

Planning Justification Report

Milton Meadows Properties Ltd.
Block 81, Phase 2

**IN SUPPORT OF
ZONING BY-LAW AMENDMENT**

For

**Part of Lots 4 & 5, Concession 1
Town of Milton**

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SEPTEMBER 2026

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1. INTRODUCTION

This Planning Justification Report has been prepared in support of the proposed Zoning By-Law Amendment by Milton Meadows Properties Ltd. to facilitate the development of 62 residential back-to-back townhouse units, in addition to 58 approved deck townhouses, on the Phase 2 lands of Block 81 on Registered Plan 20M-1303 (the 'Subject Land'). The Subject Land has an area of approximately 2.58 ha. (approx. 6.38 acres) and is generally located at the north-west corner of No. 3 Sideroad and New Tremaine Road. The Subject Land is Phase 2 of Block 81 on Registered Plan 20M-1303 and has been outlined in Figure 1 below and is located to the east of Old Tremaine Road, north of Quarry Crescent and Smokey Hollow Boulevard

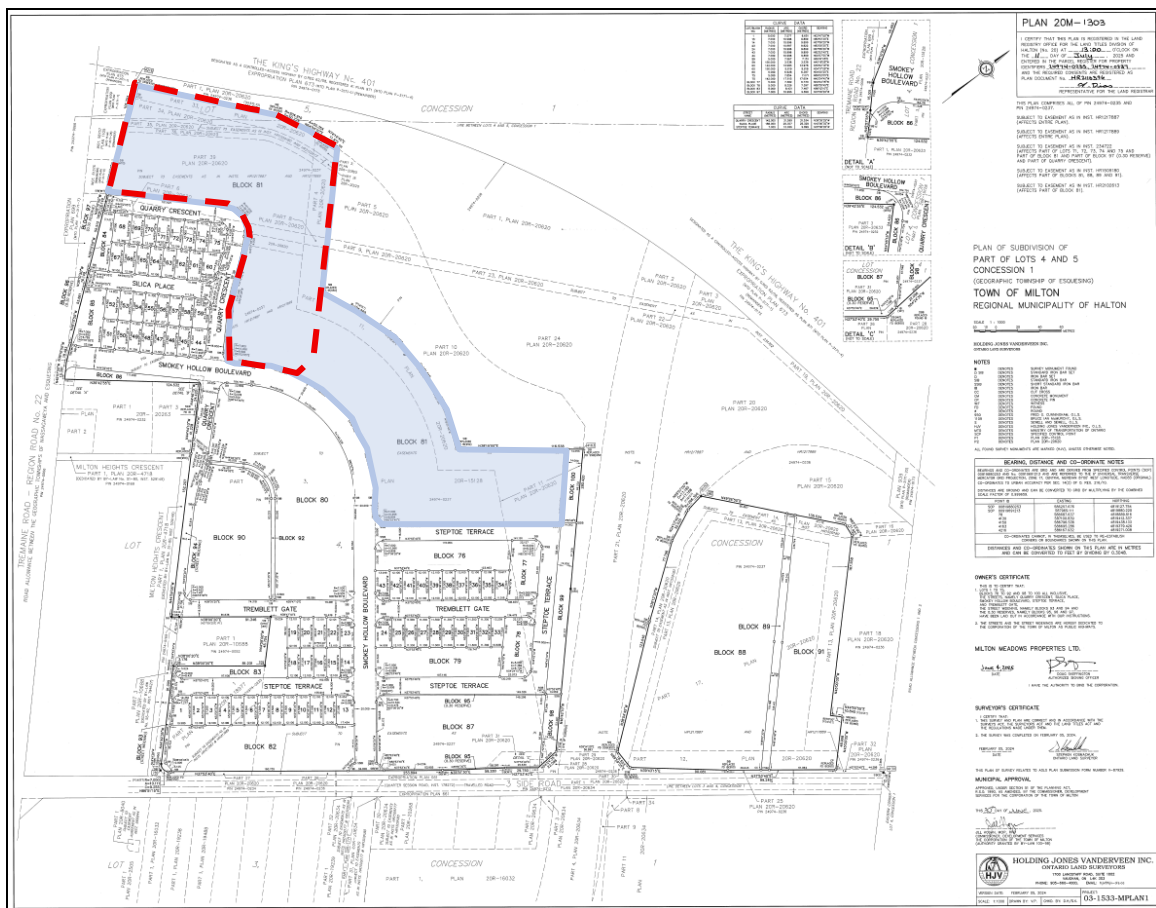


Figure 1 – M-plan, prepared by Holding Jones Vanderveen Inc., February 5, 2024 (Subject Land) (Block 81)

The proposed development is consistent with applicable policy documents. The applications represent good land use planning and are appropriate for approval.

2. SITE AND SURROUNDINGS



Figure 2: Subject Land

The Subject Land is located east of Tremaine Road, on the north side of Quarry Crescent and Smokey Hollow Boulevard, south of Highway 401, as part of the Milton Meadows North Registered Plan and is known as Block 81 of 20M-1303. The Subject Land has an overall area of approximately 2.58 ha. (approx. 6.38 acres) and is currently vacant.



Figure 3 - Subject Land - looking east of Tremaine Road (N-E corner of Highway 401 and Tremaine Rd)

2.1 SURROUNDING USES

The Subject Land is currently vacant. Existing uses on the surrounding land include the Country Heritage Park located next to Highway 401 and the Niagara Escarpment just west of Tremaine Road. There are vacant lands to the east of the Subject Land, as well as an industrial/ employment area east of New Tremaine Road. Immediately south of the Subject Land are approved low to mid rise residential uses, commercial and business park uses currently under construction. Open Space and Highway 401 is located to the north of the Subject Land.

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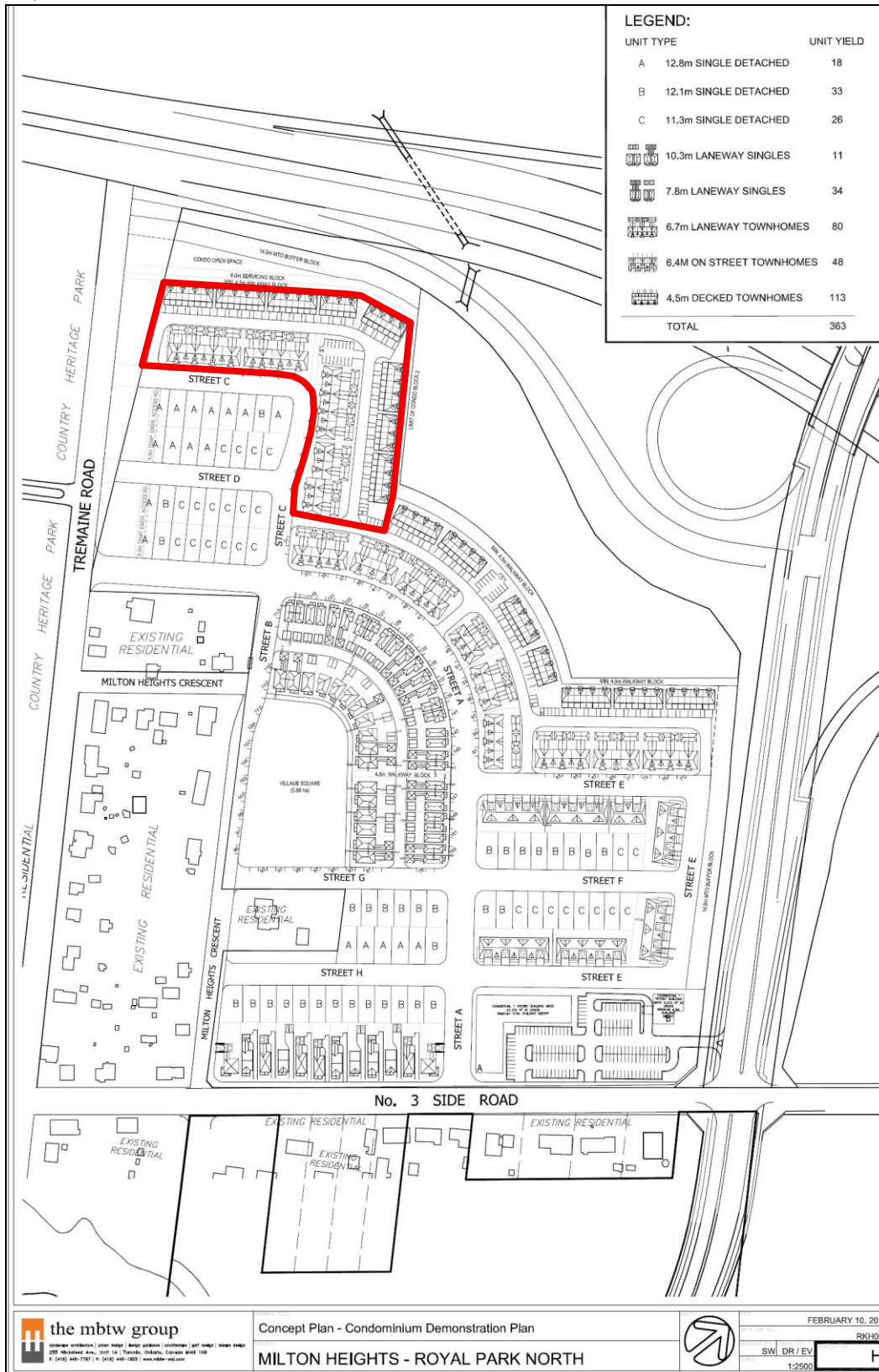


Figure 4 - Demonstration Plan - Royal Park North - north of the Subject Land (Subject Land)



Figure 5 - Surrounding Lands – Country Heritage Park (located at the S-W of Tremaine Road and Highway 401)

3. PROPOSAL

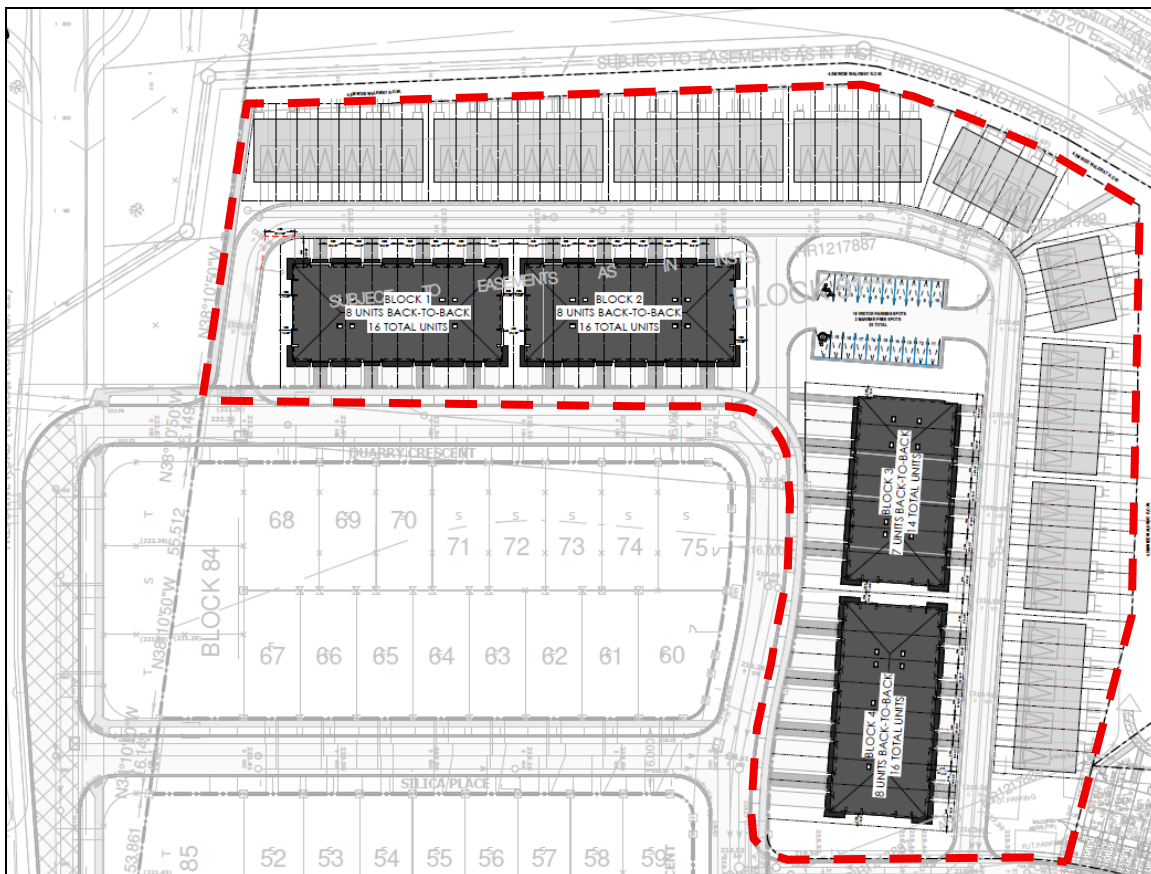


Figure 6: Site Plan, prepared by Romanov Romanov Architects Incorporated

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The site plan prepared by Romanov Romanov Architects Inc., illustrated in Figure 6, contemplates a condominium development consisting of 62 back-to-back townhouse dwelling units and 58 approved deck townhouses, accessed by private condominium roads. The proposed parking consists of 124 residential parking spaces (2.0 spaces per unit) and 20 visitor parking spaces, including two (2) barrier-free spaces. The proposed development results in a net residential density of 47 units per hectare, as defined by the Town of Milton Official Plan, however the overall density for the Milton Meadows North subdivision is 39 units per hectare which meets the required density of 40 units per hectare set out in the Sherwood Survey Secondary Plan.

The Phase 2 lands on Block 81 were previously approved for 31 townhouse units and 58 deck townhouse units. The revised proposal seeks to change the previously approved 31 townhouse units to 62 back-to-back townhouse units, resulting in an increase of 31 units. A site-specific zoning amendment is required to permit back-to-back townhouses. Site-specific exceptions to the RMD2 Zone are proposed to facilitate the development and implement the proposed condominium form of development. These exceptions are discussed further in Sections 4.6 and 8 of this Report.

3.1 REQUIRED APPROVALS

The Subject Land proposed for development is designated Residential Area in the Town of Milton Official Plan and Sherwood Survey Secondary Plan. The Milton Heights Neighbourhood Local Official Plan Amendment No. 38 (OPA 38) permits a density range of 15 to 40 units per hectare for the Subject Land. An Official Plan Amendment application is not required to facilitate the development as the building form and density have been adhered to.

The Subject Land is currently zoned "RMD2"– Residential Medium Density 2 with exception 189 and holding provisions 12 and 13, in accordance with Zoning By-law 144-2003. The Subject Land was previously approved for 31 townhouse units and 58 deck townhouse units. The revised proposal seeks to change the previously approved 31 townhouse units to 62 back-to-back townhouse units, resulting in an increase of 31 units. Back-to-back townhouses are not listed specifically as a permitted use, therefore a Zoning By-law Amendment is required to recognize the building form along with minimum lot frontage, minimum exterior side yard setback and maximum building height as demonstrated below in Section 4.6 and 8. A future Site Plan and Draft Plan of Condominium application will also be required to implement the development as proposed.

4. POLICY AND REGULATORY CONTENT

4.1 PROVINCIAL PLANNING STATEMENT

The *Provincial Planning Statement (PPS)*, 2024 provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for the development and use of land. Previously known as the Provincial Policy Statement (2020), the Provincial Planning Statement was issued under the authority of section 3 of the Planning Act and came into effect on October 20th, 2024. The *PPS* includes policies that direct new growth to achieve efficient development and land use patterns.

Planning for People and Homes

Chapter 2 of the PPS provides direction related to “Building Homes, Sustaining Strong and Competitive Communities” and is applicable to the Subject Land. It encourages a variety of land uses within communities and promotes initiatives that make efficient use of infrastructure.

Section 2.1 provides direction for planning for people and homes in order to achieve efficient and resilient development to accommodate an appropriate range and mix of land uses to meet projected needs for a community for at time horizon of 20 to 30 years. These policies state:

“2.1 Planning for People and Homes

- 1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*
- 2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.*
- 3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.*

Where the Minister of Municipal Affairs and Housing has made a zoning order the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality’s next official plan update, this

additional growth shall be incorporated into the official plan and related infrastructure plans.

4. *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
 - a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.**
5. *Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.*
6. *Planning authorities should support the achievement of complete communities by:
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.”**

The proposed development will implement back-to-back townhouses and makes efficient use of land, resources, infrastructure and public service facilities. The proposed development contributes to building complete communities by providing an appropriate range of housing options that supports the long-term needs of the community.

Housing

Section 2.2 of the PPS addresses housing and contains policies which call for an appropriate range and mix of housing types and densities to be provided in order to meet the projected requirements of current and future residents. The following policies are applicable to the development proposal:

“2.2 Housing

- 1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:***
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;***
 - b) permitting and facilitating:***
 - i. all housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and***
 - ii. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;***
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation; and***
 - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.”***

The proposed development supports the policies outlined in Section 2.2 of the PPS by providing 62 back-to-back townhouses and 58 deck townhouses which will contribute to the overall housing options and densities within the Milton Heights Neighbourhood. The Subject Land is currently underutilized and represents an opportunity for intensification within an existing serviced area. Through the development of back-to-back townhouse units, the proposal efficiently utilizes existing land, infrastructure and public service facilities while adhering to overall density provisions contemplated for this area.

Settlement Areas

Section 2.3.1 of the PPS focuses and directs growth and development towards designated Settlement Areas. The following policies are applicable to the development proposal:

1. *“Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *Efficiently use land and resources;*
 - b) *Optimize existing and planned infrastructure and public service facilities;*
 - c) *Support active transportation;*
 - d) *Are transit-supportive, as appropriate; and*
 - e) *Are freight-supportive.*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”*

The proposed development aligns with the policies of Section 2.3.1 of the PPS as it provides for an efficient development and land use pattern in an area identified for intensification. The Subject Land is located within the Settlement Area Boundary of the Sherwood Survey Secondary Plan. The proposal further aligns with the policy by establishing a land use pattern that makes efficient use of available infrastructure and public service facilities. The Subject Land represents an underutilized parcel of land located within the Sherwood Survey Area which is planned to create a safe, liveable, attractive and healthy community and which is designed to be integrated with the existing area. The proposal provides a form of intensification and development that is compatible in terms of building form and design to adjacent land uses and will contribute to the achievement of a complete community with a range of housing options.

Infrastructure and Public Service Facilities

The policies for infrastructure and public service facilities are outlined in Chapter 3 of the PPS. Infrastructure and public service facilities are intended to be provided in an efficient manner while accommodating projected needs. The following policies from Sections 3.1 and 3.6 are relevant to the proposed development:

“3.1 General Policies for Infrastructure and Public Service Facilities

1. *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

Planning for infrastructure and public services shall be coordinated and integrated with land use planning and growth management so that they:

- a) *Are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) *Leverage the capacity of development proponents, where appropriate; and*
- c) *Are available to meet current and projected needs.*

2. Before consideration is given to developing new infrastructure and public service facilities:

- a) *The use of existing infrastructure and public service facilities should be optimized; and*
- b) *Opportunities for adaptive re-use should be considered, wherever feasible.*

3.6 Sewage, Water and Stormwater

1. Planning for sewage and water services shall:

- a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) *ensure that these services are provided in a manner that:*
 - 1. Can be sustained by the water resources upon which such services rely;*
 - 2. Is feasible and financially viable over their life cycle;*
 - 3. Protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 - 4. Aligns with comprehensive municipal planning for these services, where applicable*
- d) *integrate servicing and land use considerations at all stages of the planning process.*

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

8. Planning for stormwater management shall:

- a) *Be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) *Minimize, or where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- f) *Promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”*

The proposal aligns with these policies as it is located within an established settlement area with access to planned public services and facilities, including schools, parks and commercial amenities. The development will connect to municipal water and sanitary services, supporting Policy 3.1(1) by ensuring an efficient and financially viable servicing approach. The Stormwater Management Report was prepared by Crozier to ensure the existing storm sewer system, overland flow routes, and adjacent watercourse can accommodate runoff from the proposed development as originally intended. Measures including low-impact development strategies will be implemented to maximize post-development infiltration. The proposed development will be subject to confirmation of available servicing capacity (allocation) at the time of approval, ensuring that growth occurs in a manner consistent with Regional infrastructure planning and phasing.

Transportation

The policies for transportation systems and infrastructure corridors are outlined in Sections 3.2 and 3.3 of the PPS, which emphasize the provision of safe, efficient, and multimodal transportation systems that support the movement of people and goods while promoting connectivity, sustainability and integration with land use planning. The following transportation policies are applicable to the proposed development:

“3.2 Transportation Systems

- 1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low-emission vehicles.*
- 2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
- 3. As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.*

3.3 Transportation and Infrastructure Corridors

- 1. Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.”*

The proposed development is consistent with the above policies as it is well served by a comprehensive network of arterial local roads with the potential to accommodate the planned infrastructure. According to the Region’s Mobility Management Strategy (December 2016), Lisgar GO line is anticipated to be extended through the study area, with a proposed GO Train Station to be located

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on Tremaine Road, north of Steeles Avenue West by 2041. This aligns with the policies from Section 3.2 by providing a safe and efficient access to a network of roads, while incorporating the use of planned infrastructure to connect different transportation systems and modes. As such, the proposed development will sufficiently support future investment in public transit infrastructure through a compact built form with transit-supportive densities which can provide for potential transit users to optimize future planned transit improvements and investment.

In our opinion, the proposal is consistent with the policies expressed in the *PPS* to build strong communities by promoting efficient development patterns that:

- optimize the use of land, resources and public investment in infrastructure and public service facilities;
- promote a mix of housing options;
- offer transportation choices that facilitate pedestrian mobility and other modes of travel; and
- create strong, livable and healthy communities that enhance social well-being and are economically and environmentally sound.

For the reasons stated above, it is our opinion that the proposed redevelopment is consistent with the Provincial Planning Statement.

4.2 HALTON REGION OFFICIAL PLAN

The Halton Regional Official Plan (Office Consolidation May 2024) contains goals, objectives and policies that manage growth and direct physical change and its effects on the social, economic and natural environment of the Region.

The Subject Land is located outside of the built boundary and designated “*Urban Area*” in The Regional Structure, Map 1 in the Halton Region Official Plan, Office Consolidated May 2024.

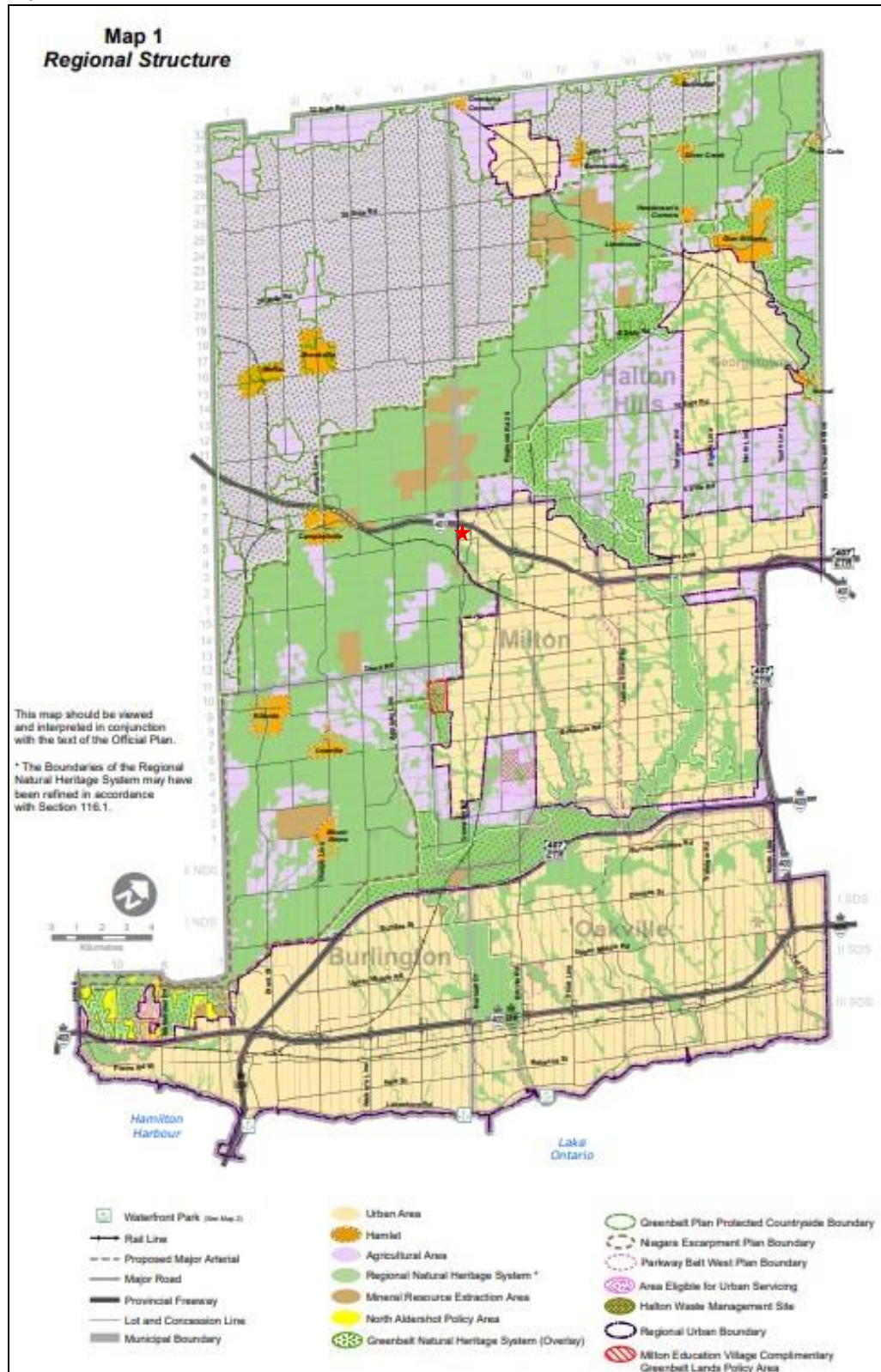


Figure 7: Map 1- Regional Structure, Halton Official Plan (* Subject Land)

Part III, Land Stewardship Policies – Development Criteria of the Halton Region Official Plan Urban Areas outline the objectives and policy of the Plan in relation to areas designated under this section.

Section 72.1 states the objectives as the following:

“72.1(1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.

72.1(2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.

72.1(3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

72.1(4) To ensure that growth takes place commensurately both within and outside the Built Boundary.

72.1(5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages complete communities, and is consistent with the policies of this Plan.

72.1(6) To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas.

72.1(9) To facilitate and promote intensification and increased densities.”

Section 77 states the policies are as follows:

“77 (1) Prepare, in consultation with the Local Municipalities, and adopt population, employment and Regional phasing forecasts in accordance with the distribution of population and employment contained in Table 1. Such forecasts shall:

- a) Be updated regularly but no less frequently than every five years;*
- b) Be detailed for each Local Municipality;*
- c) Show the annual population and employment increases between the current year and year 2051;*

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- d) Contain estimates of the annual number of new housing units by density type, consistent with the housing targets under Sections 86(6) and 86(6.1);*
- e) Contain assignment of population, employment and housing units under Sections 77(1)c) and 77(1)d) to the Built-Up Area, Designated Greenfield Area, Employment Areas, and outside the Urban Area, consistent with Table 2; and*
- f) Contain estimates of Affordable Housing units to be achieved annually, consistent with the housing targets under Sections 86(6) and 86(6.1)."*

TABLE 1 POPULATION AND EMPLOYMENT DISTRIBUTION

Municipality	Population¹			Employment		
	2021	2041	2051	2021	2041	2051
Burlington	195,000	240,050	265,160	98,340	114,330	124,390
Oakville	222,000	313,460	349,990	111,980	160,880	181,120
Milton	137,990	277,000	350,870	44,390	100,120	136,270
Halton Hills	66,010	98,890	132,050	24,510	45,900	65,460
Halton Region ²	620,990	929,400	1,098,070	279,220	421,230	507,240

¹ Population numbers in this table are "total population" numbers including approximately 4% undercoverage from the official "Census population" numbers reported by Statistics Canada.

² Totals for the Region may not add up due to rounding.

TABLE 2 INTENSIFICATION AND DENSITY TARGETS

Target	Municipality				
	Halton Region	Burlington	Oakville	Milton	Halton Hills
<i>Intensification Target</i>					
<i>Housing Units in Built-Up Area¹</i>	53,300	20,500	19,400	9,800	3,600
<i>Community Area Density Targets</i>					
<i>People and Jobs per Hectare in the Designated Greenfield Area²</i>	62	76	70	59	53
<i>Employment Area Density Targets</i>					
<i>Jobs per Hectare in the Employment Areas³</i>	26	33	36	19	24

¹ Target for the number of new housing units occurring with the Built-Up Area as shown on Map 1H between 2022 and 2041 and representing 45% of all new units during this period.

² Target for the number of people and jobs per hectare in the *Designated Greenfield Area* by 2041, consisting of the lands within the Regional Urban Boundary and outside of the *Built-Up Area* as shown on Map 1H and measured in accordance with Section 227.1 of this Plan.

³ Target for the number of jobs per hectare in the *Employment Areas* by 2041, as shown on Map 1H and measured in accordance with Section 227.1 of this Plan.

The proposed Greenfield development falls within the Milton settlement area, supported by full municipal services, which is an area where the Plan directs development and major growth. The proposal contributes to a compact, vibrant, transit-supportive complete community in a designated Greenfield area, which contributes to reducing the dependence on vehicular travel and encourages transit, walking and cycling by providing high density residential close to employment to support shorter commutes to work and easily accessible open spaces, local stores and services. The Halton Region 2022 Development Charge Study estimates 2.022 persons per unit (less than three bedrooms) in Greenfield, which equates to 242.64 residents per hectare. The proposed density is above the minimum target set by the Region of Halton for Milton of 59 residents or jobs per hectare for Greenfield area, as it provides an overall density of 94 people and jobs per hectare. The 62 townhouse units and the approved 58 deck townhouses will contribute towards achieving the density target of Table 2 by increasing the number of residents and jobs per hectare in a Greenfield area.

“77(2.4) Require development occurring in Designated Greenfield Areas to:

a) contribute towards achieving the development density target of Table 2 and the Regional phasing of Table 2a;

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- b) contribute to creating healthy communities;*
c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;
d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and
e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.”

TABLE 2A REGIONAL PHASING

Municipality	2022-2026	2027-2031	2032-2036	2037-2041
Halton Region				
Units in Designated Greenfield Area	14,970	15,900	16,470	16,810
Low Density Units	5,920	6,270	6,560	6,690
Medium & High Density Units	9,050	9,610	9,920	10,120
Units inside the Built Boundary	12,430	13,200	13,680	13,950
Employment	34,700	36,800	34,700	35,400
Oakville				
Units in Designated Greenfield Area	6,460	6,860	6,010	6,130
Low Density Units	2,120	2,250	2,090	2,130
Medium & High Density Units	4,340	4,610	3,920	4,000
Units inside the Built Boundary	4,500	4,780	4,980	5,080
Employment	13,500	14,300	11,300	11,500
Burlington				
Units in Designated Greenfield Area	590	620	450	460
Low Density Units	220	230	20	20
Medium & High Density Units	370	390	430	440
Units inside the Built Boundary	4,790	5,090	5,170	5,270
Employment	4,000	4,200	4,200	4,300

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Municipality	2022-2026	2027-2031	2032-2036	2037-2041
Milton				
Units in Designated Greenfield Area	5,760	6,120	8,780	8,960
Low Density Units	2,560	2,710	3,960	4,040
Medium & High Density Units	3,200	3,400	4,820	4,920
Units inside the Built Boundary	2,360	2,500	2,480	2,530
Employment	11,700	12,500	14,000	14,300
Halton Hills				
Units in Designated Greenfield Area	2,160	2,300	1,230	1,260
Low Density Units	1,020	1,080	490	500
Medium & High Density Units	1,140	1,210	750	760
Units inside the Built Boundary	780	830	1,050	1,070
Employment	5,500	5,900	5,200	5,300

“77(15) Require the development industry to absorb its share of the cost of the provision of infrastructure, public service facilities, and human services as permitted by applicable legislation and that any financial impact of new development or redevelopment on existing taxpayers be based on a financing plan communicated to the taxpayers and subsequently approved by Council. Such a financing plan may provide measures such as staging or contingent provisions to demonstrate that the provision of infrastructure and public service facilities under the Joint Infrastructure Staging Plan by Provincial and Federal Governments and other service providers are co-ordinated with those by the Region and Local Municipalities so that the health and well-being of the community is advanced in a fiscally responsible manner.”

Housing, Policy 86. *It is the policy of the Region to:*

“86(6) Adopt the following housing targets:

- a) That the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter; and*
- b) That at least 30 per cent of new housing units produced annually in Halton be Affordable or Assisted Housing.*

86(6.1) Establish, in conjunction with the Local Municipalities, annual targets for the production of housing units by density type and affordability for each Local Municipality, based on the Regional targets under Section 86(6)."

Urban Services, Policy 89. *It is the policy of the Region to:*

"89(1) Provide urban services only within the Regional Urban Boundary as delineated on Map 1 of this Plan, unless otherwise permitted by specific policies of this Plan.

89(8) Limit development in the Urban Area to the ability and financial capability of the Region to provide urban services in accordance with its approved financing plan under Section 77(15) of this Plan."

Per the above policies, the Region's interests in the urban area are mostly related to the availability of services. The Functional Servicing Report completed by Crozier outlines how connecting full municipal services is achievable for the Subject Land. A request was made to the Region of Halton for the appropriate amount of allocation under the 2005 allocation program which reserved 200 Standard SDEs, with 86 SDEs remaining. The proposed medium density development contributes towards achieving the development density target of Table 2 and the Regional phasing of Table 2a and is consistent with the requirement that at least 75 percent of new housing forms be in the form of townhouses.

The proposed development conforms to the objectives and policies of the Region of Halton Official Plan.

4.3 TOWN OF MILTON OFFICIAL PLAN

The Town of Milton Official Plan (Office Consolidated February 2026) manages growth in a phased matter, reinforces community values, provides an environmental and land use action plan and implements the vision of the Town of Milton. The Subject Land is located within an Urban Expansion Area and is designated Residential Area in Schedule A of the Town of Milton Consolidated Official Plan, February 2026.

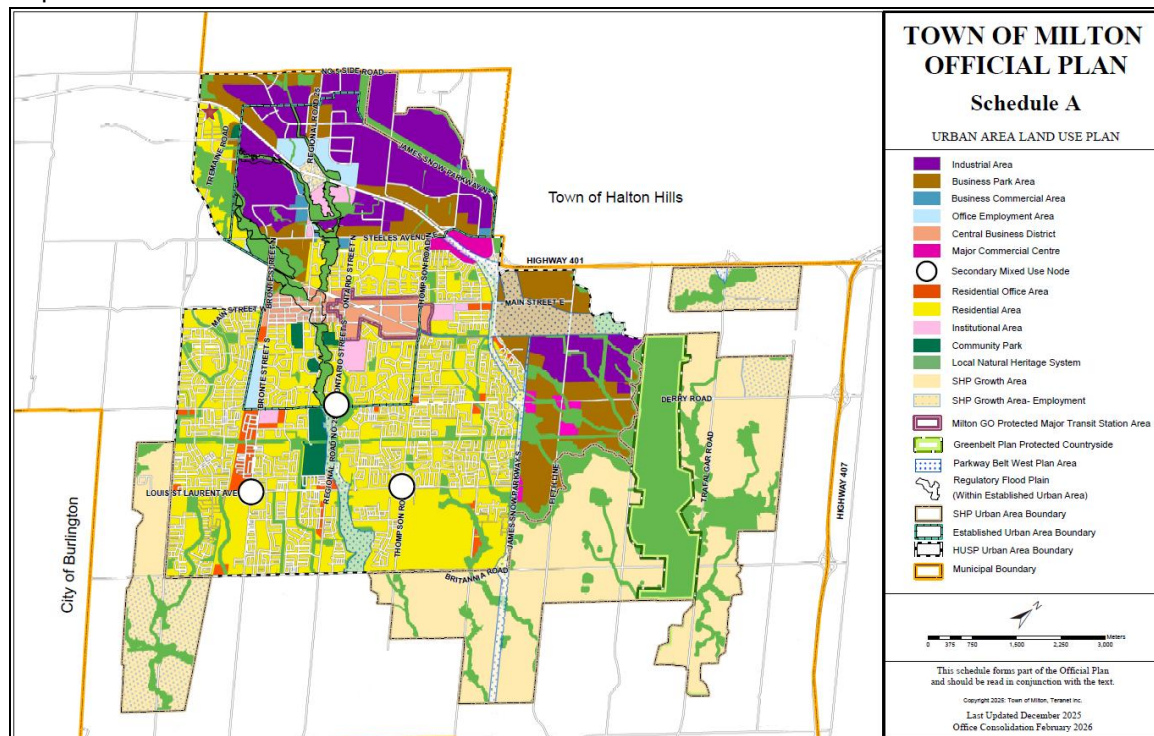


Figure 8: Schedule B - Urban Land Use Plan, Town of Milton Official Plan (* Subject Land)

“2.3.5 Complete Neighbourhoods

Lands designated Complete Neighbourhoods on Schedule 4 – Urban Structure represent primarily Residential Areas with associated services and facilities and compatible retail uses.”

It is the policy of the Town to:

- “2.3.5.1 Accommodate a range of housing types, including affordable housing and additional residential units, for all life stages, incomes and abilities, with supporting uses to create vibrant complete neighbourhoods.
- 2.3.5.2 Support contextually appropriate intensification opportunities within Complete Neighbourhoods to provide more housing choices, amenities and services to the local community.
- 2.3.5.3 Consider the impact to existing and planned parks, infrastructure and public service facilities when encouraging growth and intensification in Complete Neighbourhoods.
- 2.3.5.4 Ensure compatibility of new development in Complete Neighbourhoods with the character of the surrounding area.

- 2.3.5.5 *Maintain or enhance the distinct identities of Complete Neighbourhoods by having regard for the built environment, and natural heritage and cultural heritage features.*
- 2.3.5.6 *Promote walkability through the design and retrofit of new and existing Complete Neighbourhoods and appropriate infill in neighbourhoods to support community health, well-being, and quality of life.*
- 2.3.5.7 *Support a diverse mix of land uses to support vibrant neighbourhood, where appropriate and applicable.*
- 2.3.5.8 *Provide high quality parks and open spaces that support opportunities for transit and active transportation, where appropriate and applicable.*
- 2.3.5.9 *Integrate access to transit and active transportation facilities.”*

Further to the above goals of the Milton Official Plan the proposed development supports the growth of housing options in the Town and is sustainable development as it makes efficient use of land, resources, infrastructure and public service facilities. The proposed density of the development promotes alternate forms of transportation, such as walking or cycling to nearby areas, as there are a mix of uses planned for near-by that make alternative forms of transportation a possibility. The proposed development contributes to a strong, livable, vibrant and healthy complete community by providing more housing choices. Moreover, the surrounding approved plans provide for a mix of residential, commercial, employment uses, as well as open space blocks and village square. The proposed development contributes to a safe, strong, livable, vibrant and healthy complete community.

“7.1 HOUSING

7.1.1 Objectives

- 7.1.1.1 *To meet the Town of Milton's current and future housing needs by:*
 - a. *Expediting the development approval process in the provision of assisted, affordable and shared housing and further giving priority to those receiving government funding; and*
 - b. *Permitting shared housing as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria.*

7.1.2 Housing Targets

- 7.1.2.1 *Housing targets for the Urban Area shall be in accordance with the following:*

- a. *That at least 50 per cent of new housing units produced annually be in the form of townhouses or multi-storey buildings; and*
 - b. *That at least 30 per cent of new housing units produced annually be Affordable Housing.*
- 7.1.2.2 *The Town shall establish, in conjunction with the Region, annual targets for the production of housing units by density, type and affordability specific to the Town, based on the Regional targets.*
- 7.1.2.3 *All proposals for residential development in the Town will be assessed relative to the Town's ultimate housing targets relating to type and tenure, as well as affordability. While not every proposed infill development or subdivision will be expected to reflect the housing targets, every development application will be reviewed in relation to the approved Secondary Plan for that area in order to determine its contribution to the housing targets and to ensure that a full range and mix of housing types can be provided in each development phase.*
- 7.1.2.4 *All development proponents shall submit, as part of their development application (i.e., site plan control, condominium or subdivision approval), an indication of a range of the anticipated selling prices or rents of all units offered in order to assist Council in implementing its affordability policies.*
- 7.1.2.5 *The Town will encourage that assisted and affordable housing projects receiving government funding include, as appropriate, units with Universal Physical Access and enhanced energy conservation standards.”*

The proposed development meets the intent of Section 7.1 by contributing a ground-related, medium-density housing form that supports the Town's housing needs. The proposal specifically supports the housing targets set out in Section 7.1.2.1 (a) by providing 62 back-to-back townhouses in an Urban Area. The proposed built form offers attainable housing options that can improve affordability within the community. The proposed back-to-back townhouse development meets the policies of Section 7.1 by contributing to the overall housing supply contemplated for the Urban Area.

“7.1.3 Residential Intensification

- 7.1.3.1 *The present and future demand for housing in Milton will be accommodated, in part, through forms of intensification, which include the efficient use of vacant residential lands, underutilized lots and existing housing stock in all neighbourhoods, while*

recognizing the flood susceptibility in the urban core. Intensification may include the following subject to the provisions of Section 3.5:

- a. Outside Employment Areas, the redevelopment of employment lands with compatible residential or mixed -use developments with a residential component, which may also include conversion of non-residential buildings (e.g., schools, commercial facilities) to residential use, provided that:
 - i) A similar account of commercial and/or employment floor area is provided in the new development that was previously on the site; or*
 - ii) Through a Site Plan application and prior to the lifting of a holding by -law a technical study is completed demonstrating to the satisfaction of the Town and the Region that space to accommodate a similar number of jobs as existing shall be provided as part of the proposed development or made available prior to the commencement of, or concurrent with, the proposed development.**

7.1.3.2 *Infill development and redevelopment of sites and buildings through intensification, will be considered based on conformity with all of the following criteria:*

- a. The proposed development meets locational criteria in the Official Plan;*
- b. The existing hard infrastructure, including wastewater and water services, can support additional development;*
- c. The required parking can be accommodated;*
- d. The local road network can accommodate any additional traffic;*
- e. Compliance with the zoning by -law;*
- f. Compatibility with the existing development standards and physical character of the adjacent properties and the surrounding neighbourhood; and*
- g. Recognition of the flood susceptibility in the urban core*

7.1.3.3 *Priority shall be given to applications for residential plans of subdivision and other developments which:*

- a. Assist in the completion of the existing pattern of development in a neighbourhood in order to limit servicing costs and maximize the use of existing infrastructure and public service facilities and land resources;*
- b. Represent redevelopment or infill developments; and/or,*
- c. Result in the relocation of existing incompatible uses.*

- 7.1.3.4 *Residential Intensification in accordance with the policies of subsections 7.1.3.1 through to 7.1.3.4 of this plan shall only apply in the Urban and Hamlet Area designations.”*

Further to the above Official Plan objectives, the proposed development provides an appropriate form of residential intensification and makes efficient use of land. The introduction of back-to-back townhouse dwelling type enhances the existing housing stock in the Milton Heights neighbourhood. The proposed development does not require new infrastructure as the existing water, sanitary, storm and stormwater management infrastructure has been sized to accommodate the proposed development per the Functional Servicing and Stormwater Management Report prepared by Crozier. The proposed parking meets the zoning by-law requirements as demonstrated below in Section 4.6 of this report. The proposed development contributes to the housing supply in Milton through appropriate forms of intensification.

“8.2 RESIDENTIAL AREA

8.2.1 Purpose

- 8.2.1.1 *The Residential Area designation on Schedule “A” identifies lands within the Urban Area where the predominant use of land is, or is intended to be, a mix of low, medium and high -density residential development.*

8.2.2 Residential Intensification

- 8.2.2.1 *Residential intensification shall generally take the form of medium and high-density residential uses in accordance with policies 8.2.7.1 and 8.2.7.2 of this Plan and shall be guided by the following:*
- a) The character of adjacent established residential neighbourhoods shall be respected in terms of height, massing and setbacks;*
 - b) Buildings shall be stepped back, terraced or setback to maintain an appropriate transition and relationship between the different built forms;*
 - c) Rear or side yards abutting existing residential development shall be designed to include fencing and landscaping and other design features to mitigate noise, light and visual impacts;*
 - d) The development shall not cause traffic hazards or an unacceptable level of congestion on surrounding roads;*
 - e) The site shall be easily accessible by public transit;*
 - f) Site design shall take advantage of natural topography and vegetation to minimize the impacts of building height on adjacent land uses;*
 - g) Surface parking shall be discouraged; and*

h) Impacts on adjacent properties resulting from grading, drainage, service area locations, access and parking shall be minimized.

8.2.6 Permitted Uses

The Residential Area designation on Schedule “A” permits a full range of residential uses and densities. Complementary, non - residential uses that are necessary to create a residential neighbourhood environment are also contemplated. The following uses are permitted:

a) Low rise residential uses categorized as Low Density Residential such as single detached dwellings, duplex and semi-detached dwellings, townhouses and quattroplexes, at a maximum of 30 units per net hectare,;

b) Low rise residential uses categorized as Medium Density Residential I such as single detached dwellings, duplex and semi-detached dwellings, townhouses, stacked townhouses, triplexes, and quattroplexes, with a density of range of 31 to 45 units per net hectare in accordance with the policies of subsection 8.2.7.1;

c) Mid-rise multiple attached residential uses categorized as Medium Density Residential II such as stacked townhouses and apartments with a density range of 46 to 85 units per net hectare in accordance with the policies of subsection 8.2.7.2;

d) High -rise apartment residential uses categorized as High Density Residential within a density range of 86 to 150 dwelling units per net hectare.

e) Assisted and shared housing or Residential Care Facilities accommodating more than 8 persons, in accordance with the policies of subsection 8.2.7.4;

f) Rooming, boarding and lodging houses and bed and breakfast establishments in accordance with the policies of subsection 8.2.7.5;

g) Additional residential units in accordance with the policies of subsection 7.1.4.1 and 7.1.4.2;

h) Minor institutional uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential, in accordance with the policies of subsections 8.2.7.6 and 8.2.7.7;

i) Local Commercial Uses including limited convenience commercial, service stations and office use s which provide for the immediate needs of residents of adjacent neighbourhoods in accordance with the policies of subsections 8.2.7.6 and 8.2.7.7;

j) Home Occupation uses in accordance with the policies of subsection 8.2.7.6 and 8.2.7.7; and,

k) Parks, and other public spaces such as Urban Squares and Village Squares in accordance with the regulations of the Zoning By-law.

8.2.7 *Residential Area Policies
Medium Density Residential I*

8.2.7.1 *Applications for development of residential uses in the Medium Density Residential I category, except for applications for single detached dwellings, duplex, and semi-detached dwellings on individual lots, or proposed sites for such uses in Secondary Plans, shall be evaluated based on conformity with all of the following criteria:*

a) Site:

- i) The area of the site allows for integration of the proposed medium density development with adjacent low-density development; and,*
- ii) The area of the site provides for adequate buffering for any adjacent low density residential uses (particularly in an infill situation), appropriate on -site recreation amenities and adequate parking facilities.*

b) Location:

- i) The site is generally located so that the development is well integrated with adjacent low-density development and a gradation in density between uses is generally achieved; and,*
- ii) The site is in general proximity to a park, natural area, local institutional or local commercial facility.*

c) Height:

- i) The height of the main buildings does not exceed four storeys.*

d) Services:

- i) Adequate piped municipal water and wastewater services and storm drainage facilities can be provided.*

e) Development Plan

- i) Submission of a Development Plan for sites in the Urban Area, will be required.*

NET RESIDENTIAL AREA means an area consisting of one or more surveyed and registered lots, blocks or parcels the principal or proposed use of which is dwellings.”

The proposed development provides for 3 storey townhouse dwellings in close proximity to existing commercial uses and public spaces, which conforms to the Milton Official Plan. The density of the proposed medium density development is 47 units per net hectare per the definition of net residential area in the Official

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Plan, however the overall density for the Milton Meadows North subdivision is 39 units per hectare which conforms to the maximum density for Medium Density Residential of 31 to 45 units per net hectare.

The proposed development conforms to the policies of the Town of Milton Official Plan.

4.4 SHERWOOD SURVEY SECONDARY PLAN- OPA No.15

The Sherwood Survey Secondary Plan (OPA 15) was adopted by Council on July, 2004 and approved by Halton Region on December 24, 2004. The purpose of the Sherwood Survey Secondary Plan is to establish a more detailed planning framework for the Sherwood Survey Planning District in support of the general policy framework provided by the Official Plan.

The Subject Land falls within a “Sub-Neighbourhood” of the Milton Heights Neighbourhood according to Schedule C-8-A –Community Structure Plan of the Sherwood Survey Secondary Plan.

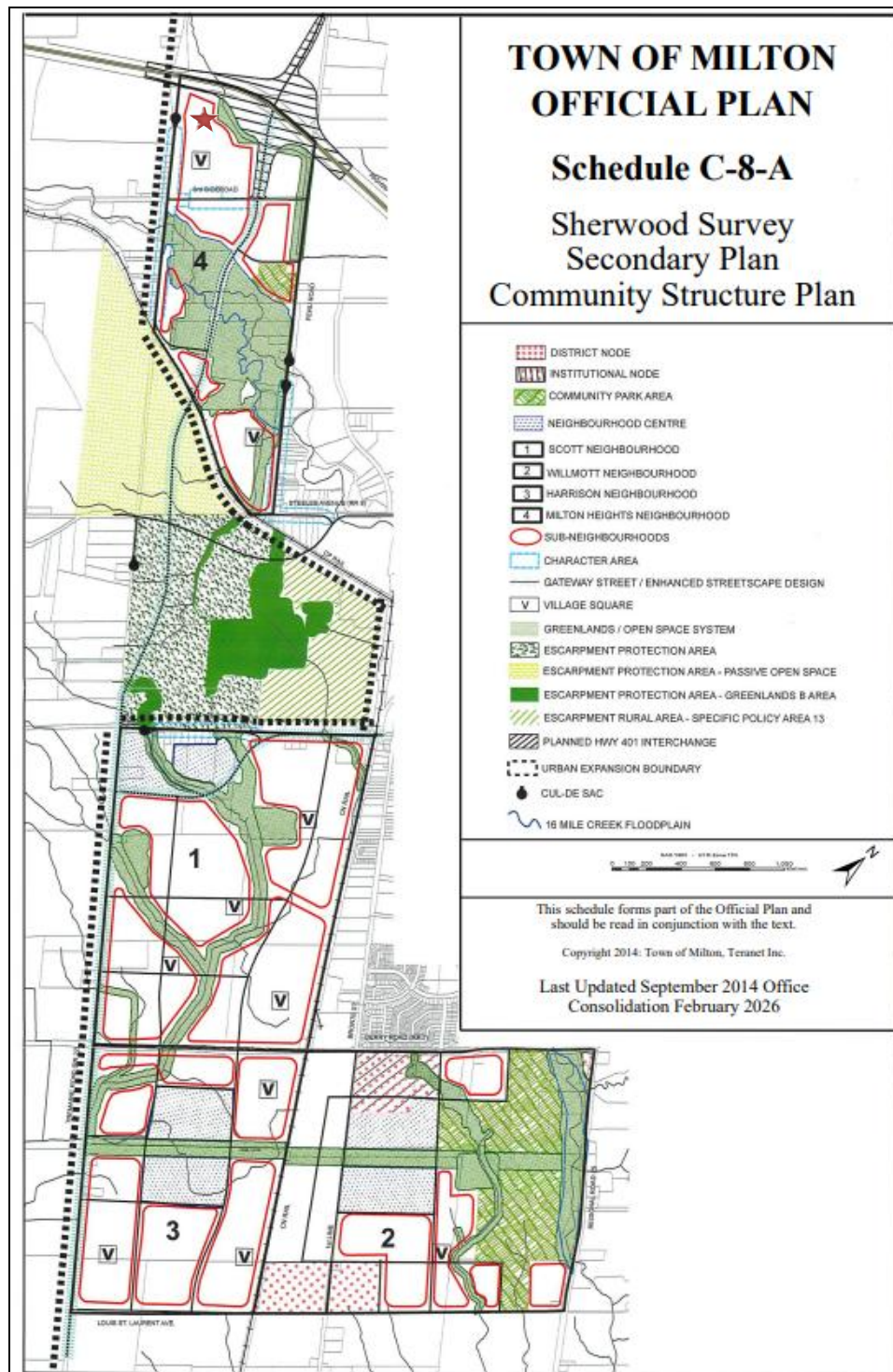


Figure 9: Schedule C8A – Community Structure Plan, Sherwood Survey Secondary Plan (* Subject Land)

Section C.8 of the Town of Milton Official Plan includes policies related to the Sherwood Survey Secondary Plan, including the following applicable policies.

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C.8.3.1 “Goal and Objectives

Further to, and in accordance with, the goals and objectives of Section 2 of the Official Plan, the following specific goal and objectives are applicable to the Sherwood Survey Planning District.

C.8.3.1 Goal

To create a safe, liveable, attractive and healthy community in Sherwood Survey which has the strong sense of community and the environment evident in Milton today, and which is designed to be integrated with the Existing Urban Area and its Central Business District.

C.8.3.2 Objectives

C.8.3.2.1 *To create strong physical connections with the Existing Urban Area, particularly the Central Business District, to ensure maximum opportunities for integration of the two areas.*

C.8.3.2.2 *To ensure through the establishment of urban design guidelines and other measures a high quality and consistent level of urban design for both public and private areas of the community.*

C.8.4.5 Housing Mix

C.8.4.5.1 General Housing Mix Target

The ultimate housing mix targets for the Urban Area found in Section 2.7.3.4 of the Official Plan, shall apply to The Sherwood Survey Planning District. These targets are 60 per cent single detached and semi-detached, 15 per cent row housing or similar housing forms and 25 per cent apartment or similar housing form mix.

C.8.4.5.2 Residential Density Distribution

Notwithstanding the policies of 2.7.3.5 of the Official Plan, which encourage an even distribution of residential density throughout the Urban Area, and the HUSP direction to achieve an overall density of 30 units per net hectare, in the Sherwood Survey Planning District, residential development in Neighbourhoods in proximity to the Niagara Escarpment shall have a lower density than those neighbourhoods which are not adjacent to the Escarpment to ensure that development is sensitive to the Escarpment environment. The average density in each neighbourhood as designated on Schedule C-8-A1 shall be:

a) Milton Heights Neighbourhood 15 units per net hectare, although lots situated abutting Provincial Freeways, Major Arterial Roads and Railway Corridors may be developed at 40 units per net hectare;”

The proposed development has a net residential density of 47 units per hectare, as calculated in accordance with the definition of net residential area in the Official Plan, however the overall density for the Milton Meadows North subdivision is 39 units per hectare which meets the required density of 40 units per net hectare set out in Section C.8.4.5.2(a). While Section C.8.4.5.2(a) establishes an average neighbourhood density target of 15 units per net hectare for the Milton Heights Neighbourhood, it specifically permits densities of up to 40 units per net hectare on lands abutting Provincial Freeways, Major Arterial Roads, and Railway Corridors. As the Subject Land directly abuts Highway 401, the proposed density is appropriate and meets the maximum permitted density of 40 units per net hectare.

Accordingly, the proposed development represents an appropriate medium-density residential form that contributes to the housing mix objectives of the Sherwood Survey Secondary Plan while remaining compatible with the locational criteria established for lands adjacent to Provincial Freeways.

The Subject Land is designated “Residential Area” according to Schedule C-8-D – Land Use Plan of the Sherwood Survey Secondary Plan. The applicable land use policies for the “Residential Area” designation, found in Section C.8.5.1 of the Town of Milton Official Plan, are demonstrated below.

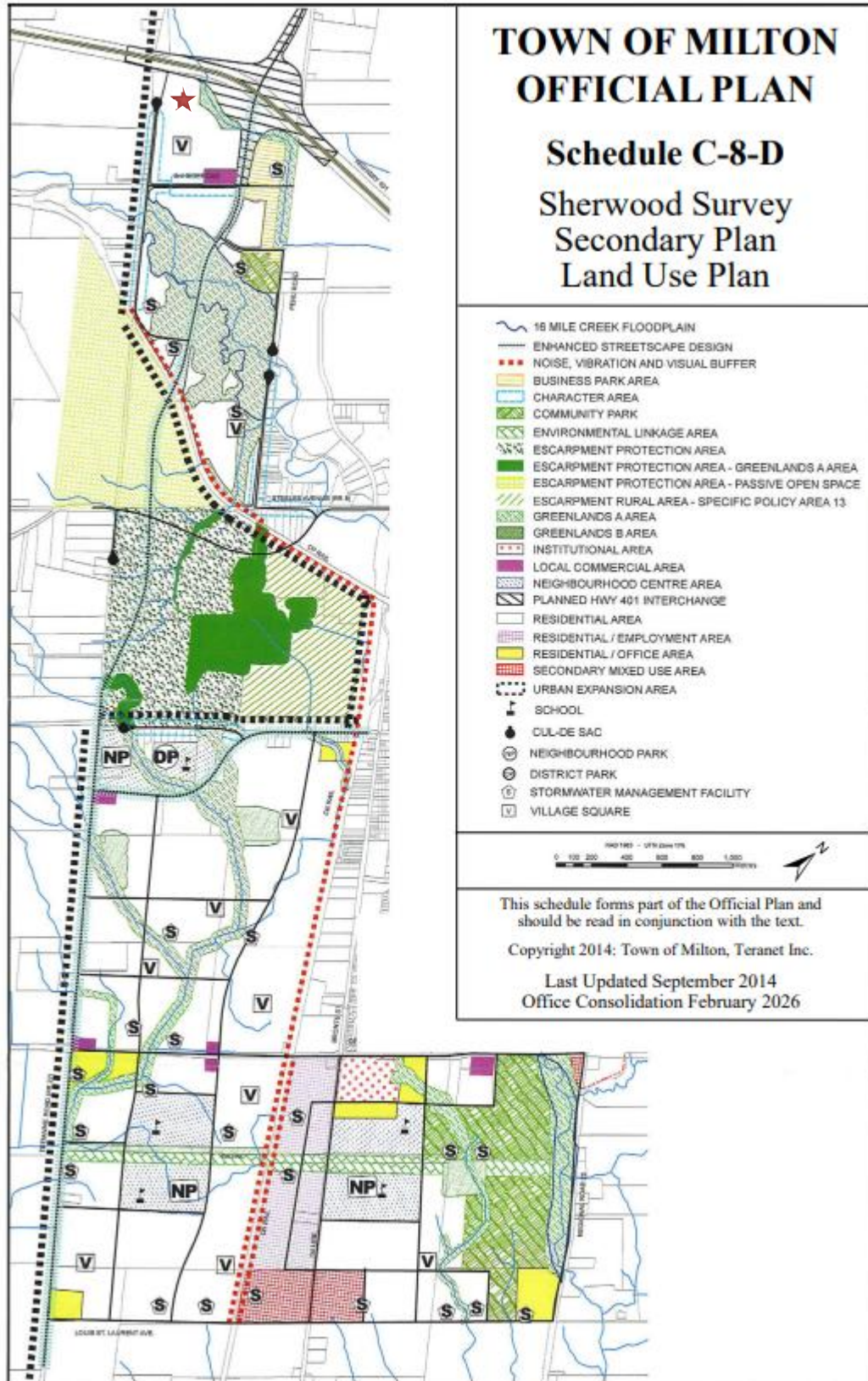


Figure 10: Schedule C8D – Land Use Plan, Sherwood Survey Secondary Plan (* Subject Land)

“C.8.5.1.1 Residential Area - Residential Mix

The residential mix in the Sherwood Survey Planning District as a whole, and for individual subdivisions which exceed 200 lots in size, shall be in accordance with the ultimate housing mix targets for the Urban Area, the policies of Subsection 3.2.1.4 of the Official Plan and the density distribution policies of Section C.8.4.5.2 of this Plan. In addition:

- a Medium Density I residential uses shall have a minimum density of 20 units per net hectare and a maximum of 35 units per net hectares. Street-oriented Medium Density 1 residential uses shall be encouraged to be interspersed with single and semi-detached dwelling units throughout to Planning District in small blocks of from five to 30 units and particularly in areas adjacent to the Neighbourhood Centre Areas, as well as Village Squares and Greenlands A and B Areas;*
- b. Medium Density II uses shall be encouraged to locate adjacent to arterial roads and shall have a minimum density of 35 units per net hectare and a maximum of 70 units per net hectare; and,*
- c. All individual residential units shall be encouraged to front on and have access to public roads: however, where development fronts on arterial roads, vehicular access may be provided from hybrid roads, lanes or service roads subject to the approval of the Town in consultation with the Region.*

C.8.5.1.3 MEDIUM DENSITY RESIDENTIAL I

Where street-oriented medium density residential uses, such as street townhouses, are interspersed with single and semi-detached dwelling units in blocks of five to 30 units, the policies of subsections 3.2.3.1 a), b) i), and e) of this Plan shall not be applicable. However, such development shall be evaluated and will be to the satisfaction of the Town at the draft plan of subdivision stage to ensure appropriate integration with the adjacent low density dwelling units in accordance with the Urban Design Guidelines which form part of the Sherwood Survey Planning District Implementation Strategy. The submission of building elevations may be required to assist in the evaluation of such proposals.

C.8.5.1.4 Residential Area Policies For Milton Heights

e. The maximum height of new residential development west of new Tremaine Road shall be two -storeys, except for the development block abutting Highway 401, where the maximum height shall be three-storeys for those dwellings directly abutting Highway 401. Lofts may be included in the roof space above the second storey for:

- i) The development block abutting Highway 401; and,*
- ii) Dwellings on larger lots within the development block abutting the village square, subject to being located immediately across the street from the development block abutting Highway 401, increased setbacks, landscaping, the elimination of garages in the front yard, and other architectural and site design mitigation.”*

Policies applicable to the Subject Land permit Medium Density Residential I uses. The proposed development conforms to the residential mix policies of the Sherwood Survey Secondary Plan. The proposed development has a net residential density of 47 units per hectare, however the overall density for the Milton Meadows North subdivision is 39 units per hectare. The proposed density does not fall within the permitted density range of 20 to 35 units per net hectare. However, considering that the development is adjacent to a major arterial road and provincial freeway the density meets the permitted density of 40 units per net hectare established in Section C.8.4.5.2 (a) noted above.

Furthermore, while the Official Plan encourages residential units to front onto and gain access from public roads, Section C.8.5.1.1(c) recognizes that alternative access arrangements may be appropriate for developments fronting onto arterial roads. In this regard, the Subject Land fronts onto Tremaine Road, an arterial road, and the proposed condominium road and rear lane access arrangement is appropriate and consistent with the intent of these policies.

Accordingly, the proposed development represents an appropriate form of Medium Density Residential I development and conforms to the residential mix policies of the Sherwood Survey Secondary Plan.

The Subject Land is designated “Phase 2C” according to Schedule C-8-F – Phasing Plan of the Sherwood Survey Secondary Plan. The applicable phasing policies, found in Section C.8.6.1 of the Town of Milton Official Plan, are demonstrated below.

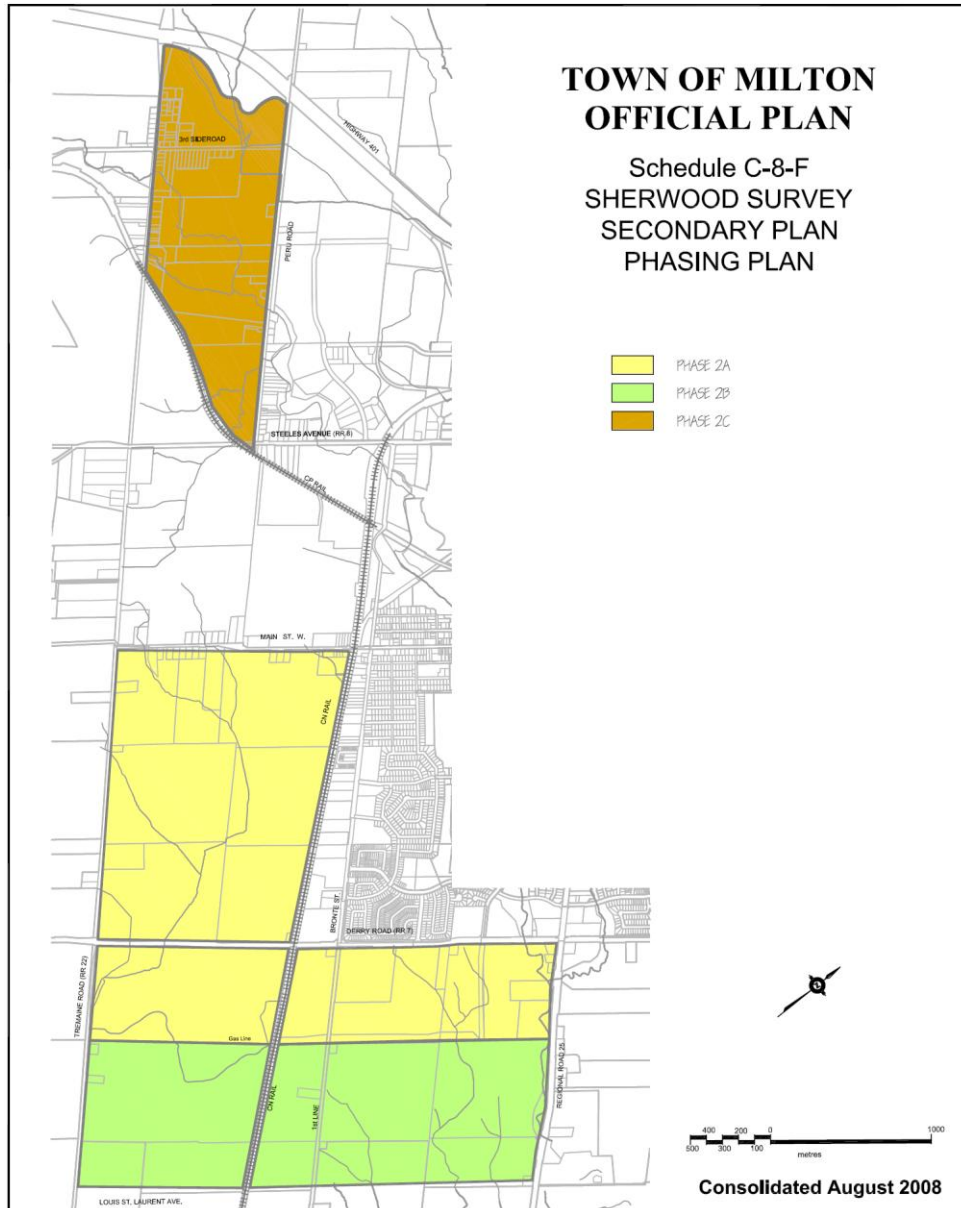


Figure 11: Schedule C8F – Phasing Plan, Sherwood Survey Secondary Plan

“C.8.6 *Implementation*
Further to, and in accordance with, the existing Implementation policies of Section 5.0 of this Plan, the following policies are applicable to the Sherwood Survey Planning District.

C.8.6.1 *Phasing and Finance*
C8.6.1.1 *Development in the Sherwood Survey Planning District shall proceed to three phases, 2A, 2B, and 2C as designated on Schedule “C-8-F”. Prior to the commencement of development in each phase, an acceptable financing plan must be approved by the Town and Region and any additional financial and other*

requirements of the Town and the Regional Municipality of Halton shall be satisfied, confirmation shall be received from utility providers and schools be satisfied, confirmation shall be accommodated; and the following conditions must be met:

- a Phase 2B- 60% of the developable land area of Phase 2A must be in registered plans of subdivisions prior to the commencement of development in Phase 2B,*
- b Phase 2C- 60% of the developable land area of Phase 2B must be in registered plans of subdivisions prior to the commencement development in Phase 2C.”*

The plan of subdivision is located in Phase 2C of the Sherwood Survey Planning District, which is the third phase of development. It is our understanding that an appropriate percentage of Phases 1 through 2 have already been registered. The proposed development conforms to the policies of the Sherwood Survey Secondary Plan (OPA 15).

4.5 MILTON HEIGHTS NEIGHBOURHOOD - OPA NO. 38

The Milton Heights Neighbourhood Local Official Plan Amendment No. 38 (OPA 38) dated March 3, 2014 was approved by the Ontario Municipal Board, as a result of OMB Cases PL101316, PL101334 and PL101335. The OMB found that the Royal Park/Milton Meadows, Century Grove and Andrin development applications/proposals were not premature as the draft plans can be approved with a condition for eventual servicing. The neighbouring planning applications surrounding the Subject Land were approved by the Board and OPA 38 was also approved to facilitate the current planning applications on the Subject Land.

OPA 38 deletes the requirement for an approved Tertiary Plan for the Milton Heights Neighbourhood prior to any development occurring per Policy C.8.4.5.2 a). OPA 38 also amends Section C.8.4.5.2 (a) by permitting a range of 15 to 40 units per hectare. The density of the proposed medium density development is 47 units per net hectare per the definition of net residential area in the Official Plan, however the overall density for the Milton Meadows North subdivision is 39 units per hectare which meets the permitted density of 40 units per hectare set out in the Sherwood Survey Secondary Plan. This is within the range of permitted density per OPA 38.

The proposed development conforms to the policies of the Milton Heights Neighbourhood Local Official Plan Amendment No. 38 (OPA 38).

4.6 ZONING BY-LAW NO. 144-2003

The Subject Land is zoned “RMD2”– Residential Medium Density 2 Zone subject to exception 189 and holdings H12 and H13, according to Schedule A, Zoning By-law 072-2014, OMB approved February 12, 2016.

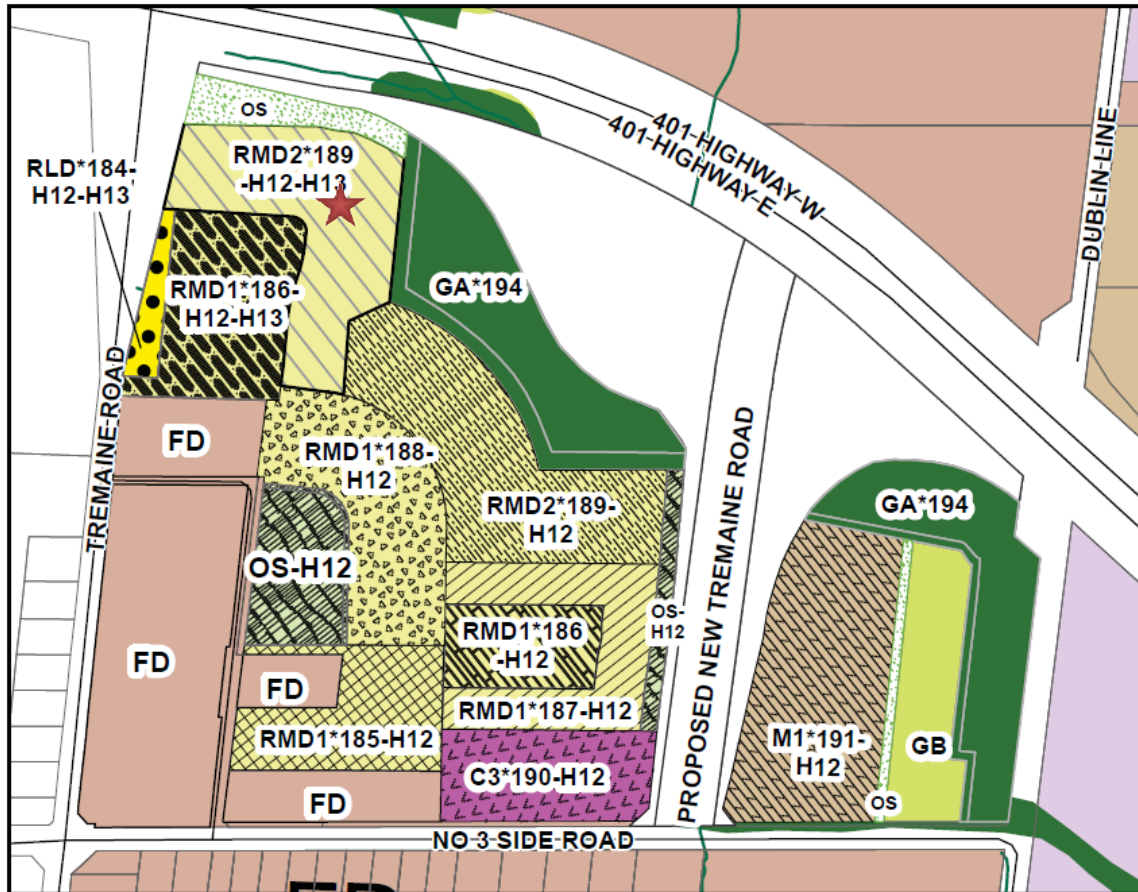


Figure 12: ZBL 144-2003 – Schedule A - Urban Area Zoning (* Subject Land)

Section 13.1.1.189 – Special Provision 189 of Zoning By-law No.144-2003 states the only permitted uses of the Residential Medium Density 2 are as follows:

“(A) The only permitted uses are detached dwellings, semi-detached dwellings, townhouses, deck-townhouses, shared housing, a home daycare and a home occupation.”

The proposed special exceptions are outlined in the table below (the **bold** text indicates provisions for which the provisions of By-law 144-2003 are not met):

Table 1 – Zoning Compliance Table

Residential Medium Density 2 (RMD2*189) Zone Standards		
B2B Townhouses, Street Access	Required	Proposed

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Interior Unit Provision		
Minimum lot frontage (m)	6.0m / unit	5.5m
Minimum lot depth (m)	13.5m	16m
Minimum front yard (m)	4.5m	4.5m
Minimum rear yard (m)	0.0m	0m
Minimum interior side yard (m)	0.0m	0m
Minimum exterior side yard (m)	0.0m	0m
Maximum height (m)	12.5m	12.5m
Minimum Landscaped Open Space	No Minimum	-
B2B Townhouses, Street Access End Unit Provision	Required	Proposed
Minimum lot frontage (m)	7.6m / unit	5.6m
Minimum lot depth (m)	13.5m	16m
Minimum front yard (m)	4.5m	4.5m
Minimum rear yard (m)	0.0m	0m
Minimum interior side yard (m)	0.0m on one side, 1.2m on the other	2.25m
Minimum exterior side yard (m)	0.0m	0m
Maximum height (m)	12.5	12.5m
Minimum Landscaped Open Space	No Minimum	-
B2B Townhouses, Street Access End Corner Unit Provisions	Required	Proposed
Minimum lot frontage (m)	8.4m / unit	5.6m
Minimum lot depth (m)	13.5m	16m
Minimum front yard (m)	4.5m	4.5m
Minimum rear yard (m)	0.0m	0m
Minimum interior side yard (m)	0.0m	0m
Minimum exterior side yard (m)	2.4m	2.25m
Maximum height (m)	12.5m	12.5m
Minimum Landscaped Open Space	No Minimum	-
Residential Parking Provisions	Required	Proposed
All other dwelling units (minimum)	2 parking spaces per dwelling unit (2x62 = 124 spaces)	124
Visitor parking (minimum)	0.25 spaces per unit for visitors (0.25x62 = 16 spaces)	20, including 2 barrier-free spaces
Barrier-Free Parking (minimum)	1 space per 11 to 50 required visitor parking spaces	2

As such, an amendment to the site specific “RMD2” – Residential Medium Density 2 Zone exception 189 is required to permit the back-to-back townhouses with site specific exceptions. The Site-Specific Exceptions include:

Amending Section 2.C (4) of the Site-Specific By-law to permit a maximum height of 3 storeys and 12.5 metres, as follows:

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.

For Townhouses, Back-to-Back with Street Access (Interior Units):

- Minimum Frontage 5.5m (whereas 6.0 m is required)

For Townhouses, Back-to-Back with Street Access (End Units):

- Minimum Frontage 5.6m (whereas 7.6 m is required)

For Townhouses, Back-to-Back with Street Access (End Corner Units):

- Minimum Frontage 5.6m (whereas 8.4 m is required)
- Minimum exterior side yard setback 2.2 m (whereas 2.4 m is required)

These exceptions are described further in Section 8 of this Report, which provides a draft Zoning By-law Amendment.

5. SUPPORTING STUDIES

In addition to the Planning Justification Report, a number of supporting studies and plans have been completed in support of the proposed Zoning By-law Amendment and Draft Plan of Subdivision. The main conclusions and recommendations of the supporting studies have been summarized in the subsections below.

5.1 TRANSPORTATION BRIEF

The Transportation Brief was prepared in support of the proposed Phase 2 of Block 81 within Milton Meadows North, which proposes 62 back-to-back townhouse units, compared with the previously approved 31 low-rise townhouse units. The site will be served by a 6.0 m-wide private condominium road connecting to Quarry Crescent, Smokey Hollow Boulevard and Steptoe Terrace.

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The proposed development is forecast to generate 29 two-way trips during the AM peak hour and 35 two-way trips during the PM peak hour. Compared with the previous 31-unit proposal, this represents only 15 additional AM trips and 17 additional PM trips. The report concludes that this increase is minor and will have a negligible impact on the surrounding transportation network.

From a site-design perspective, the proposed 6.0 m condominium road is considered appropriate for the development. Traffic-calming measures include the relatively narrow roadway, tighter curb radii and appropriate illumination. Stop signs, pavement markings and pedestrian sidewalk treatments are also proposed.

The development provides 124 resident parking spaces and 20 visitor spaces, including two barrier-free spaces, meeting or exceeding the applicable parking requirements. Garbage collection will occur curbside, and AutoTURN analyses have been provided to demonstrate garbage truck and fire truck circulation through the site.

Overall conclusion: The report supports approval of the proposed 62-unit development as additional traffic generated compared with the previously approved development is relatively small, the surrounding transportation network can accommodate the development, parking requirements are satisfied, and the proposed internal road/access configuration is considered functional.

5.2 FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

The Functional Servicing and Stormwater Management Report was prepared by Crozier in support of the proposed Phase 2 of Block 81 within Milton Meadows North, which proposes 62 back-to-back townhouses along with previously approved 58 deck townhouses. The report concludes that the proposed 2.0 ha condominium townhouse development consisting of 120 units (62 back-to-back townhouses and 58 deck townhouses) can be adequately serviced by the existing municipal water, sanitary, storm, and stormwater management infrastructure that was previously designed and constructed as part of the Milton Meadows North subdivision.

The proposed development will connect to existing water, sanitary, and storm servicing stubs provided within the future condominium road and Quarry Crescent, with calculated peak water demand and sanitary flows remaining within the capacity allocated in the original subdivision design. From a stormwater perspective, the proposed grading and drainage strategy maintains the overall drainage intent established by the approved subdivision design, with runoff directed either to SWM Pond S43 or the adjacent watercourse in accordance with the original servicing strategy.

An assessment of the drainage area and runoff characteristics demonstrates that the proposed development generates a lower area x runoff coefficient product than what was assumed in the original subdivision design, confirming that the existing storm sewer network, overland flow routes, adjacent watercourse, and SWM Pond S43 have sufficient capacity to accommodate the proposed development without adverse impacts. Accordingly, the report supports the development from a water servicing, sanitary servicing, storm drainage, and stormwater management perspective.

5.3 NOISE BRIEF

An Environmental Noise Feasibility Study (“Noise Report”), dated April 10, 2024 was previously prepared by Valcoustics for the proposed Royal Park North subdivision. The Noise Brief has been prepared as part of the Zoning By-law Amendment (ZBA) application for the proposed development of 62 back-to-back townhouses and 58 approved deck townhouses. The dwellings setbacks are the same as in the Noise Report and thus, the sound level predictions do not change.

The brief provides a summary of the information provided in the Noise Report and how it relates to the new design. With the design of the development, including the mitigation measures to address transportation sources, a suitable acoustical environment can be provided for the occupants and the applicable MECP noise guideline requirements are met. Meeting the MECP noise guidelines also ensures that the stationary noise sources can continue to operate without impediment and that compatibility of land uses is achieved with respect to environmental noise.

6. PUBLIC ENGAGEMENT STRATEGY

Public engagement is a critical component of the planning process. Providing accurate information, gathering feedback and engaging in meaningful discussion are key to achieving an effective public consultation strategy and ensuring the needs of the public are met. Encouraging public engagement is important for gathering public input and understanding community concerns.

In conjunction with Town of Milton staff, we anticipate implementing the following engagement and public consultation strategies to develop informed opinions and input from the community surrounding the proposal.

Given previous approvals for this site and the nature of the change being requested resulting in only an overall increase of 31 units and such change being internal to the project, and not directly interfacing with the existing residential community, the following strategy for consulting with the public with respect to the application will follow the requirements of the Planning Act for statutory meetings and the Town of Milton Zoning By-law Amendment process.

1. The Town will provide the public a formal Notice of Application;
2. Public Notice signs with information regarding the proposed development will be posted on the property by the applicant;
3. A Statutory Public Meeting will be hosted by the Town to gather information from the public and the proposal will be presented by the applicant;
4. Input from the Public Meeting will be considered and formal responses will be prepared to address public comments and concerns. Minor revisions to existing plans or other considerations with respect to the development proposal may be made, as appropriate, based on stakeholder input;
5. Additional notices regarding Committee of the Whole meetings and decisions will be provided by the Town.

The proposed Public Engagement Strategy is considered to be satisfactory and in compliance with new Provincial legislation and the Planning Act. The applicant and the consulting team are committed to engaging with the should such be deemed necessary as a result of comments that may be generated at the statutory public meeting.

7. CONCLUSION

The proposed development is consistent with the applicable policy documents, including the 2024 Provincial Planning Statement, Halton Region Official Plan, and the Town of Milton Official Plan. The proposed development provides for medium density housing which will contribute to the mix of housing options in the Town at a density that supports active transportation and public transit.

To further supplement the submission of the planning applications as filed with the Town of Milton, the following reports have been completed: Planning Justification Report, Functional Servicing and Stormwater Management Report, Noise Brief and Transportation Brief. These documents demonstrate that the proposed development is appropriate from a technical, policy and public interest perspective and properly balance the interests of the environment and the existing area. The applications represent good land use planning and are appropriate for approval.

8. DRAFT ZONING BY-LAW AMENDMENT

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: XXX

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

Milton Meadows Properties Ltd.

Zoning By-law Amendment – Block 81 (Phase 2)

September 2026

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.

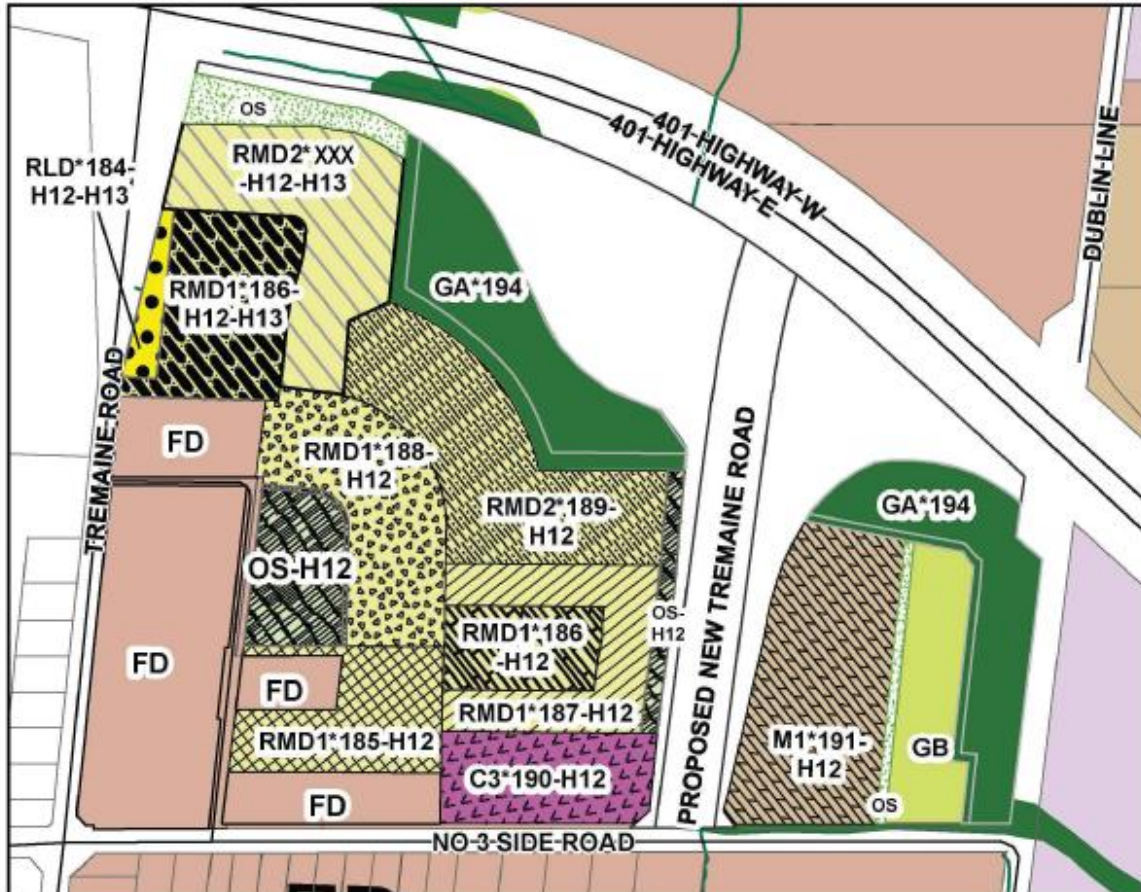
Gordon A. Krantz Mayor

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-07002M
MILTON MEADOWS PROPERTIES
(NORTH)