



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: July 31, 2025

File No: A-25-036M

Subject: 955 James Snow Parkway

Recommendation: **THAT** the application for minor variance **BE APPROVED**
SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the development shall be constructed in accordance with the site plan prepared by Glenn Piotrowski Architect and dated and stamped by Town Zoning on June 17, 2025.
2. That a Building Permit be obtained within two (2) years from the date of the decision; and
3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to permit:

1. A maximum floor area of 131 square metres for a detached accessory waste structure; and
2. Accessory outdoor storage on the subject property to accommodate the outdoor storage of propane tanks.

The subject property is known as 955 James Snow Parkway which forms part of the James Snow Business Park. The subject application applies to one of the buildings located on the Oxford development, identified as Building E2, which is located in Phase 1 and was Site Plan approved in April 2023. Building E2 is 7,702 square metres and will be used for industrial and warehouse distribution.

The subject application is to obtain relief from the maximum floor area permitted for a detached accessory structure for waste storage as well as allow for outdoor storage to be



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General Description of Application

permitted as an accessory use in the existing zone from the Town's Zoning By-law (016-2014), as amended, in order to facilitate the proposed industrial warehouse/distribution building on the property.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Business Park Area in the Town of Milton's Official Plan and the Derry Green Corporate Business Park Secondary Plan. In the Town's Official Plan and Secondary Plan, the Business Park Area designation is an employment designation which permits the full range of light industrial and office uses, subject to other policies.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Site Specific Business Park Zone (M1*294) which permits the industrial warehousing/distribution use that is proposed for the subject property.

Variance One: Maximum Floor Area (for an Accessory Waste Storage Building)

Section 4.14.2 iii) Table 4G of the Town's Zoning By-law states that the maximum floor area permitted for a detached accessory waste storage building or structure is 20 square metres. The applicant is requesting to allow for a maximum floor area of 131 square metres for a detached accessory waste storage structure, a difference of + 111 square metres, to facilitate the proposed development.

Variance Two: Outdoor Storage Permission (for Propane Tanks)

Section 4.1 iv) of the Town's Zoning By-law states that unless specifically permitted in the by-law, outdoor storage shall not be permitted as an accessory use in any zone. The applicant is requesting permission to allow accessory outdoor storage on the subject property to accommodate the outdoor storage of propane tanks, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 14, 2025. As of the writing of this report on July 18, 2025, staff have not received any comments from members of the public.



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Consultation

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The applicant has requested a minor variance in order to facilitate the proposed development of an industrial/distribution building (Building E2) on the subject property.

Variance One: Maximum Floor Area (for an Accessory Waste Storage Building)

The applicant is requesting to allow for a maximum floor area of 131 square metres for a detached accessory waste storage structure, a difference of + 111 square metres, to facilitate the proposed development. Planning staff do not have concerns with the requested increase in the maximum floor area for the waste storage structure as it will not impact the surrounding industrial properties or the function of the Business Park area. Further, the waste storage structure is in the rear of the building site and will be shielded from James Snow Parkway.

Variance Two: Outdoor Storage Permission (for Propane Tanks)

The applicant is requesting permission to allow accessory outdoor storage on the subject property to accommodate the outdoor storage of propane tanks, to facilitate the proposed development. Planning staff do not have concerns with the addition of the outdoor storage of propane tanks as the location is appropriate given, they would provide access to the building and docking area as well as for third party vendors. The propane tanks and its associated storage cage are in the rear of the building site and will be shielded from James Snow Parkway.

Planning staff are of the opinion that the requested variances all positively contribute to the design and overall efficiency of the site's layout and function of the proposed building. Planning Staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property. As such, Planning Staff have reviewed the requested variance and offer no objection to its approval.

Respectfully submitted,

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review



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For questions, please contact:

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Attachments
Figure 1 - Proposed Site Plan