

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. -2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 4 and 5, CONCESSION I (ESQUESING), FILE: Z-02/07

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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 144-2003, as amended, is hereby further amended by replacing the site-specific Residential Medium Density 2 (RMD2*189) zone symbols with a site-specific Residential Medium Density 2 (RMD2*xxx) zone symbol, on this property as shown on Schedule A attached hereto.
2. **THAT** 13.1.1.189 amended by adding subsection 13.1.1.XXX as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential Medium Density 2*xxx (RMD2*xxx), the following standards and provisions shall apply:

- A. The only permitted uses are detached dwellings, semi-detached dwellings, townhouses, **back-to-back townhouses**, deck-townhouses, a Group Home Type 1, a home daycare and a home occupation.
- B. For the purposes of this By-law, a Deck Townhouse means a building containing no more than ten dwelling units, that is divided vertically and where each unit is divided by a common wall and whereby each dwelling unit has an independent entrance into the unit from the outside, has a balcony or deck over a garage but no outdoor amenity area at grade, and has access to the rear yard through the dwelling unit.
- C. Special Site Provisions
 - 1) The provisions of Section 4.11.3 and Section 4.18.4 do not apply.

- 2) For all dwelling units, the private street is deemed to be the rear yard.
- 3) Deck-townhouses are not permitted to front onto a public street.
- 4) The maximum height for a dwelling fronting onto a public street is 3 storeys and 12.5 metres and may include a loft above the second storey in the roof space of the dwelling. For the purposes of the above, a loft is living space entirely within the roof structure of the dwelling. The maximum height of a Deck Townhouse is 12.5 metres. The height shall be measured from the established grade of the dwelling along the front yard to the ridge or peak of the roof, whichever is greater.
- 5) Notwithstanding any provisions to the contrary, an attached or detached garage may only be accessed by a driveway from a private street across a rear property line and driveways shall be the same width as the garage face.
- 6) A garage may not be accessed across an exterior side lot line.
- 7) Notwithstanding any provisions to the contrary, a porch, veranda or balcony, including any stairs may encroach:
 - i) for a dwelling fronting onto a public road: a maximum of 2.0 metres into a required front yard, a maximum of 1.5 metres into an exterior side yard, and a maximum of 1.8 m into the rear yard.
 - ii) for a dwelling fronting onto a walkway block: a maximum of 1.0 metre into a required front yard.
- 8) Notwithstanding the provisions in Section 6.2 - Table 6D, the following provisions apply to townhouses fronting onto a public street:
 - i) minimum lot frontage: street access interior unit 6.7 m
 - ii) minimum lot frontage: street access end unit 7.9 m
 - iii) minimum lot frontage: street access corner unit 9.7 m
 - iv) minimum lot frontage: street access corner unit abutting a private street 8.7 m
 - v) minimum lot depth 30.0 m
 - vi) minimum front yard setback 4.5 m
 - vii) minimum exterior side yard setback 3.0 m
 - viii) minimum interior side yard setback for an end unit 0.0 m one side, and
other side 1.5 m
other side for townhouses on a street radius 1.2 m
 - ix) minimum rear yard setback 1.0 m
 - x) maximum width of garage face 6.0 m

- 9) The following provisions shall apply to deck-townhouses:
 - a) minimum lot frontage:
 - i) street access interior unit 4.5 m
 - ii) street access end unit 5.1 m
 - iii) street access corner unit 7.5 m, or
where abutting a private street 6.5 m
 - b) minimum lot depth 21.0 m
 - c) minimum front yard setback 3.0 m
 - d) minimum exterior side yard setback for a corner unit 3.0 m, or
where abutting a private street 2.0 m
 - e) minimum interior side yard setback 0.0 m one side, and
other side 1.2 m
 - f) minimum private outdoor amenity area on a balcony or deck over
the garage 10 m²
 - g) minimum rear yard setback 6.0 m
 - h) maximum garage and driveway width 3.2 m
- 10) The following provisions shall apply to back-to-back townhouses:
 - a) street access interior unit:
 - i) minimum lot frontage 5.5 m
 - b) street access end unit:
 - i) minimum lot frontage 5.6 m
 - c) street access end corner unit
 - i) minimum lot frontage 5.6 m
 - ii) minimum required exterior side yard setback 2.2 m

3. THAT Section 13.2 is amended by adding subsection 13.2.1.41 as follows:

For the lands zoned a site-specific Residential Low Density (RLD*184), site specific Residential Medium Density 1 (RMD1*185; RMD1*186; RMD1*187; RMD1*188), a site-specific Residential Medium Density 2 (RMD2*xxx), a site specific Local Commercial (C3*190), a site-specific Business Park (M1*191) and part of the lands zoned open space (OS) on the property located at 108 Peru Road and 8 Third Sideroad only legally established existing uses are permitted until the conditions for removal identified in the “H12” Holding provision are satisfied.

4. THAT Section 13.2 is amended by adding subsection 13.2.1.42 as follows:

For the lands zoned a site-specific Residential Low Density (RLD*184), part of the lands zoned a site-specific Medium Density 1 (RMD1*186) and a site-specific Medium Density 2 (RMD2*xxx) on the property located at 108 Peru Road only legally established existing uses are permitted until the conditions for removal identified in the “H13” Holding provision are satisfied.

PASSED this xxth day of xxxxxx, 2026.

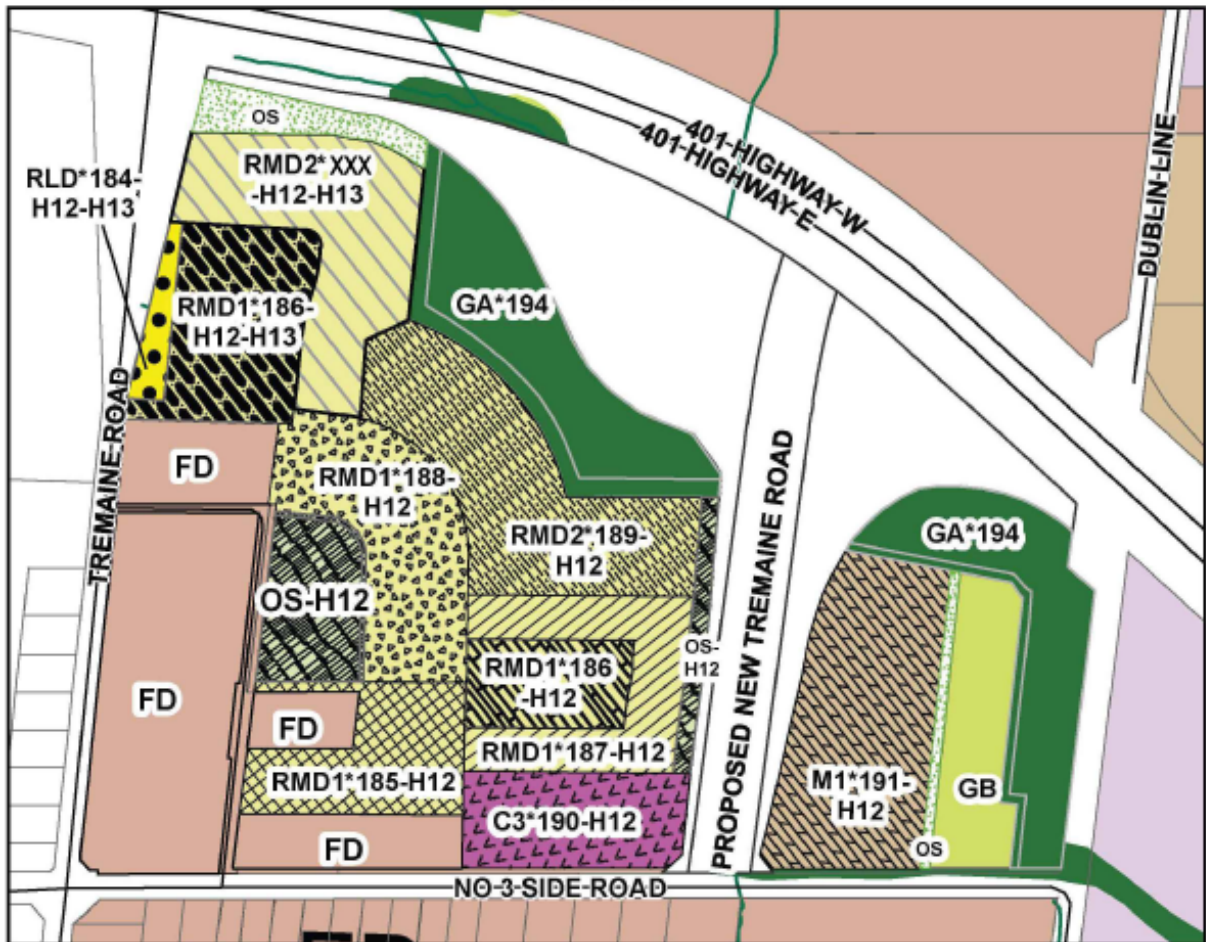
Gordon A. Krantz Mayor

Meaghen Reid Clerk

SCHEDULE A
TO BY-LAW No. -2026
TOWN OF MILTON

PART OF LOTS 4 AND 5, CONCESSION I,
FORMER TOWNSHIP OF ESQUESING

Town of Milton



- RLD*184-H12-H13 - LOW DENSITY RESIDENTIAL ZONE SPECIAL WITH HOLDING PROVISIONS
- RMD1*185-H12 - MEDIUM DENSITY RESIDENTIAL 1 ZONE SPECIAL WITH HOLDING PROVISION
- RMD1*186-H12 - MEDIUM DENSITY RESIDENTIAL 1 ZONE SPECIAL WITH HOLDING PROVISION
- RMD1*186-H12-H13 - MEDIUM DENSITY RESIDENTIAL 1 ZONE SPECIAL WITH HOLDING PROVISIONS
- RMD1*187-H12 - MEDIUM DENSITY RESIDENTIAL 1 ZONE SPECIAL WITH HOLDING PROVISION
- RMD1*188-H12 - MEDIUM DENSITY RESIDENTIAL 1 ZONE SPECIAL WITH HOLDING PROVISION
- RMD2*XXX-H12-H13 - MEDIUM DENSITY RESIDENTIAL 2 ZONE SPECIAL WITH HOLDING PROVISIONS
- RMD2*189-H12 - MEDIUM DENSITY RESIDENTIAL 2 ZONE SPECIAL WITH HOLDING PROVISION
- C3*190-H12 - LOCAL COMMERCIAL ZONE SPECIAL WITH HOLDING PROVISION
- M1*191-H12 - BUSINESS PARK ZONE SPECIAL WITH HOLDING PROVISION
- GA*194 - GREENLANDS A ZONE SPECIAL
- GB - GREENLANDS B ZONE
- OS - OPEN SPACE ZONE
- OS-H12 - OPEN SPACE ZONE WITH HOLDING PROVISION
- FD - TO REMAIN FUTURE DEVELOPMENT ZONE

Z-02/07
24T-07002/M
MILTON MEADOWS PROPERTIES
(NORTH)