



# The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Acting Commissioner, Development Services
Date:	January 17, 2022
Report No:	DS-001-22
Subject:	Public Meeting and Initial Report: Zoning By-law Amendment Application by Whiteland Services Inc. applicable to lands known as Block 7, Plan 20M-1119. (Town File Z-23/21)
Recommendation:	<b>THAT Development Services Report DS-001-22 BE RECEIVED FOR INFORMATION.</b>

## EXECUTIVE SUMMARY

Application has been made for an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Business Park with a Holding Zone (M1-H16) zone to a site specific Business Park (M1\*XXX) zone to facilitate the future development of the lands for a courier facility.

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

**Owners:** Whiteland Services Inc. 2211 McPhillips Street, Winnipeg, Manitoba

**Applicant/Agent:** Clare Riepma, Riepma Consultants Inc., 220 Kempenfelt Drive, Barrie, Ontario

**Location/Description:** The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are located on the south side of No. 5 Side Road. A location map is included as Figure 1 to this report.

### **Proposal:**

The applicant is seeking an amendment to the Town of Milton Zoning By-law to define and accommodate a *courier facility* use on the subject lands. Currently, the Town's Zoning By-law does not contain a specific definition of a *courier facility* nor does the use fall within

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## Background

any other defined use in the Town's Zoning By-law. The proposed definition is included in Appendix 1 - Draft Zoning By-law to this report.

Figure 2 and 3 illustrate the proposed courier facility. The proposed building is a 1 storey building with a height of approximately 8.3 metres (27 feet) and a total building area of 1184 square metres. A portion of the front of the building contains a two storey office component. The required 7.5m setbacks from the ravine areas are maintained and all other requirements of the current Business Park (M1) zone are respected. A 2.5 metre road widening and a 4.5 metre wide landscaped area is provided along No. 5 Side Road.

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

- Planning Justification Brief, dated July 15, 2021 prepared by Riepma Consultants Inc.
- The Stage 1-3 Archeological Assessment, dated September 2004, prepared by Archaeological Assessments Limited.
- Report On Stage 1-3 Archeological Assessment, dated July 2006, prepared by Archaeological Assessments Limited.
- Executive Summary Stage 4 Excavation of the John White Site, dated January 2007, prepared by Archaeological Assessments Limited.
- Functional Servicing & Stormwater Management Report, dated June 24, 2021, prepared by MGM Consulting Inc.
- Preliminary Geotechnical Investigation, dated November 25, 2015, prepared by Terraprobe Inc.
- Hydrogeological Study, dated September 15, 2021, prepared by Terraprobe Inc.
- Noise Impact Study, dated June 8, 2021, prepared by GHD Limited (GHD).
- Phase One Environmental Site Assessment, dated February 25, 2021, prepared by Pinchin Ltd.
- Photometrics Plan, dated May 2021, prepared by Knoll Engineering Inc.
- Traffic Impact Study Report, dated August 10, 2021, prepared by GHD Limited (GHD)

## Discussion

### Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Business Park Area, as shown on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Business Park Area

## Discussion

designation is an employment designation which applies to areas where the full range of light industrial and office uses will be permitted.

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 satisfied that an Official Plan Amendment is not required.

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

The subject lands are zoned Business Park with a Holding Symbol (M1- H16) zone under the Town's Zoning By-law 016-2014, as amended. The applicant is seeking an amendment to the Town of Milton Zoning By-law to define and accommodate a *courier facility* use on the subject lands. Currently, the Town's Zoning By-law does not contain a specific definition of a *courier facility* nor did the use appear to fall within any other defined use in the by-law. The proposed definition is included in Appendix 1 - Draft Zoning By-law.

The proposal would otherwise meet the provisions of the current Business Park (M1) zone.

Additionally, there is currently a Holding Provision (H16) on the subject lands which was applied in 2014 as part of the initial Zoning By-law Amendment and Plan of Subdivision. The H16 specifies that shall holding shall not be removed until all of the following conditions have been satisfied:

- a) That the Owner submit a Functional Servicing Report to the satisfaction of Conservation Halton and the Region of Halton;
- b) That the Owner submit a scoped hydrogeological assessment in conjunction with a geotechnical report to address groundwater impacts to the adjacent tributary and the Redside Dace habitat to the satisfaction of Conservation Halton;
- c) That the Owner submit a Stormwater Management Report to the satisfaction of Conservation Halton and the Town of Milton;
- d) The Town of Milton has received a copy of a notice from Halton Region's Commissioner of Public Works to the owner of the land that adequate water/wastewater capacity exists and development of the lands is able to proceed by the issuance of a building permit;
- e) The construction of the realigned No. 5 Side Road is completed in front of the subject lands to allow for adequate frontage and access;
- f) The applicant has provided a "Letter of Reliance" to the satisfaction of the Town of Milton and the Region of Halton in regard to the environmental reports that were prepared as part of the subdivision application (24T-88027M) for these lands

It is the applicant's intent to satisfy these conditions through the current Zoning By-law Amendment process and remove the holding through the site specific by-law.

The Draft Zoning By-law is attached as Appendix 1 to this Report.



## Discussion

### Site Plan Control

Should the application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

### Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on December 23, 2021. As well, signage providing information on the proposed applications was posted on all road frontages.

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

- Noise Impacts
- Land Use Compatibility
- Traffic Impacts, Parking, Pedestrian and Vehicle Access/Circulation
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Environmental, Servicing and Stormwater Management
- Overall fit of the proposal in the context of existing and planned context of the area.

## Financial Impact

None arising from this report

Respectfully submitted,

Jill Hogan, MCIP, RPP  
Acting Commissioner, Development Services

For questions, please contact: Aaron Raymond, MCIP, RPP      Phone: Ext. 2313  
Senior Planner

## Attachments

Figure 1- Location Map  
Figure 2- Concept Plan  
Figure 3 - Concept Rendering  
Appendix 1- Draft Zoning By-law Amendment





# The Corporation of the Town of Milton

Report #:  
DS-001-22  
Page 5 of 5

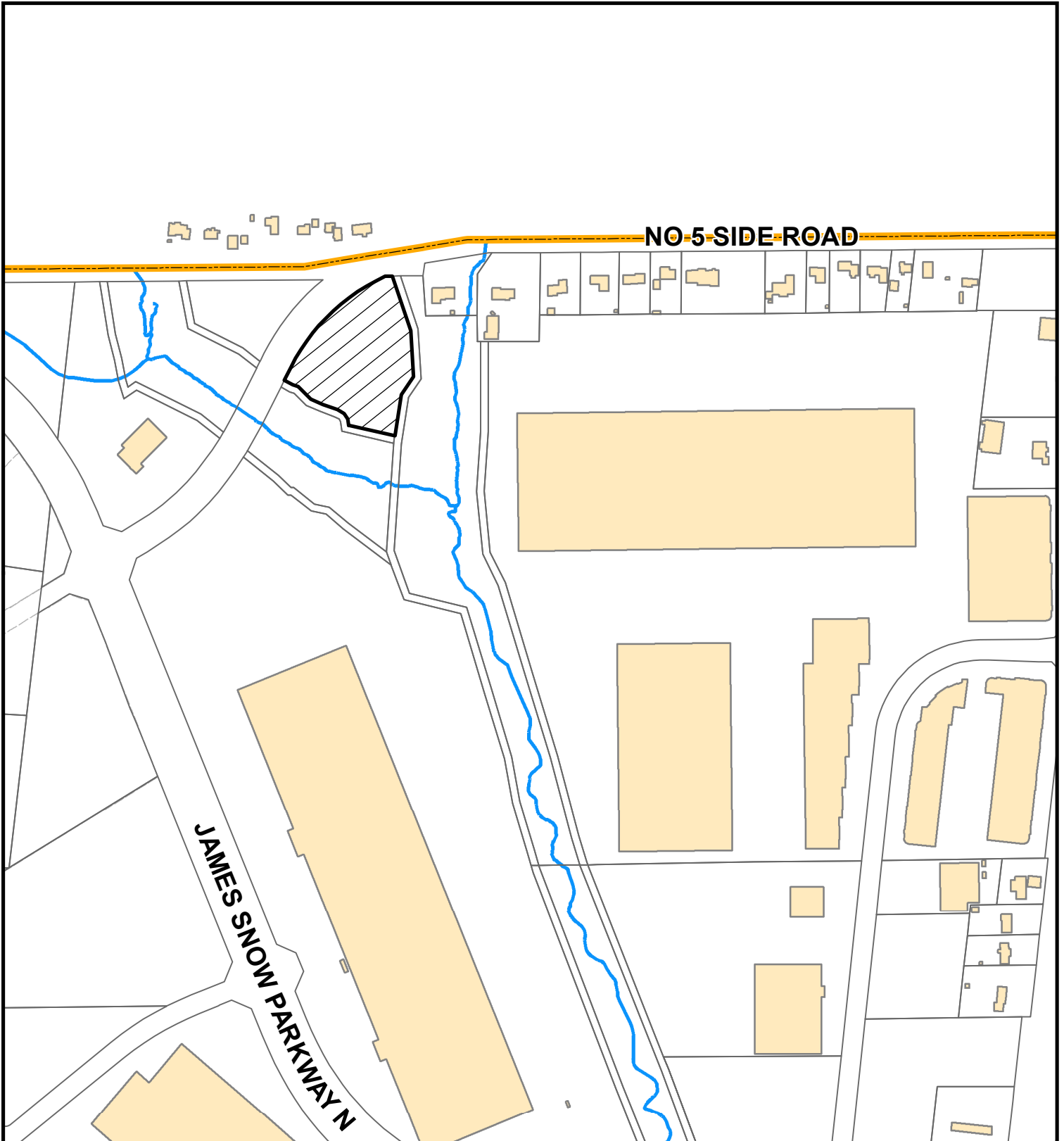
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CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

## 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.

# FIGURE 1 LOCATION MAP

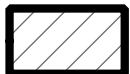


Council Meeting Date:  
December 13, 2021

Scale: 1: 5,000

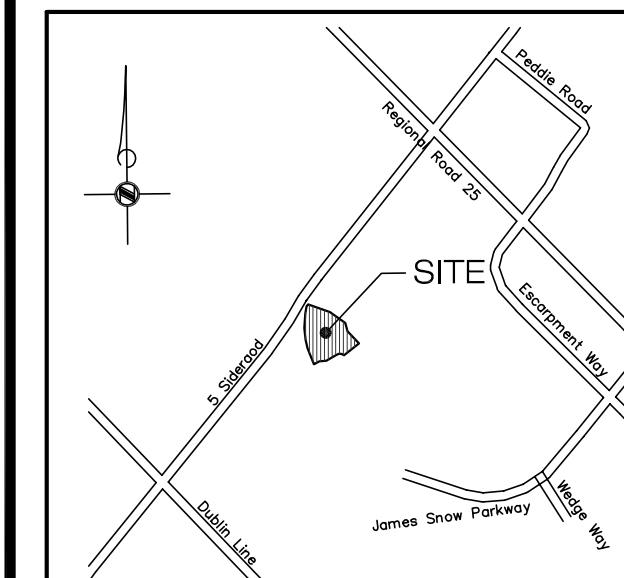
Files: Z-23/21

Development Services Department



Subject Property

**FIGURE 2  
DS-001-22**



KEY PLAN

**LEGAL DESCRIPTION**

BLOCK 7  
REGISTERED PLAN 20M-1119

**LAND USE SCHEDULE**

LOT AREA	12425.6m <sup>2</sup> (1.24ha)
ROAD WIDENING	374.3m <sup>2</sup> (0.04ha)
BUILDING COVERAGE	1116m <sup>2</sup> (9.0%)
BUILDING AREA	1184m <sup>2</sup>
ASPHALT AREA	7186.4m <sup>2</sup> (57.8%)
LANDSCAPE AREA	4055.2m <sup>2</sup> (32.6%)

PARKING PROVIDED	32 CARS
ACCESSIBLE PARKING	2 CARS
TOTAL PARKING	34 CARS

MAY 3 2021	ISSUED FOR REVIEW	
DATE	DESCRIPTION	CHECKED BY

REVISIONS



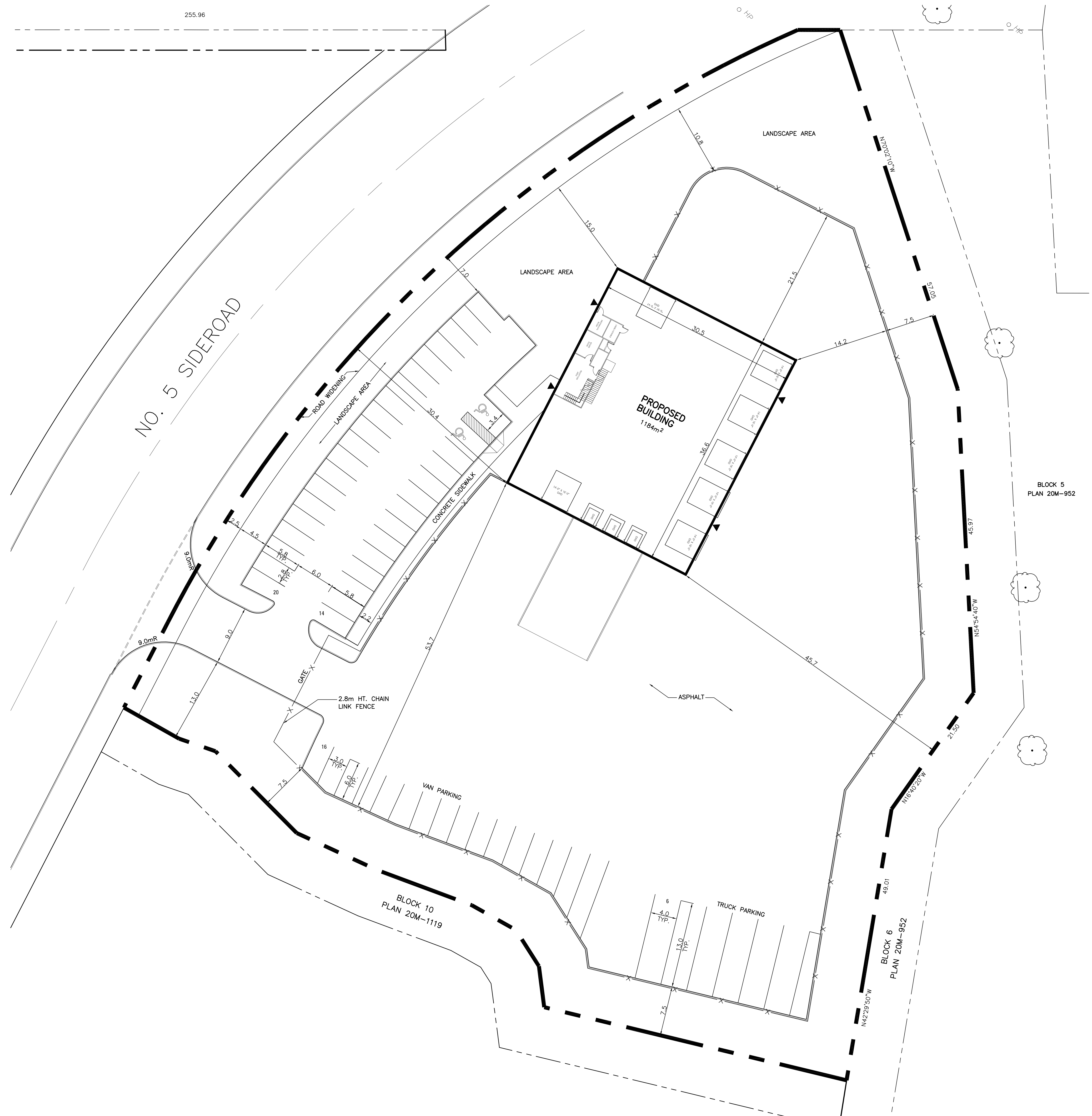
220 Kempenfelt Drive  
Barrie, Ontario  
L4M 1C4

416-346-8258  
www.riepma.ca  
riepma@riepma.ca

Project Title  
**WHITELAND COURIER FACILITY**  
7450 NO. 5 SIDEROAD  
MILTON, ONTARIO

Drawing  
**SITE PLAN**

DATE	ISSUED
April 2021	
JOB NUMBER	DRAWN BY
21-07	D.N.
SCALE	CHECKED BY
1:300	
SHEET NUMBER	





**FIGURE 3**  
**DS-001-22**



*Concept Rendering*





5 Sideroad

No. 5 Sideroad

Concept Rendering



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2022

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 IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 5, CONCESSION 2 FORMER TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (WHITELAND SERVICES INC.) TOWN FILE Z-23/21

**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;

**AND WHEREAS** notice of intention to remove the Holding (H16) symbol has been provided in accordance with the regulations of the Planning Act, as amended;

**AND WHEREAS** it has been confirmed to the Council of the Corporation of the Town of Milton that all of the necessary conditions required for the removal of the holding provision have been satisfied;

**AND WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to remove the Holding (H16) symbol;

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

**1.0** THAT Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Business Park with a Holding Symbol (M1\*H16) Zone to a site specific M1\*XXX Zone on the Lands shown on Schedule "A" attached hereto.

**2.0** THAT for the lands zoned Business Park (M1\*XXX), that a definition be added as follows:

*Courier Facility* means a building used by a courier service where goods, packages, merchandise, articles, or things are received by transport truck and are sorted and/or transferred to delivery vehicles for local

distribution and vice versa, but shall not include a Transportation Terminal.

**3.0** THAT in addition to the uses permitted under Section 8 – Table 8A of Comprehensive Zoning By-law 016-2014, as amended, the following additional use is permitted:

a) *Courier Facility*

**4.0** THAT Section 13.2 is amended by adding the date that the holding provision applicable to Section 13.2.1.47 is *lifted*.

**5.0** THAT if no appeal is filed pursuant to Section 34 (19) of the Planning Act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this By-law shall come into force on the day of the passing. If the Ontario Land Tribunal amends the By-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day of the Board's Order is issued directing the amendment or amendments.

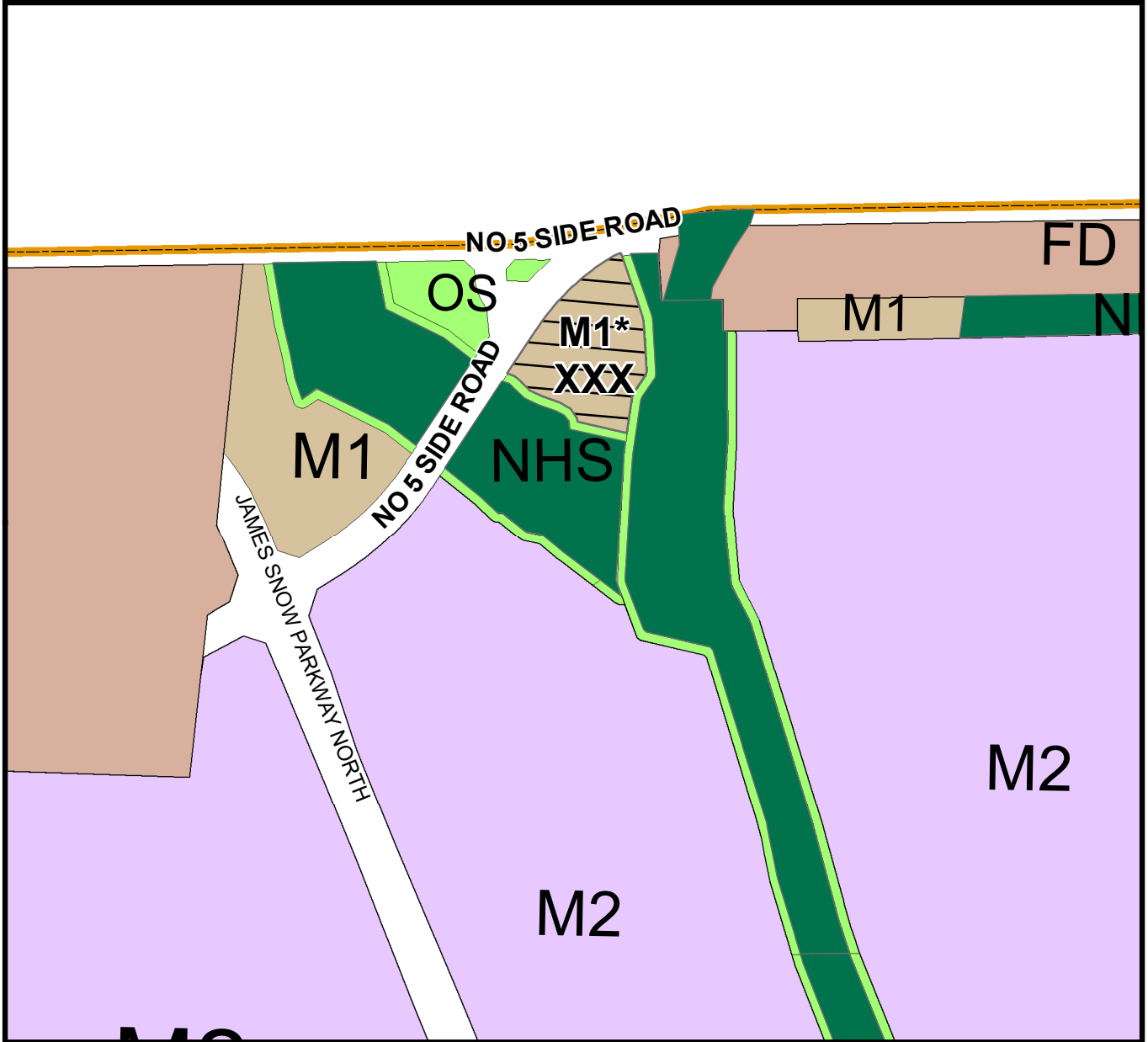
**PASSED IN OPEN COUNCIL ON \_\_\_\_\_, 2022**

\_\_\_\_\_  
Mayor  
Gordon A. Krantz

\_\_\_\_\_  
Clerk  
Meaghan Reid

SCHEDULE A  
TO BY-LAW No. -2021  
TOWN OF MILTON

PLAN 20M1119 BLK 7  
Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

 M1\*XXX - Business Park Zone

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK- Meaghen Reid

