

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

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 CONCESSION 2 NS PART LOT 8, RP 20R-9286, PARTS 1& 2, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2376439 ONTARIO INC) – FILE: Z-11/23

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) zone symbol to a site specific Mixed Use (MU* 346-H90) zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.346 to read as follows:
 - a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned site specific Mixed Use *346 (MU*346) the following standards and provisions shall apply:
 - i. A maximum of 192 long term care beds shall be permitted as part of a *Long-Term Care Facility*;
 - ii. A minimum of 900 square metres of non-residential *Gross Floor Area* shall be provided;
 - iii. The maximum *Floor Space Index* (FSI) of a *Mixed Use Building* shall be 1.96;
 - iv. The minimum *Interior Side Yard Setback* shall be 1.5 metres;
 - v. *Balconies* oriented towards Regional Road 25 are only permitted above 5.5 metres from established grade;

- vi. The maximum surface *Parking Area* shall be 42%;
- vii. The maximum *Building Height* (exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features) shall be 8 *Storeys* or 33.5 metres;
- viii. Loading bay doors shall not be permitted facing Regional Road 25;
- ix. One (1) *Loading Space* shall be required;
- x. The *Loading Space* in the *Rear Yard* can be set back 0 metres from the *Building*;
- xi. The support columns of the covered drop off canopy can be setback a minimum 0 metres from a *Parking Area*;
- xii. The minimum *Setback* from a *Parking Area* to a *Front Lot Line* shall be 1.3 metres;
- xiii. The minimum *Setback* from a *Parking Area* to an *Interior Lot Line*, shall be 2.8 metres;
- xiv. The minimum *Setback* from a *Parking Area* to a *Rear Lot Line*, shall be 1.5 metres;
- xv. For non-residential uses, a minimum of 1 *Parking Space* for 32 square metres of *Gross Floor Area* shall be required;
- xvi. Ornamental projections may project into any required yard up to 0.5m;
- xvii. The below grade parking *Structure* shall be setback a minimum of 0.0 metres from the *Front Lot Line*.

3. **THAT** Section 13.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.127 and the following conditions for removal of the “H90” Holding Provision:

“H90” shall not be removed until:

- a) The submission of a Letter of Reliance for the Phase 1 and Phase 2 Environmental Site Assessment pursuant to Ontario Regulation 153/04, to the satisfaction of the Town of Milton and the Region of Halton.
- b) The submission of an updated Transportation Impact Study and Parking Report to the stratification of Town of Milton.

- PASSED IN OPEN COUNCIL ON MARCH 4, 2024**

Meaghen Reid

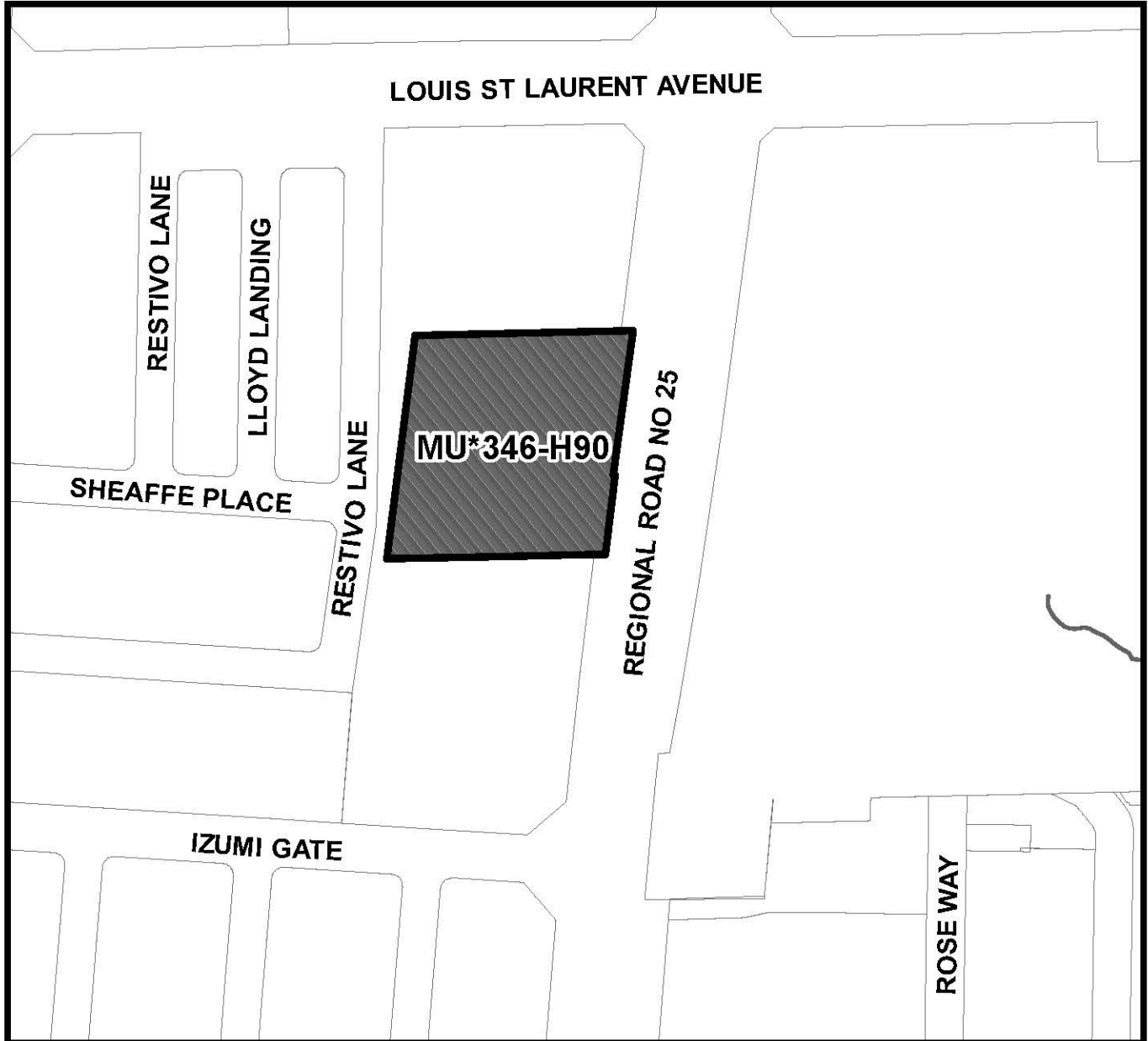
Town Clerk

SCHEDULE A
TO BY-LAW No. -2024

TOWN OF MILTON

6360 & 6382 Regional Road 25
(TRAFALGAR CON 2 NS PT LOTS 7 AND 8 RP 20R19305 PT PARTS 1 AND 2 IRREG 17.94AC FR D)

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS 4th DAY OF MARCH, 2024.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid



Rezoned from Future Development Zone (FD)
to Mixed-Use Residential Zone with Site Specific
Provisions 346 and Holding Provision H90 (MU*346-
H90)

