

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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 9 CONCESSION 7, N.S., FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON LAND FOUR) - FILE: Z-

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

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), MEV Medium Density Residential I (MEV-MDR1), MEV Medium Density Residential II (MEV-MDR2), Institutional Campus (IC), High Density Residential II (HDR2), Institutional Major Special (I-B-XX), and Innovation District Mixed Use (ID-MU) Zone Symbol to a site-specific MEV Medium Density Residential I (MEV-MDR1*XX), MEV Medium Density Residential II (MEV-MDR2*XX), High Density Residential II (HDR2*XX) Symbol on the lands 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.AAA to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned MEV Medium Density Residential I (MEV-MDR1*XX), the following standards and provisions shall apply:

- i. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A "lane" shall mean "a public or private roadway providing secondary vehicular access."
- ii. For residential uses within this Zone, a minimum of four square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.

iii. Parking Requirements

- i. A stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
- ii. Equipment for the charging of an electric vehicle is permitted to encroach within a parking space provided that the charging equipment is in the same parking space as the vehicle to be charged and that:
 - a. When EV charging equipment is mounted on a pedestal, it shall be located within 0.50 metres of the corner of the parking space at the furthest end from the drive aisle from which vehicle access is provided, measured at the right angles;
 - b. Where the EV charging equipment is mounted on a wall, it shall be setback a minimum of 5.3 metres from the drive aisle from which vehicle access is provided, measured at right angles, and be mounted a minimum of 1.0 metres from the ground; and
 - c. Equipment for the charging of an electric vehicle shall not encroach into a required landscape buffer or loading space and shall not obstruct pedestrian walkways or vehicular traffic.

iv. Lot Standards

- i. Notwithstanding any provisions of RMD1*269 to the contrary, for Detached Dwelling - Street Access (All Types), the following shall apply:
 - a. Minimum lot depth shall be 22.7 metres.
 - b. Minimum rear yard setback shall be 6.0 metres.
 - c. Minimum side yard setback shall be 0.6 metres on each side of the lot, provided that the combined width of the required side yards is not less than 1.8 metres.
- ii. Notwithstanding any provisions of RMD1*269 to the contrary, for Townhouse Dwelling - Street Access, the following shall apply:
 - a. Minimum lot depth shall be 22.7 metres.
 - b. Minimum rear yard setback shall be 6.0 metres.
- iii. Notwithstanding any provisions of RMD2*270 to the contrary, for Back-to-back Townhouse Dwelling, the following shall apply:
 - a. Minimum lot depth shall be 12.7 metres.

- iv. For bay or box windows with or without foundation, the maximum encroachment shall be 1.0 metres.
- v. For back-to-back townhouses and stacked townhouses, air conditioning and heat exchange units may be located on a balcony or in a required front or exterior side yard and are permitted to be located no closer than 1.2 metres to a front or exterior side lot line.
- vi. For rear lane and street townhouses, where an interior or exterior side yard has a setback of 1.2 metres or greater, stairs, landings and window wells may be permitted to encroach up to a maximum of 0.30 metres. For interior or exterior side yards with less than 1.2 metres, stairs, landings and window wells shall not be permitted to encroach into the required setback.
- vii. A one-storey projection may be permitted to encroach 1m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one-storey projection shall have a maximum vertical distance of 4.0m measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection.

3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned MEV Medium Density Residential II (MEV-MDR2*XX), the following standards and provisions shall apply:

- i. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A "lane" shall mean "a public or private roadway providing secondary vehicular access."
- ii. For residential uses within this Zone, excluding an apartment, a minimum of four square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
- iii. For apartment buildings within this Zone, a minimum of four square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.

- iv. Back-to-back townhouses, rear-lane townhouses, stacked townhouses, and street townhouses shall have no combined maximum within the Zone.
- v. Parking Requirements
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
 - ii. Equipment for the charging of an electric vehicle is permitted to encroach within a parking space provided that the charging equipment is in the same parking space as the vehicle to be charged and that:
 - a. When EV charging equipment is mounted on a pedestal, it shall be located within 0.50 metres of the corner of the parking space at the furthest end from the drive aisle from which vehicle access is provided, measured at the right angles;
 - b. Where the EV charging equipment is mounted on a wall, it shall be setback a minimum of 5.3 metres from the drive aisle from which vehicle access is provided, measured at right angles, and be mounted a minimum of 1.0 metres from the ground; and.
 - c. Equipment for the charging of an electric vehicle shall not encroach into a required landscape buffer or loading space and shall not obstruct pedestrian walkways or vehicular traffic.
 - iii. A parking area maintained and operated by a common entity (such as a condominium corporation) may be located within 0.0 metres of a private street line.
- vi. Lot Standards:
 - i. For apartments, back-to-back townhouses and stacked townhouses, air conditioning and heat exchange units may be located on a balcony or in a required front or exterior side yard and are permitted to be located no closer than 1.2 metres to a front or exterior side lot line.
 - ii. For rear lane and street townhouses, where an interior or exterior side yard has a setback of 1.2 metres or greater, stairs, landings and window wells may be permitted to encroach up to a maximum of 0.30 metres. For interior or exterior side yards with less than

1.2 metres, stairs, landings and window wells shall not be permitted to encroach into the required setback.

- iii. For back-to-back townhouses, the minimum lot depth shall be 12.7 metres.
- iv. For street townhouses, the minimum lot depth shall be 22.7 metres.
- v. For street townhouses, the minimum rear yard setback shall be 6.0 metres.
- vi. For bay or box windows with or without foundation, the maximum encroachment shall be 1.0 metres.

4. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned Residential High Density II (HDR2*XA), the following standards and provisions shall apply:

- i. For the purposes of administering this By-law, the following shall apply:
 - i. The definition of 'net hectare' shall exclude private roads.
 - ii. A 'lane' shall mean "a public or private roadway providing secondary vehicular access."
- ii. For residential uses, excluding apartments, within this Zone, a minimum of four square metres, per dwelling unit, of outdoor amenity area shall be provided in a yard, patio, above- or below-grade terrace, or balcony, in any combination.
- iii. For apartment buildings within this Zone, a minimum of four square metres per dwelling unit of outdoor communal amenity space shall be provided at grade, on the rooftop, or on the podium, in any combination.
- iv. **Parking Requirements**
 - i. An apartment building, hybrid apartment building, stacked townhouse and multiple, triplex, and quattroplex dwellings shall have a minimum of one parking space per dwelling unit, plus 0.20 visitor parking spaces per dwelling unit.
 - ii. A mixed use-building shall have one parking space per dwelling unit plus the greater of 0.2 parking spaces per residential dwelling

unit for visitor parking or one parking space per 25 square metres of non-residential gross floor area for the non-residential component in a mixed-use building.

iii. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.

iv. Any non-residential development, in a mixed-use building, shall have one parking space per 40 square metres of gross floor area.

v. Lot Standards

i. The minimum height of an apartment building is six storeys.

5. 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 MONDAY XX, 2026.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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

PART OF LOT 9, CONCESSION 7, N.S. (GEOGRAPHIC TOWNSHIP OF NELSON)
TOWN OF MILTON

