



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 17, 2025

Report No: DS-017-25

Subject: Public Meeting and Initial Report: Zoning By-law Amendment by 2369219 Ontario Inc. applicable to lands located at 8329 Esquesing Line. (Town File: Z-02/25).

Recommendation: THAT Development Services Report DS-017-25 be received for information.

EXECUTIVE SUMMARY

An application has been made for an amendment to the Town of Milton Urban Zoning By-law 016-2014, as amended, to re-zone the Future Development (FD) Zone to a site specific General Industrial (M2*XX) Zone to permit a Transportation Terminal with an associated warehouse. Further, the application proposes to re-zone a portion of the Agricultural (A1) Zone and Greenlands A (GA) Zone to a site specific Greenlands A (GA*XX) Zone to recognize the boundaries of the flood hazard lands and watercourse existing on the property.

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

Owner: 2369219 Ontario Inc., 8329 Esquesing Line, Milton, ON L5R 3K6

Applicant: Glenn Schnarr & Associates Inc. (c/o Colin Chung), 10 Kinsgbridge Garden Circle (Unit 700), Mississauga, ON L5R 3K6

Location/Description:

The property is located in Ward 2 and is municipally known as 8329 Esquesing Line. It is located north of James Snow Parkway North on the east side of Esquesing Line. The property comprises an area of approximately 4.10 hectares (10.10 acres). The property is

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bisected by the Maneswood Tributary and wetland to the rear of the property; therefore, it is partially regulated by Conservation Halton. Legally established uses on the property include agricultural operations and a single detached dwelling.

Surrounding land uses include agricultural operations and natural heritage features to the east, single detached dwellings to the north and industrial developments to the west.

A Location Map is included as Figure 1 to this Report.

Proposal:

The applicant intends to establish a Transportation Terminal with a 1,100 square metres warehouse on a portion of the property west of the watercourse. The proposal includes 38 vehicle parking spaces and 23 tractor trailer parking spaces. A full-moves access is proposed onto Esquesing Line.

A Concept Site Plan has been attached as Figure 2 to this Report.

The following information has been submitted in support of this application:

- Comprehensive Environmental and Site Servicing Study, prepared by C.F. Crozier & Associates, Geomorphix and GEO Consultants, dated February 2025
- Concept Site Plan, prepared by Glenn Schnarr & Associates Inc., dated July 8, 2024
- Conceptual Architectural Elevations, prepared by RH Carter Architects, dated June 24, 2024
- Conceptual Landscape Plan, prepared by NAK Design, dated May 2024
- Draft Zoning By-law Amendment, prepared by Glenn Schnarr & Associates
- Noise Impact Study, prepared by Valcoustics, dated July 22, 2024
- Phase I Environmental Impact Study, prepared by Fortis Environmental Inc., dated July 30, 2024
- Photometric Plan, prepared by Spline, dated July 7, 2024
- Plan of Survey, prepared by Cunningham McConnell Limited
- Planning Justification Report, prepared by Glenn Schnarr & Associates Inc., dated February 2025
- Traffic Brief, prepared by Nextrans Consulting Engineers, dated July 11, 2024
- Zoning By-law Amendment Application, prepared by Glenn Schnarr & Associates Inc.

Discussion

Planning Policy:

Through Regional Official Plan Amendment 38, a portion of the property west of the watercourse (referred to as 'subject lands' for the purposes of this Report) was brought into the urban boundary. Subsequently, through Local Official Plan Amendment 67, the



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subject lands were then brought into the urban boundary at a local level and designated appropriately. The subject lands are those currently under review for urbanized development through this Zoning By-law Amendment application.

The subject lands are designated as Industrial Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan (referred to as 'Official Plan'). The lands are further designated as Industrial Area on Schedule C.2.B of the Milton 401 Industrial/Business Park Secondary Plan (referred to as 'Secondary Plan'). The Industrial Area designation within both the Official Plan and Secondary Plan permits a range of general industrial uses, along with general criteria that must be considered in support of a development proposal.

A portion of the property along the northern limits and immediately east of the watercourse were re-designated as Urban Area on Map 1 - Regional Structure with an Employment Area overlay on Map 1C - Future Strategic Employment Areas through Regional Official Plan Amendment 49 (via the Minister of Municipal Affairs and Housing's modifications and final approval through Bill 152 - Get It Done Act). While this portion of the property is within the urban boundary from a regional policy perspective, it has not been brought into the urban boundary at a local policy level. The Town is currently undergoing a conformity exercise to recognize the lands as Urban Area (to be considered by Town Council for adoption on March 17, 2025). However, the lands will not receive specific land-use designations until subsequent phases of the Official Plan review. Therefore, at the time of Public Meeting, this portion of the property is currently designed locally as Agricultural with a Natural Heritage System overlay on Schedule 1 - Town Structure Plan of the Official Plan. There is no urbanized development contemplated on this portion of the property; however, the applicant is proposing to appropriately re-zone the area to be consistent with the Official Plan direction and recognize the existing hazard lands regulated by Conservation Halton.

The portion of the property furthest to the east remains within the rural area and is subject to the Greenbelt Plan. It is designated as Agricultural with a Greenbelt Natural Heritage System overlay on Schedule 1 - Town Structure Plan within the Official Plan. There is no development contemplated on this portion of the subject property at this time; however, regard will be given to the development proposed through this application to ensure that there will be no negative impact to the Greenbelt Plan lands and Natural Heritage System.

Based on the above, Planning Staff is satisfied that the proposal is generally consistent with the above-noted policy direction.

Zoning By-law 016-2014, as amended:

The subject lands are zoned as Future Development (FD) within the Town of Milton Urban Zoning By-law 016-2014, as amended. The only permitted uses within this zone are those that were legally established on the date that the applicable FD Zone took effect; in this instance, the only use currently permitted on site is agricultural operations.

The Zoning By-law Amendment application proposes to re-zone the subject lands from a Future Development (FD) Zone to a site-specific General Industrial (M2*XX) Zone. The

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amendment will establish permitted uses and general provisions related to site configuration.

A Draft Urban Zoning By-law Amendment is attached as Appendix 1 to this Report.

Zoning By-law 144-2003, as amended:

The portion of the property along the northern limits and immediately east of the water course are currently zoned as Agricultural (A1) with the watercourse zoned as Greenlands A (GA) within the Town of Milton Rural Zoning By-law 144-2003, as amended. The A1 Zone permits uses such as agricultural operations and a single detached dwelling. The GA Zone permits conservation uses.

The Zoning By-law Amendment application proposes to re-zone this portion of the property from an A1 Zone and GA Zone to a site-specific GA*XX Zone that will recognize the current boundaries of the hazard lands associated with the watercourse on site.

Finally, the portion of the property furthest to the east is currently zoned as Agricultural (A1) with the watercourse zoned as Greenlands A (GA) within the Town of Milton Rural Zoning By-law 144-2003, as amended. The Zoning By-law Amendment application does not propose to re-zone this portion of the property and the lands will remain in production for agricultural purposes.

A Draft Rural Zoning By-law Amendment is attached as Appendix 2 to this Report.

Site Plan Control:

Should the Zoning By-law Amendment be approved, the applicant is required to obtain Site Plan Approval prior to any building permits being issued. Detailed site plan drawings addressing matters such as building elevations, lot grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on February 21, 2025. Signage providing information on the proposed application was posted on the property along Esquesing Line in addition to notice being sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, staff has identified the following matters to be addressed through the review process:

- Consistency with the Provincial Planning Statement, Regional Official Plan and Town Official Plan (including the 401 Industrial Business Park Secondary Plan);
- Proposed uses, including ancillary uses;
- Traffic impacts and site circulation; and



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- Stormwater management and site servicing.

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc., Phone: Ext. 2263
MCIP, RPP
Planner - Development Review

Attachments

Figure 1 – Location Map

Figure 2 – Concept Site Plan

Appendix 1 - Draft Zoning By-law Amendment (affecting Zoning By-law 016-2014, as amended)

Appendix 2 - Draft Zoning By-law Amendment (affecting Zoning By-law 144-2003, as amended)

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.