



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 8, 2025

Report No: DS-053-25

Subject: Technical Report - Official Plan Amendment and Zoning By-law Amendment Applications by Batory Planning & Management to facilitate the development of a truck terminal and motor vehicle repair garage on the land located at 475 Harrop Drive (Files: LOPA-02/25 and Z-05/25).

Recommendation: **THAT** Staff Report DS-053-25 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 truck terminal and motor repair garage, **BE APPROVED**;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 93 in accordance with the proposed Official Plan Amendment attached as Appendix 1 to Report DS-053-25 for Council adoption;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the proposed By-law attached as Appendix 2 to Report DS-053-25 for Council adoption;

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

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.

EXECUTIVE SUMMARY

Conclusions and Recommendations:

Staff are satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment, as attached in Appendix 1 and Appendix 2 to this report, are consistent with the land use policies in the Provincial Planning Statement and confirm to Regional and Town planning policies. Further, Staff are satisfied that there are no concerns from a technical perspective. Therefore, staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as presented through this Report.

REPORT

Background

Owner: 2514351 Ontario Inc. (Wheelking Transhaul)

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

Location/Description:

The subject lands are located 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.

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

Background

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*373) 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 July 2, 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;
- Revised Transportation Brief, prepared by C.F. Crozier & Consulting Engineers., dated June 27, 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

Discussion

Provincial Planning Statement

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.

The new PPS continues to provide policy direction on matters of Provincial interest related to land use planning and development. As set out in the new PPS, the Province's long-term prosperity depends on a coordinated approach to wisely managing change and promoting efficient development patterns.

Section 2.8 of the PPS includes policies that support a modern economy and promote economic development and competitiveness. Section 2.8.1.1b) of the PPS states that planning authorities shall provide opportunities for a diversified economic base, including maintaining a range 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.

The subject lands are located in the Town of Milton's 401 Industrial/Business Park Secondary Plan area and support an existing business operating on the subject property. Staff are of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Planning Statement.

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. On March 17, 2025, Town of Milton Council adopted the first comprehensive amendment for the new Official Plan, which includes adding the ROP into the Town's Official Plan. The above-noted amendment is currently with the Ministry of Municipal Affairs for review and approval.

The subject lands are designated Urban Area on Map 1: Regional Structure of the ROP. Further, the subject lands are within the Employment Area on Map 1H: Regional Urban Structure of the ROP.

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.



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Section 72(10) of the ROP provides the objectives for the Urban Area policies which includes providing for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs. Further, Section 72 (10.1) focuses on directing employment uses to be located and to protect area designated for such uses.

Section 83 of the ROP provides the objectives and policies related to Employment Areas. Section 83.2 c) of the ROP states that it is the policy of the Region to plan for Employment Areas by permitting a range of employment uses including but not limited to industrial, manufacturing, warehousing, and office uses.

Staff are of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment conform with Regional policy as the subject lands are located within the Town of Milton Urban Area in the ROP and further identified in the Town's 401 Industrial/Business Park Secondary Plan area.

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 3.7 of the Town's Official Plan provides the Employment Area policies and Section 3.7.1.1 states that Employment Areas are intended to provide industrial, business and office activities, which will be major source of employment opportunities within the Town. Further, Section 3.7.1.1 states that the employment land use designations provide for compatible uses in appropriate locations with a variety of form, scale, and intensity of development. Section 3.7.1.2c) states that it is the objective of the Town's Official Plan to ensure that new industrial development occurs in an orderly manner.

Section 3.7.1.4a) of the Town's Official Plan states that development within the employment designations within the established Urban Area on Schedule B or within an approved



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Secondary Plan, shall be permitted to the provisions of the applicable Secondary Plan in Part C of this Plan.

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.

Section 3.9 of the Town's Official Plan provides the permitted uses in the Industrial Area and further, Section 3.9.3.1 states that development within areas designated Industrial Area within the established Urban Area on Schedule B or within an approved Secondary Plan, shall be permitted subject to the provisions of the applicable Secondary Plan in Part C of this Plan.

Section 3.9.2 of the Town's Official Plan states that the Industrial Area designation on Schedule B means that the main permitted uses shall be light and general industrial uses.
Section

Milton 401 Industrial/Business Park Secondary Plan

As noted above, the subject property is designated as Business Park Area (Schedule C.2.B) in the Town's 401 Industrial/Business Park Secondary Plan. Section C.2.5.2 of the Secondary Plan provides the permitted uses which are the same as the uses identified in Section 3.8 of the Town's Official Plan.

Section C. 2.2.1.1c) of the Town's 401 Industrial/Business Park Secondary Plan states that the Secondary Plan area should provide flexibility to accommodate a broad range of potential uses, while at the same time, ensuring that there are appropriate controls on development to ensure that high quality uses locate at key locations.

Section C.2.3.2.1b) of the Town's 401 Industrial/Business Park Secondary Plan outlines the objectives for the Secondary Plan area which includes that the area should be flexible in dealing with various types and forms of land uses and building.

Staff are satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the Town of Milton's Official Plan and 401 Industrial/Business Park Secondary Plan area

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*373) zone to allow for such uses of a truck terminal, warehouse, vehicle maintenance shop and accessory offices. A number of site-

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specific zoning provisions were included to simply reflect the existing built conditions on the site.

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

Site Plan Control

Given that there is no physical development proposed through this application, Site Plan Control is not applicable. Should any development be proposed in the future, Site Plan Approval may be required.

Public Consultation and Review Process

Notice of a complete application was provided on April 2, 2025. In accordance with the Planning Act requirements and Town policies, notice for the statutory Public Meeting was provided on April 4, 2025, through written notice to all properties within 200 metres of the subject lands. The statutory Public Meeting was held on April 28, 2025. No members of the public spoke at the statutory Public Meeting and staff have not received any written submissions on the proposed Official Plan Amendment and Zoning By-law Amendment.

Agency Consultation

The proposed Official Plan Amendment and Zoning By-law Amendment applications and all supportive documents were circulated to both internal and external commenting agencies. Halton Region and Town departments as well as other agencies offered no objection to the proposed amendments.

Issues of Concern

Transportation & Parking

As part of the application review, Town staff wanted to ensure that there would be no negative impact from a transportation perspective with the proposed change in use. As part of the application submission, a Transportation Brief was included and reviewed by Town Transportation staff. The Transportation Brief confirmed that parking requirements for both vehicles and accessible spaces were reviewed in accordance with the Town of Milton's Zoning By-law and confirmed that the requirements for vehicle parking, accessible parking and bicycle parking have been met. The Brief also confirmed that the proposed use would generate fewer trips during peak times and a vehicle maneuvering assessment was conducted and no issues were noted. Town Transportation staff were satisfied with the information provided and have no concerns about the proposed change in use.

Conclusion



Discussion

Staff are satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment, attached as Appendix 1 and 2, are consistent with the land use policies of the Provincial Planning Statement and conform to Regional and Town Official Plan policies. Therefore, staff recommends approval of both amendments as presented through this report.

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

- Figure 1 - Location Map
- Figure 2 - Concept Site Plan
- Appendix 1 - Proposed Official Plan Amendment
- Appendix 2 - Proposed 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.



The Corporation of the Town of Milton

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