

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2022

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 180, 182, 184, 190 AND 194 BRONTE STREET SOUTH AND LEGALLY DESCRIBED AS PART LOT 13, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (VILLAGE DEVELOPMENTS INC. AND ORNELLA GROUP INC.) - FILE: LOPA-08/20

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act* R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. 74 to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit the development of an 8-storey residential apartment building with a maximum density of 354 units per net hectare, at lands located at 180, 182, 184, 190, and 194 Bronte Street South, and legally described as Part of Lot 13, Concession 1, Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number No. 74 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON JULY 18, 2022

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 74

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. 74 to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. 74
To the Official Plan of the Town of Milton
180, 182, 184, 190, and 194 Bronte Street South
Part Lot 13, Concession 1
(File: LOPA 08/20)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. 74 to the lands located at 180, 182, 184, 190, and 194 Bronte Street South.

LOCATION OF THE AMENDMENT

The subject property is located on the west side of Bronte Street South and is approximately 0.76 hectares in size. The lands are legally described as Part of Lot 13, Concession 1, Town of Milton, and municipally known as 180, 182, 184, 190, and 194 Bronte Street South.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. Residential intensification includes infill development, the development of vacant or underutilized lots within previously developed areas, and the conversion and expansion of existing residential buildings to create new residential units for and/or employment uses. The type and scale of development, which should be more compact, and transition of built form to adjacent areas must also be considered. The subject lands are located within the Urban Area and is identified as an Intensification Area within the Town of Milton Official Plan.

The proposed amendment to permit the redevelopment of an underutilized site with a residential apartment development, containing a range of residential apartment unit sizes, in a compact 8-storey form designed in the character of a mid-rise building to fit within its surrounding context and transition appropriately to adjacent areas. The proposed development is located in an area with good access to local transit and active transportation infrastructure and will contribute to the achieving both the overall

growth targets, and the targeted form of growth, established in Provincial, Regional, and Local policy.

The proposal is located within an area designed for intensification as identified in the Town of Milton Official Plan, and will contribute to the prescribed minimum of 50 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings, as identified in the Regional Official Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 74 to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. 74, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

- 1.1 Amending Schedule I1 -by adding Specific Policy Area No. 47 to the lands at 180, 182, 184, 190, and 194 Bronte Street South (Part of Lot 13, Concession 1) as shown on Schedule 'I1' attached hereto.

2.0 Text Change

- 2.1 Adding the following text to Section 4.11.3 "Specific Policy Areas":

"4.11.3.47 The maximum permitted density of a development located on the lands identified as Specific Policy Area No. 47 on Schedule I1 of this Plan, being 180, 182, 184, 190, and 194 Bronte Street South, is 354 units per net hectare.

End of text