



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 13, 2023

Report No: DS-048-23

Subject: Public Meeting and Initial Report: Zoning By-law Amendment Application by 150 Steeles Inc. applicable to lands known municipally as 150 Steeles Ave East (Town File: Z-06/23)

Recommendation: THAT Report DS-048-23, BE RECEIVED FOR INFORMATION.

## EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone a portion of the subject lands from the site-specific Business Park (M1\*38) zone to the Natural Heritage System (NHS) zone in order to reflect the true limits of the natural heritage system on the subject lands. This application proposes to add approximately 2.15 hectares of land into the NHS zone. No development is proposed as part of this application.

Future Planning Act applications will be required to support any proposed changes to land use, which will include public consultation. Given the site's proximity to Downtown Milton, it is envisioned for redevelopment into a higher density, mixed-use precinct.

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:** 150 Steeles Milton Inc., 775 Main Street East, Suite 1b, Milton, ON.

**Applicant:** Korsiak Urban Planning, 277 Lakeshore Road East, Unit 206, Oakville, ON.

**Location/Description:**

The subject lands are located in Ward 1, on the south side of Steeles Avenue East, west of the intersection of Steeles Avenue East and Martin Street and are municipally known

## Background

as 150 Steeles Avenue East. The subject lands are irregular in shape and have frontage on the east side of Bronte Street (8 metres), south side of Steeles Avenue East (249 metres) and west side of Martin Street (15 metres). The subject lands comprise a total area of approximately 20.3 hectares, however the proposed zoning by-law amendment only applies to a portion of the subject lands comprising an area of approximately 2.15 hectares. The subject lands are currently vacant.

The subject lands were formerly occupied by Meritor Suspension Systems Company ('MSSC') that manufactured car parts. MSSC occupied the site from 1954 to 2009. Areas of the site became contaminated as a result of the former industrial use. Contaminants were located primarily around the factory building, which has been demolished, as well as within the limits of the Regional natural heritage system.

Remediation of the site is ongoing. In order to facilitate the continued remediation within the Regional natural heritage system, the Town, Region and Conservation Halton required the completion of a Comprehensive Environmental Management Study ('CEMS') to be submitted as part of a development application (e.g. zoning by-law amendment application). The primary purpose of the CEMS is to address potential impacts related to site remediation while also refining the limits of the Regional natural heritage system.

The subject lands are surrounded by a range of land uses. Employment uses are located to the north and west. Residential uses are located to the east of the subject lands, fronting Martin Street. The Sixteen Mile Creek, valley and surrounding natural heritage system are located to the south and southwest of the subject lands.

## Proposal:

The applicant has applied for a zoning by-law amendment to rezone a portion of the subject lands in order to reflect the true limits of the Regional natural heritage system. The application proposes to add approximately 2.15 hectares of land into the Natural Heritage System (NHS) zone in the Town's Urban Zoning By-law. No development is proposed as part of this application. Future Planning Act applications will be required to support any proposed changes to land use, which will include public consultation.

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

- Executed application form for a Zoning Bylaw Amendment, prepared by 150 Steeles Milton Inc., dated 2023-08-24;
- Cover Letter, prepared by 150 Steeles Milton Inc., dated 2023-08-23;
- Record of Pre-Consultation, prepared by Town of Milton staff, dated 2022-06-14;
- Comment Response Matrix, prepared by Korsiak Urban Planning, undated;
- Planning Justification Brief, prepared by Korsiak Urban Planning, dated 2023-08-22;
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated

## Background

2023-08-09;

- Topographic Survey, prepared by WAHBA Surveying, dated 2021-05-21;
- Comprehensive Environmental Management Study (CEMS), prepared by Beacon Environmental Limited, DS Consultants Ltd., Jennifer Lawrence and Associates Inc. and Urbantech Consulting, dated 2023-08;
- Archaeological Clearance Letter, prepared by the Ministry of Heritage, Sport, Tourism and Culture Industries, dated 2021-10-05;
- Preliminary Hydrogeological Investigation, prepared by DS Consultants Ltd., dated 2022-08-11;
- Update Phase 1 Environmental Site Assessment, prepared by Pinchin Environmental Ltd., dated 2009-07-13;
- Phase 2 Environmental Site Assessment, prepared by AEL Environment (a division of Aeon Egmond Ltd.), dated 2013-12-16; and,
- Slope Stability Assessment, prepared by DS Consultants Ltd., dated 2023-10-05.

## Discussion

### Planning Policy

The subject lands are designated Business Park Area and Natural Heritage System on Schedule B - Urban Land Use Plan of the Town of Milton Official Plan.

Official Plan Policies relevant to this proposal include:

- 2.3.3.23 and 2.3.3.24 Site Contamination assessment requirements for contaminated sites;
- 4.8.1.3 Key Features within the Natural Heritage System - protection of key features in the natural heritage system;
- 4.8.1.6 Natural Heritage System - intent of the natural heritage system to protect, maintain and enhance natural heritage, hydrologic and landform features and functions;
- 4.9.3.1 Regional Natural Heritage System - Permitted and prohibited uses within the Regional natural heritage system;
- 4.9.3.12 Adjustments to the Regional natural heritage system limits; and,
- 4.9.3.13 Requirement that all lands within the Regional natural heritage system be zoned appropriate in the Town's Zoning By-law.

### Zoning By-law 016-2014, as amended



## Discussion

The subject lands are zoned Business Park (M1), Business Park with a special exception (M1\*38) and Natural Heritage System (NHS) under the Town of Milton Urban Zoning By-law 016-2014, as amended.

The applicant has made an application for a Zoning By-law Amendment to rezone a portion of the lands zoned Business Park with a special exception to the NHS zone to implement the true limits of the Regional natural heritage system. There are limited permitted uses in the NHS zone and these include existing uses, conservation uses and forestry uses. New development is not permitted within the NHS zone. Appendix 1 to this Report includes the proposed Zoning By-law Amendment.

## Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act on October 16, 2023.

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

- Refined limits of the natural heritage system based on the completion of the Comprehensive Environmental Management Study (CEMS); and,
- Consistency with Provincial Policy Statement and conformity with Growth Plan for the Greater Golden Horseshoe, Regional Official Plan and Town Official Plan.

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

## Key Milestones

Milestone	Date
Pre-Consultation Meeting	6/14/2022
Public Information Centre Meeting	2/10/2023
Pre-Submission Review	4/6/2023
Application Deemed Complete	9/7/2023
Statutory Public Meeting	11/13/2023
Date Eligible to Appeal for Non-Decision	12/6/2023



### Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Jessica Tijanic MSc., MCIP, RPP Phone: Ext. 2221  
Senior Planner

### Attachments

Figure 1 – Location Map  
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.