

## Rachel Suffern

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**From:** [REDACTED]  
**Sent:** Wednesday, March 27, 2024 11:16 AM  
**To:** Rachel Suffern; Tammy Howe  
**Cc:** Jill Hogan  
**Subject:** Fw: 6th Line Development - Takol

Hello:

My name is [REDACTED] I currently live at [REDACTED]. I have resided at this residence with my family since May of 2010. I am concerned about Building "A" that will be built in front of our home with its side wall facing us. Particularly of concern is the 36 feet height of Building "A". Blowing snow during the winter months from the roof of the building will be of a safety concern.

In the public notice board it states Building "A" as a Business Park, however during the Townhall meeting the architect of this project stated to me that Building A would have shops (coffee shop, barber shop, convenience shop, etc). Isn't that Retail/Commercial? My concern is that retail shops will have more traffic than industrial units. It will attract more cars to the plaza and be open late night. Some drivers may even attempt to stop and park on the side of the road (Derry Road or Sixth Line), while they quickly run into grab something. There will be a lot of traffic on Sixth Line which is only 2 lanes. Office units/industrial would be more ideal as they have less traffic.

For the past 5 years, (ever since the addition of the Fifth Line/Derry Road business park) I have had to put Orange Pylons at the end of my driveway to deter random drivers/trucks from making three-point turns into our driveway. Traffic from these shops will create heavy congestion, potentially leading to more vehicles performing three-point turns on my property if they need to change direction. I have to fully block off the end of my driveway with Pylons to safely allow my young son who is 8 to play in the driveway.

Also while speaking with the architect, I had asked how far from Sixth Line, Building "A" would be constructed, to this the Architect stated roughly 5 meters. That puts my house within 15 metres of where this building will be built. If this plaza becomes a busy plaza in the future and the possibility arises in the future of Sixth Line getting widened to add additional lanes it will likely cut into our driveway. We are already about 15 feet from the road (Sixth Line). I ask that a one storey building be built that would be used as office space/industrial instead of a 2-storey "plaza" and that at a distance of at least 25 metres away from Sixth Line. The 36 feet high two storey building will tower over our house of 15 feet and possibly downgrade the value of my house.

Thank You I can be reached at [REDACTED].  
[REDACTED]

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**From:** Jill.Hogan@milton.ca <Jill.Hogan@milton.ca>  
**Sent:** March 25, 2024 7:53 PM  
**To:** [REDACTED]  
**Cc:** Rachel.Suffern@milton.ca <Rachel.Suffern@milton.ca>; Tammy.Howe@milton.ca <Tammy.Howe@milton.ca>  
**Subject:** 6th Line Development - Takol

Hi [REDACTED] – please submit your comments to Rachel (copied).

Rachel – [REDACTED] is a resident who lives on 6<sup>th</sup> Line and has some concerns with the proposal (Takol) in terms of setback from the street and increased traffic.

Aman - please communicate your issues to Rachel so they are on the public record. Your comments will be responded to as part of the technical analysis of the proposal. You will also be notified when this proposal comes back to council for a decision.

Kind regards,

Jill



**Jill Hogan**

Commissioner, Development Services

150 Mary Street, Milton ON, L9T 6Z5

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[www.milton.ca](http://www.milton.ca)

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March 22, 2024

via email: [townclerk@milton.ca](mailto:townclerk@milton.ca)

Town of Milton  
150 Mary Street  
Milton, ON L9T 6Z5

Attn: Rachel Suffern  
Planner, Development Review

**Re: Z-03-24 & LOPA-02-24  
11801 Derry Road (Takol CMCC Derry Limited Partnership)  
Initial Report (DS-014-24) and March 25, 2024 Public Meeting**

Dear Rachel,

Anatolia Real Estate Corp. (Anatolia) are the owners of the lands known municipally as 6728 Sixth Line in the Derry Green Business Park, which are subject to application files 24T-24001/M, LOPA-01/24, and Z-02/24 and also included on today's public meeting agenda.

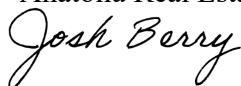
We are in receipt of the public notice and related materials regarding the above noted applications for Official Plan & Zoning By-law Amendments submitted by Takol CMCC Derry Limited Partnership (Takol) to allow the development of four (4) multi-unit buildings containing general and light industrial space totalling 61 units. For reference, this development proposal is located directly across from the Anatolia lands, which are located on the south side of Derry Road.

Anatolia would like to express their full support for the approval of the Takol applications as this development, together with the Anatolia development, would kick-start the much-anticipated economic growth and industrial development within the gateway to the Derry Green Business Park. Anatolia is also supportive of the proposed smaller unit sizes as indicated on the proposed site plan, which would compliment the larger format uses on our lands and foster a collaborative and entrepreneurial environment – implementing the vision of the Town of Milton's Economic Development strategy of building a diverse economy and thriving business community.

Furthermore, we support the Takol applications as their approval would trigger the extension of urban services along Derry Road (sanitary sewers and watermain), which is required in order to facilitate development and allow economic growth in the Derry Green Business Park.

Should you have any questions regarding our submission, please do not hesitate to contact the undersigned.

Yours Truly,  
Anatolia Real Estate Corp.



Josh Berry  
Senior Manager-Planning