



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-079-24

Subject: Public Meeting and Initial Report: Zoning By-law Amendment by HW Transportation Group, applicable to lands known municipally as 7265 No.5 Side Road, Town of Milton. (Town File: Z-22-24)

Recommendation: **THAT Development Services Report DS-079-24 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

Application has been made for an amendment to the Town of Milton Official Plan and the Town of Milton Zoning By-law 016-2014, as amended, to permit a Commercial Truck Dealership, in addition to the existing Motor Vehicle Rental Agency on the subject lands.

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:

HW Transportation Group, 7265 No. 5 Side Road, Milton, ON. L9T 2X7

Applicant:

W.E. Oughtred & Associates Inc., 2140 Winston Park Drive, Oakville, ON. L6H 5VT

Location/Description:

The subject lands are located in Ward 1, at the northwest corner of James Snow Parkway and No 5 Side Road within the Milton 401 Industrial/Business Park Secondary Plan. Surrounding land uses include employment uses to the south and west, existing



Background

residential uses to the north and an environmental feature to the east. A Location Map is included as Figure 1 to this report.

Proposal:

The applicant is seeking approval of an Amendment to the Town's Official Plan and Zoning By-law 016-2014, amended, to permit a Commercial Truck Dealership on the subject lands. Currently operating on the site is a Motor Vehicle Rental Agency.

Figure 2 and 3 illustrate the approved site plan and the existing elevations of the existing Motor Vehicle Rental Agency. As no physical changes are proposed to the site, outside of a potential change in signage, the site will remain as exists. There is currently an access provided from No. 5 Side Road, with an existing 1224 square metre building and associated surface parking.

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

- Planning Justification Report, prepared by W.E. Oughtred & Associates Inc., dated October 7, 2023
- Functional Servicing and Stormwater Management Report, prepared by MGM Consulting Inc., dated October 7, 2024
- Acoustic Assessment Report, prepared by Vintec Acoustics Inc., dated September 16, 2024
- Trip Generation Letter Addendum (Traffic Impact Brief), prepared by Paradigm Transportation Solutions Limited, dated October 7, 2024.
- Site Plan, prepared by Chamberlain Architect Services Limited, dated March 8, 2022
- Application Form
- Draft Official Plan Amendment and Draft Zoning By-law Amendment

Discussion

Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Business Park Area and Industrial Area, as shown on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Business Park Area designation, which almost the entirety of the subject lands are shown as an employment designation which applies to areas where the full range of light industrial and office uses will be permitted. While Auto Sales and Service was a permitted use under the previous Official Plan (pre-OPA 31) in the Business Park Area designation, the current Official Plan does not specifically permit Auto Sales and Service and an Official Plan Amendment is required to accommodate the proposed use.



Discussion

A small portion of the lands at the intersection of James Snow Parkway and No. 5 Side Road appear to be designated Industrial Area. The Industrial Area designation is an employment designation which applies to areas where the full range of light and general industrial uses will be permitted. As mentioned previously, only a very small portion of the lands are designated Industrial Area and may represent a mapping error.

A Draft Official Plan Amendment is attached as Appendix 1.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Business Park (M1) zone under the Town's Zoning By-law 016-2014, as amended. The Business Park zone permits a variety of employment uses including a Motor Vehicle Rental Agency, which exists currently on the subject lands. However, the M1 zone does not permit a Commercial Truck Dealership and as such, a Zoning By-law Amendment is required to facilitate the proposed use.

A Draft Zoning By-law Amendment is attached as Appendix 2.

Site Plan Control

As there are no proposed physical changes to the site from the existing built form, Site Plan control will not be required.

Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act on November 15, 2024.

With regard to the proposed development, staff have identified the following matters to be addressed through the review process:

- Conformity with the Provincial Planning Statement (2024)
- Potential Traffic Impacts and Noise Impacts

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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



Attachments

Figure 1 – Location Map

Figure 2 – Proposed Site Plan

Figure 3 – Existing Architectural Elevations

Appendix 1 – Draft Official Plan Amendment

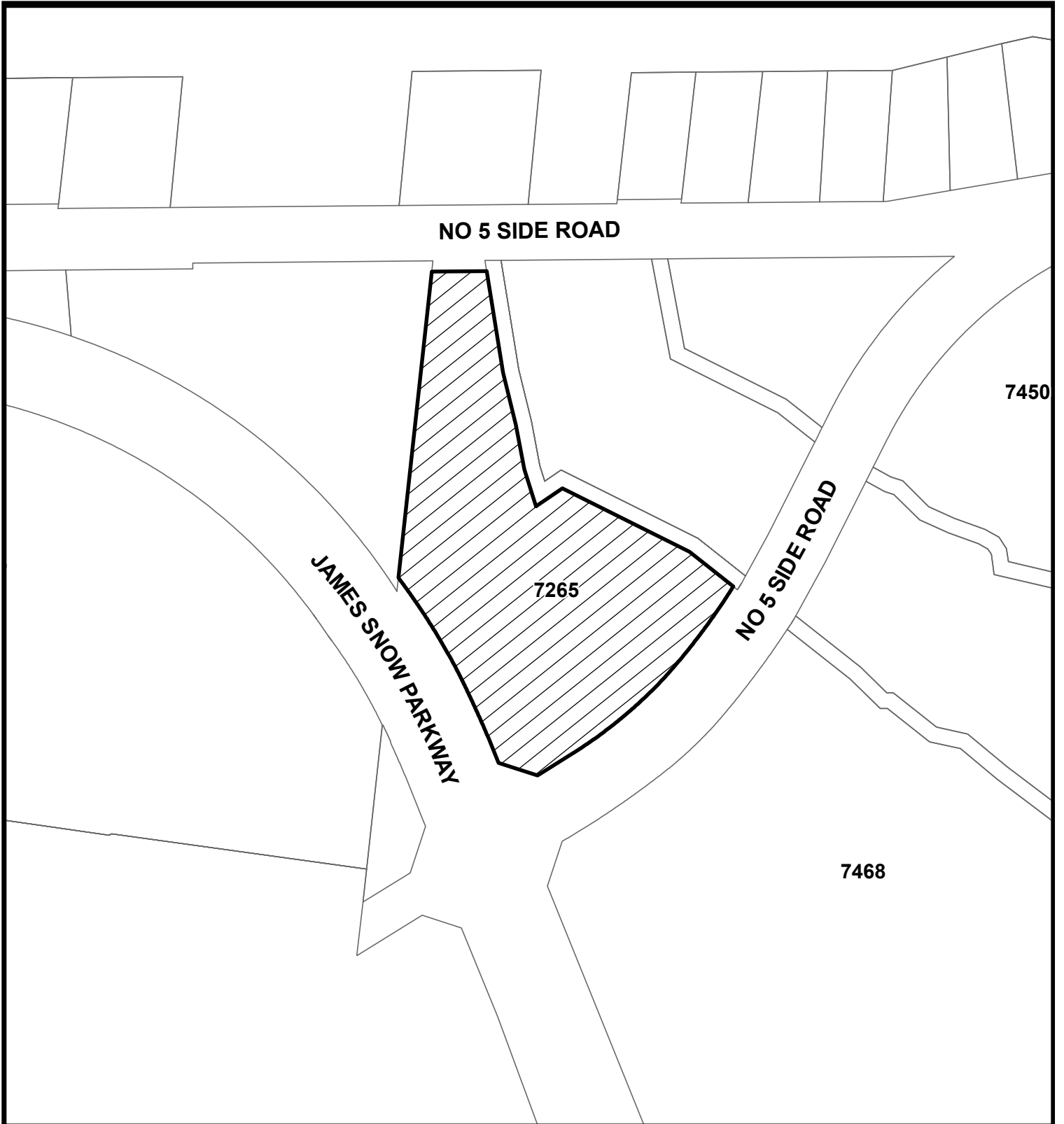
Appendix 2 – Draft Zoning By-law Amendment

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.

FIGURE 1 LOCATION MAP



Council Meeting Date:
December 9, 2024

Scale: 1: 3,333

Files: LOPA 10/24
& Z-22/24

Development Services Department



Subject Property

NO.	ISSUED	DATE
1	BUILDING PERMIT APPLICATION	SEP 16 2019
2	REVISED	SEP 16 2019
3	FOR CONSTRUCTION	SEP 16 2019
4	FOR INTERSECTION # 4	SEP 16 2019

KEY PLAN



O.B.C. CLASSIFICATION

OFFICE: GROUP D, DIVISION 1, UP TO 2 STOREYS, SPRINKLERED	O.B.C. 3.2.2.56
WAREHOUSE & SERVICE AREA GROUP: D, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED	O.B.C. 3.2.2.72

LEGAL LAND DESCRIPTION

PART 1
PLAN OF BLOCK 6
REGISTERED PLAN 20M-1119
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LOT AREA: EXISTING LOT AREA = 1.88 ha
LANDS DEDICATED TO TOWN FOR ROAD WIDENINGS = 0.10 ha
NEW LOT AREA = 1.78 ha

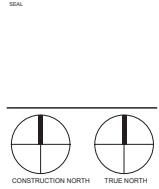
ZONING REQUIREMENTS
ZONE M1 - EMPLOYMENT ZONE, BUSINESS PARK

	REQUIRED	PROVIDED	%
MINIMUM LOT AREA	0.8 ha	1.77 ha	96.9%
MINIMUM LOT FRONTAGE	40 m	96.9 m	-
BUILDING AREA	-	1215.0 sqm	6.9%
LANDSCAPED OPEN AREA	10% MIN.	3451.0 sqm	19.5%
CURB/WALKWAYS	-	209.6 sqm	1.5%
ASPHALT AREA	-	12764.4 sqm	72.1%
GROSS FLOOR BUILDING AREA	-	1865.0 sqm	-
BUILDING HEIGHT	15 m MAX.	10 m	-
MINIMUM BUILDING SETBACK FRONT YARD	9 m	38.5 m	-
MINIMUM BUILDING SETBACK INTERIOR SIDE	3 m	-	-
MINIMUM BUILDING SETBACK EXTERIOR SIDE	9 m	38.8 m	-
MINIMUM BUILDING SETBACK REAR YARD	12 m	19.0 m	-
MINIMUM LANDSCAPE BUFFER (ABUTTING STREET)	4.5 m	4.5 m	-
MINIMUM LANDSCAPE BUFFER (ABUTTING JSP)	0 m	1.5 m	-

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE O.B.C. PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

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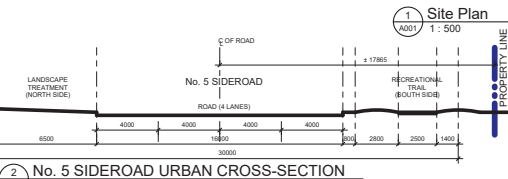
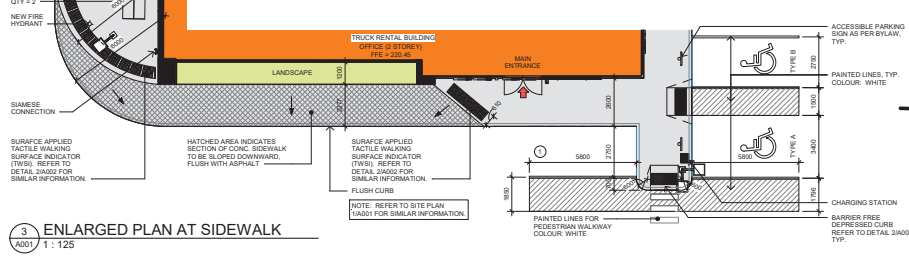
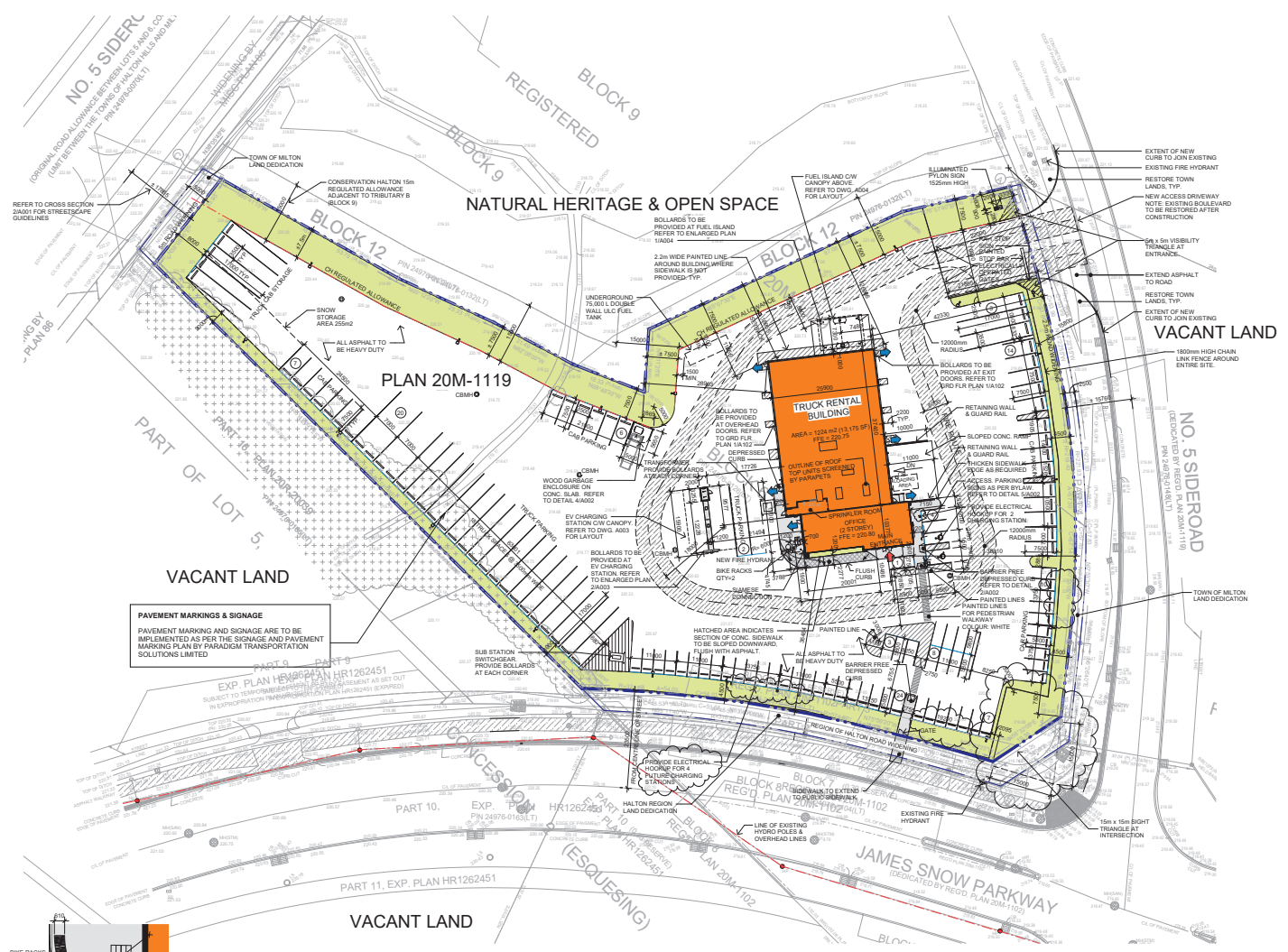
TRUCK RENTAL AGENCY

SITE PLAN FILE # SP 2120
7265 No. 5 SIDE ROAD
MILTON, ON

SITE PLAN

START DATE	APRIL 2020
DRAWN BY	TP
CHECKED BY	TP
SCALE	As Indicated
PROJECT NO.	120026

A001



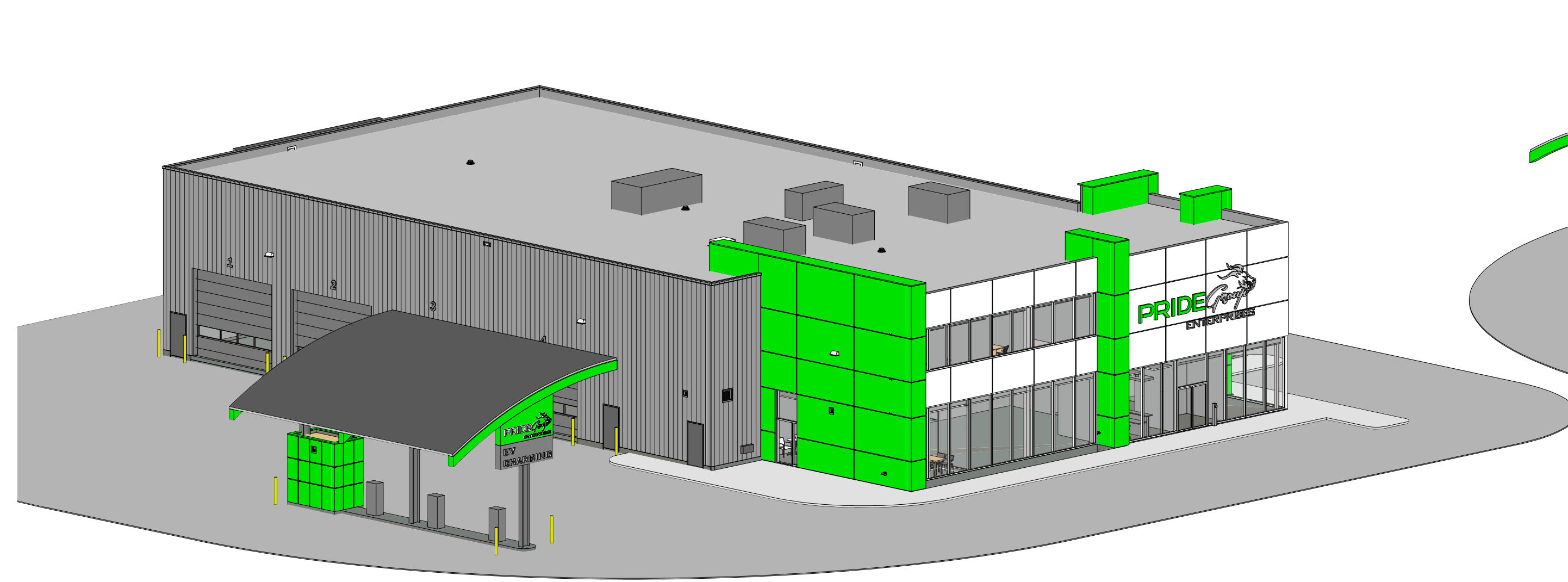
CREDIT NOTE

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY GUIDO PAPA SURVEYING, DATED 04/02/20. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

SITE LEGEND

ENTRANCE / EXIT	MH	MANHOLE
BUILDING SETBACK LINE	CB	CATCH BASIN
PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)	CBMH	CATCH BASIN MANHOLE
DESIGNATED BARRIER-FREE PARKING SPACE	EXISTING FIRE HYDRANT	
POLE MOUNTED BARRIER-FREE PARKING SIGN	6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT	
DEPRESSED CURB	LANDSCAPE / SOOD AREA	
VEHICLE TRAVEL	CONCRETE SIDEWALK NOTE: PROVIDE INSULATION UNDER SIDEWALK AT ENTRANCES (SEE DETAIL SIA02)	
PRE-CAST CONC. TIRE STOPS (MINED 1m FROM EDGE OF ASPHALT) CARS - 1'x12" TRUCKS - 12'x14"	PAINTED LINES ON ASPHALT	

NO.	ISSUED	DATE
1	BUILDING PERMIT & TENDER	AUG. 23, 2021
2	TENDER	SEPT. 30, 2021
3	FOR CONSTRUCTION	JAN. 17, 2022



2 SOUTH-WEST VIEW
A202



1 SOUTH-EAST VIEW
A202



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TRUCK RENTAL AGENCY

SITE PLAN FILE # SP 21/20

7265 No. 5 SIDE ROAD
MILTON, ON

SHEET NAME

COLOURED RENDERING

START DATE	Issue Date
DRAWN BY	TP
CHECKED BY	TP
SCALE	
PROJECT NO.	120026







DRAWING
A202

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TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to section 4.11)

-  Rail
-  Urban Area Specific Policy Area
-  Milton Boundary
-  Urban Area
-  Established Urban Area
-  HUSP Area

File name:
LOPA 10/24 & Z-22/24

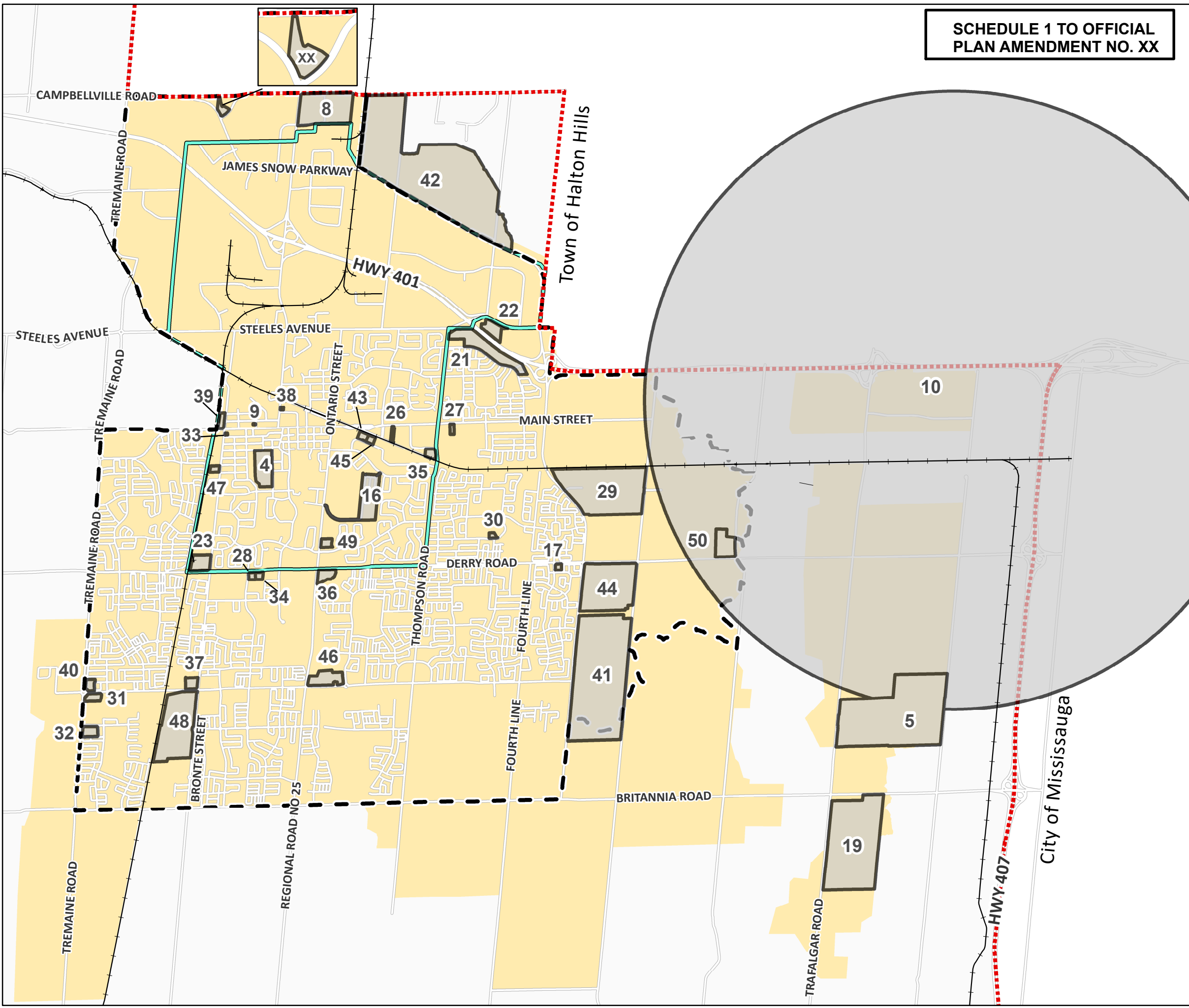


0 0.75 1.5 3 Km

This schedule forms part of the Official Plan
and should be read in conjunction with the text.

Copyright 2024: Town of Milton

October, 2024



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 7265 NO. 5 SIDE ROAD AND LEGALLY DESCRIBED AS BLOCK 6, REGISTERED PLAN 20M-1119 FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (AVANTI STEEL CORPORATION LTD.) - FILE: LOPA-10/24

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act* R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit a “Commercial Truck Dealership”, at lands located at 7265 No. 5 Side Road, and legally described as Block 6, Registered Plan 20M-1119 Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton
7265 No. 5 Side Road
Block 6, 20M-1119
(File: LOPA 10/24)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. XX to the lands at.

LOCATION OF THE AMENDMENT

The subject property is located at the northwest corner of James Snow Parkway and Number 5 Side Road and is approximately 1.77 hectares in size. The lands are legally described as Block 6, Plan 20M-1119, Town of Milton, Regional Municipality of Halton

BASIS OF THE AMENDMENT

The proposed amendment is to permit a “Commercial Truck Dealership”, in addition to the uses listed in Section 3.8 - Business Park Area - of the Official Plan, for lands known municipally as 7265 No. 5 Side Road.

The Halton Region Official Plan identifies the subject lands as within the Urban Area and within the designated Employment Area overlay in the Halton Region Official Plan. The Urban Area policies of the Regional Official Plan provide that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws.

Town of Milton Official Plan Amendment No. 31 brought the Town’s Official Plan into conformity with Provincial and Regional growth and employment policies and is deemed to conform to the Halton Region Official Plan. The subject property is located within the Urban Area of the Town of Milton and more particularly, within the Milton 401 Industrial/Business Park Secondary Plan. The lands are designated Business Park and Industrial Area within the Town’s Official Plan and Secondary Plan. The Business Park Area designation means that the main permitted uses shall be light industrial and office uses. The proposed Commercial Truck Dealership, similar to the existing Motor Vehicle Rental Agency, will be in keeping with the general intent of the Business Park Area designation by providing a light industrial use within the Milton 401 Industrial/Business Park Secondary Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

1.1 Amending Schedule I1 - “Urban Area Specific Policy Areas” by adding Specific Policy Area No. XX to the lands at 7265 No. 5 Side Road (Block 6, Registered Plan 20M-1119 as shown on Schedule ‘I1’ attached hereto.

2.0 Text Change (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
	<i>4.11</i>	<i>Specific Policy Areas</i>
¹	4.11.3.XX	New Specific Policy Area as follows: <u>“The land identified as Specific Policy Area No. 51 on Schedule “I1” of this Plan, being lands municipally known as 7265 No. 5 Side Road are permitted to allow a Commercial Truck Dealership in addition to the uses listed in Section 3.8.3”.</u>

End of text

SCHEDULE A
TO BY-LAW No. -2024

TOWN OF MILTON

7265 NO 5 SIDE ROAD
PART OF LOT 5, CONCESSION II, South Milton, New Survey

Town of Milton



Rezoned from M1:

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS XX DAY OF XXX, 2024.

 M1*XXX - Site Specific Business Park

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

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 BLOCK 6, REGISTERED PLAN 20M-1119, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (AVANTI STEEL CORPORATION LTD.) - FILE: Z-22/24

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Business Park (M1) zone symbol to a site specific Business Park (M1*XXX) zone symbol on the lands shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned the following standards and provisions shall apply

 - a. Additional Permitted Use
 - i. Commercial Truck Dealership
 - b. Special Definition
 - i. For the purpose of this by-law, a Commercial Truck Dealership shall be defined as a *building* where new or used truck tractors are displayed and/or offered for sale, rent or lease and may include the outdoor display and sale of inventory truck tractor vehicles on the same lot and the service and repair of truck tractors as an accessory use.
3. 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 Ontario Land Tribunal

dismisses the appeal, this by-law shall come into force on the day of its 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 the Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz

Mayor

Meaghen Reid

Town Clerk