

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 016-2024

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.

4. 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 dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal 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 March 4, 2024

Gordon A. Krantz Mayor

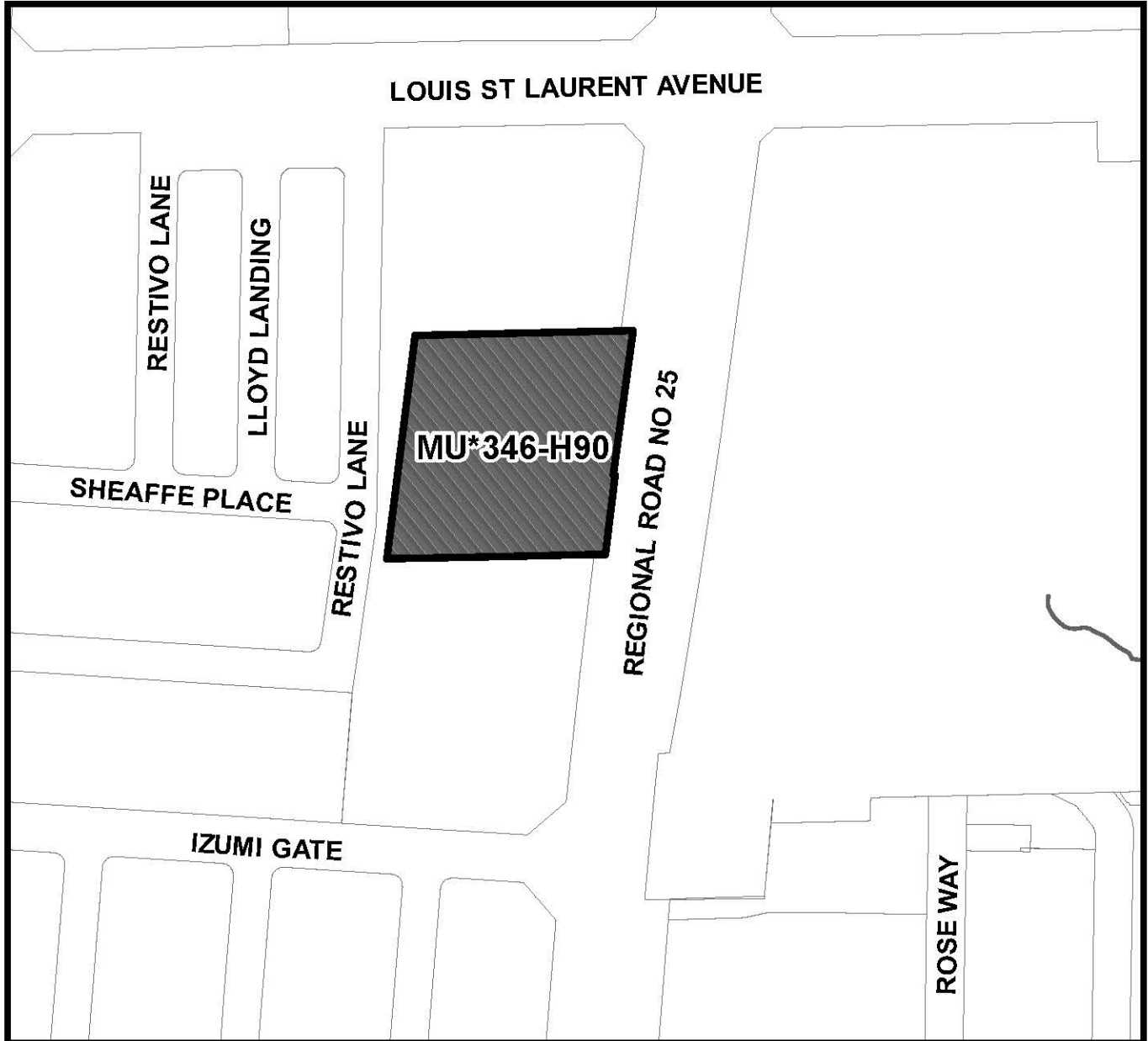
Meaghen Reid Town Clerk

**SCHEDULE A
TO BY-LAW No. 016-2024**

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. 016-2024 PASSED
THIS 4th DAY OF MARCH, 2024.



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

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

