



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 18, 2023

Report No: DS-058-23

Subject: Public Meeting and Initial Report: Zoning By-law Amendment Application by CJJ Holdings Limited, applicable to lands known as Part Lot 5, Concession 2 (Esquesing). (Town File: Z-10/23)

Recommendation: **THAT Development Services Report DS-058-23 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

Application has been made for an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) zone to a site specific Business Park (M1*XXX) zone to facilitate the development of two small bay industrial buildings. In general, these facilities are likely to be multi-tenanted, serving a broad mix of tenants in local distribution, construction, light industrial, and service industries.

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

Owners: CJJ Holding Limited, 620 Wilson Avenue, Suite 300, Toronto, Ontario

Applicant/Agent: Clare Riepma, Riepma Consultants Inc., 220 Kempenfelt Drive, Barrie, Ontario

Location/Description: The subject lands are located in Ward 1, between No 5 Side Road and James Snow Parkway and are within the Milton 401 Industrial/Business Park Secondary Plan. Surrounding land uses include employment uses to the south and existing residential uses to the north. A Location Map is included as Figure 1 to this report.

Background

Proposal:

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) zone to a site specific Business Park (M1*XXX) zone to accommodate the development of the lands for future employment uses.

Figure 2 and 3 illustrate the site plan and rendering of the proposed development. The development consists of two multi-tenant buildings, totally 18 units, with associated surface parking. Access is provided via a right-in/right-out on James Snow Parkway and a proposed full moves access onto No. 5 Side Road. It is noted that in May 2023, Town Council passed By-law 032-23 prohibiting Heavy Traffic along No. 5 Side Road. As such, all truck traffic will be required to use the James Snow Parkway access.

The following reports have been submitted in support of this application:

- Planning Justification Report, dated July 2023, prepared by Riepma Consultants Inc.
- Phase 1 Environmental Site Assessment - 7080 No 5 Sideroad, dated July 16, 2021, prepared by Terraprobe Inc.
- Phase 1 Environmental Site Assessment - 7188 No 5 Sideroad, dated July 16, 2021, prepared by Terraprobe Inc.
- Functional Servicing and Stormwater Management Report, dated November 25, 2022, prepared by MGM Consulting Inc.
- Arborist Report, dated November 2022, prepared by Beacon Environmental Limited.
- Scoped Environmental Impact Study, dated December 2022, prepared by Beacon Environmental Limited
- Geotechnical Investigation, dated October 2022, prepared by Soil Engineers Ltd.
- Hydrogeological Assessment, dated January 2022, prepared by Soil Engineers Ltd.
- Urban Design Brief, dated April 2023, prepared by Riepma Consultants Inc.
- Traffic Impact Study, dated September 14, 2023, prepared by GHD Limited.
- Noise Feasibility Study, dated February 3, 2023, prepared by HGC Engineering Ltd.
- Stage 1-2 Archaeological Assessment, dated February 2006, prepared by Archaeological Assessments Ltd.

Discussion

Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Business Park Area, as shown on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Business Park Area



Discussion

designation is an employment designation which applies to areas where the full range of light industrial and office uses will be permitted. The proposed Zoning By-law Amendment is seeking to rezone the subject lands to a site specific Business Park zone in accordance with the Official Plan direction.

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) zone under the Town's Zoning By-law 016-2014, as amended. As the FD zone does not permit development, a Zoning By-law Amendment has been made to rezone the lands to a site specific Business Park (M1*XXX) zone. The applicant has requested one site specific provision which proposes to deem James Snow Parkway as the front lot line.

The Draft Zoning By-law is attached as Appendix 1 to this Report.

Site Plan Control

Should the application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on November 21, 2023. As well, signage providing information on the proposed applications was posted on all road frontages.

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

- Urban Design
- Noise Impacts
- Traffic Impacts and No 5 Side Road access.

Key Milestones

Milestone	Date
Pre-Consultation Meeting	2/7/2023
Public Information Centre Meeting	N/A
Pre-Submission Review	5/16/2023



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Milestone	Date
Application Deemed Complete	10/18/2023
Statutory Public Meeting	12/18/2023
Date Eligible for Appeal for Non-Decision	1/16/2024

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Aaron Raymond, MCIP, RPP Phone: Ext. 2313
Senior Planner

Attachments

- Figure 1- Location Map
- Figure 2- Concept Plan
- Figure 3 – Concept Rendering
- Appendix 1- 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.