specific provisions relating to the establishment of the front lot line and frontage on a public street, lot area, landscape buffers, building height (to ensure that all architectural features and/or mechanical equipment elements not covered by other sections of the Zoning By-law can be accommodated), loading spaces, accessory buildings and structures associated with the kindergarten and daycare playground areas, conditional building permits and the addition of the secondary school use, should the need, on a temporary basis, arise.

The proposed elementary school development complies with all other requirements of the Zoning By-law including provisions relating to parking and setbacks required from the proposed school building and portables (which may or may not be required in the future) to the adjacent lot lines.

A draft Zoning By-law Amendment and Schedule A reflecting the above is attached as Appendix 1 to this report.

## Conclusion

Planning staff is of the opinion that the proposed development of the elementary school, conforms to provincial and municipal planning policy, and achieves acceptable engineering and design standards. The elementary school is an appropriate use on the subject land as it provides community uses that will complete and support the neighbourhood. Based on the foregoing, staff recommends that the Zoning By-law Amendment, attached as Appendix 1 to this report, be brought forward for Council adoption. Furthermore, upon completion of the review of the proposed Draft Plan of Subdivision, staff will recommend that the Commissioner

## Discussion

of Development Services grant draft plan approval of the proposed Plan of Subdivision, subject to the standard and any site-specific draft plan conditions.

## Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Angela Janzen, MCIP RPP Phone: Ext. 2310  
Sr. Planner, Dev Review

## Attachments

### Figure 1: Location Map

### Figure 2: Site Plan

### Figure 3: Floor Plans & Elevations

Figure 4: Draft Plan of Subdivision

## Appendix 1: Draft Zoning By-law Amendment & Schedule A

## Appendix 2: Written Submissions

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.