



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: April 28, 2025

Report No: DS-023-25

Subject: LOPA-02-25 & Z-05-25 - 475 Harrop Drive (2514351 Ontario Inc.) - Initial Report and Public Meeting

Recommendation: **THAT Development Services Report DS-023-25 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

Applications have been made for an amendment to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of a truck terminal and motor vehicle repair garage. Both applications are solely for a change in use and no site works are proposed.

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: 2514351 Ontario Inc. (Wheelking Transhaul)

Applicant: Batory Planning & Management (c/o Chris Langley)

Location/Description:

The subject lands are in Ward 2 on the east side of Harrop Drive and north of Steeles Avenue East. The property is municipally known as 475 Harrop Drive and is 6.29 acres (2.54 hectares) in size. The property contains two buildings which are used for a commercial vehicle terminal and a standalone office space with associated site parking.

Surrounding land uses include industrial lands and uses to the north and west of the site as well as automotive uses to the south and food manufacturing to the east. A Location Map is included as Figure 1 to this Report.

Background

Proposal:

The purpose of the Official Plan Amendment and Zoning By-law Amendment are to amend the Town of Milton Official Plan and Zoning By-law 016-20214, as amended, to accommodate a site-specific use to allow for the existing buildings to be used as a truck terminal and associated motor vehicle repair garage. There are no proposed plans for interior or exterior works on the subject property and the applications are for a change in use.

The subject property is currently designated Business Park Area in the Town of Milton Official Plan. The proposed amendment will amend the subject property to the Industrial Area designation on the entire site. Further, the subject property is split-zoned, and the northern half of the property zoned as General Industrial (M2) zone and the southern half of the property is zoned as Business Park (M1) zone. The existing building which will be utilized for the truck terminal and motor vehicle repair garage is located on the southern half and requires the property to be re-zoned to allow for this use. The entire property will be re-zoned to a site-specific General Industrial (M2*XX) zone.

A Concept Plan is included as Figure 2 to this Report.

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

- Application Form, prepared by Batory Planning & Management;
- Cover Letter, prepared by Batory Planning & Management, dated February 12, 2025;
- Comment Response Matrix, prepared by Batory Planning & Management, dated February 4, 2025;
- Draft Official Plan Amendment and Draft Zoning By-law Amendment, prepared by Batory Planning & Management;
- Survey Site Plan, prepared by Y. Zhang Surveying Ltd., dated February 9, 2025;
- Cross Section Field Notes, prepared by Y. Zhang Surveying Ltd., dated December 6, 2024;
- Internal Layout Field Note, prepared by Y. Zhang Surveying Ltd., dated November 29, 2024;
- Sales Office Internal Layout, prepared by Argue & Associates Consulting Engineers, dated April, 1988;
- Noise Brief, prepared by Gradient Wind Engineers & Scientists, dated February 12, 2025;
- Planning Justification Report, prepared by Batory Planning & Management, dated February 12, 2025;
- Functional Servicing Report, prepared by J & B Engineering Inc., dated January 29, 2025;

Background

- Transportation Brief, prepared by C.F. Crozier & Consulting Engineers., dated February 12, 2025;
- Stormwater Management Brief, prepared by J & B Engineering Inc., dated February 6, 2025; and
- Site Screening Questionnaire, prepared by 2514351 Ontario Inc., dated February 11, 2025.

Discussion

Planning Policy:

Town of Milton Official Plan

In the Town of Milton Official Plan, the subject property is designated as Business Park Area (Schedule B) and further designated as Business Park Area (Schedule C.2.B) in the Town's 401 Industrial/Business Park Secondary Plan. Prior to OPA 31, the subject property had a dual designation of Industrial Area (northern half) and Business Park Area (southern half) which allowed for the truck terminal to legally exist on the northern portion of the property. However, through the OPA 31 consolidation, the dual designation was removed, and the entire property was designated as Business Park Area. The proposed Official Plan Amendment will designate the entire property as Industrial Area to allow for the truck terminal and motor vehicle repair garage to operate within the existing building located on the northern half of the site.

Section 3.8.2 of the Town's Official Plan provides the permitted uses in the Business Park Area which include light industrial and office uses as well as other accessory uses. Further, Section 3.8.2.3 of the Town's Official Plan identifies uses that are not permitted in the Business Park designation and these include truck terminals, fuel depots, cement batching and asphalt plants and waste management or compost facilities.

The subject property is designated as Business Park Area on Schedule C.2.B of the Town's 401 Industrial/Business Park Secondary Plan. The permitted uses identified in the Business Park Area of the Secondary Plan include the same uses as identified above.

The proposed Official Plan Amendment intends to redesignate the entire property as Industrial Area to permit the truck terminal and motor vehicle repair garage in order to permit the uses within the existing building on the subject property. The Draft Official Plan Amendment is attached as Appendix 1 to this Report.

Official Plan policies relevant to the proposal include:

- 3.9.2 Industrial Area - establishes the uses that are permitted within the Industrial Area designation.

Discussion

- 3.9.3 Industrial Area - establishes requirements for development within areas designated as Industrial Area.
- C.2.2.2 Design Elements - sets out the key design elements for the Milton 401 Industrial/Business Park Secondary Plan area.
- C.2.5.3 Industrial Area - policies within the Milton 401 Industrial/Business Park Secondary Plan area that apply to development within the designation.

Zoning By-law 016-2014, as amended

The subject property is dual-zoned Business Park (M1) and General Industrial (M2) within the Town of Milton Zoning By-law (016-2014), as amended. The subject property is zoned as Business Park (M1) zone on the southern half and General Industrial (M2) zone on the northern half.

The Zoning By-law Amendment application, as presented, proposes to re-zone the entire site to a site specific General Industrial (M2*XX) zone to allow for such uses of a truck terminal, warehouse, vehicle maintenance shop and accessory offices.

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

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the *Planning Act* on April 2, 2025. Signage providing information on the proposed application was posted on the property along Harrop Drive, in addition to notice being sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, Planning 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);
- Land use compatibility; and
- Transportation impacts, site circulation and parking.

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,



The Corporation of the Town of Milton

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Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MSc (PI), MCIP, RPP Phone: Ext. 2311

Attachments

Figure 1 - Location Map

Figure 2 - Concept Site Plan

Appendix 1 - Draft Official Plan Amendment By-law 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.