

100 Stokes Trail, Town of Milton
Response Matrix to 2nd Pre-Submission Comments - Zoning By-law Amendment Application
January 16, 2024

Development Services - Development Engineering
Zachary Riegling, C.E.T - Development Engineering Technologist
zachary.riegling@milton.ca

1	Based upon the technical review of the above documentation and/or drawings, Development Engineering offers no objections to the Official Plan and Zoning By-Law Amendments	We can agree to this provision.
2	<p>The Owner is advised that prior to Development Engineering supporting the approval of the zoning by-law amendment, the following items shall be incorporated into the holding clauses to our satisfaction:</p> <p>a) The Owner agrees to install the French drains and infiltration gallery as shown on the grading drawings and storm water management brief provided by Pheonix Engineering Services June 30 2023. Following installation the owner is to provide written certification, by a qualified Engineer That the completed stormwater works and site grading have been completed in accordance with the approved Zoning by-law amendment drawings, specifications, Town Standards and fulfil the recommendations of the approved Stormwater Management Brief;</p> <p>b) That the Owner agrees to provide perpetual maintenance, for the life of the development, of all installed stormwater works and any recommendations of the approved Stormwater Management Brief;</p> <p>c) The Owner acknowledges and agrees that stormwater management quantity controls are not to be removed or altered without prior approval from the Town of Milton and Conservation Halton. The Owner further acknowledges that the unapproved removal of any quantity controls may result in flooding within the Owner’s building and/or property and lands external to the Owners</p>	<p>a) We agree to this condition.</p> <p>b) We agree to this condition.</p> <p>c) We agree to this condition.</p>

Development Services – Zoning
Rob Catarino - Zoning Officer
rob.catarino@milton.ca

General Comments

1	<p>Although the proposed amending by-law states an interior side yard for the relocated shed; the updated plans include hidden proposed measurements between the property line and the proposed shed location. Since this shed is being relocated, why isn't new location in compliance with the 3.0m required setback? There is plenty of space to locate the shed into a compliant location.</p>	<p>The relocation of the shed with a 3.0 m side yard setback puts it in an odd location. Refer to attached Site Plan. The reason we are placing it 1.07m from the side yard is because it will be shaded by trees planted all along the property line and will be barely visible from the neighbouring property.</p>
2	<p>The site plan should include the chiller equipment details and provide a measurement between the equipment and the rear & side property lines.</p>	<p>Equipment included on Site Plan. The equipment will be 3.03 m from the side yard and 0.75 m from the rear yard.</p>
3	<p>The comment response document indicates a 2.13m tall high black net is proposed at the ends and around the pad's boards. Will this netting only be installed at the ends of the pad or all around the pad? Is the 2.13m height measured from grade or from the top of the boards?</p>	<p>Labelled on the Site Plan. The tall high black net will have a height of 1.94 m and would be placed on top of the 1.06 m boards. Together both the boards and high black net will be kept at a height that does not exceed 3.0 m.</p> <p>The intent is to remain at or below the maximum 3.0 m height stated in Section 4.5.3 of By-law 144-2003 which notes that <i>"fencing for the purpose of enclosing a tennis court is permitted to a maximum height of 3.0m."</i></p>

Comments pertaining to Site Specific By-law		
1	It is recommended that the definition of Recreational Concrete Sports Pad be enhanced to ensure the pad remains exposed to the weather by being unenclosed and uncovered.	The definition has been revised to ensure the pad is <u>uncovered</u> .
2	It is recommended that special regulations be created that specifically apply to a Recreational Concrete Sports Pad be included in the amending by-law. These regulations will address minimum setbacks for the pad and associated equipment pad, equipment, maximum area for the pad and maximum height of protective netting.	Included in Draft Zoning By-law Amendment.
3	Is there a difference in area between the existing shed and new shed? The site specific by-law proposes an accessory building GFA of 76.3 sq.m.; whereas the plans show two buildings a cabana 66.6 sq.m. and shed 9.85 sq.m. equaling a GFA of 76.45 sq.m. Please confirm the GFA of the accessory buildings for the amending by-law.	Revised to 76.45 m2 in Draft Zoning By-law Amendment.
Marked-Up Concept Plan		
1	Measurement between shed and property line brought forward as they are hidden behind trees.	Illustrated on Site Plan.
2	Illustrate equipment installed on pad.	Illustrated on Site Plan.
3	Measurements between equipment pad and property line and equipment installed on the pad and the property lines.	Illustrated on Site Plan.
4	Update "LIST OF MINOR VARIANCES" accordingly. This is not a MV application.	Revised on Site Plan.

Halton Region
Velimir Lazarevic – Intermediate Planner
January 16, 2024

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Section 5.1 Significant Woodland recommends that a re-naturalization plan include at least 10 trees and to remove any grass/turf from the re-naturalization area and replace with site-appropriate mix of native woodland herbs. Figure 3 of the EIA is of the Enhancement Planting Concept and does not propose trees or include direction to remove grass/turf. The Enhancement Planting Concept should be revised to:

1. Propose at least 10 trees with stock size as recommended in section 5.1 of the EIA.
2. Include direction/notation to remove the grass/turf and replace with site appropriate mix of native woodland herbs.
3. Include monitoring and replacement procedures

1. This recommendation has been revised in the report to reference instructions in Figure 3.

2. See Figure 3. Two small patches (under existing dripline) are proposed for removal of turf grass & installation of woodland herb plugs.

3. See Figure 3. Plantings should be monitored 1 year following installation and failed plantings should be replaced with the same or equivalent stock at such time.