



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 24, 2025

Report No: DS-010-25

Subject: Technical Report - Official Plan Amendment and Zoning By-law Amendment applications by HW Transportation Group, applicable to lands known municipally as 7265 No.5 Side Road, Town of Milton. (Town File: LOPA 10/24; Z-22-24)

**Recommendation:** **THAT** Staff Report DS-010-25 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of a commercial truck dealership, **BE APPROVED**;

**AND THAT** staff be authorized to bring forward Official Plan Amendment No. 88 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-010-25 for Council adoption;

**AND FURTHER THAT** staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-010-25 for Council adoption;

## 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, including service and repair, in addition to the existing Motor Vehicle Rental Agency on lands known municipally as 7265 No. 5 Side Road. The purpose of the proposed official plan amendment is to introduce a special policy for the subject lands to permit the use within the Business Park Area designation in addition to other uses permitted within the designation. The proposed zoning by-law amendment intends to rezone the subject lands to a site-specific business park zone to permit a commercial truck dealership, in addition to other uses permitted in the business park zone.

## Conclusions and Recommendations

## EXECUTIVE SUMMARY

Staff recommends that the official plan amendment and zoning by-law amendment applications **BE APPROVED** for the following reasons:

1. the proposed development is consistent with and conforms to Provincial, Regional and Town planning policy and provides for an appropriate employment use in the Milton 401 Industrial/Business Park Secondary Plan area;
2. the proposed development makes efficient use of land by consolidating several properties to facilitate an employment use serviced by municipal infrastructure; and,
3. the proposed development will facilitate employment growth in the Milton 401 Industrial/Business Park Secondary Plan area and make a positive contribution to meeting the Town's employment growth targets in accordance with Town, Regional and Provincial planning policy.

## 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 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:

## Background

- 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
- Site Screening Questionnaire
- Draft Official Plan Amendment and Draft Zoning By-law Amendment

## Discussion

### Provincial Planning Statement (PPS)

Section 2.3.1 of the PPS includes policies that apply to land use planning in settlement areas. This section of the PPS promotes efficient development patterns by directing growth to settlement areas, discouraging inefficient expansion of these areas, encouraging the effective use of existing and planned infrastructure and accommodating a range and mix of uses. The relevant policies in section 2.3.1 of the PPS read as follows:

2.3.1.1 Settlement areas shall be the focus of growth and development.

2.3.1.2 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;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

The subject lands are located within a settlement area (i.e. The Town of Milton Urban Area and the Milton 401 Industrial/ Business Park Secondary Plan) and the official plan amendment and development is consistent with the policies above. The proposed Commercial Truck Dealership development will offer both the sale, rental and service of commercial trucks that are required to support employment uses and the movement of goods in and between employment areas.

## **Discussion**

Section 2.8 of the PPS also contains policies related to employment and employment areas. The definition of Employment Areas was recently updated (through the August 2024 release of the new Provincial Policy Statement) as follows:

Employment Areas: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

It is the opinion of staff that the proposed Commercial Truck Dealership is consistent with the PPS. Commercial trucks are essential for transporting goods and a commercial truck dealership with accessory service and repair uses can support major goods movement facilities operating within the employment area and moving along goods movement corridors.

### **Halton Region Official Plan**

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities, however the Halton Region Official Plan ('ROP') remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated Urban Area on Map 1: Regional Structure of the Halton Region Official Plan. All development is subject to the policies of the ROP. Section 76 of the ROP states that the permitted uses in the Urban Area are to be in accordance with a Local Official Plan and Zoning By-law.

Section 77(6) of the ROP requires Local Official Plans to specify development phasing strategies within the Urban Area, which are consistent with the ROP, giving top priority to development of employment lands and completion of existing communities. The majority of the subject lands are located within the approved Milton 401 Industrial/Business Park Secondary Plan. Staff is of the opinion that the proposed official plan amendment and the proposed development is appropriate and conforms to the policies of the Halton Region Official Plan.

### **Town of Milton Official Plan**

The majority of the subject lands are designated Business Park Area on Schedule B - Urban Land Use Plan of the Town of Milton Official Plan. 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. Only a very small portion of the lands are designated Industrial Area and may represent a mapping error.

## Discussion

Section 3.8.1.1 of the Town's Official Plan indicates that the Business Park Area designation is an employment designation that applies to areas where the full range of light industrial and office uses are permitted, subject to a high standard of design.

Section 3.8.2 of the Town's Official Plan sets out the permitted uses in the Business Park Area designation, which include: light industrial and office uses as well as accessory service, wholesale, retail and office uses directly related to and within the industrial building, research and development uses (excluding produce biomedical waste) and restaurants that are part of and located wholly within a light industrial or office building, other than an industrial mall.

Section 3.8.3 of the Town's Official Plan includes policies that apply to development within the Business Park Area designation and section 3.8.3.1 reads as follows:

*3.8.3.1 Development within areas designated "Business Park Area" within the Established Urban Area on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:*

- a) the provisions of the applicable Secondary Plan as outlined within Part C of this Plan;*
- b) the submission of a development plan which demonstrates that the proposed development can be physically integrated with existing and proposed uses of adjacent lands, including lands outside the Business Park Area designation;*
- c) no outdoor storage being allowed;*
- d) a high quality of landscaped site development particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial or Multi-Purpose Arterial roads;*
- e) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and,*
- f) applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.*

Staff are of the opinion that the development proposal conforms with the above-noted criteria. The applicant has previously received Site Plan Approval and has constructed the existing building and parking areas in accordance with the Town's urban design objectives. The site is currently connected to full municipal services and no outdoor storage exists nor is proposed.

### **Milton 401 Industrial/Business Park Secondary Plan**

The subject lands are also designated Business Park Area on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan ('Secondary Plan') of the Town of Milton Official Plan. In the Business Park Area designation, section C.2.5.2 of the Secondary Plan indicates



that the permitted uses are the same as those set out in Section 3.8 of the Town's Official Plan (described in the previous section of this report).

The proposed official plan amendment intends to introduce a new Special Policy Area No. 52 to permit a commercial truck dealership in addition to the other uses permitted in the Business Park Area designation.

Staff is of the opinion that the proposed development and the official plan amendment implements the intent of the Business Park Area designation and conforms to the Town of Milton Official Plan.

Attached to this report as Appendix 1 is the Official Plan Amendment.

### **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. No site specific provisions are proposed.

The proposed M1\*362 zone includes a site-specific definition for a commercial truck dealership that restricts the sale, rent or lease of vehicles to new or used truck tractors and permits accessory service and repair of truck tractors as an accessory use. This use is proposed as an additional permitted use to those that are permitted within the parent M1 zone.

The site specific 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 and the Public Meeting was held on December 9, 2024. Staff received no public comments nor did any member of the public speak at the public meeting.



## Discussion

### Agency Circulation

The official plan amendment, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, and other agencies offered no objection to the application.

### Conclusion

It is the opinion of Planning that the proposed amendment to the Town's Zoning By-law conforms to Provincial and Regional planning policy. The proposed use is in conformity with the direction of the Official Plan and the Milton 401 Industrial/Business Park Secondary Plan, and is compatible with adjacent land uses, achieves acceptable engineering and urban design standards resulting in appropriate development of the subject lands. Therefore, staff recommends approval of the zoning by-law amendment as presented through this Report.

## Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

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

## 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



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## 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.