



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: April 28, 2025

Report No: DS-023-25

Subject: LOPA-02-25 & Z-05-25 - 475 Harrop Drive (2514351 Ontario Inc.) - Initial Report and Public Meeting

Recommendation: **THAT Development Services Report DS-023-25 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

Applications have been made for an amendment to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of a truck terminal and motor vehicle repair garage. Both applications are solely for a change in use and no site works are proposed.

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: 2514351 Ontario Inc. (Wheelking Transhaul)

Applicant: Batory Planning & Management (c/o Chris Langley)

Location/Description:

The subject lands are in Ward 2 on the east side of Harrop Drive and north of Steeles Avenue East. The property is municipally known as 475 Harrop Drive and is 6.29 acres (2.54 hectares) in size. The property contains two buildings which are used for a commercial vehicle terminal and a standalone office space with associated site parking.

Surrounding land uses include industrial lands and uses to the north and west of the site as well as automotive uses to the south and food manufacturing to the east. A Location Map is included as Figure 1 to this Report.

Background

Proposal:

The purpose of the Official Plan Amendment and Zoning By-law Amendment are to amend the Town of Milton Official Plan and Zoning By-law 016-20214, as amended, to accommodate a site-specific use to allow for the existing buildings to be used as a truck terminal and associated motor vehicle repair garage. There are no proposed plans for interior or exterior works on the subject property and the applications are for a change in use.

The subject property is currently designated Business Park Area in the Town of Milton Official Plan. The proposed amendment will amend the subject property to the Industrial Area designation on the entire site. Further, the subject property is split-zoned, and the northern half of the property zoned as General Industrial (M2) zone and the southern half of the property is zoned as Business Park (M1) zone. The existing building which will be utilized for the truck terminal and motor vehicle repair garage is located on the southern half and requires the property to be re-zoned to allow for this use. The entire property will be re-zoned to a site-specific General Industrial (M2*XX) zone.

A Concept Plan is included as Figure 2 to this Report.

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

- Application Form, prepared by Batory Planning & Management;
- Cover Letter, prepared by Batory Planning & Management, dated February 12, 2025;
- Comment Response Matrix, prepared by Batory Planning & Management, dated February 4, 2025;
- Draft Official Plan Amendment and Draft Zoning By-law Amendment, prepared by Batory Planning & Management;
- Survey Site Plan, prepared by Y. Zhang Surveying Ltd., dated February 9, 2025;
- Cross Section Field Notes, prepared by Y. Zhang Surveying Ltd., dated December 6, 2024;
- Internal Layout Field Note, prepared by Y. Zhang Surveying Ltd., dated November 29, 2024;
- Sales Office Internal Layout, prepared by Argue & Associates Consulting Engineers, dated April, 1988;
- Noise Brief, prepared by Gradient Wind Engineers & Scientists, dated February 12, 2025;
- Planning Justification Report, prepared by Batory Planning & Management, dated February 12, 2025;
- Functional Servicing Report, prepared by J & B Engineering Inc., dated January 29, 2025;

Background

- Transportation Brief, prepared by C.F. Crozier & Consulting Engineers., dated February 12, 2025;
- Stormwater Management Brief, prepared by J & B Engineering Inc., dated February 6, 2025; and
- Site Screening Questionnaire, prepared by 2514351 Ontario Inc., dated February 11, 2025.

Discussion

Planning Policy:

Town of Milton Official Plan

In the Town of Milton Official Plan, the subject property is designated as Business Park Area (Schedule B) and further designated as Business Park Area (Schedule C.2.B) in the Town's 401 Industrial/Business Park Secondary Plan. Prior to OPA 31, the subject property had a dual designation of Industrial Area (northern half) and Business Park Area (southern half) which allowed for the truck terminal to legally exist on the northern portion of the property. However, through the OPA 31 consolidation, the dual designation was removed, and the entire property was designated as Business Park Area. The proposed Official Plan Amendment will designate the entire property as Industrial Area to allow for the truck terminal and motor vehicle repair garage to operate within the existing building located on the northern half of the site.

Section 3.8.2 of the Town's Official Plan provides the permitted uses in the Business Park Area which include light industrial and office uses as well as other accessory uses. Further, Section 3.8.2.3 of the Town's Official Plan identifies uses that are not permitted in the Business Park designation and these include truck terminals, fuel depots, cement batching and asphalt plants and waste management or compost facilities.

The subject property is designated as Business Park Area on Schedule C.2.B of the Town's 401 Industrial/Business Park Secondary Plan. The permitted uses identified in the Business Park Area of the Secondary Plan include the same uses as identified above.

The proposed Official Plan Amendment intends to redesignate the entire property as Industrial Area to permit the truck terminal and motor vehicle repair garage in order to permit the uses within the existing building on the subject property. The Draft Official Plan Amendment is attached as Appendix 1 to this Report.

Official Plan policies relevant to the proposal include:

- 3.9.2 Industrial Area - establishes the uses that are permitted within the Industrial Area designation.

Discussion

- 3.9.3 Industrial Area - establishes requirements for development within areas designated as Industrial Area.
- C.2.2.2 Design Elements - sets out the key design elements for the Milton 401 Industrial/Business Park Secondary Plan area.
- C.2.5.3 Industrial Area - policies within the Milton 401 Industrial/Business Park Secondary Plan area that apply to development within the designation.

Zoning By-law 016-2014, as amended

The subject property is dual-zoned Business Park (M1) and General Industrial (M2) within the Town of Milton Zoning By-law (016-2014), as amended. The subject property is zoned as Business Park (M1) zone on the southern half and General Industrial (M2) zone on the northern half.

The Zoning By-law Amendment application, as presented, proposes to re-zone the entire site to a site specific General Industrial (M2*XX) zone to allow for such uses of a truck terminal, warehouse, vehicle maintenance shop and accessory offices.

The Draft Zoning By-law Amendment is attached as Appendix 2 to this Report.

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the *Planning Act* on April 2, 2025. Signage providing information on the proposed application was posted on the property along Harrop Drive, 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 Planning Statement, Regional Official Plan and Town Official Plan (including the 401 Industrial Business Park Secondary Plan);
- Land use compatibility; and
- Transportation impacts, site circulation and parking.

Upon completion of the evaluation of the application, 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,



The Corporation of the Town of Milton

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DS-023-25
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Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MSc (PI), MCIP, Phone: Ext. 2311
RPP

Attachments

Figure 1 - Location Map

Figure 2 - Concept Site Plan

Appendix 1 - Draft Official Plan Amendment By-law Amendment

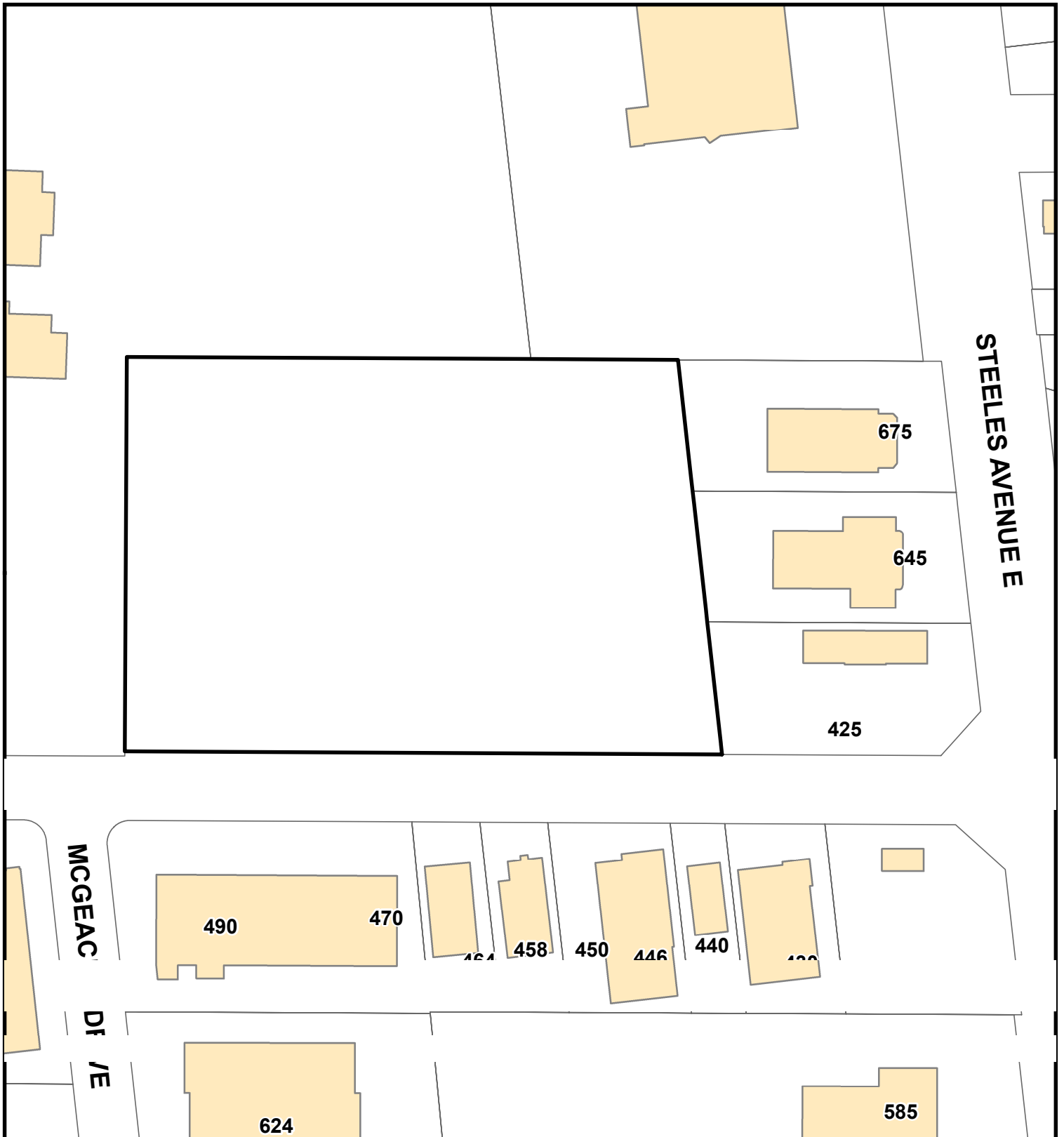
Appendix 2 - Draft Zoning By-law Amendment

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

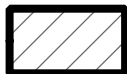


Council Meeting Date:
April 28, 2025

Scale: 1: 1,800

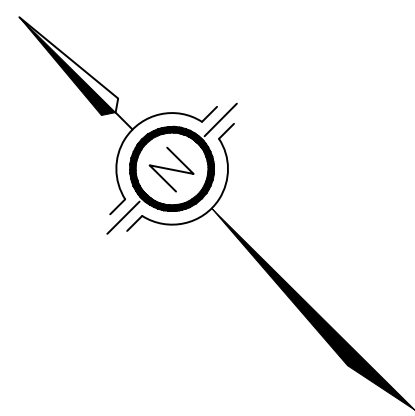
Files: Z-05/25,
LOPA-02-25

Development Services Department



Subject Property

Copyright 2025: Town of Milton, Teranet Inc.



PLAN OF SURVEY SHOWING TOPOGRAPHY OF
PART OF LOT 1
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF ESQUESING)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

0 7 14 21 28m
SCALE 1:350
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:350.
© 2024 PROVISION LAND CONSULTANTS INC.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999673.

BEARINGS HEREON ARE GRID AND DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

POINT ID	NORTHING (m)	EASTING (m)
ORP A	4 820 524.00	589 930.55
ORP B	4 820 318.61	590 134.71

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 0°47'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 TO CONVERT TO GRID BEARINGS.

ELEVATIONS HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 (1978 ADJUSTMENT) AND ARE DERIVED FROM THE MINISTRY OF NATURAL RESOURCES CANADA'S GEOD MODEL HTV2.0.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - 950 DENOTES FRED C. CUNNINGHAM, O.L.S.
 - JDB DENOTES J.D. BARNES LIMITED, O.L.S.
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY I.M. PASTUSHAK LTD., O.L.S. DATED APRIL 16th, 2002.
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., O.L.S. DATED JUNE 26th, 2015.
 - P3 DENOTES PLAN 20R-22024
 - P4 DENOTES PLAN OF SURVEY BY J.D. BARNES LTD., O.L.S. DATED JUNE 12th, 2019.
 - P5 DENOTES PLAN 20R-8931
 - MH DENOTES MANHOLE
 - CB DENOTES CATCH BASIN
 - STM DENOTES STORM WATER MANHOLE
 - BOL DENOTES BOLLARD
 - CLF DENOTES CHAIN LINK FENCE
 - S.T.E DENOTES SUBJECT TO EASEMENT
 - RW DENOTES RETAINING WALL
 - WV DENOTES WATER VALVE
 - UP DENOTES UTILITY/HYDRO POLE
 - UB DENOTES UTILITY BOX
 - CT DENOTES CONIFEROUS TREE
 - DT DENOTES DECIDUOUS TREE
 - Ø DENOTES DIAMETER OF TREE TRUNK
 - UP— DENOTES OVERHEAD WIRE

ALTERNATIVE MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH O.REG. 525/91 SECTION 11(4).

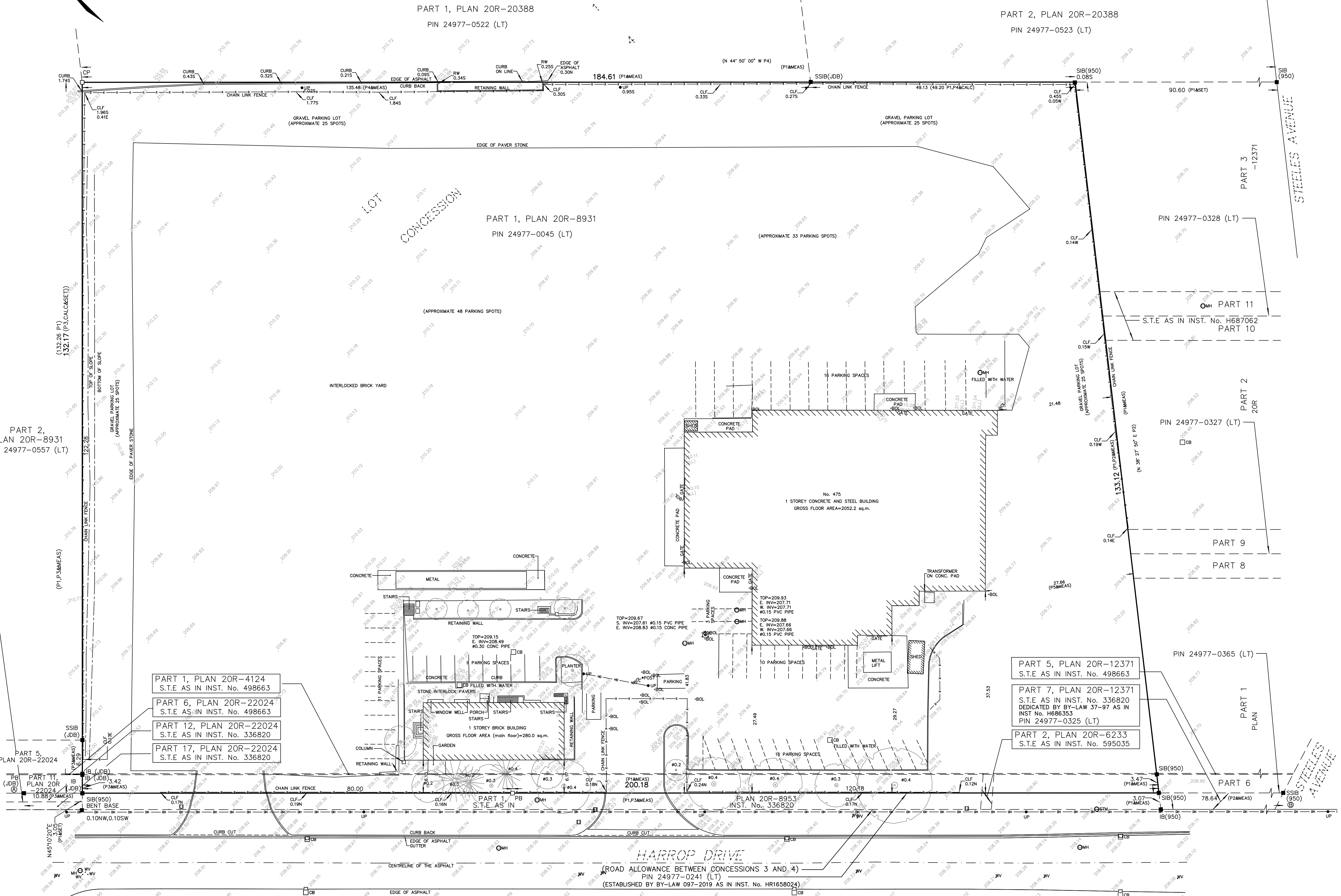
BEFORE DIGGING, UNDERGROUND UTILITIES SHOULD BE LOCATED ONSITE BY THE RESPECTIVE AGENCIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT,
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF NOVEMBER, 2024.

DECEMBER 6TH, 2024
DATE
YIFAN ZHANG
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58XXX.

Y. ZHANG SURVEYING LIMITED ONTARIO LAND SURVEYORS (A DIVISION OF ProVision LAND CONSULTANTS INC.) www.yzsurveying.com		
FIELD: MT/SM	CAD: EA	CHECKED by: Yifan Z.
JOB NUMBER: 24-106 POS AND TOPO	DATE: February 9, 2025	
DRAWING FILE: M:\02\04\24-106-POS-1.dwg		



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

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 475 HARROP DRIVE AND LEGALLY DESCRIBED AS PART OF LOT 1 CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2514351 ONTARIO INC.) - FILES: LOPA-02/25 AND Z-05/25

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 Schedules B and C.2.B of the Town of Milton Official Plan to permit the development of a truck terminal use with ancillary warehouse, vehicle repair facility and office use, at lands located at 475 Harrop Drive and legally described as Part of Lot 1, Concession 4, Town of Milton, consisting of the attached map(s) 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
475 Harrop Drive
Part of Lot 1, Concession 4
(File: LOPA 02/25 & Z-05/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit the use of a truck terminal, warehouse, vehicle repair facility and ancillary office use on the lands known municipally as 475 Harrop Drive.

LOCATION OF THE AMENDMENT

The subject property is located on the east side of Harrop Drive and north of Settles Avenue and is approximately 6.29 hectares in size. The lands are legally described as Part of Lot 1, Concession 4, Town of Milton, and municipally known as 475 Harrop Drive.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. The subject lands are located within the Urban Area, and an Employment Area within the Region of Halton and Town of Milton Official Plans.

The Halton Region Official Plan identifies the Urban Area for the local municipalities and includes policies that provide for a range of permitted uses within the Urban Area. All proposed development within the Urban Area is required to conform to the policies of the Halton Region Official Plan. The subject lands are also within the Employment Area in the Halton Region Official Plan, which is intended to plan for, protect and preserve the Employment Areas for current and future use.

The Halton Region Official Plan also requires development within the Urban Area to 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 proposed amendment permits the land use conversion of the existing site and buildings for the use of a truck terminal, warehouse, vehicle repair facility and ancillary office use, which otherwise is consistent with the objectives of the Town of Milton Official Plan for the Employment Area designation. The proposed land use fits within its surrounding context, and is compatible with adjacent areas. The proposed development is located in an area with good access to existing infrastructure and the 401 Highway, will contribute to achieving both the overall employment targets, and the targeted form of development, established in Provincial, Regional, and Local policy. The proposal is located within an area intended for employment as identified in both the Halton Region Official Plan and the Milton Official 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(s)
 - 1.1 Amending Schedule B - “Urban Land Use Plan” by modifying the Maps to provide an ‘Industrial Area’ designation for the lands at 475 Harrop Drive (Part of Lot 1, Concession 4)
 - 1.2 Amending Schedule C.2.B - “Milton 401 Industrial/Business Park Secondary Plan” by modifying the Maps to provide an ‘Industrial Area’ designation for the lands at 475 Harrop Drive (Part of Lot 1, Concession 4)

End of text

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

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 1, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2514351 ONTARIO INC.) - FILE: Z-05/25

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** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Business Park Zone (M1) Zone Symbol to a site-specific General Industrial (M2*XX) Zone Symbol on the lands shown on Schedule "A" attached hereto.
2. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned M2*XX, the following standards and provisions shall apply:

- i. Zone Standards:

Notwithstanding any provisions to the contrary, the following shall apply:

- a. Minimum Landscape buffer abutting a street: 3.0 metres;
 - b. Minimum front yard setback: 6.0 metres;
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 MONTH XX, 2025.

Gordon A. Krantz

Mayor

Meaghen Reid

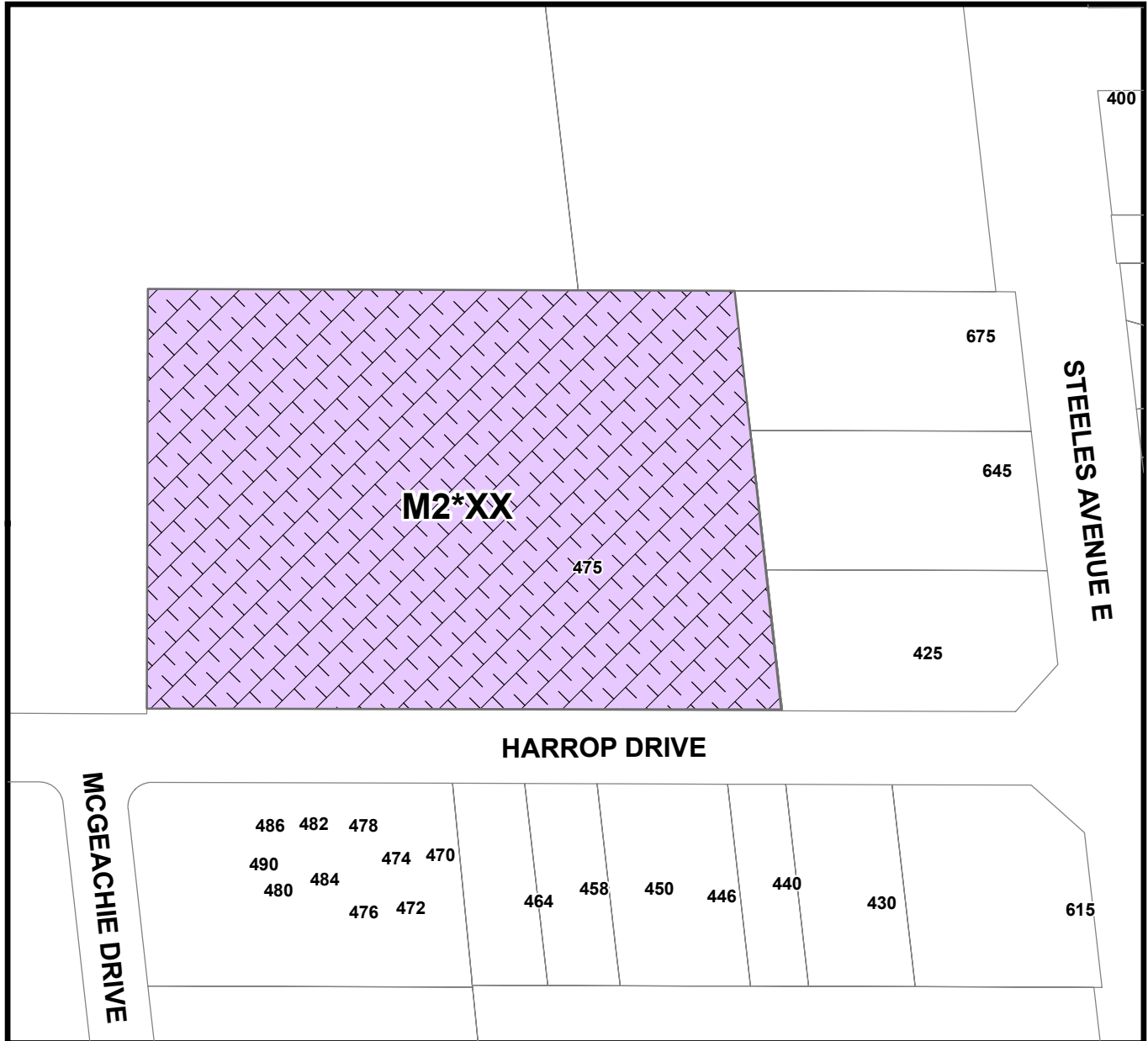
Town Clerk

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON

475 HARROP DRIVE
(PART OF TOWNSHIP LOT 1, CONCESSION 4 SOUTH MILTON)

Town of Milton



Rezoned from M1 & M2:

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS 28TH DAY OF APRIL, 2025.



M2*XX - Site-Specific General Industrial Zone

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid



Z-05-25
LOPA-02-25