



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 9, 2024

Report No: DS-060-24

Subject: Z-17-24 - 8283 Esquesing Line (2220243 Ontario Inc.) - Initial Report and Public Meeting

Recommendation: That Development Services Report DS-060-24 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of this Zoning By-law Amendment application is to facilitate the development of an approximately 7,500 square metre building that can accommodate a range of light industrial uses. The proposal includes surface parking located between the proposed building and Esquesing Line, along with a loading area at the rear. The application seeks to re-zone the front portion of the subject lands from a Future Development (FD) Zone to a site-specific Business Park (M1*XX) Zone, in order to accommodate the proposed industrial building. The Zoning By-law Amendment further seeks to establish zone standards specific to the proposed development.

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: 2220243 Ontario Inc.

Applicant: Barbir & Associates (c/o Draga Barbir)

Location/Description:

The subject lands are located in Ward 2 and are municipally known as 8283 Esquesing Line. The property is located north of James Snow Parkway North on the east side of Esquesing Line. The lot has an area of approximately 4.85 hectares and is currently occupied with a single detached dwelling and accessory structure. The property is

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bisected by the Maneswood Tributary and a wetland is identified at the rear of the property. As such, the lands are partially regulated by Conservation Halton.

Surrounding land uses include an existing single detached dwelling immediately to the north, Hydro One corridor lands to the south, industrial development to the west and agricultural operations to the east.

A Location Map is included as Figure 1 to this report.

Proposal:

The applicant is proposing to develop the front portion of the subject lands with a light-industrial building that would have an approximate gross floor area of 7,548 square metres. Surface parking is proposed adjacent to Esquesing Line, along with a loading area at the rear of the building. Two full moves accesses are proposed onto Esquesing Line.

The rear portion of the subject lands (east of the Maneswood Tributary) is not subject to this Zoning By-law Amendment and will not be developed at this time.

The Zoning By-law Amendment application proposes to re-zone the front portion of the subject lands from the current Future Development (FD) Zone to a site-specific Business Park (M1*XX) Zone. The proposed zoning will facilitate development of the industrial building and establish permitted uses. Further, the site specific provisions will address zone standards such as setbacks and will ultimately facilitate the proposed development in context of the subject property's configuration and constraints.

A Concept Site Plan is included as Figure 2 to this report.

The following information has been submitted in support of this application:

- Application Form, prepared by Barbir & Associates;
- Cover Letter, prepared by Barbir & Associates, dated July 3rd, 2024;
- Draft Zoning By-law Amendment and Schedule A, , prepared by Barbir & Associates;
- Concept Plan, prepared by Barbir & Associates, dated March 8th, 2023;
- Archeological Assessment, prepared by Parslow Heritage Consultancy Inc., dated September 12th, 2022;
- Archeological Assessment - Ministry Acceptance, prepared by Ministry of Citizenship and Multiculturalism, dated March 4th, 2023;
- Comprehensive Environmental Servicing Study, prepared by Counterpoint Engineering;
- ESSQ, prepared by Owner, dated June 27th, 2024;
- Drainage Plan, prepared by Counterpoint Engineering Inc, dated March 22nd, 2023;
- Exterior Lighting Layout, prepared by Dillon Consulting, dated March 2023;
- Geotechnical Report, prepared by DS Consultants Limited, dated September 24th, 2021;
- Grading Plan, prepared by Counterpoint Engineering Ltd, dated March 2023;

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- Hydrogeological Report, prepared by DS Consultants Limited, dated September 15th, 2021;
- Landscape plan, prepared by Dillon Consulting, dated August 2023;
- Noise Impact Assessment, prepared by Dillon Consulting, dated March 2023;
- Phase One ESA, prepared by DS Consultants Limited, dated November 6th, 2023;
- Site Servicing Plan, prepared by Counterpoint Engineering Inc, dated March 2023;
- Survey and Meander Belt, prepared by Geo Morphix;
- Topographic Survey, prepared by Sands Surveying and drafting Services, dated June 28th, 2020;
- Transportation Impact Study, prepared by Dillon Consulting, dated March 2023;
- Survey, prepared by Cunningham McConnell Limited, dated December 1st, 2023;
- Urban Design Brief, prepared by Barbir & Associates, dated June 28th, 2024; and,
- Waste Management Plan, prepared by Dillon Consulting, dated March 24th, 2023.

Planning Policy:

Provincial Policy

In addition to general consistency with the Provincial Policy Statement (PPS), the subject lands are identified as a Provincially Significant Employment Zone (PSEZ) and therefore, are subject to the in-effect Employment Area policies set-out in the PPS. Through the implementing By-law, the development will be consistent with the direction of the PPS and PSEZ policies at time of approval, specifically with regard to permitted uses.

A small portion of the subject lands at the rear are identified as Protected Countryside within the Greenbelt Plan - however, these lands are not contemplated for development through this application.

Planning Staff is of the opinion that the development application submitted for the subject lands is consistent with both the PPS and Greenbelt Plan.

Region of Halton Official Plan

Through Regional Official Plan Amendment 49 (ROPA 49), including subsequent modifications through Bill 162 - Get It Done Act, the subject property is largely designated as Urban Area with an Employment overlay. A portion of the property located at the rear is designed as Agricultural Area and Greenbelt Natural Heritage System.

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan 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.

Planning Staff is satisfied that the proposal is in conformity with the Region of Halton Official Plan as the development contemplated through this application is contained to the front portion of the subject lands that are within the Urban Area and subject to the



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Employment Area overlay. No development is proposed within the Agricultural Area or Greenbelt Natural Heritage System area.

Town of Milton Official Plan

The front portion of the subject lands are identified as Urban Area with an Employment Area overlay on Schedule 1 - Town Structure Plan and Industrial Area on Schedule B - Urban Land Use Plan with the Town of Milton Official Plan. The lands are further designated as Business Park Area on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan within the Milton 401 Industrial/Business Park Secondary Plan.

Through Section C.2.5.2, the Business Park Area designation permits a range of light and general industrial uses including accessory retail and office uses directly related to the principle use. All general policies within Section 3.8 - Business Park Area are applicable, along with the urban design principles set-out in the Secondary Plan.

Planning Staff is satisfied that the proposal is in conformity with the direction of the Town of Milton Official Plan and Milton 401 Industrial/Business Park Secondary Plan and therefore, can confirm that an Official Plan Amendment is not required.

The rear portion (east of the watercourse) of the subject lands are not within the Urban Area at the local level and are currently subject to the Agricultural Area designation and Natural Heritage System overlay policies. There is no development contemplated on this portion of the subject lands and therefore, Planning Staff is satisfied that the proposal is consistent with the Town of Milton Official Plan in that regard.

Zoning By-law 016-2014, as amended:

The front portion of the subject lands are zoned as Future Development (FD) within the Town of Milton's Urban Zoning By-law 016-2014, as amended. The only permitted uses within this zone are those that were legally existing on the date that the applicable FD Zone took effect; in this instance, the only use currently permitted on site is agricultural operations and a single residential dwelling. In order to facilitate any development or uses beyond what currently exists, a Zoning By-law Amendment is necessary.

The Zoning By-law Amendment application, as presented, propose to re-zone the subject lands from Future Development (FD) to a site-specific Business Park (M1*XX) Zone. The amendment will establish a range of permitted uses for each zone, along with general provisions related to site configuration and parking rates.

The Draft Zoning By-law is attached as Appendix A to this Report. Schedule A identifies the boundary of the proposed amendment, which is contained to the front portion of the subject lands (west of the watercourse), as indicated throughout this report.

The rear portion of the subject lands (east of the watercourse) are subject to the Town's Rural Zoning By-law 144-2003, as amended, and are zoned Agricultural (A1) and partially



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Greenlands A (GA). Development is not contemplated within this area and therefore, no amendment to the current zoning is required.

Site Plan Control:

Should the development application be approved, the applicant is required to obtain Site Plan Approval prior to any building permits being issued. Detailed site plan drawings addressing matters such as building elevations, lot grading and drainage, site design, lighting and landscaping will be required for review and approval. The applicant will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on August 12, 2024. Signage providing information on the proposed application was posted on the property along Esquesing Line, in addition to notice being sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, Planning Staff has identified the following matters to be addressed through the review process:

- Consistency with the Provincial Policy Statement (including in-effect employment policies) and conformity with the Growth Plan for the Greater Golden Horseshoe, Regional Official Plan and Town Official Plan (including the Milton 401 Industrial/Business Park Secondary Plan);
- Proposed uses, including ancillary uses;
- Proposed site accesses and traffic impacts;
- Appropriate buffers and screening to adjacent natural features and watercourses;
- Stormwater management and site servicing; and,
- Urban Design and landscaping along Esquesing Line.

Upon completion of the evaluation of the application, including the provision of a substantially completed Comprehensive Environmental Servicing Study (CESS), a Technical Report with recommendations will be brought forward for Council consideration.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP



The Corporation of the Town of Milton

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Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc., Phone: Ext. 2263
MCIP, RPP

Attachments

Appendix A – Draft Zoning By-law Amendment

Figure 1 – Location Map

Figure 2 – Concept Site Plan

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.