

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 061-2023

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 10, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (QUADSPRING INC.) – TOWN FILE: Z-01/22

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) Zone to a Local Commercial (C3*338) Zone to allow for the construction of a proposed two-storey Day Care Centre on the land shown on Schedule A attached hereto.
- 2.0 THAT** Section 13.1 is amended by adding Section 13.1.1.338 to read as follows: Notwithstanding any provisions to the By-law to the contrary, for lands zoned Local Commercial (C3*338) Zone the following provisions also apply:
 - A. Special Site Provisions:
 - 1) For the purposes of this by-law, the definition of 'Gross Floor Area' shall not include the porches;
 - 2) Maximum Lot Area shall be 8,300 square metres;
 - 3) Maximum Front Yard setback shall be 77.0 metres for Building A;
 - 4) Minimum Interior Side Yard shall be 3.0 metres;
 - 5) Minimum Rear Yard setback to any use, including an outdoor play area associated with a Day Care Centre use, shall be 3.0 metres;
 - 6) Restaurant Patio shall be located a minimum of 0.6 metres from any lot line;
 - 7) Maximum Building Gross Floor Area for Individual Buildings shall be 2,000 square metres;
 - 8) Maximum Building Gross Floor Area for all Buildings combined on site shall be 2,950.00 square metres.

- 9) Minimum parking required for all permitted uses on site shall be provided at a rate of 1 space / 23.5 square metres of Gross Floor Area;
- 10) No loading area is required for Building "A";
- 11) Deep collection waste disposal container(s) shall be located no closer than 0.10 metres from a Building or Parking Area;
- 12) Loading Area may be setback 0.0 metres from a Building.
- 13) Notwithstanding anything to the contrary, the following shall apply to
 - a. The only permitted use shall be a Day Care Centre use.
- 14) Notwithstanding anything to the contrary, the following shall apply to Building "B":
 - a. The maximum Gross Floor Area of the entire building shall not exceed 930 square metres;
 - b. The maximum Gross Floor Area associated with a Restaurant and Restaurant Take-Out use shall not exceed 250 square metres of the entire building;
 - c. The maximum Gross Floor Area associated with a Medical Clinic use shall not exceed 250 square metres of the entire building.

B. Notwithstanding Section 7.1 Table 7B, the following use shall be prohibited:

- 1) Drive-Through Service Facility

3.0 If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal/OLT dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal/OLT amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON JULY 17, 2023.

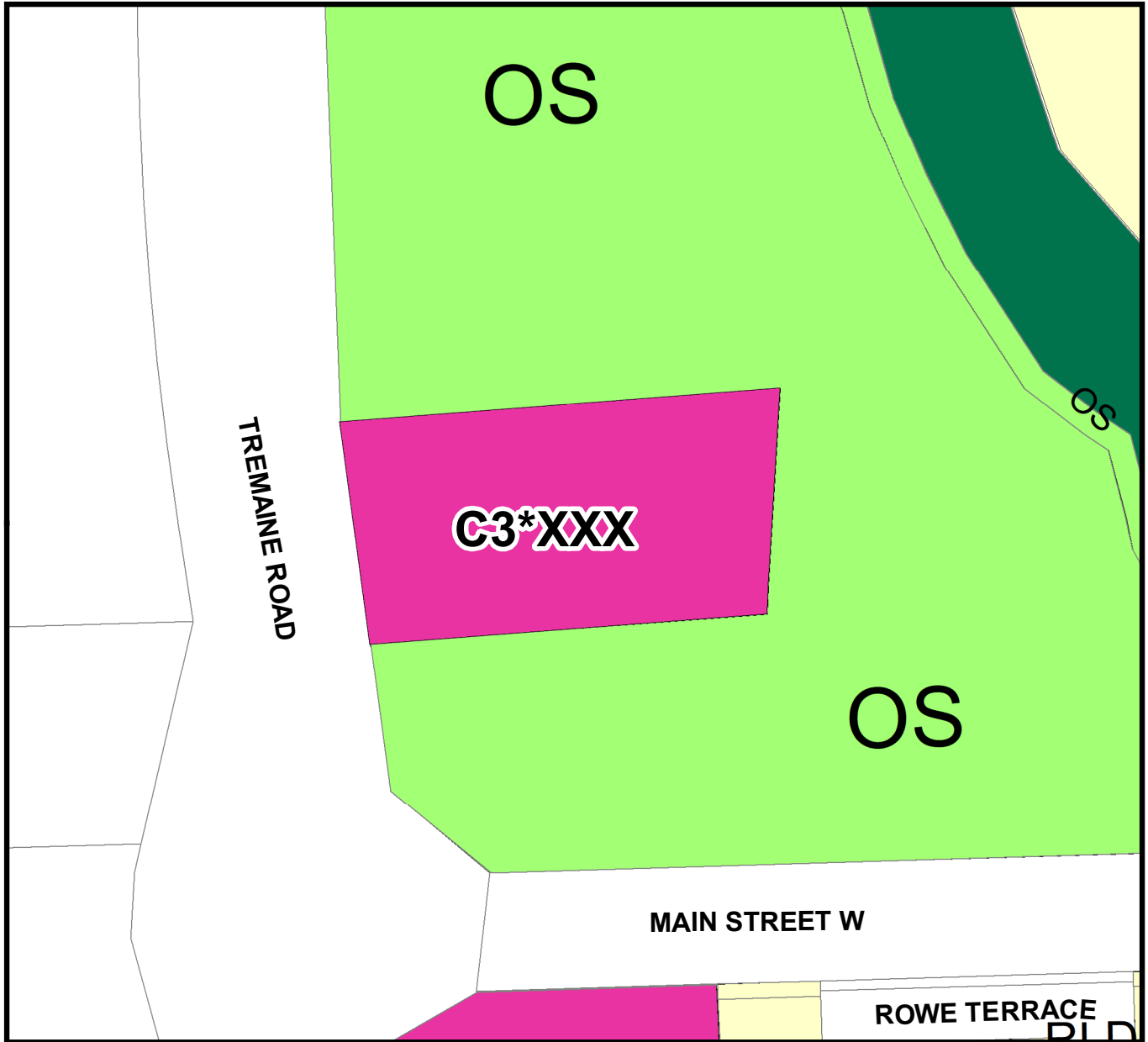
Gordon Krantz Mayor

Meaghan Reid Clerk

SCHEDULE A
TO BY-LAW No. 061-2023
TOWN OF MILTON

PART LOT 13 CONCESSION 1 TRAFALGAR NEW SURVEY

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 061-2023 PASSED
THIS 17th DAY OF JULY, 2023.

 **C3*338 - Local Commercial Zone
Special**

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid



Z-01/22

SYMBOL LEGEND	
[Symbol]	MAN DOOR LOCATIONS
[Symbol]	LOADING DOCK LOCATIONS
[Symbol]	DRIVE-IN LOCATIONS
[Symbol]	ENTRANCE & EXIT VESTIBULES
[Symbol]	DIRECTION OF TRAFFIC FLOW
[Symbol]	LANDSCAPE ISLANDS 15% CONC. CURB CONT. AS SHOWN ON LANDSCAPE. SEE LANDSCAPE DWG.
[Symbol]	PAINTED ISLANDS PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
[Symbol]	CURB CUTS FOR ACCESSIBLE ACCESS
[Symbol]	GAS METER LOCATION (REFER TO MECHANICAL & CIVIL DRAWINGS)
[Symbol]	SNOW STORAGE
[Symbol]	EASEMENT
[Symbol]	PROPERTY LINE
[Symbol]	DESIGNATED FIRE ROUTE (REFER TO CIVIL DRAWINGS FOR PAVING)
[Symbol]	ACCESSIBLE PARKING SIGN
[Symbol]	ACCESSIBLE PARKING STALL
[Symbol]	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	ALTERNATIVE FUELING STATION
[Symbol]	GARAGE ROOM
[Symbol]	ELECTRICAL ROOM
[Symbol]	MECHANICAL ROOM
[Symbol]	CART CORRAL
[Symbol]	BICYCLE RACK LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES"
[Symbol]	ROOF DRAIN
[Symbol]	FIRE ANNUNCIATOR PANEL
[Symbol]	FIRE ALARM
[Symbol]	CANADA POST FACILITY
[Symbol]	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
[Symbol]	FIRE ROUTE SIGN
[Symbol]	IMPROVED ASPHALT

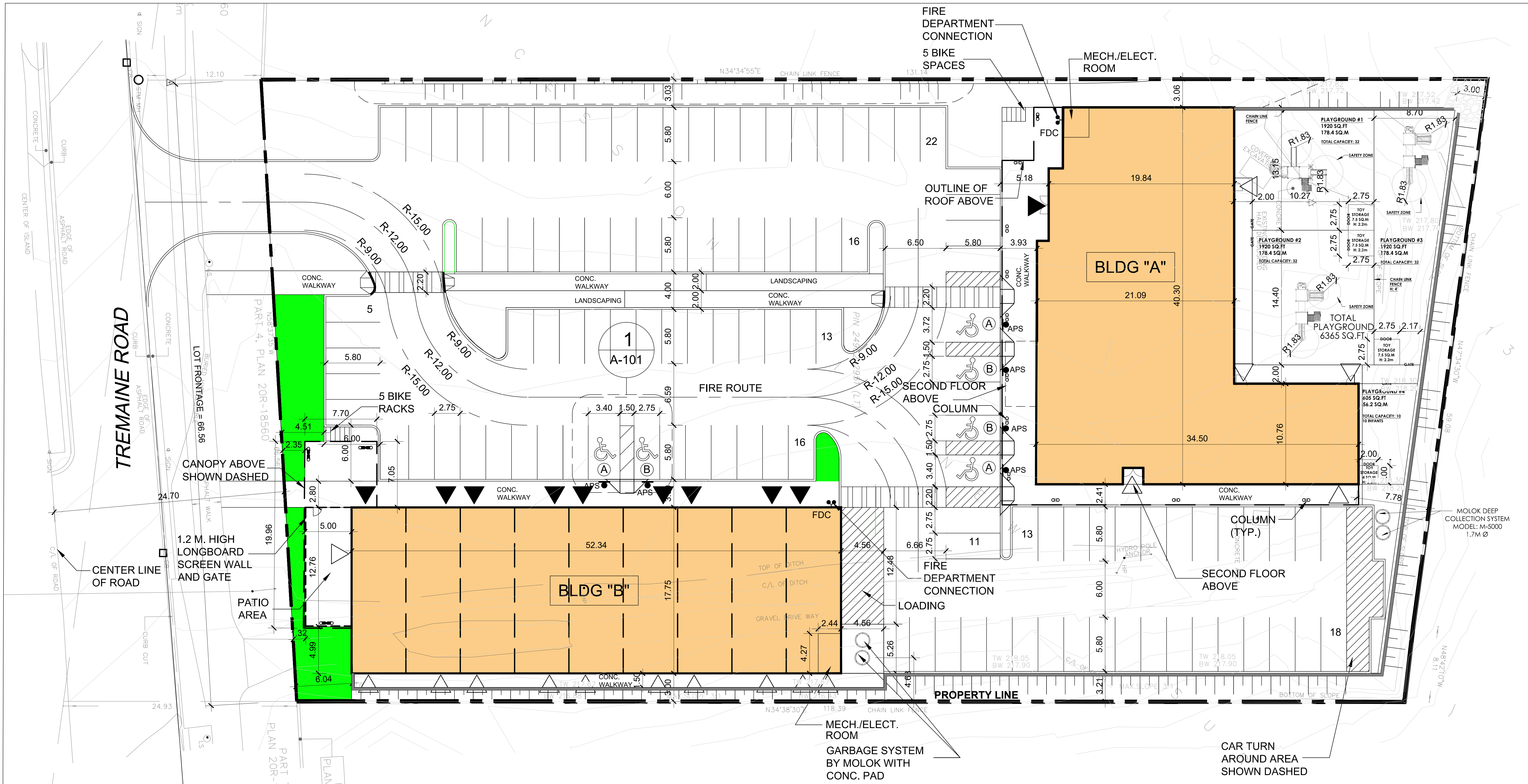
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ONTARIO BUILDING CODE DATE MATRIX		PART 3 BUILDING W/ RETAIL		BUILDING CODE REFERENCE	
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Schedule B to By-law 061-2023 (FOR REFERENCE ONLY - BUILDING SITING)

SKETCH ILLUSTRATING TOPOGRAPHIC FEATURES OF
PART OF LOT 13, CONCESSION 1
NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON
J.D. BARNES LIMITED

SITE ANALYSIS (SCH-2)		
LOT AREA (BLOCK 4):	8,295.63 S.M.	(2.05 ACRES)
BUILDING 'A' (DAYCARE):		
GROUND FLOOR	965.53 S.M.	(10,392.14 S.F.)
SECOND FLOOR	989.0 S.M.	(10,645.85 S.F.)
TOTAL BLDG 'A':	1954.53 S.M.	(21,037.99 S.F.)
BUILDING 'B' (RETAIL):		
GROUND FLOOR	929.00 S.M.	(10,000 S.F.)
COVERAGE:	22.84%	
PARKING REQUIRED:		
DAYCARE:		
24 CLASSES @ 1.5 CARS/CLASS	36 SPACES	
1954.53 S.M. @ 1 CAR / 30 S.M.	66 SPACES	
RETAIL:		
929 S.M. @ 1 CAR/20S.M.	47 SPACES	
TOTAL PARKING REQUIRED:	149 SPACES	
PARKING PROVIDED:	114 SPACES	
LOT FRONTAGE = 66.56M.		
BUILDING HEIGHT: BUILDING A = 9.1M. BUILDING B = 7.9M.		
LANDSCAPE AREA = 2,222S.M. (26.78% OF LOT AREA)		
NUMBER OF CLASSROOM = 20		
NUMBER OF CHILDREN = 346		
NUMBER OF STAFF = 52		



1 SITE PLAN
A-100 SCALE: 1:200

NO.	DATE	REVISIONS	BY
8	MAY24.23	GENERAL REVISIONS AS PER CITY COMMENTS	RA
7	APR.26.23	GENERAL REVISIONS AS PER CLIENTS REQUEST	RA
6	MAR30.23	GENERAL REVISIONS AS PER CITY COMMENTS	RA
5	JAN.31.23	GENERAL REVISIONS AS PER CITY COMMENTS	RA
4	JULY25.22	GENERAL REVISIONS AS PER CITY COMMENTS	RA
3	JUNE14.22	GENERAL REVISIONS AS PER CITY COMMENTS	RA
2	JUNE01.22	GENERAL REVISIONS AS PER CITY COMMENTS	RA
1	MAY16.22	GENERAL REVISIONS AS PER CITY COMMENTS	RA

DRAWING ISSUE

DATE	PARTICULARS	BY
JAN.04.22	Issued for Design Approval	ET
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Drawgs.	

This drawing, as an instrument of service, is provided by and is the property of Venchiarutti Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiarutti Gagliardi Architect Inc. of any variations from the supplied information.

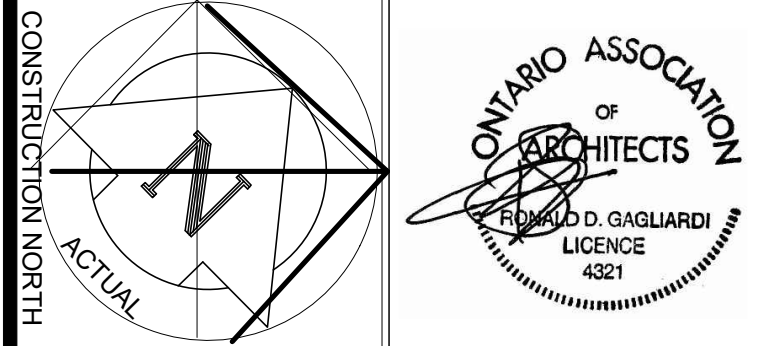
Venchiarutti Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

Venchiarutti Gagliardi Architect Inc. is not responsible for any environmental conditions, geotechnical conditions or any problems found on site.

All architectural symbols indicated are graphic representations only.

This drawing is not to be used for construction purposes until the architectural seal is signed by the Architect of Record.



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T 905-477-1065 F 905-477-1067
www.vgarch.net

PROJECT

PROPOSED DEVELOPMENT

7419 TREMAINE ROAD
MILTON, ONTARIO

DRAWING NAME

SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:200	MAY25.2023	21034
DRAWN BY	SHEET NO.	
RA	A-100	
CHKD BY		
ET		