RECOMMENDATION: THAT Town of Milton Council supports the granting of Draft Plan Approval by the Director of Planning and Development for the proposed plan of subject to the completion of draft plan conditions;

AND THAT Town of Milton Council approves application Z-01/11 (“Mattamy Biason Phase 2-6B”) for an amendment to Town of Milton Zoning by-law 144-2003, as amended, to change the Future Development (FD) to the Residential Medium Density 2*160-Special Section (RMD2*160) Zone to permit the development of a block within a residential plan of subdivision on lands legally described as Part of Lot 10, Concession I, N.S. (Trafalgar), Town of Milton, Regional Municipality of Halton, BE APPROVED.

AND THAT the Provincial Ministers of Education and Infrastructure receive a copy of this report with a request to review and accelerate plans for school expansions.

AND THAT staff be authorized to bring forward an Amending Zoning By-law in accordance with the Draft By-law attached as Appendix 1 to this Report.
EXECUTIVE SUMMARY

Requested Amendments

The applicant has requested an amendment to the Town of Milton Zoning By-law 144-2003, as amended, to change the zoning applicable to the subject lands from the Future Development (FD) Zone to Residential Medium Density 2*160-Special Section (RMD*160) Zone to permit the development of a residential block within a residential subdivision on the subject lands.

The applicant proposes a plan of subdivision creating 1 block yielding a total of 108 units made up of 42 street townhouse units, 34 rear lane townhouse units, 32 back to back townhouse units, and an internal private road system.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision, subject to conditions, conforms to Provincial, Regional and local planning policy and achieves acceptable engineering and design standards. As a result, the Director of Planning and Development is prepared to grant draft plan approval to the proposed subdivision processed under File 24T-05012/M, subject to conditions.

It is Staff’s opinion that the proposed zone classification and provisions, in conjunction with the required architectural control guidelines, implement the new development standards contemplated by the Implementation Strategy prepared in conjunction with the Sherwood Survey Secondary Plan and provide appropriate land use controls. Planning staff is further satisfied that the proposed by-law is consistent with the policies of the Provincial Policy Statement and conforms to the Regional and Local Official Plans. As such, Staff is recommending that the rezoning application be approved.
The Corporation of the TOWN OF MILTON

REPORT

Background

Agent: Korsia and Company Ltd.
2400 Wyecroft Road, Unit 6
Oakville, Ontario L6L 6M8

Owner: Mattamy (Milton West) Limited
2360 Bristol Circle
Oakville ON L6H 6M5

Location/Description

The subject lands have an area of 1.56 ha and are at the southeast corner of Derry and Tremaine Roads. The property is legally described as Part of Lot 10, Concession I, N.S. (Trafalgar), Town of Milton. The location of the property is illustrated on Figure 1.

Surrounding land uses are as follows:

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Vacant</td>
<td>Future Development (FD) Zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Lands</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To the north</td>
<td>Future Commercial</td>
<td>Local Commercial Special Section (C3*143) Zone</td>
</tr>
<tr>
<td>To the west</td>
<td>Agricultural</td>
<td>Agriculture (A1) Zone</td>
</tr>
<tr>
<td>To the south</td>
<td>Channel, Existing Residential</td>
<td>Residential Medium Density 1 (RMD1) and Greenlands A (GA) Zones</td>
</tr>
</tbody>
</table>
Proposal

The applicant proposes to amend the Town of Milton Zoning By-law 144-2003, as amended, by replacing the existing Future Development (FD) Zone with the Residential Medium Density 2*160 Special Section (RMD2*160) Zones. The purpose of the requested amendment is to permit the development of a Residential Block within a Residential Plan of Subdivision.

The plan of subdivision is proposed to consist of the following:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>No. Lots/Blocks</th>
<th>No. Units</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouses</td>
<td>1</td>
<td>76</td>
<td>1.56</td>
</tr>
<tr>
<td>Back to Back Townhouses</td>
<td>1</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1</strong></td>
<td><strong>108</strong></td>
<td><strong>1.56</strong></td>
</tr>
</tbody>
</table>

Supporting Documentation

The applicant’s consultant has submitted a number of technical reports in support of the proposed development. Town staff and circulated agencies have reviewed these reports and, based upon that review, have determined that they provide sufficient basis to support the granting of draft plan approval to the proposed plan of subdivision providing servicing is available. The following is a list of the reports submitted:

- Revised Draft Plan of Subdivision (Drawing Z) 24T-05012/M prepared by Korsiak & Company Ltd., dated March 30, 2011;
- Concept Plan prepared by Quadra Design Studios, dated March 11, 2011;
- Planning Justification Report prepared by Korsiak & Company Ltd., dated March 2011;
• Traffic Impact Study prepared by Sernas Transtech, dated April 5, 2011;
• Functional Servicing Report prepared by David Schaeffer Engineering Ltd., dated March 2011;
• Noise Feasibility Study prepared by HGC Engineering, dated April 14, 2011, and;

Discussion

Planning Policy

- Provincial Policy

The Provincial Policy Statement (PPS) issued under Section 3 of the Planning Act came into effect on March 1, 2005. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Intensification and efficient use of land is strongly supported by the PPS. The following policies specifically support these goals:

1.1.3.2 Land use patterns within settlement areas shall be based on:
   a) densities and a mix of land uses which:
      1. efficiently use land and resources;
      2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
      3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8: and
   b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield
sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

The property is in the urban area and is fully serviced. The proposed development represents intensification and more efficient use of land as required by the PPS. The development proposal is therefore consistent with the Provincial Policy Statement.

It is staff’s opinion that the proposed plan of subdivision and implementing zoning standards are consistent with the objectives of the relevant Provincial policies.


The Provincial Growth Plan for the Greater Golden Horseshoe (GGH) was prepared under the Places to Grow Act, 2005, and took effect on June 16, 2006. The plan builds on other provincial initiatives, such as the PPS, and is intended to guide decisions on growth related matters including transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection.

The Vision for 2031 is grounded in the following principles (Section 1.2.2) that are relevant to the proposed development:

- Build compact, vibrant and complete communities.
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form.

The proposal is consistent with these guiding principles as it is a relatively compact and efficient form of development which makes good use of existing infrastructure and helps to complete the existing community.
The Where and How to Grow section of the plan has a number of policies that deal with Managing Growth (Section 2.2.2). The specific policies that are applicable to the proposed development include:

- Directing a significant portion of new growth to the built-up areas of the community through intensification
- Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types.

The proposed development is within the built-up area and represents a modest degree of intensification. It also contributes to the completion of the community.

The Where and How to Grow section also includes a number of General Intensification policies (Section 2.2.3). The relevant policies include:

- Encourage intensification generally throughout the built-up area
- Facilitate and promote intensification
- Plan for a range and mix of housing

The proposal is consistent with these policies as it represents a slight degree of intensification within the built-up area and delivers a mix of detached and semi-detached dwellings.

The Infrastructure to Support Growth section of the Provincial Growth Plan for the Greater Golden Horseshoe (GGH) places an emphasis on coordinating land use planning with infrastructure investments. The main objective is to make efficient use of existing and planned transportation, water and wastewater systems and community infrastructure. The site is very well served with existing transportation, water and wastewater and community infrastructure and will make efficient use of these valuable resources.

Region of Halton Official Plan

Regional staff reviewed this application against the policies in the (1995) Region of Halton Official Plan and (2004) Regional Official Plan. The subject lands are located within the Urban Area, the Regional Plan states that the creation of new lots and/or blocks in the Urban Areas will be in accordance with Local Official Plans and Zoning By-
laws. All development, however, shall be subject to the policies of the Regional Official plan.

Regional staff’s concerns in the Urban Areas relate to the availability/allocation of services and transportation. Policy B2e18(b)[i] provides direction with respect to the timing of water and wastewater servicing releases within the Town of Milton. Policy B6c5 of the Regional Plan permits limited development in Urban Areas to the ability and financial capability of the Region to provide urban services in accordance with its approved Development Charges By-law. Policy B6c8 requires the Region to monitor servicing requirements of proposed developments. Regional staff considers this subdivision to conform to the (1995) Region of Halton Official Plan and (2004) Region of Halton Official Plan.

The Region has advised that the applicant has sufficient allocation (74 single detached equivalent units (SDE)) under the Region’s 2008/09 Phase 2 Allocation Program to accommodate the proposal (74 SDE).

**Town of Milton**

- **Sixteen Mile Creek and Indian Creek Subwatershed Studies**

The subwatershed plans are based upon the Sixteen Mile Creek Watershed Plan (1995) and the Bronte Creek Watershed Plan (2002), which prescribes development and resource management principles, focused on the protection and preservation of the watershed-based ecosystem. They provide a greater level of detail with respect to the approach to stormwater servicing, the type and location of management infrastructure, the approach to watercourse management and identify habitat to be protected, phasing considerations and study requirements.

All new development within the Sherwood Survey will have regard for the recommendations of the applicable subwatershed plan and will be subject to the findings of the relevant SIS. To this end, prior to development Subwatershed Impact Studies are required for each of the sub-watershed impact areas in order to achieve a greater level of detail regarding the integration of servicing and stormwater management and identification of loss of and compensation for the natural heritage features and functions.
Town of Milton Official Plan

The proposed development is designated “Residential Office Area” as illustrated on the Schedule B -Urban Area Land Use Plan.

The Residential Office policies encourage high density development consisting of primarily attached multiple residential. Policy 3.3.1.1 states that:

“The Residential/Office Area designation on Schedule “B” is intended for lands within the Urban Area where higher density development is to be encouraged, including lands at gateways to the community and adjacent to major open space”… “The permitted uses will be primarily attached multiple residential”

The proposed development conforms to the Official Plan policies as the subject property is located at a key intersection and the site is surrounded by open space uses. The proposed development consists entirely of a mix of attached multiple residential uses that are oriented to address the intersection.

The permitted uses for the “Residential/Office Area” designation, including density requirements, are identified in Policy 3.3.2 of the Official Plan. Policy 3.3.2 states that:

“the main permitted uses shall be at a minimum density of 70 units per net hectare and a maximum density of 100 units per net hectare applicable to the residential use.”

Additional uses permitted under Section 3.3.2 are: Office Uses, either forming a part of a mixed use building, or being located in a purpose designed building, not to exceed seven stories, Special Needs Housing, Local Institutional Uses, Home Occupations and Local Commercial Uses including limited convenience commercial uses.

The proposed attached multiple residential development is consistent with the uses permitted under the “Residential/Office Area” policies, and is consistent with the Official Plan density objectives as it achieves a density of 70 units per net hectare.
Sherwood Survey Secondary Plan

The subject lands are located within the Harrison Neighbourhood of the Sherwood Survey Planning District and are subject to the policies of the Sherwood Survey Secondary Plan. The Secondary Plan is designed to create a safe, liveable, attractive and healthy community having a strong sense of community and the environment by ensuring connectivity, linkage to greenlands and open space, the development of community facilities, sensitivity to the Niagara Escarpment, and the development of a compact community that is pedestrian oriented and supportive of transit.

The subject lands are located within the Residential Office Area land use designation on Schedule C.8.D of the Sherwood Survey Secondary Plan Land Use Plan. In accordance with the policies of Section 3.3 of the Plan, the proposed development achieves a density of 70 units per net hectare which conforms to Section 3.3.2 of the Plan.

‘Residential/Office Area’ Policy C.8.5.2 requires that:

“all development in the Residential/Office Area designation shall be designed to be integrated with adjacent development in the Residential Area designation with respect to building elevations and relationship to the street.”

The proposed development has been designed to be integrated with adjacent residential development and create a relationship with the streets. The proposed front elevations along Derry and Tremaine Roads have been enhanced with architectural details and have been sited close to the street in order to address the street frontage. The rear elevations of the units that abut the channels have also been architecturally enhanced to integrate with the adjacent residential development.

The densities proposed for this plan of subdivision will conform to the densities contemplated by the secondary plan. The proposed development is consistent with the Residential Office Area policies as it comprises Medium Density II uses including townhouses, and back to back dwellings. The proposed development conforms to the densities contemplated by the Secondary Plan.
The Sherwood Survey Planning District lies within two subwatersheds Sixteen Mile Creek Subwatershed, Area 2; and the Indian Creek Subwatershed Area.

All new development in the Sherwood Survey will have regard for the recommendations of the applicable subwatershed plan and will be subject to the findings of the relevant Subwatershed Impact Studies (SIS) as approved by the Town in consultation with the relevant public agencies. No amendments to the Secondary Plan shall be required to implement the recommendations of the subwatershed plans or for changes in the location of stormwater facilities in accordance with the policies of Section C.8.5.16 of this Plan.

The proposed plan is consistent with the Community Character, the Key Design Elements, the Goals and Objectives, the Strategic Policies, the Housing Mix, the Urban and General Design Guidelines and the Land Use Policies of the Sherwood Survey Secondary Plan.

- Zoning By-law 144-2003, as amended

The subject lands are presently within the Future Development (FD) Zone in accordance with Zoning By-law 144-2003, as amended. The Future Development (FD) Zone was implemented through Zoning By-law 144-2003 in order to identify lands, which would ultimately be developed for urban purposes.

As the existing Future Development (FD) Zone does not contemplate the form of development proposed, an amendment to the Zoning By-law is required in order to implement the proposed draft plan of subdivision.

The applicant proposes to amend the Town of Milton Zoning By-law 144-2003, as amended, by replacing the existing Future Development (FD) Zone with the Residential Medium Density 2*160 Special Section (RMD2*160) Zone.
Discussion

Public Consultation

Notice signs were posted on the Derry Road and Tremaine Road frontages of the property. A formal public meeting was held on June 20, 2011. No members of the public spoke at the public meeting. Staff have received a number of comments by email from residents, residing adjacent or in close proximity to the proposed development, who had attended the Administration and Planning Meeting, and who signed the register, but due to an agenda format change were unable to address their concerns during the public meeting. Their written concerns have been duly noted by staff. The concerns are with respect to the proposed built form, its height and the impact of the development on their current sight lines to the Escarpment. In addition concerns were registered with respect to loss of privacy for those residents backing onto the adjacent channel, additional noise and increased traffic and the related additional parking impact on parking.

The applicant held informal meetings with the neighbouring residents on June 14 and October 4, 2011 to explain the proposal and provide additional information as requested by the residents. The main issue raised by the residents related to the impact of the development on their views of the Niagara Escarpment. In response, the applicant prepared a View Impact Analysis that was presented at the meeting of October 4, 2011. The View Impact Analysis is attached as Appendix 1 to this report and demonstrates that the impact of the proposed 3 storey residential buildings will be minimal.

Timing of Capital Infrastructure Projects

Pursuant to the phasing and financing policies of the Official Plan, the developers have entered into a financial agreement with the Town pursuant to Section 110 of the Municipal Act, in part, to address the funding of capital facilities integral to support the level of growth and development contemplated by the Secondary Plan. Specifically, the agreement addresses the provision of cash flow assistance to the Town as well as the payment of a capital provision in addition to development charges to assist in funding the various capital facilities and infrastructure required.

With development in the Sherwood Survey Secondary Plan Area, staff is endeavouring to monitor population projections and to recommend to Council through the Capital
Budget process any required changes to the timing of projects and to co-ordinate these projects with Regional projects.

Town Engineering Services staff has advised that the proposed development does not trigger any Town capital roads projects.

Agency Consultation

The application was circulated to external agencies on April 1, 2011. The Region of Halton and the Town’s Corporate Services Department have commented on the servicing allocation for this development and have requested inclusion of Conditions of Draft Plan approval to address allocation. Engineering Services and Community Services have requested the inclusion of standard Conditions of Draft Plan approval to address their concerns. Conservation Halton staff have provided comments on the Functional Servicing Report and have provided the Town with draft plan conditions.

All other circulated agencies either offered no comment and/or objection to the application or requested that standard conditions be imposed upon draft plan approval.

Planning and Development Department Comments

Architectural Control and Character of Development

The proposed subdivision will be subject to architectural control to address but not be limited to, streetscape, architectural form and façade, setbacks and other design issues unique to the proposed development and to identify priority lots. The standard condition of draft plan approval further requires the owner to agree to develop their lands and buildings in accordance with the approved guidelines and acknowledge that no building permit will be issued for a building or structure that is not consistent with the approved urban design guidelines.

Staff notes that the average density is in conformity with the approved Official Plan and Secondary Plan policies and is consistent with the residential densities developed throughout the Harrison Neighbourhood in the Sherwood Survey Secondary Plan area.

Water and Wastewater Servicing Allocation
There are sufficient single detached equivalent units available to accommodate this subdivision through the second release of the Region’s 2008/2009 Phase 2 Allocation Program. A total of 74 SDE will be required for this plan of subdivision and the applicant has purchased 74 SDE. The Region is prepared to support draft approval and has confirmed that adequate servicing capacity is available for the subdivision.

**Conclusions**

Planning staff is satisfied that the policies and criteria found in the Official Plan and Secondary Plan are met in this proposal. In addition, no issues relating to conformity have been identified with respect to either Provincial or Regional planning policy.

On the basis of the foregoing, staff recommends that it will be appropriate for the Director of Planning and Development to grant draft approval to the plan of subdivision processed under File 24T-05012/M, attached as Figure 2.

Staff recommends that the Draft Zoning By-law, attached as Appendix 2 to this report, be brought forward for Council adoption.

**Relationship to the Strategic Plan**

This development application, should it be approved, will help to achieve one of the goals established through Destiny Milton, which is to provide for well managed growth, and well planned spaces.

**Financial Impact**

Should the development proceed, it is anticipated that the Town will realize an increase in the assessed value of the subject lands for property tax purposes. It should also be noted that all road improvements directly associated with this development shall be paid for by the applicant in consultation with the Town. In addition, development charges will be payable upon building permit issuance.
Respectfully submitted,

B. Mann, MCIP, RPP, OALA, RPF
Director of Planning and Development

SMRO

If you have any questions with respect to this application contact Susan O'Brien 905-878-7252 ext. 2312

Attachments

| Figure 1- | Location Map |
| Figure 2- | Draft Plan of Subdivision |
| Figure 3- | Site Plan Concept |
| Appendix 1-1 | View Impact Analysis |
| Appendix 1-2 | View Impact Analysis |
| Appendix 1-3 | View Impact Analysis |
| Appendix 1-4 | View Impact Analysis-Cross Section |
| Appendix 2- | Draft Zoning By-law |

CAO Approval: ______________________
Proposed Townhouse View Analysis - Derry/Thornhill

Existing Channel – View West Towards Thornhill

Existing Channel – View South Towards Casilk Circle

Proposed Development – Plan View

Existing Agriculture

Existing Agriculture

Existing Agriculture

Existing Agriculture

Existing Agriculture

Existing Agriculture
THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. _____2011

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
IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 10, CONCESSION I, N.S.,
(TRAFALGAR), MATTAMY (MILTON WEST) LIMITED, "BIASON PHASE 6A", FILE Z-01/11
SOUTH EAST CORNER DERRY ROAD AT TREMAINE ROAD

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 is hereby further
amended by changing the existing Future Development (FD) zone symbol to the
Residential Medium Density 2*160-Special Section, (RMD2*160) zone symbol on the
land shown on Schedule A attached hereto.

2. THAT Section 13.1 of Comprehensive By-law 144-2003 is hereby further amended by
adding subsection 13.1.1.160 as follows:

Residential Medium Density 2*160-Special Section, (RMD2*160) Zone

i) Zone Standards for Townhouse Uses:

a. Definition: Dwelling, Townhouse
   Means a building containing no more than 10 dwelling units that is
divided vertically and where each unit is divided by a common wall
and whereby each unit has an independent entrance into the unit from
the outside, and has access to the rear yard through non-habitable
living space or by way of an external easement or through a
condominium common element area.

b. Derry Road and Tremaine Road shall be deemed the Front Lot Line
   for units fronting on to Derry Road and Tremaine Road;

c. The private road shall be deemed to be the Front Lot Line for all other
   units;
d. Section 5.5.2. iv) shall not apply.

e. Minimum lot frontage, private street access Interior Unit- 4.2m

f. Minimum lot frontage, private street access End Unit- 5.9m

g. Minimum lot frontage, private street access End Corner Unit- 5.9m

h. Minimum lot depth- 18.5m

i. Minimum rear yard setback- 3.5m

j. Minimum rear yard setback for units fronting onto Tremaine Road- 1.9m except for Block 1, Unit 6 which may be setback- 1.47 m

k. Minimum rear yard setback for units fronting onto Derry Road- 2.70m except for Block 5, Unit 1 which may be setback- 1.16 m

l. Porches/verandas and balconies where located in the rear yard are permitted to encroach to a maximum of 1.0m to the rear property line.

m. Porches/verandas and balconies where located in the rear yard of units fronting onto Tremaine Road are permitted to encroach to a maximum of 1.0m to the rear property line.

n. Porches/verandas and balconies where located in the rear yard of units fronting onto Derry Road are permitted to encroach to a maximum of 1.9m to the rear property line.

o. Minimum structural setback to the Greenlands A zone shall not apply.

p. No more than 80% of the main floor building face is to be used for the garage portion of the front elevation.

q. Section 4.11.3 shall not apply.

ii) Zone Standards for Back to Back Townhouse Uses:

a. The private road shall be deemed to be the Front Lot Line.

b. Minimum Lot Frontage, private street access End Corner Unit- 8.0m
iii) Special Site Provisions:

a. Minimum setback of a parking area to a dwelling or structure - 1.2m

b. Minimum setback of a parking area to a lot line - 0m

c. The minimum exterior side yard is 1.2m

d. Balcony
   Means a platform that may be partially enclosed projecting from the main wall of a building which may not be supported by vertical uprights other than the wall itself except when located above a porch/veranda, patio or exclusive use driveway and which is only accessible from within a building.

e. Section 5.5.2. iii) e) shall not apply.

f. Section 5.5.2. iv) shall not apply.

g. Section 5.5.2. v) shall not apply.

h. Section 5.5.2. vi) b) shall not apply.

3. THAT 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 Municipal Board dismisses the appeal, this by-law shall come into force on the day of the passing. If the Ontario Municipal Board 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 Board’s Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this

** day of *******, 2011

Mayor
Gordon A. Krantz

Town Clerk
Troy McHarg
SCHEDULE A
TO BY-LAW No. -2011
TOWN OF MILTON
Part of Lot 10, Concession 1, NS (Trafalgar)

Town of Milton

THIS IS SCHEDULE A
TO BY-LAW No. PASSED
THIS DAY OF , 2011.

RMD2*160 - Medium Density Residential 2 Zone Special *160

__________
MAYOR - Gordon A. Krantz

__________
CLERK - Troy McHarg

Z-01/11