

Aaron Raymond

From: Vanessa Bulfon [REDACTED]
Sent: Tuesday, November 21, 2023 2:36 PM
To: Aaron Raymond
Subject: RE: Request for Materials - Town File Z-10/23

Hi Aaron,

Confirming receipt. Could you please kindly let me know when the next Public Consultation is scheduled and add me to the list for future updates?

Thank you,
Vanessa

VANESSA BULFON
Manager, Development



[REDACTED]

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From: Aaron.Raymond@milton.ca <Aaron.Raymond@milton.ca>
Sent: Tuesday, November 21, 2023 2:34 PM

[REDACTED]

You don't often get email from aaron.raymond@milton.ca. [Learn why this is important](#)

Hello,

Please find below a link to the Town's Sharefile containing the files submitted in support of the above noted Zoning By-law Amendment application.

Aaron

The Town of Milton Secure Email

Expires December 21, 2023

7080 No. 5 Sideroad, Reliance Letter.pdf

156.2 KB

A-2.0 Floor Plan-Building 1 (1).pdf

121.5 KB



Aaron Raymond, MCIP, RPP
Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2313
www.milton.ca

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From: Vanessa Bulfon [REDACTED]
Sent: Tuesday, November 21, 2023 2:22 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: Aaron Raymond <Aaron.Raymond@milton.ca>
Subject: Request for Materials - Town File Z-10/23

Good afternoon,

I received the attached notice regarding a proposed ZBA for the property north of our client's industrial site under construction located at 6500 & 6750 Campbellville Road. Can you please kindly share the publicly available reports listed in the notice for our review.

Thank you & Regards,
Vanessa

VANESSA BULFON
Manager, Development



[REDACTED]

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Be vigilant, develop the right instincts and do not download any unsolicited attachment! If suspicious, please forward the email to servicedesk@horn-it.com.

Aaron Raymond

From: zaineb umar [REDACTED]
Sent: Monday, December 18, 2023 12:31 PM
To: Aaron Raymond
Subject: Re: Town file Z-10/23

Good afternoon Aaron,

I have spoken with my neighbors and we definitely do not want traffic on 5 side rd as we have kids playing and with no footpaths it will be highly unsafe. It is a quiet residential street and we would like it to remain this way.

Other concerns I have are :

The height. If it's single storey then why such a high building? Will there be windows facing 5 side rd.

We would want the city to put a fence and plant trees to limit noise.

Last time when there was construction on James snow, our well almost went dry due to bedrock shift. I hope this won't be the case this time.

Regards

Zaineb

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From: Aaron.Raymond@milton.ca <Aaron.Raymond@milton.ca>
Sent: Friday, October 27, 2023 10:39:51 AM
To: 'zaineb umar' [REDACTED]
Subject: RE: Town file Z-10/23

Hello and thank you for your email. These lands have been designated as Business Park since roughly 2000 when Council approved the Milton 401 Business Park. The applicants are now rezoning the lands to bring them in line with the Official Plan.

With regard to height, they are proposing approximately 9m with a single storey. The Business Park M1 zone that they are applying for allows a maximum height of 15m.

For uses, they are applying for a Business Park zone, which allows for a variety of uses such as commercial schools, daycares, office uses, warehouses, among others. I have attached an excerpt from the Town's Zoning By-law which lists the potential uses. Some of these uses, while being permitted, would not be practical in this location. It's my understanding that while the applicant doesn't have end users, they are looking to attract smaller unit light industrial uses (similar to what you would find on Main Street in Milton between Ontario Street and Thompson Road).

The entrance on No 5 Side Road is under review by our Traffic section. Heavy trucks are not permitted on No 5 Side Road and this entrance would only be used by passenger vehicles.

The application is still under review and just at the beginning of the process. There will be a statutory Public Meeting tentatively scheduled for December 18th. You will receive a notice in the mail for that meeting 20 days beforehand.

Should you have any questions or comments, please feel free to contact me.

Aaron



Aaron Raymond, MCIP, RPP
Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2313
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From: zaineb umar [REDACTED]
Sent: Friday, October 27, 2023 10:18 AM
To: Aaron Raymond <Aaron.Raymond@milton.ca>
Subject: Town file Z-10/23

Good morning

I reside on 5 side road and received a notice of a proposal to build 18 units right in front of my house. Before purchasing the house in 2010 i came to the city hall to verify if the lot across the street would remain greenspace. And i was told that it would. Then what changed??

Please send me further information as to :

The building height. Will it be one or 2 storey?

What will the units be used for? Office? Retail? Restaurant?

On the drawing it shows an entrance through 5 side rd? Is that essential? It is a quiet residential street with kids playing and families walking with no foot path. I don't think it'll be safe, especially for truck traffic.

Thank you
Zaineb

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Aaron Raymond

From: Nick Mongelli [REDACTED]
Sent: Friday, November 17, 2023 11:22 AM
To: Aaron Raymond
Subject: Town File: Z-10/23 - 0 James Snow Parkway

Dear Mr. Aaron Raymond,

My name is Nick Mongelli and I am the owner of [REDACTED]
[REDACTED].

I received a public notice to provide comment and participate in the review process for the 0 James Snow Parkway, Town File Z-10/23, where CJJ Holdings Limited has applied for a Zoning By-Law 016-2014 Amendment to rezone lands to a Business Park.

My concern is with respect to the potential impact of developing the 1.4 hectares property which currently receives the drainage of surface runoff from North Dublin Line, the westerly lands of Dublin Line, and No. 5 Side Road. In addition to the drainage concerns, I would like to understand how the surface runoff accumulated in the roadside ditches within the municipal right-of-way will be controlled if this land will no longer serve as a receiving site for water in post development?

I would appreciate it if you would provide a response for my concerns.

Thank you
Nick Mongelli
[REDACTED]

Aaron Raymond

From: Jean Greaves [REDACTED]
Sent: Wednesday, December 13, 2023 10:43 AM
To: Aaron Raymond
Subject: Town File: Z-10-23

Good morning

I was made aware from recent mailings that there is a proposal to change zoning and build an industrial business park on the land at the end of No. 5 Side Road and James Snow Parkway. I truly hope there is someone at the council that will appeal this movement. I have been a resident of 5 Side Road for the past 3 years, we moved out of town to this location to TRY to get away from the hustle and bustle that has become Milton. One of the elements we loved about this location was that it is a dead end road, the children once again can play out on the street without the fear of trucks and cars speeding down the road. It is a very quiet, residential street. Granted the recent years have seen more changes as you see the extremely large truck rental place at James Snow and 5 Side road as well as the proposed development which I believe is for a courier facility on the east side of 5 Side Road. Needless to say the hustle and bustle, noise and pollution seems to be following us, and we really did not want to have to leave Milton.

I am wondering if anyone has given any thought to the residents on this quiet street? Many have been here many years, are elderly and are seeing their environment change dramatically and certainly not for the best. I cannot imagine the impact having this additional building on the road, having vehicles now going up and down the road, the noise and pollution is going to make to the value of our home. I wonder, is this something the town or the builder is willing to pay the residents for the loss of value?

I read with interest your recognition of the traditional lands which are acknowledged at each meeting. Part of it states: The Town of Milton shares this land and the responsibility for the water, food and resources. I would add that the town has a responsibility to its residents, the people paying taxes that pay your wages, to the safety of our children being able to play outside, to the noise and pollution that undoubtedly another business park in this area will bring.

I humbly request that this whole movement be denied, please leave what little bit of green space, peace and quiet we have left on this small stretch of residential road.

Jean Greaves

Aaron Raymond

From: Meredith Greaves [REDACTED]
Sent: Wednesday, December 13, 2023 1:02 PM
To: Aaron Raymond
Subject: Town File: Z-10-23

Good afternoon,

I recently learned about the proposal to change zoning and establish an industrial business park on the land at the end of No. 5 Side Road and James Snow Parkway. **I truly hope there is someone at the council that will appeal this movement.**

As a resident of 5 Side Road for the past three years, my family and I chose this location to escape the hustle and bustle of Milton. The appeal of our quiet, dead-end street allowed children to play safely outdoors without the worry of speeding vehicles.

I am wondering if anyone has given any thought to the residents on this quiet street? Many have been here many years, are elderly and are seeing their environment change dramatically and certainly not for the best. I cannot imagine the impact having this additional building on the road, having vehicles now going up and down the road, the noise and pollution is going to make to the value of our home. I wonder, is this something the town or the builder is willing to pay the residents for the loss of value?

Using our quiet dead-end residential road for business purposes is not only a threat to residents' safety, but also will destroy what little green space we have left.

In the Town of Milton's acknowledgment of traditional lands, the responsibility for water, food, and resources is emphasized. I believe the town also has a responsibility to its residents to ensure their safety, the ability of children to play outdoors, and to address concerns about noise and pollution associated with additional business parks.

I respectfully request that this whole movement be denied, please leave what little bit of green space, peace and quiet we have left on this small stretch of residential road.

Meredith Greaves

Aaron Raymond

From: Meghan Greaves [REDACTED]
Sent: Thursday, December 14, 2023 10:20 AM
To: Aaron Raymond
Subject: Town File: Z-10-23

Good morning

I am a resident of 5 sideroad and have recently been made aware of the proposal to change zoning and build an industrial business park on the land at the end of No. 5 Side Road and James Snow Parkway. I truly hope there is someone at the council that will appeal this movement.

I have been a resident of 5 Side Road for the past 3 years, we moved out of town to this location to get away from the hustle and bustle that has become Milton. My husband and I are recently married with plans to start a family. One of the things that we loved about the area when we moved was that it was on a quiet dead end road. We are able to walk our dogs and one day hope to play outside with our family. This is not something we would be able to do with the proposed changes. It makes me sad to think that the area itself has changed so much in the 3 years we have already been here, how must the residents that have been here 30 years + feel.

I understand that Milton is a developing town, however there doesn't seem to have been any thought about the residents that live here and make the town what it is. It seems like our only option is to move out of Milton if we want any peace and quiet.

I humbly request that this whole movement be denied, please think about the residents in this area and allow us to enjoy this small stretch of residential road.

Regards,
Meghan