



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-079-24

Subject: Public Meeting and Initial Report: Zoning By-law Amendment by HW Transportation Group, applicable to lands known municipally as 7265 No.5 Side Road, Town of Milton. (Town File: Z-22-24)

Recommendation: **THAT Development Services Report DS-079-24 BE RECEIVED FOR INFORMATION.**

## EXECUTIVE SUMMARY

Application has been made for an amendment to the Town of Milton Official Plan and the Town of Milton Zoning By-law 016-2014, as amended, to permit a Commercial Truck Dealership, in addition to the existing Motor Vehicle Rental Agency on the subject lands.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

## REPORT

### Background

#### Owners:

HW Transportation Group, 7265 No. 5 Side Road, Milton, ON. L9T 2X7

#### Applicant:

W.E. Oughtred & Associates Inc., 2140 Winston Park Drive, Oakville, ON. L6H 5VT

#### Location/Description:

The subject lands are located in Ward 1, at the northwest corner of James Snow Parkway and No 5 Side Road within the Milton 401 Industrial/Business Park Secondary Plan. Surrounding land uses include employment uses to the south and west, existing



## Background

residential uses to the north and an environmental feature to the east. A Location Map is included as Figure 1 to this report.

### Proposal:

The applicant is seeking approval of an Amendment to the Town's Official Plan and Zoning By-law 016-2014, amended, to permit a Commercial Truck Dealership on the subject lands. Currently operating on the site is a Motor Vehicle Rental Agency.

Figure 2 and 3 illustrate the approved site plan and the existing elevations of the existing Motor Vehicle Rental Agency. As no physical changes are proposed to the site, outside of a potential change in signage, the site will remain as exists. There is currently an access provided from No. 5 Side Road, with an existing 1224 square metre building and associated surface parking.

The following reports have been submitted in support of this application:

- Planning Justification Report, prepared by W.E. Oughtred & Associates Inc., dated October 7, 2023
- Functional Servicing and Stormwater Management Report, prepared by MGM Consulting Inc., dated October 7, 2024
- Acoustic Assessment Report, prepared by Vintec Acoustics Inc., dated September 16, 2024
- Trip Generation Letter Addendum (Traffic Impact Brief), prepared by Paradigm Transportation Solutions Limited, dated October 7, 2024.
- Site Plan, prepared by Chamberlain Architect Services Limited, dated March 8, 2022
- Application Form
- Draft Official Plan Amendment and Draft Zoning By-law Amendment

## Discussion

### Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Business Park Area and Industrial Area, as shown on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Business Park Area designation, which almost the entirety of the subject lands are shown as an employment designation which applies to areas where the full range of light industrial and office uses will be permitted. While Auto Sales and Service was a permitted use under the previous Official Plan (pre-OPA 31) in the Business Park Area designation, the current Official Plan does not specifically permit Auto Sales and Service and an Official Plan Amendment is required to accommodate the proposed use.



## Discussion

A small portion of the lands at the intersection of James Snow Parkway and No. 5 Side Road appear to be designated Industrial Area. The Industrial Area designation is an employment designation which applies to areas where the full range of light and general industrial uses will be permitted. As mentioned previously, only a very small portion of the lands are designated Industrial Area and may represent a mapping error.

A Draft Official Plan Amendment is attached as Appendix 1.

### Zoning By-law 016-2014, as amended

The subject lands are currently zoned Business Park (M1) zone under the Town's Zoning By-law 016-2014, as amended. The Business Park zone permits a variety of employment uses including a Motor Vehicle Rental Agency, which exists currently on the subject lands. However, the M1 zone does not permit a Commercial Truck Dealership and as such, a Zoning By-law Amendment is required to facilitate the proposed use.

A Draft Zoning By-law Amendment is attached as Appendix 2.

### Site Plan Control

As there are no proposed physical changes to the site from the existing built form, Site Plan control will not be required.

### Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act on November 15, 2024.

With regard to the proposed development, staff have identified the following matters to be addressed through the review process:

- Conformity with the Provincial Planning Statement (2024)
- Potential Traffic Impacts and Noise Impacts

## Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact:      Aaron Raymond, MCIP, RPP      Phone: Ext. 2313  
Senior Planner, Development  
Review



## Attachments

Figure 1 – Location Map

Figure 2 – Proposed Site Plan

Figure 3 – Existing Architectural Elevations

Appendix 1 – Draft Official Plan Amendment

Appendix 2 – Draft Zoning By-law Amendment

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

## Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.