



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 24, 2025

Report No: DS-012-25

Subject: Technical Report - Plan of Subdivision, Local Official Plan Amendment and Zoning By-law Amendment by Anatolia Real Estate Corp. for the lands known as 6728 Sixth Line (Files: 24T-24001/M, LOPA-01/24, and Z-02/24)

Recommendation: **THAT** Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town File: 24T-24001/M);

AND THAT applications to the Town to amend the Town of Milton Official Plan and Zoning By-law 016-2014, to facilitate the development of a business park with light industrial warehouses **BE APPROVED** (Town Files: LOPA-01/24 & Z-02/24);

AND THAT staff be authorized to bring forward Official Plan Amendment No. 91 in accordance with the Official Plan Amendment attached as Appendix 2;

AND THAT staff be authorized to bring forward an amending Zoning By-law holding provisions in accordance with the Zoning By-law Amendment attached as Appendix 3;

AND FURTHER THAT the Commissioner of Development Services forward this report to the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx with a request to review and plan for future Milton District Hospital, school, and transportation expansions.

EXECUTIVE SUMMARY

The property owner, Anatolia Real Estate Corp. is proposing to construct a business park with light industrial warehouses and ancillary office uses, in accordance with the Derry Green Corporate Business Park Secondary Plan. To facilitate the proposed development, the

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applicant has submitted Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications.

The proposed Plan of Subdivision consists of 4 development blocks of a variety of shapes and sizes to allow for the future development of light industrial uses including warehouses with ancillary office uses and includes the extension of Clark Boulevard to Derry Road.

The proposed Official Plan Amendment seeks to modify the Derry Green Secondary Plan to permit parking between the buildings and the street along Derry Road and to clarify that loading bays can be provided along the Clark Boulevard street frontage. All other policies of the Official Plan and the Derry Green Corporate Business Park Secondary Plan are proposed to remain the same.

Lastly, the proposed Zoning By-law Amendment seeks to rezone the lands from the existing Golf Course (GC) zone and Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone, with site specific provisions. A portion of the lands currently zoned Greenlands A (GA) in the Town of Milton Rural Zoning By-law 144-2003 will remain the same. Site specific Zoning By-law provisions are proposed related to permitted uses, parking areas, minimum parking rates, driveway widths, and maximum building heights. Holding provisions are also proposed to ensure that an enhanced level of berming, landscaping and urban design along Derry Road will be provided through the site plan approval process, to ensure the completion of detailed noise studies for each of the employment development blocks, and to ensure that adequate municipal services are available. An additional holding provision is proposed for Block 3 (Corner of Derry Road and Clark Boulevard) to ensure that the Sixth Line Environmental Assessment is completed and that any related road widenings are conveyed, prior to any development occurring on the lands.

Conclusions and Recommendations

Staff is satisfied that the Draft Plan of Subdivision attached as Appendix 1, subject to the requested conditions of Draft Plan Approval, the Local Official Plan Amendment attached as Appendix 2, and the site-specific Zoning By-law Amendment attached as Appendix 3, conform to Provincial, Regional and Town planning policies, and further achieve acceptable engineering and design standards. Planning staff is also satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the land use policies of the Provincial Planning Statement (2024). Therefore, staff recommends approval of the



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Official Plan Amendment and Zoning By-law Amendment, and the endorsement of Draft Plan Approval of the Plan of Subdivision as presented through this report.

REPORT

Background

Owner: Anatolia Real Estate Corp.

Applicant: Glen Schnarr & Associates Inc.

Location/Description:

The subject property known municipally as 6728 Sixth Line currently contains a Golf Course. It is located at the south west corner of Derry Road and Sixth Line in Ward 3. The subject property borders employment lands to the north, west and south. The existing Enbridge Gas corridor runs directly south of the site. See Figure 1 for the Location Map.

Proposal:

The applicant is proposing to construct a business park with light industrial and office uses, in accordance with the Derry Green Corporate Business Park Secondary Plan. Figures 2 and 3 illustrate the proposed concept plans. The proposal consists of 4 development blocks to accommodate the construction of 4 buildings. The buildings are proposed to consist of a total of approximately 184,000 square metres (1,980,559 square feet) of building floor area.

Plan of Subdivision Application (24T-24001/M)

The proposed Plan of Subdivision consists of 4 development blocks of a variety of sizes to allow for the future development of light industrial with ancillary office uses. The proposed plan also includes a stormwater management block, natural heritage system blocks, and the future extension of Clark Boulevard to Derry Road. A copy of the Draft Plan of Subdivision can be found in Appendix 1.

Official Plan Amendment (LOPA-01/24)

The proposed Official Plan Amendment seeks to modify the Derry Green Secondary Plan to permit parking between the buildings and the street along Derry Road and to clarify that loading bays can be provided along the Clark Boulevard street frontage. All other policies of the Official Plan and the Derry Green Corporate Business Park Secondary Plan are proposed to remain the same. Attached to this report in Appendix 2 is the Official Plan Amendment.

Zoning By-law Amendment (Z-02/24)



Background

Lastly, the proposed Zoning By-law Amendment seeks to rezone the lands from the existing Golf Course (GC) zone and Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone, with site specific provisions. A portion of the lands currently zoned Greenlands A (GA) in the Town of Milton Rural Zoning By-law 144-2003 will remain the same.

Site specific Zoning By-law provisions are proposed related to permitted uses, parking areas, minimum parking rates, driveway widths, and maximum building heights. Holding provisions are also proposed to ensure that an enhanced level of berming, landscaping and urban design along Derry Road will be provided through the site plan approval process, to ensure the completion of detailed noise studies for each of the employment development blocks, and to ensure that adequate wastewater and water services are available. An additional holding provision is proposed for Block 3 (Corner of Derry Road and Clark Boulevard) to ensure that the Sixth Line Environmental Assessment is completed and that any related road widenings are conveyed, prior to any development occurring on the lands.

Attached to this report as Appendix 3 is the Zoning By-law Amendment.

Documents:

The following reports have been submitted and revised in support of the application:

- Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc. and dated Oct 11, 2024
- Draft Plan of Subdivision Block 4, prepared by Glen Schnarr & Associates Inc. and dated Oct 17, 2024
- Draft Official Plan Amendment, prepared by Glen Schnarr & Associates Inc.
- Draft Zoning By-law Amendment, prepared by Glen Schnarr & Associates Inc.
- Arborist Report, prepared by Dillon Consulting and dated Oct 2023
- Archeological Assessment, prepared by The Archaeologists Inc and dated Jan 22, 2020
- Architectural Drawings, prepared by Ware Malcomb and dated Nov 27, 2024
- Building 4 Conceptual Elevations by Ware Malcomb and dated May 16, 2024
- Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd and dated Oct 18, 2024
- Geotechnical Investigation Report, prepared by GEI Consulting and dated August 15, 2024
- Hydrogeological Investigation Report, prepared by GEI Consulting and dated July 26, 2024

Background

- Landscape Concept Plan, prepared by Stantec Consulting Inc and dated Oct 18, 2024
- Noise Impact Study, prepared by Aercoustics and dated Dec 15, 2023
- Phase One Environmental Site Assessment, prepared by Envision Consultants Ltd and dated Nov 15, 2023
- Phase Two Environmental Site Assessment, prepared by Envision Consultants Ltd and dated Jan 18, 2024
- Phasing Plan prepared by Ware Malcome and dated Nov 27, 2024
- Letter of Reliance, prepared by Envision Consultants Ltd and dated Jan 18, 2023
- Planning Justification Report, prepared by Glen Schnarr & Associates Inc. and dated Oct 2024
- Slope Stability Analysis, prepared by GEI Consulting and dated May 27, 2024
- Subsurface Utility Engineering Report, prepared by T2 utility engineers and dated Sept 25, 2024
- Topographical Survey, prepared by Stantec Geomatics Ltd. And dated April 12, 2023
- Traffic Impact Study and Parking Justification, prepared by BA Group and dated October 2024
- Updated Parking Justification Study, prepared by BA Group and dated Oct 17, 2024
- Pavement Assessment prepared by EXP Services Inc. and dated March 8, 2024
- Trail Feasibility Study, prepared by Anatolia Capital Corporation and dated Oct 21, 2024
- Urban Design and Sustainability Brief, prepared by Anatolia Investments Corp and dated Oct 2024

The reports provide the basis to determine that draft plan approval can be granted for the proposed Plan of Subdivision subject to conditions of Draft Plan Approval, and that the plan is sufficiently advanced to support the Official Plan Amendment and the Zoning By-law Amendment. As a condition of draft plan approval, any additional technical information deemed to be required or reports that need to be updated or revised will be required to be completed to the Town's satisfaction prior to final registration of the subdivision.

Discussion

Planning Policy

Provincial Planning Statement (PPS) (2024)

On August 20, 2024, the Province of Ontario released the new Provincial Planning Statement (2024) ('PPS') and announced that the PPS would come into effect on October 20, 2024. The new PPS replaces the Provincial Policy Statement, 2020, as well as A Place of Grow: Growth Plan for the Greater Golden Horseshoe and consolidates both of these previous land use policy documents into one PPS document.

Discussion

The updated PPS and Planning Act have resulted in changes to employment area policies. The changes amend the definition of “Area of Employment” and expressly exclude, institutional and commercial uses, including retail and office uses not associated with primary employment uses. Primary employment uses are limited to manufacturing uses, uses related to research and development in connection with manufacturing uses, warehousing uses including uses related to the movement of goods, and ancillary retail and office uses.

The Town of Milton is currently conducting a Town initiated Official Plan Amendment and Zoning By-law Amendment to ensure that the Town of Milton Official Plan and Zoning By-law are consistent with the new PPS and Area of Employment definition found in the Planning Act.

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. Additionally, section 6.1.7 of the PPS states that, “Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.” As a result, Planning staff have revised the subject Zoning By-law Amendment to align with the PPS and the draft Employment Area Zoning By-law Amendment under review.

Additionally, staff note that the applications are consistent with the following relevant sections of the PPS:

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.2. 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.

2.8 Employment

2.8.1.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

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- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

2.8.2.1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

2.8.2.2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

2.8.2.3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:

- a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
- c) prohibiting retail and office uses that are not associated with the primary employment use;
- d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

3.6 Sewage, Water and Stormwater

3.6.1. 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

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water services and existing private communal sewage services and private communal water services;

- b) ensure that these services are provided in a manner that:
- c) can be sustained by the water resources upon which such services rely;
- d) is feasible and financially viable over their life cycle;
- e) protects human health and safety, and the natural environment, including the quality and quantity of water; and
- f) aligns with comprehensive municipal planning for these services, where applicable.
- g) promote water and energy conservation and efficiency;
- h) integrate servicing and land use considerations at all stages of the planning process;

3.6.8. 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;
- c) minimize erosion and changes in water balance including through the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces;
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Accordingly, staff is of the opinion that the proposal achieves these objectives and is consistent with the relevant policies of the PPS 2024

Region of Halton Official Plan (ROP)

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.

Discussion

The subject lands are located within the “Urban Area” and “Natural Heritage System” designation with an Employment Area overlay in the Region of Halton Official Plan (ROPA 38). The Urban Area designation under Section 76 permits uses in accordance with Local Official Plan and the Zoning By-law. All development shall be subject to the policies of the Regional Official Plan.

Section 77(6) requires the Local Official Plans are to specify development phasing strategies within the Urban Area, which are consistent with the ROP, giving priority to development of employment lands and completion of existing communities. The subject property is located within the approved Derry Green Corporate Business Park Secondary Plan and it is appropriate to develop this property for employment uses in accordance with provincial, regional and local policies. 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 subject lands are designated Business Park Area and Natural Heritage System on Schedule B in the Town of Milton Official Plan. The Business Park Area designation permits primarily employment uses, including a full range of office uses and light industrial uses such as warehousing. Commercial uses are limited and residential uses and institutional uses are not permitted. A portion of the lands are also designated as Natural Heritage System. The purpose of the Natural Heritage System designation is to define and protect areas that have environmental significance and to improve and restore the quantity and quality of ground and surface water.

The subject development proposes to provide light industrial uses (including warehouse/distribution uses) and ancillary office uses, which are both permitted within the Business Park Area.

Section 3.8.3 outlines the Business Park Area policies and notes that development 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,

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- f) applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

The proposal is consistent with the above noted policies as a development concept plan has been provided to illustrate the proposed site layout can be physically integrated with adjacent lands within the Derry Green Secondary Plan. The applicant is proposing a high quality of landscaping along Derry Road along with enhanced architectural features. Staff has included a holding provision in the proposed Zoning By-law Amendment to ensure that no development shall proceed until such time as a site plan has been provided which demonstrates than an enhanced level of berming and/or landscaping and urban design can be provided along Derry Road.

No outdoor storage is being proposed as outdoor storage is defined as the storage of equipment, raw or processed materials and does not include the parking of tractor trailers associated with the warehouse/distribution use. Moreover, the proposed siting and orientation of the truck loading and trailer areas are sited to minimize visual impacts from Derry Road. It is noted that to minimize the impact of truck trailer parking on Derry Road, the truck trailer parking is proposed instead along the Clark Boulevard frontages and interior to the sites.

Derry Green Corporate Business Park Secondary Plan

The lands are located within the Derry Green Corporate Business Park Secondary Plan. This plan forms part of the Official Plan and designates the lands as Business Park Area and a “Street Oriented Area”. These designations further define the types of employment uses permitted.

Within the Business Park Area designation, a full range of light industrial and office uses are permitted. The Business Park Area with the “Street Oriented Area” overlay permits office uses and light industrial uses which include a significant office component.

As noted previously, as a result of the new Provincial Planning Statement (2024) and new “Area of Employment” definition, some uses currently permitted in the Business Park Area designation and street-oriented area overlay are no longer permitted. In particular, only retail and office uses associated with a manufacturing use and warehousing uses are permitted. Stand alone offices and retail uses are not permitted.

Section C.9.4.6.7 of the Secondary Plan, requires an enhanced level of streetscape design along Derry Road and notes that through the Zoning By-law and site plan approval process, the Town shall control development along these roads to ensure both a high quality of site design. Additionally, the policies note that buildings shall be designed to front onto these roads, that significant parking areas will be screened by berms and landscaping, that service, loading and open storage areas shall not be permitted abutting the road, that safe and functional vehicular and pedestrian access shall be provided, and that the use of native an non-invasive species for landscaping and street tree planning will be promoted. The Business Park “Street Oriented Area” overlay include additional policies related to urban

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design including requiring that buildings be a minimum of two storeys or 6 metres in height and that no parking shall be located between the building and the street.

The applicant has made application for an Official Plan Amendment to allow surface parking between the proposed building and the street along Derry Road. While the Town encourages building placement close to the street edge as the dominant and consistent element within the Street Oriented Site Area designation, in this instance it is not feasible or desirable as the buildings proposed are larger industrial buildings that demand large rectangular shaped buildings and by their function require extensive loading bays/service areas. Further, orientation of the buildings in this manner would result in an inefficient site design. As such, the buildings may require parking to be provided between the buildings and the street to ensure that the loading doors and service areas are further from Derry Road. Through the strategic use of berming or landscaping, staff is of the opinion that the intent of this policy can be maintained and achieved through the site plan approval process. The Town is also recommending placing a holding provision (H87) along the Business Park Street Oriented Site designation to ensure the enhanced level of urban design is built as illustrated in the concept plans provided.

Attached to this report as Appendix 2 is the Official Plan Amendment.

Lastly, the Natural Heritage System designation is intended to recognize areas within the Urban Area boundary where preservation of natural areas and features is considered to be essential from an environmental sustainability perspective. This designation reflects the natural watercourses and wetlands that are located on the land. A specific Subwatershed Impact Study (SIS) has been prepared and submitted by a team of consultants on behalf of the applicant. The SIS is intended to implement the recommendations that have come out of the overall Subwatershed Update Study (SUS), Functional Servicing and Environmental Management Strategy (FSEMS) and Conceptual Fisheries Compensation Plan (CFCP) prepared for the Secondary Plan. The related SIS for the site has been approved. As a result of the implementation of the SIS, an appropriate NHS system and features including their buffers are proposed to be protected and placed as shown on the subdivision plan and corresponding zoning by-law.

Zoning By-law

The subject lands are currently zoned as the Golf Course (GC) zone and the Natural Heritage System (NHS) zone. A portion of the lands currently zoned Greenlands A (GA) in the Town of Milton Rural Zoning By-law 144-2003 will remain the same.

The applicant is proposing to rezone the lands currently zoned as Golf Course (GC) zone and the Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone, with site specific provisions. Site specific Zoning By-law provisions are proposed related to permitted uses, parking areas, minimum parking rates, driveway widths, and maximum building heights.

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Holding provisions are also proposed to ensure that an enhanced level of berming, landscaping and urban design along Derry Road will be provided through the site plan approval process, to ensure the completion of detailed noise studies for each of the employment development blocks, and to ensure that adequate waste water and water services are available. An additional holding provision is proposed for Block 3 (Corner of Derry Road and Clark Boulevard) to ensure that the Sixth Line Environmental Assessment is completed and that any related road widenings are conveyed, prior to any development occurring on the lands.

Attached to this report as Appendix 3 is the Zoning By-law Amendment.

Site Plan Control

Should the applications be approved, the developer is required to obtain site plan approval prior to building permit issuance. Detailed site plan drawings addressing such matters as building design, lot grading and drainage, lighting, landscaping, internal driveways, parking areas, garbage disposal, utilities, and water and sanity sewer connections will be required to be submitted for review and approval.

Public Consultation

A Statutory Public meeting for the applications was held on March 25, 2024. Notice for the Statutory Public Meeting was provided on February 28, 2024 pursuant to the requirements of the Planning Act and Town of Milton Official Plan.

At the Statutory Public meeting, one delegate from Tackol CMCC Derry Limited Partnership spoke in support of the applications. Council did not have any comments or concerns on the applications.

Town staff also received written comments from Village Securities limited, who is the landowner immediately west of the subject lands. They noted that while they are generally supportive of the application, that they wished for a condition to be included in the draft plan of subdivision application to require a mutual access through the subject property to the lands to the west. As a result, the Town will be requesting that as a condition of draft plan approval, that the owner provide a right-of-way easement over the shared driveway in Block 1, in favour of the adjacent lands.

The public comments provided can be found in Appendix 4 -Public Comments.

Agency Circulation

The applications were circulated to internal/external agencies and their comments are summarized below. While all internal/external agencies have noted that they have no concerns with the approval of the applications, the following provided comments which

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resulted in revisions/changes to the applications and/or requested the inclusion of specific holding provisions or conditions of draft plan of approval.

Region of Halton

As of July 1, 2024, the Halton Region's role in land use planning and development has been scoped to only deal with certain Regional matters. In the case of the proposed development, this includes water and wastewater servicing and transportation as the subject lands are on a Regional Road (Derry Road). Halton Region staff has reviewed the applications and offers no objections to the approval of the draft plan of subdivision, official plan amendment or zoning by-law amendment subject to requested holding provisions and conditions of Draft Plan Approval.

Halton Region has identified that while a trunk watermain is located on Derry Road adjacent to the property, that no sanitary services are currently available. The Region has undertaken a trunk wastewater main project adjacent to the subject lands and the project is scheduled to start in 2025. As a result, a Holding provision is recommended in the Zoning By-law Amendment to ensure that no development proceeds on the lands until full municipal servicing becomes available.

Halton Region has identified that a current road widening of 23.5 metres from the centreline of Derry Road is required to be conveyed. The Region notes however, that Halton Region's Transportation Master Plan identifies the need to widen Derry Road to six lanes from Tremaine Road to Highway 407. This improvement is currently scheduled to start construction in 2031. Depending on when the development is finalized, the land dedication will be required to satisfy the greatest dedication of the following listed below. Currently, a Municipal Class Environmental Assessment or Detail Design project has not been initiated. The current road widening required has been shown on the draft Plan of Subdivision.

Lastly, it is noted that Halton Region's Transportation Master Plan identifies the need for additional roadway network capacity to support new growth in the Town of Halton Hills and Town of Milton. A new 6 lane corridor, now known as "New North Regional Road" (previously known as "5 ½ Line") is shown in the Region's TMP between Fifth Line and Sixth Line and referred to in the policies of the Derry Green Corporate Business Park Secondary Plan (C.9.4.3.1). This corridor will provide additional north-south capacity between Britannia Road and Steeles Avenue, including a proposed interchange with Highway 401. New North Regional Road is currently programmed by the Region for 2031. Halton Region notes that the development proposal must consider that the future north-south roadway (Clark Boulevard) may ultimately be identified as a six-lane Regional Road, requiring a 47 metre right-of-way. As a result, the Zoning By-law Amendment has been revised to require that all buildings be setback a minimum of 23.5 metres from the centreline of Clark Boulevard.

Conservation Halton

Conservation Halton staff have confirmed that they have no objection to the Town of Milton granting Draft Plan approval for the subject subdivision, subject to their conditions. The

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Town will be incorporating Conservation Halton's conditions into the final Draft Plan conditions.

Development Engineering

Development Engineering staff identified that they have no objection to Draft Plan approval of the plan of subdivision and approval of the Official Plan Amendment and Zoning By-law Amendment. They noted however, that the following items will need to be addressed as a condition of draft plan approval or through the detailed engineering submission:

- The Hydrogeological Report will need to be revised to further review of the elevated groundwater levels is required in support of detailed design to assess groundwater levels in relation to proposed infrastructure including, but not limited to, the Stormwater Management Facility and the potential need for a SWM pond depressurization system.
- The Geotechnical Investigation will need to be updated in coordination with the hydrogeological report.
- The Functional Servicing Report will need to be updated in coordination with the hydrogeological report as well as the pavement assessment for Sixth Line.
- An updated Subsurface Utility Engineering Report and Mapping will be required at detailed design.

In addition, development engineering staff have requested that a holding provision be included for Block 3 and will not be removed until any necessary interim and ultimate road works on Sixth Line, adjacent to the site, are determined to the Town's satisfaction. This is to be included as external works to the subdivision and to be included in the detailed engineering submission as well as any relevant agreements to the Town's satisfaction.

As a result of Development Engineering's comments above, a holding provision for Block 3 has been incorporated into the Zoning By-law Amendment, and planning staff will incorporate any requested draft plan conditions prior to issuing draft plan approval.

Parks Planning

The Derry Green Corporate Business Park Secondary Plan identifies a trail located within the Enbridge Gas Corridor (previously Union Gas) lands directly south of the proposed development. As a result of challenging environmental features close to Sixth Line, the trail will need to be diverted from the Enbridge Gas corridor north through the subject lands. The applicant has provided a Trail Feasibility Study to identify and evaluate the possible position of the trail through the subject lands.

Town of Milton and Conservation Halton staff are generally satisfied with the conceptual trail alignments proposed however, additional details will be required to confirm the preferred trail alignment. These details will be evaluated by the Town in consultation with Conservation

Discussion

Halton staff through the detailed trail design. As a result, the Draft Plan of Subdivision does not identify the related trail blocks at this time.

In the interim, the Town has requested that a trail connection be constructed along the Clark Boulevard extension, to provide a trail connection from the Enbridge Gas Corridor to Derry Road until the ultimate trail connection to 6th Line can be completed. The trail will be incorporated as a 3m wide asphalt trail system within the future Clark Boulevard right of way. Town staff are also exploring the feasibility of the Clark Boulevard trail providing the intended trail connection necessary from James Snow Parkway to the subject site, potentially in lieu of the Union Gas trail segments originally contemplated in the vicinity. These potential trail connections are a more economical approach than what was originally intended, at a higher level, in the Secondary Plan.

Infrastructure

In the Town of Milton Official Plan, Sixth Line is identified as a minor arterial road in the Town of Milton Official Plan and a road widening will be required. Additionally, the Derry Green Secondary Plan includes the following policy:

A portion of Sixth Line south of Derry Road is within the Regional Storm flood plain associated with the Sixteen Mile Creek and is subject to seasonal flooding. As a result, Sixth Line may have to be diverted to move it outside of the Regional Storm flood line. No development shall occur on adjacent lands until flood free access is available and has received all required approvals, including but not limited to the approval of an Environmental Assessment. (Section C.9.4.1.2).

As a result, the Town has included a holding provision for Block 3 which will not permit for any development to proceed until the Sixth Line Environmental Assessment has been completed and any related road widenings have been conveyed to the satisfaction of the Town of Milton.

Enbridge Gas

Enbridge Gas noted that while they do not object to the proposed applications, that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project.

Planning staff note that the subject lands are immediately north to the Enbridge Gas (previously Union Gas) gas corridor. Additionally, a gas pipeline and related easement in favour of Enbridge gas is located within the subject lands through the existing and proposed Natural Heritage System. It is noted that the applicant will be required obtain Enbridge Gas approval prior to commencing any site works on or adjacent to the Enbridge Gas lands/easement.



Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, MCIP, RPP Phone: Ext. 2297
Planner, Development Services

Attachments

Figure 1- Location Map
Figure 2- Concept Plan
Figure 3- Concept Plan -Block 4
Appendix 1- Draft Plan of Subdivision
Appendix 2- Official Plan Amendment
Appendix 3- Zoning By-law Amendment
Appendix 4- Public Comments

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.