



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Planning and Development
Date:	January 21, 2019
Report No:	PD-001-19
Subject:	Public Meeting and Initial Report: Zoning By-law Amendment by Orlando Corporation for lands located within the Derry Green Corporate Business Park Secondary Plan on the east side of James Snow Parkway (Town File: Z-06/18).
Recommendation:	THAT Planning and Development Report PD-001-19, BE RECEIVED FOR INFORMATION; AND THAT, upon completion of the review and evaluation of the application, a Technical Report be brought forward by the Planning and Development Department for consideration.

EXECUTIVE SUMMARY

The applicant is proposing to construct a warehouse building on the north side of James Snow Parkway, between Main Street East and Derry Road, within the Derry Green Corporate Business Park Secondary Plan Area.

The applicant has requested an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the construction of a 99,745.07 m² (1,073,647 ft²) warehouse building. The lands are currently zoned M1*237, M1*237-H23 and M2*238 which permit the proposed use. However, the maximum building height permitted is 15.0 metres. The amendment, if approved, would permit the development of a warehouse building on the lands to a maximum height of 28.0 metres.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Staff recommends that upon completion of the consultation and review process, a Technical Report, including recommendations, be prepared and brought forward for consideration by Council. The Technical Report will address any issues raised through the consultation and review process.

REPORT

Background

Owner: Orlando Corporation, 6205 Airport Road, Mississauga, Ontario



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Applicant: Glen Schnarr & Associates Inc., 700-10 Kingsbridge Garden Circle, Mississauga, Ontario

Location/Description

The subject property is located on the north side of James Snow Parkway, between Main Street East and Derry Road (See Figure 1 – Location Map). The property is approximately 60 hectares in size and is currently vacant. The subject property has frontage along James Snow Parkway as well as a future municipal road, internal to the site.

Surrounding land uses include residential uses to the south, proposed general industrial uses to the north, and vacant future employment development lands to both the east and west.

Proposal

The applicant is proposing to construct a 99,745.07 m² (1,073,647 ft²) warehouse building with a maximum building height of 28.0 metres on a vacant lot within the Derry Green Corporate Business Park area. Figure 2 illustrates the proposed concept plan for the site.

Draft plan approval (24T-15001/M) and rezoning were received in March 2017 to permit an industrial plan of subdivision on the subject lands. The proposed Zoning By-law amendment seeks to add an additional provision to the existing site specific zoning (M1*237, M1*237-H23 and M2*238) on the lands, in order to facilitate the development of the proposed warehouse building. More specifically, the additional special site provision to be added relates to maximum building height.

The following information has been submitted by the applicant in support of this Zoning By-law Amendment and is available on the Town's website for review:

- Planning Justification Report, prepared by Glen Schnarr & Associates Inc., dated December, 2018;
- Urban Design Brief, prepared by Glen Schnarr & Associates Inc., dated December, 2018.

Planning Policy

The subject lands are located within the Urban Area and the Employment Area designation in the Region of Halton Official Plan. The Urban Area and Employment Area designations permit a variety of uses, including those uses such as light industrial, warehousing and distribution uses.



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The subject lands are designated Business Park Area and Light Industrial Area on Schedule B – Urban Area Land Use Plan in the Town of Milton’s Official Plan. The Business Park Area and Light Industrial Area designations means that the primary uses permitted are employment uses, including a full range of light industrial and office uses, including warehousing.

The subject lands are also located within the Derry Green Corporate Business Park Secondary Plan area and are designated Industrial Area, Business Park Area, and Natural Heritage System and includes a Street Oriented Area overlay. A range of employment uses including warehousing and associated office uses are permitted within the Industrial Area and Business Park Area designations.

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 of the opinion that an Official Plan Amendment is not required.

Zoning By-law

The subject lands are zoned Business Park Special with a Holding (M1*237-H23) along James Snow Parkway, Business Park Special (M1*237) on the western portion of the site and General Industrial Special (M2*238) on the remainder of the site under Zoning By-law 016-2014, as amended. There is also a portion of the property zoned Open Space Special (OS*2) and Natural Heritage System (NHS) along the eastern limit of the property. It is noted that there are no changes proposed to the zoning map for the lands through this application.

The application seeks to rezone the lands such that an additional site specific provision will be added to the existing zones. In both the Business Park (M1) and General Industrial (M2) zones, warehouse/distribution facilities, accessory office uses and associated truck and trailer parking are permitted. The M1 and M2 zones however have a maximum height permission of 15.0 metres. In order to facilitate the development of the proposed warehouse building on the lands, the applicant is seeking to add an additional site specific provision to permit a maximum height of 28.0 metres.

Attached to this report as Appendix 1 is the Draft Site Specific Zoning By-law.

Site Plan Control

Should the application be approved, the developer is required to obtain site plan approval prior to building permit issuance. Detailed site plan drawings addressing such matters as building elevations, lot grading and drainage, site design, lighting and landscaping will be required to be submitted for review and approval. Other items, such



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as traffic and safety, garbage disposal and capacity of utilities, including water and sanitary sewer connections, will be reviewed as part of the technical site plan review.

Discussion

Public Consultation

Notice for the Public Meeting was provided pursuant to the requirements of the Planning Act on December 20, 2018.

Agency Consultation

The application was circulated to internal departments and external agencies on January 2, 2019 with a commenting deadline of January 16, 2019.

Staff has not identified any issues with respect to the proposed application to date.

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application.

Financial Impact

None arising from this report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Planning and Development

For questions, please contact: Mollie Kuchma, M.Sc., MPA, Phone: ext. 2312
MCIP, RPP, Planner

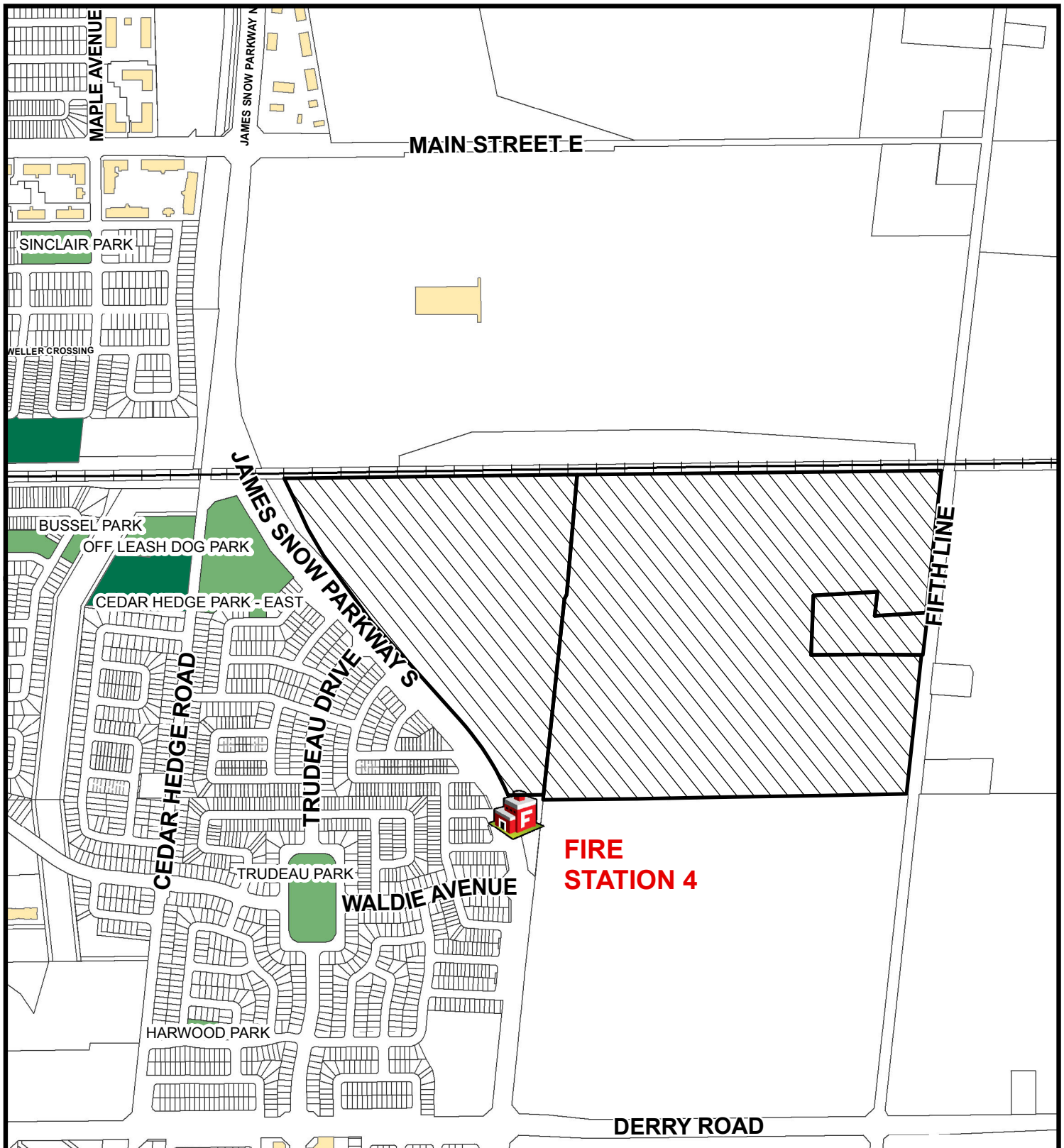
Attachments

Figure 1 – Location Map
Figure 2 – Site Plan
Figure 3 – Elevation
Appendix 1 – Draft Amending Zoning By-law and Schedule A Map

CAO Approval
William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF
Chief Administrative Officer

FIGURE 1 LOCATION MAP

PD-



Meeting Date:
January 21, 2019

Scale: 1:10,000

File: Z-06/18

Planning & Development Department



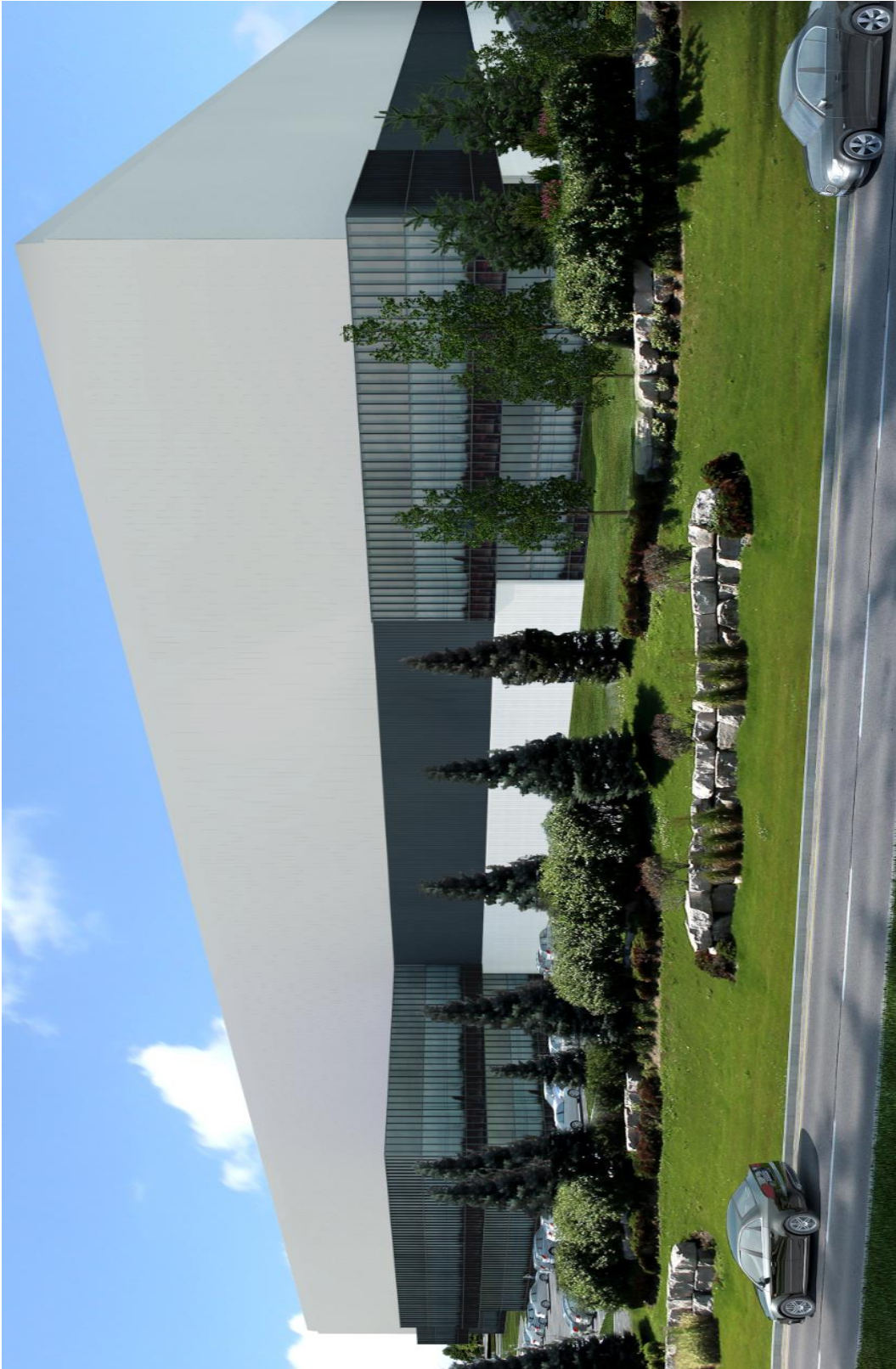
Subject Properties

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FIGURE 3
PD-001-19



APPENDIX 1
PD-001-19

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2019

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART LOT 12, CONCESSION 5, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON – ORLANDO CORPORATION (FILE: Z-06/18)

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Section 13.1.1.237 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the additional provision as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Business Park (M1*237), the following additional standards and provision shall apply:

- a) Maximum Building Height: 28.0 metres

2. **THAT** Section 13.1.1.238 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the additional provision as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific General Industrial (M2*238), the following additional standards and provision shall apply:

- a) Maximum Building Height: 28.0 metres

3. **AND THAT** if no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into

force on the day of its passing. If the Local Planning Appeal Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part of parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

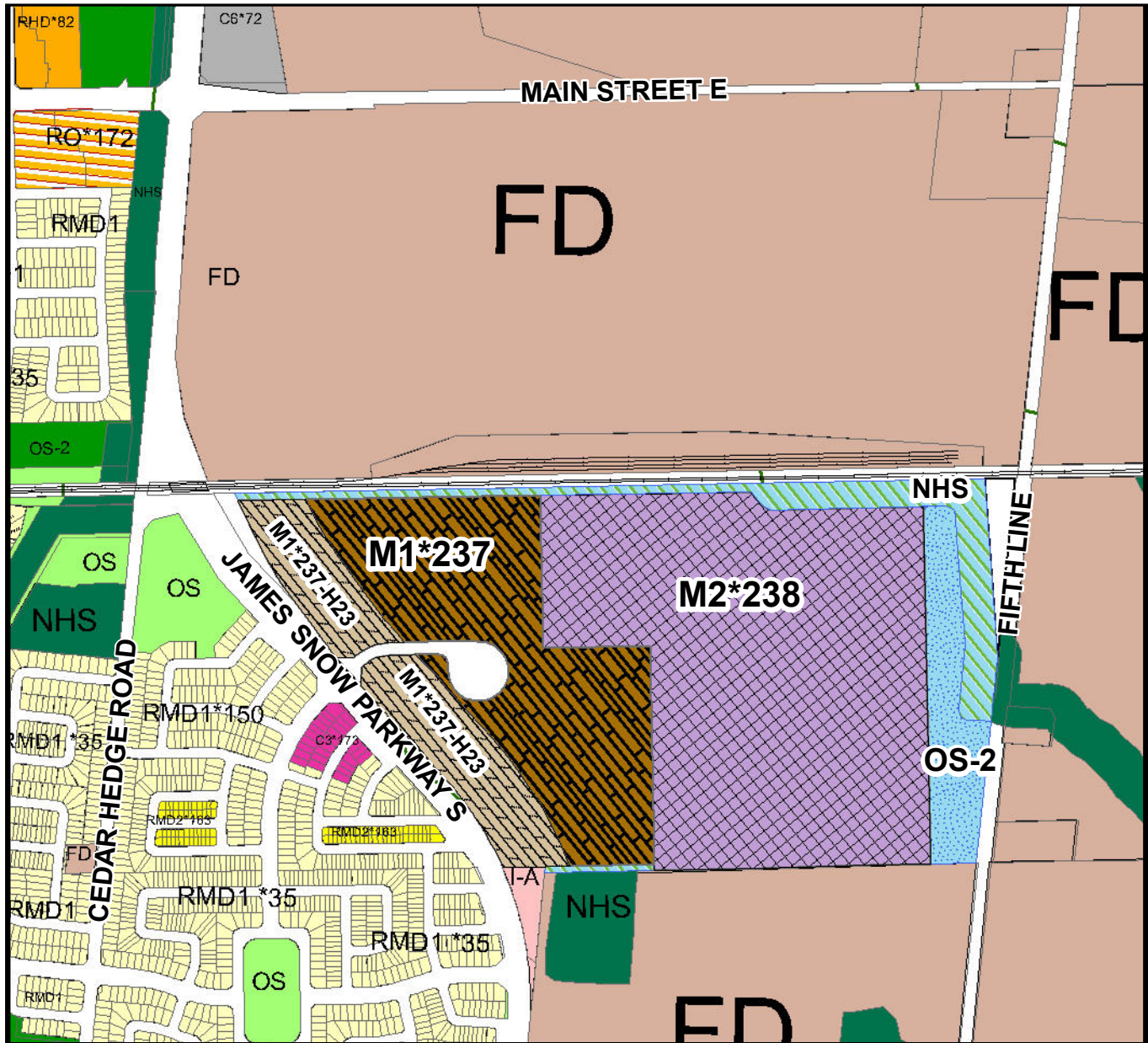
PASSED IN OPEN COUNCIL ON _____, 2019

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

SCHEDULE A
TO BY-LAW No. -2019
TOWN OF MILTON






PART OF LOT 12, CONCESSION 5 NS
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2019 PASSED
THIS ____ DAY OF _____, 2019

MAYOR - Gordon A. Krantz

CLERK - Troy McHarg

-  NHS - Natural Heritage System Zone
-  OS-2 - Open Space - Stormwater Management Zone
-  M2*238 - General Industrial Zone Special
-  M1*237 - Business Park Zone Special
-  M1*237 - H23 - Business Park Zone Special with Holding Provision