



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 8, 2025

Report No: DS-066-25

Subject: Technical Report: Zoning By-law Amendment Application by 2369219 Ontario Inc. applicable to lands located at 8329 Esquesing Line. (Town File: Z-02/25).

Recommendation: That Application Z-02/25 for an amendment to the Town of Milton's Comprehensive Zoning By-law 016-2014 and Comprehensive Zoning By-law 144-2003 as amended, BE APPROVED;

AND THAT Staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-laws attached as Appendices 1 and 2 to Report DS-066-25 for Council Adoption.

EXECUTIVE SUMMARY

The purpose of the proposed application is to facilitate the development of a Transportation Terminal with an approximate building of 1,292 square metres. The property is currently subject to both the Town's Urban and Rural Zoning By-laws, respectively. Therefore, the Zoning By-law Amendment seeks to re-zone the urban lands from Future Development (FD) to a site-specific General Industrial (M2*374*H89) Zone to establish permitted uses and lot coverage requirements. Further, the amendment seeks to re-zone a portion of the rural lands from Agricultural (A1) and Greenlands A (GA) to a site-specific Greenlands A (GA*375*H92) Zone to recognize the delineated boundaries of the Natural Heritage System on the property and permit specific infrastructure within the hazard lands in support of the property's overall stormwater management strategy.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application as presented. Staff has reviewed all the documentation, plans and comments provided and is of the opinion that the amendments are prepared in a manner that would allow them to be considered by Town Council for approval.

Conclusions and Recommendations

Staff recommends that the Zoning By-law Amendment application BE APPROVED for the following reasons:

EXECUTIVE SUMMARY

1. The proposed development is consistent with and conforms to Provincial, Regional and Town planning policy and provides for appropriate land uses that have been contemplated by the Town of Milton Official Plan and the 401 Industrial Business Park Secondary Plan;
2. The proposal makes efficient use of land and infrastructure and will facilitate employment growth within the 401 Industrial Business Park Secondary Plan area and would make a positive contribution to meeting the Town's employment growth targets in accordance with Town, Regional and Provincial planning policy; and,
3. The proposal meets all the technical requirements of the affected Civic Departments and all other agencies.

REPORT

Background

Owner: 2369219 Ontario Inc., 8329 Esquesing Line, Milton, ON L5R 3K6

Applicant: Glenn Schnarr & Associates Inc. (c/o Colin Chung), 10 Kinsgbridge Garden Circle (Unit 700), Mississauga, ON L5R 3K6

Location/Description:

The property is located in Ward 2 and is municipally known as 8329 Esquesing Line. It is located north of James Snow Parkway North on the east side of Esquesing Line. The property comprises an area of approximately 4.10 hectares (10.10 acres) with 122 metres of frontage along Esquesing Line. The property is bisected by the Maneswood Tributary and wetland to the rear of the property; therefore, it is partially regulated by Conservation Halton. Legally established uses on the property include agricultural operations and a single detached dwelling.

Surrounding land uses include agricultural operations and natural heritage features to the east (with future industrial development under review through a separate application), single detached dwellings to the north and industrial developments to the west (also known as the North Porta lands).

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

Proposal:

The applicant intends to establish a Transportation Terminal with a 1,232 square metres warehouse (including an approximate office area of 62 square metres) on a portion of the property west of the watercourse (approximately 0.87 hectares of the property's total 4.10 hectares). The proposal includes 38 vehicle parking spaces and 23 tractor trailer parking spaces. A full-moves access is proposed onto Esquesing Line with heavy truck traffic restricted to south of the subject property (i.e. to and from James Snow Parkway).

A Concept Site Plan has been attached as Figure 2 to this Report.

The property is currently subject to both the Town's Urban and Rural Zoning By-laws, respectively. Therefore, two by-laws are before Council for consideration to re-zone the affected lands under the appropriate zoning by-laws.

Background

The Urban Zoning By-law Amendment (Urban ZBA) amends the Town's Urban Zoning By-law 016-2014, as amended, and proposes to re-zone the lands east of the watercourse from the current Future Development (FD) Zone to a site-specific General Industrial (M2*374*H89) Zone. The site-specific zone establishes a range of permitted uses, in conformity with the 401 Industrial Business Park Secondary Plan, along with a reduced lot coverage associated with a Transportation Terminal use.

The Rural Zoning By-law Amendment (Rural ZBA) amends the Town's Rural Zoning By-law 144-2003, as amended, and proposes to re-zone the lands comprising of the watercourse and its associated buffer from Agricultural (A1) and Greenlands A (GA) to a site-specific Greenlands A (GA*375*H92). The site-specific zone seeks to refine and appropriately delineate the boundaries of the watercourse and its buffer while also permitting specific infrastructure that supports the site's overall stormwater management strategy.

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

- Comprehensive Environmental and Site Servicing Study, prepared by C.F. Crozier & Associates, Geomorphix and GEO Consultants, dated July 2025.
- Concept Site Plan, prepared by Glenn Schnarr & Associates Inc., dated July 25, 2025.
- Conceptual Architectural Elevations, prepared by RH Carter Architects, dated June 24, 2024.
- Conceptual Landscape Plan, prepared by NAK Design, dated May 2024.
- Draft Zoning By-law Amendment (Urban and Rural), prepared by Glenn Schnarr & Associates.
- Noise Impact Study, prepared by Valcoustics, dated June 6, 2025.
- Phase I Environmental Site Assessment, prepared by Fortis Environmental Inc., dated July 30, 2024.
- Photometric Plan, prepared by Spline, dated July 7, 2024.
- Plan of Survey, prepared by Cunningham McConnell Limited.
- Planning Justification Report, prepared by Glenn Schnarr & Associates Inc., dated July 2025.
- Traffic Brief, prepared by Nexttrans Consulting Engineers, dated July 2, 2025.
- Zoning By-law Amendment Application Form, prepared by Glenn Schnarr & Associates Inc.

Discussion

Provincial Planning Statement (2024):

The Provincial Planning Statement (2024) (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. As set out in the PPS, the intent of the land use planning framework, and aim of the Province, is to support the long-term prosperity and well-being of residents through the design of communities that meets the needs of all Ontarians.

Section 2.8 of the PPS sets out the direction as it relates to Employment Uses and directs planning authorities to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*

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- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

Section 2.8.2.1 states: *“Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.”*

Further, Section 2.8.2.2 states: *“Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.”*

The subject property is a designated ‘Area of Employment’ within the Region and Town Official Plans. Accordingly, the proposed use is consistent with the definition of ‘Area of Employment’ as set out in the Planning Act. Further, the property’s location is situation in proximity to the 401 Highway making it accessible to planned facilities and corridors that will allow for the efficient movement of goods throughout the province.

Section 3.6.2 of the PPS speaks to Sewage, Wate and Stormwater within the province and states: *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.”*

Through the proposed ‘H89’ provision, the proponent will extend municipal water and wastewater infrastructure to the subject property and connections to municipal servicing will be available prior to Site Plan Approval.

Section 4.1.1-2 of the PPS speaks to the Natural Heritage System and states that: *“Natural features and areas shall be protected for the long term”* and *“[t]he diversity and connectivity of natural features*

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in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

In addition to the intent of the Natural Heritage System, Section 4.1.8 states: *“Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”*

Through the Comprehensive Environmental Servicing Study (CESS), the applicant has demonstrated that the proposed development will not negatively impact abutting natural heritage features. Further, the developable limits have been refined to maintain the integrity of the feature (being a watercourse). The proposed GA*375*H92 Zone delineates the boundaries of the feature and its associated buffer to ensure that the area is protected and not impact by adjacent development.

Based on the aforementioned, Planning Staff is satisfied that the proposal is consistent with the Provincial Planning Statement (2024).

Greenbelt Plan:

The rear portion of the subject property within the Greenbelt Plan and is identified as Natural Heritage System within the Protected Countryside designation on Schedule 4: Natural Heritage System. While the area contemplated for development through this application is located outside of the Greenbelt Plan area, Planning Staff can confirm that the CESS submitted by the applicant reviewed the property holistically to ensure the development being proposed will not negatively impact the Greenbelt Plan lands and the ecological function of its Natural Heritage System.

Region of Halton Official Plan:

Following Bill 185 - Cutting Red Table to Build More Homes, the Region of Halton no longer has planning authority as an upper-tier municipality. The Regional Official Plan (ROP) is now within the jurisdiction of the Town of Milton and is administered by the same.

Through Regional Official Plan Amendment 38 (ROPA 38), a portion of the property west of the watercourse (referred to as ‘subject lands’ for the purposes of this Report) was brought into the urban boundary on Map 1 - Regional Structure and is further identified as an Employment Area on Map 1H - Regional Urban Structure.

Section 72.1 states that the objectives of the Urban Area, as it relates to Employment Areas, is:

- (1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic*

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prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.

(6) To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas.

(7) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.

Further, Section 83(1) states an Employment Area shall permit “*a range of employment uses including but not limited to industrial, manufacturing, warehousing and accessory office uses*” and ensure that there is the “*necessary infrastructure [to support] the development of Employment Areas within the Plan.*” The density targets established through Table 2 - Intensification and Density Targets identify 19 jobs per hectare for development located in Employment Areas within the Town of Milton.

The proposed development conforms with the above-noted ROP policies in that it will contribute to achieving the objectives of the Urban Area policies by providing for a range of employment uses that meets the Town’s longer-term needs and further, the uses set out in the implementing by-laws are in conformity with the above-noted policies. Finally, the Planning Justification Report submitted as part of this application anticipates 80 jobs will be created from this development - this equates to approximately 87 jobs per hectare (when considering the developable area only).

Finally, Section 89 requires that “*approvals for all new development within the Regional Urban Boundary as delineated on Map 1 of this Plan, be on the basis of connection to Halton’s municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.*” Given that municipal servicing is available from James Snow Parkway, the applicant is required to extend water and wastewater connections to the subject property. The applicant is not eligible for an exemption from the requirement to connect to municipal servicing, as set out in Section 89(4) of the ROP, given the extension of servicing is not identified as a capital project by Halton Region at this time - therefore, the provision of private servicing as an interim measure would not be temporary due to the unknown timing of a municipally initiated service expansion. A holding provision has been incorporated into the implementing Urban ZBA to ensure that the applicant extends the required servicing infrastructure to the site prior to Site Plan Approval.

Through Regional Official Plan Amendment (ROPA 49), a portion immediately east of the watercourse (referred to as ‘ROPA 49 lands’ for the purposes of this Report) was brought into the urban boundary on Map 1 - Regional Structure and was also identified as Employment Area on Map 1H - Urban Regional Structure. Planning Staff note that this portion of the property is not currently contemplated for development through this application and therefore is not being impacted from a policy perspective.



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Finally, the east portion of the property (referred to as 'East Portion' for the purposes of this Report) is designated as Agricultural with a Greenbelt Natural Heritage System overlay on Map 1- Regional Structure. Planning Staff note that this portion of the property is not currently contemplated for development through this application and therefore is not being impacted from a policy perspective.

Based on the policy analysis set out above, Planning Staff is satisfied that the Zoning By-law Amendment application is in conformity with the Regional Official Plan.

Town of Milton Official Plan:

Subject Lands

Following the approval of ROPA 38, Local Official Plan Amendment 67 (LOPA 67) was approved by Town Council which brought the subject lands into the urban boundary at a local level and designated them appropriately. The subject lands are those currently under review for urbanized development through this Zoning By-law Amendment application.

The subject lands are designated as Industrial Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan (referred to as 'Official Plan'). The lands are further designated as Industrial Area on Schedule C.2.B of the Milton 401 Industrial/Business Park Secondary Plan (referred to as 'Secondary Plan').

Section 3.9 of the Official Plan establishes Industrial Area policies. In accordance with Section 3.9.2, permitted uses include a range of light to general industrial. Further, Section 3.9.3.1 sets out criteria to evaluate proposals within this designation, including:

- (a) the provision of the applicable Secondary Plan as outlined within Part C of this Plan;*
- (b) the submission of a development plan which demonstrates that the proposed development can be physically integrated with existing and proposed uses of adjacent lands, including lands outside the Industrial Area designation;*
- (c) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and,*
- (d) applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.*

Staff is of the opinion that the proposal contemplates a use that is in conformity with the Industrial Area policies, and the development proposal has satisfied the criteria set out in Section 3.9.2. The 401 Industrial Business Secondary Plan (referred to as 'Secondary Plan') is in force and effect, and a development plan has been submitted that demonstrates how the proposal can be properly integrated with abutting land uses through appropriate buffering, landscaping, and setbacks. Further, the proposal satisfies the Official Plan's Community-wide policies, and the proponent intends to extend municipal servicing to the subject property. Holding provisions have been included in the

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implementing by-laws to ensure the previously mentioned features and services are delivered through the development's detailed design.

The Secondary Plan establishes the vision for the specific planning area (lands generally north of the Highway 401) with an emphasis on creating a well-connected community that acts as a gateway to the larger Urban Area. Section C.2.4.5.8 of the Secondary Plan requires that enhanced streetscapes are accommodated along major access routes into the community. Given the property's proximity to James Snow Parkway, being identified as a major access route, the proposal should accommodate enhanced landscaping and tree plantings to screen any parking areas and servicing/loading facilities should be directed to the interior of the site. Further, the property is in a transitional area where the Town's rural lands transition into urban and therefore elevates the need for a higher order of urban design and appropriate landscaping on the subject property.

Section C.2.5.3.1 establishes the range of land use permissions within the Industrial Area designation which includes a Transportation Terminal use. Section C.2.5.3.3 allows the Town to restrict certain uses such as outdoor storage to maintain the high quality of development required for the area. As such, the implementing by-laws prohibit outdoor storage.

Staff is of the opinion that the proposal is in conformity with both the Industrial Area policies and design criteria within the Secondary Plan - the development also has regard for the applicable urban design guidelines. Holding provisions have been included in the implementing by-laws to ensure the Secondary Plan's vision for high quality development is achieved via detailed design and Site Plan Control.

In the Town's Official Plan and Transportation Master Plan (TMP), Esquesing Line is designated as a Collector Road. In Table 2 - Function of Transportation Facilities, the Official Plan requires that all Collector Roads (unless otherwise stated) shall have a right-of-way width of 26 metres. The Planning Act and Section 2.6.3.8 of the Official Plan, allows a municipality to require land dedication for the provision of public infrastructure, such as roadways. Accordingly, the property owner will be dedicating land to the Town through the Site Plan Approval process to achieve the required 26 metres for the Esquesing Line right-of-way. Infrastructure Staff have advised that the Town's TMP does not contemplate municipally initiated upgrades to Esquesing Line through the current planning horizon and therefore, if any structural upgrades are needed to support the proposed use, they must be completed at the applicant's cost prior to Site Plan Approval.

ROPA 49 Lands

A portion of the property along the northern limits and immediately east of the watercourse were re-designated as Urban Area on Map 1 - Regional Structure with an Employment Area overlay on Map 1C - Future Strategic Employment Areas through Regional Official Plan Amendment 49 (via the Minister of Municipal Affairs and Housing's modifications and final approval through Bill 152 - Get It Done Act). While this portion of the property is within the urban boundary from a regional policy perspective, it has not technically been brought into the urban boundary at a local policy level. Staff note that through Part I of the Town's New Official Plan, the additional ROPA 49 lands have been designated as Urban Area but is not yet in force and effect as the document awaits the Minister of Municipal Affairs and Housing's approval. However, the lands will not receive specific land-use designations until subsequent phases of the Official Plan review. Therefore, at this time and based

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on the status of Part I of the Town's New Official Plan, this portion of the property is currently designed locally as Agricultural with a Natural Heritage System overlay on Schedule 1 - Town Structure Plan of the Official Plan. There is no urbanized development contemplated on this portion of the property through this application; however, the applicant is proposing to appropriately re-zone the area to be consistent with the Official Plan direction to recognize, protect and enhance the existing Natural Heritage System Key Features, which includes hazard lands regulated by Conservation Halton.

The portion of these lands currently designated with a Natural Heritage System overlay is subject to the policies set out in Section 4.9 of the Official Plan. There is no re-alignment or physical alteration of the feature proposed and through the review of the applicant's CESS, the boundary of the feature, including its buffer, have been delineated so that the implementing Rural ZBA appropriately maps the corresponding NHS Zone (being Greenlands A since the lands have not been brought into the urban area locally and remain subject to Zoning By-law 144-2003, as amended). Given the developable area's proximity to the feature, an environmental review was completed through the CESS to ensure that the development will not negatively impact the ecological function of the watercourse. Staff is satisfied that given no physical development is contemplated for these lands at this time and a CESS has been submitted, the policies of Section 4.9 - including the provision of an Environmental Impact Assessment - are satisfied.

East Portion of the Property

The portion of the property furthest to the east remains within the rural area and is subject to the Greenbelt Plan. It is designated as Agricultural with a Greenbelt Natural Heritage System overlay on Schedule 1 - Town Structure Plan within the Official Plan. There is no development contemplated on this portion of the subject property at this time; however, regard will be given to the development proposed through this application to ensure that there will be no negative impact to the Greenbelt Plan lands and Natural Heritage System.

Zoning By-law 016-2014, as amended:

The proposed Urban ZBA seeks to amend the subject lands from Future Development (FD) Zone to a site-specific General Industrial (M2*374*H89) Zone that will delineate the developable limits of the site and permit a range of industrial uses, including a transportation terminal.

The site-specific provisions include a minimum lot coverage requirement of 3% associated with a Transportation Terminal use. While this requirement is perceived to be a significant departure from the general M2 Zone requirement of 25% lot coverage, site statistics are calculated on a subject property's total lot area - given the entire site is not currently contemplated for development, if the lot coverage was calculated based on the developable area (0.87 hectares), the current proposal would deliver a lot coverage of 15%. Further, the applicant has demonstrated that the proposed structure will provide an area for maintenance, logistical and administration support to the principal use. Based on the developable area and the uses proposed within the building, Planning Staff is satisfied that the requested lot coverage of 3% is appropriate in this scenario.

A series of holding provisions have been included in the Urban ZBA to allow the applicant to progress to a Site Plan Control review. The items included in the holding provisions will either be satisfied through the review of the proposal's detailed design (included in their site plan application) or through

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the physical construction of infrastructure (i.e. extension of municipal servicing and potential road upgrades). The holding provisions identified in 'H89' are as follows:

- a. The Comprehensive Environmental Servicing Study (CESS) has been submitted and deemed complete by the Town of Milton and Conservation Halton.
- b. A Noise Study, a Functional Servicing Report and a Stormwater Management Brief have been submitted and approved to the satisfaction of the Town of Milton.
- c. An assessment and geotechnical analysis (structural integrity) of Esquesing Line shall be provided, to the satisfaction of the Town of Milton, that demonstrates that the road network from James Snow Parkway to the north property line of the subject property can support heavy truck traffic. If the assessment and analysis determine upgrades are required, such work must be completed prior to the removal of the holding provision.
- d. A Site Plan Application has been submitted to the satisfaction of the Town of Milton which reflects, among other matters, appropriate site signage, compliance with urban design guidelines, a high quality of landscape site development abutting Esquesing Line and a high-quality landscape/noise attenuation buffer abutting the adjacent rural residential uses to the north.
- e. Municipal water and wastewater services are available to the satisfaction of the Region of Halton and the Town of Milton. The proponent is responsible for extending servicing, and the holding provision may only be removed until confirmation of servicing availability.

H89 cannot be lifted until the above-noted provisions have been fulfilled to the Town's satisfaction. Site Plan Approval will not be granted until such time that all provisions have been lifted.

Zoning By-law 144-2003, as amended:

The proposed Rural ZBA seeks to amend the subject lands from the Agricultural (A1) Zone to a site-specific Greenlands A (GA*375*H92) Zone that will recognize the existing boundary of the hazard lands associated with the watercourse. The site-specific permissions allow a Conservation Use (i.e. a use dedicated to the protection of natural hazard and natural features) and Infiltration Galleries (infrastructure required as part of the site's stormwater management strategy). Town Development Engineering and Conservation Halton are satisfied with both the limits of the GA*375*H92 Zone and with the introduction of infiltration galleries, in accordance with the approved CESS.

Based on the site's configuration and restricted limits for development, the Rural ZBA prohibits outdoor storage. The intent of this provision is to uphold the high order of urban design contemplated for this area (including the development's façade from Esquesing Line) through the Secondary Plan, along with the intent of mitigating conflicts between abutting rural residential properties in terms of sightlines and the watercourse in terms of potential spillage/contamination. Further, both the Secondary Plan and general M2 Zone require outdoor storage to be located at the rear of a property; given the subject property's site constraints, it is not desirable to have such storage located abutting



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the watercourse nor is it feasible to screen it from view given the current site layout. Therefore, Staff is recommending it be prohibited on the subject property.

A holding provision ('H92') has been proposed that cannot be lifted until requires the applicant to complete the CESS for the site to ensure that the development will not negatively impact the lands within the GA*375*H92 Zone boundary and further, that the development will be restricted to what is delineated as developable (the M1*374 Zone).

Site Plan Control:

Should the development applications 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:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on February 21, 2025. 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.

The statutory public meeting was held on March 17, 2025. No members of the public made oral submissions and one member of the public signed the public register. At the time of writing this report, Planning Staff has not received public feedback on this application.

Agency Circulation:

Development Engineering

Development Engineering has reviewed the proposal and is satisfied that it meets the technical requirements needed to proceed through the re-zoning process. 'H89' has been included in the Urban ZBA, and 'H92' in the Rural ZBA, to ensure that the applicant will finalize, to Development Engineering's satisfaction, a Noise Study, Functional Servicing Report, Stormwater Management Report, and CESS. The detailed design and recommendations emerging from these reports will be incorporated into the proposal through Site Plan Control.

Halton Region

Halton Region has advised that it has no concerns with the proposal from a transportation perspective as James Snow Parkway, being a Regional Road, can accommodate the anticipated traffic generation from the site.

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Staff has asked that a holding provision be included to ensure that the applicant extends municipal water and wastewater servicing to the subject property prior to Site Plan Approval. 'H89' has been included in the Urban ZBA accordingly.

Further, Staff has requested that a holding provision be included to ensure the applicant completes their CESS to the Town and Region's satisfaction. Holding provisions have been included in both implementing by-laws in this regard.

Conservation Halton

Conservation Halton (CH) has reviewed the proposal, including the CESS, and is generally satisfied with the proposal. CH will be engaged in the ongoing review of the CESS as it is brought to finality. The applicant is advised that a limited portion of the M2*274*H89 and GA*275*92 (for the infiltration galleries) will be required.

Summary of Issues:

Impacts on Abutting Residential Uses

Council and Staff expressed concerns regarding the impact of the proposed industrial use on abutting rural residential properties to the north in terms of noise and visual impact. Through proposed holding provision 'H89', the applicant is required to submit a Noise Study, to the Town's satisfaction, demonstrating that there will be no negative impact on abutting landowners and where impacts are anticipated, what mitigation measures are required. If mitigation measures are identified, these features will be incorporated into the site's detailed design and reviewed via Site Plan Approval.

In addition, through proposed holding provision 'H89', the proponent must provide a Landscape Plan that demonstrates how the visual impact of the development on abutting residential properties will be mitigated. The landscaping will be incorporated into the site's detailed design and reviewed via Site Plan Approval.

The 'H89' provision will not be removed until such time that the Noise Study and Landscape Plan are submitted to the Town's satisfaction and incorporated into the Site Plan Application.

Urban Design

Council expressed concerns regarding the design of the proposed warehouse, along with how the site will integrate with the adjacent industrial development to the west. The applicant has provided an Urban Design Brief that demonstrates how the proposal aligns with the 401 Industrial Business Park Secondary Plan's Urban Design Guidelines. Urban Design Staff reviewed the proposal, including the concept plan and preliminary elevations, and are satisfied at this stage with the proposal.

A subsequent review will take place through the Site Plan Application, including final site layout, elevations and landscaping to ensure the development achieves the high-level of urban design required through the Secondary Plan and its Urban Design Guidelines. This review will also ensure

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that the development positively contributes to, and integrates with, the surrounding area, including future industrial developments and existing rural residential uses.

Traffic Impacts on Road Network

Staff and Council expressed concerns regarding heavy truck traffic impacts from the proposed development to the existing residential properties to the north along with the overall impact on Esquesing Line. While a full moves access is provided to and from the site, heavy truck access associated with the site will be restricted to a right-in and left-out access only. This configuration is to ensure heavy truck traffic is not directed onto Esquesing Line north of the site and ultimately, onto to 5 Side Road as both are considered no truck routes. Through the site plan approval process, appropriate signage will be included to ensure that heavy truck traffic departing the site shall not travel north onto Esquesing Line to 5 Side Road.

The applicant has provided a Transportation Impact Study (TIS) that analyzes the proposed trip generation to and from the subject lands which confirmed that upon build out, the road network (south of the site to James Snow Parkway) has sufficient capacity with minimal impacts anticipated. Town and Regional Transportation Staff are satisfied with the TIS and its subsequent findings.

Esquesing Line is identified as a Collector Road within the Town's Transportation Master Plan. Through this classification, a 26-meter right-of-way is proposed, and land dedication will be required to support future road widenings and/or improvements. As previously mentioned, Esquesing Line currently prohibits truck traffic in absence of the appropriate structural analysis and upgrades. The applicant will be undertaking work to determine the viability of Esquesing Line, in its current state, to accommodate the proposed truck traffic from James Snow Parkway to the subject property and if upgrades are required, the work will be privately initiated by the applicant prior to the 'H89' provision being lifted.

Conclusion

Staff is satisfied that the application for a Zoning By-law Amendment with a site specific General Industrial with a Holding (M1*274*H89) Zone and site specific Greenlands A with a Holding (GA*375*H92) Zone provisions, attached as Appendices 1 and 2 respectively, will conform to Provincial, Regional and Town planning policies and Conservation Halton regulations. Further, the applications achieve acceptable engineering, design and technical standards. Therefore, Staff recommends approval of the Zoning By-law Amendments as presented through this report.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services



For questions, please contact:

Rachel Suffern, MPA, M.Sc. (PI),
MCIP, RPP

Phone: Ext. 2263

Senior Planner, Development
Review

Attachments

Figure 1 – Location Map

Figure 2 - Concept Plan

Appendix 1 - Proposed Zoning By-law Amendment (affecting Zoning By-law 016-2014)

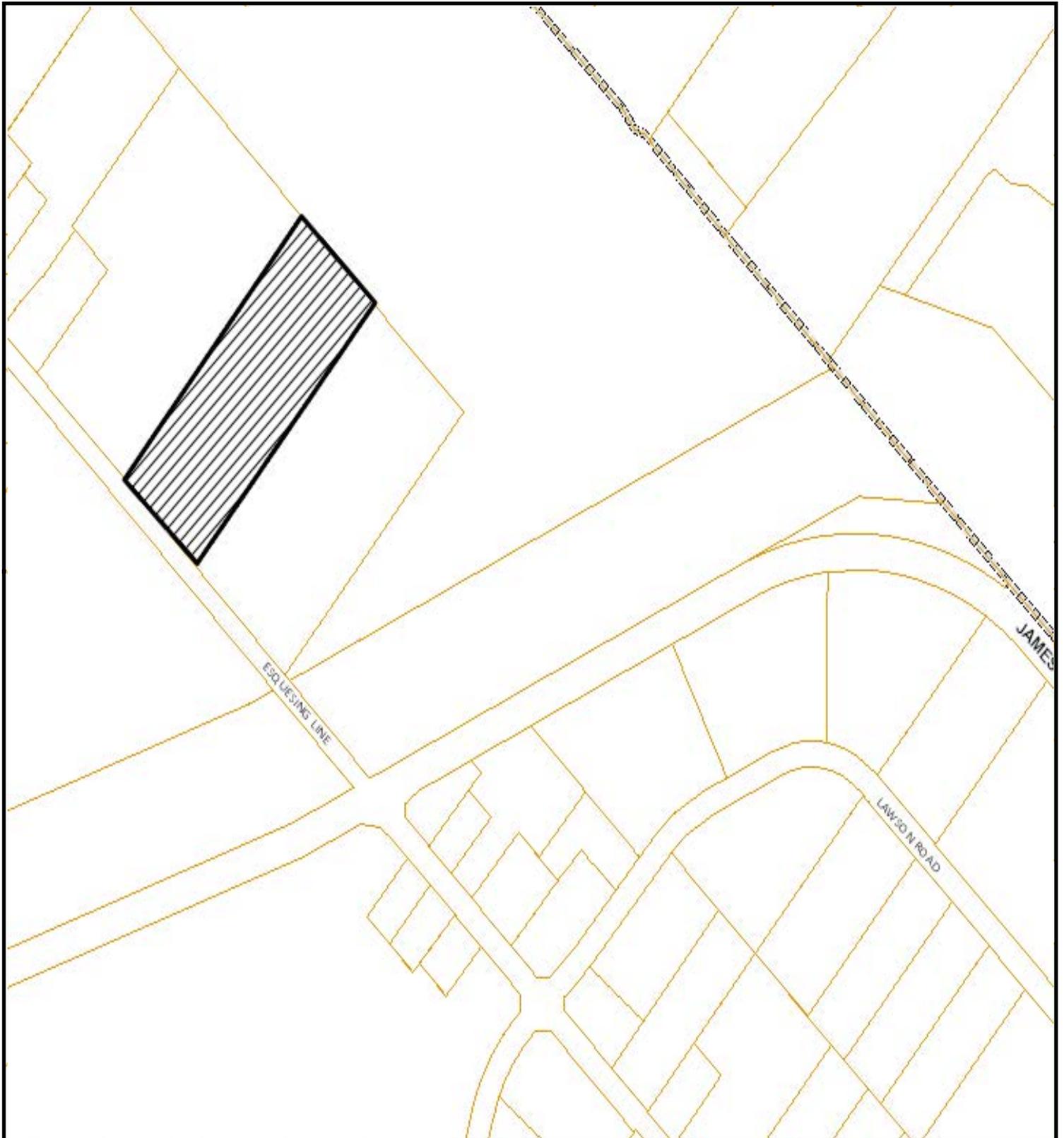
Appendix 2 - Proposed Zoning By-law Amendment (affecting Zoning By-law 144-2003)

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 08, 2025

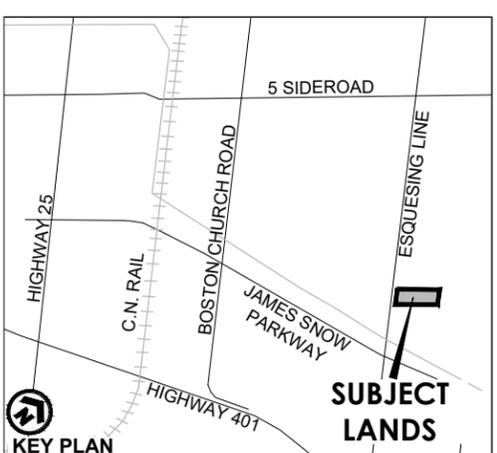
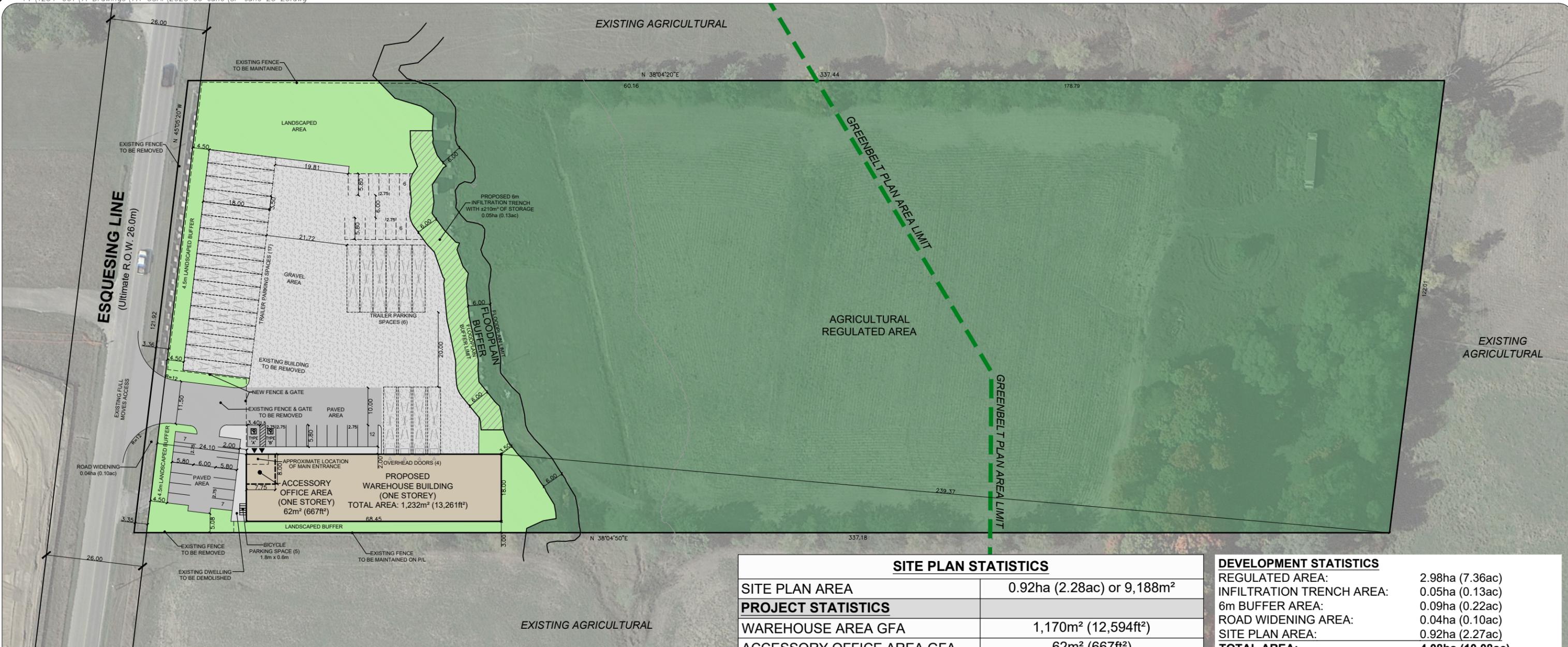
Scale: 1:2,500

File: Z-02/25

Development Services



Subject Property



SITE PLAN STATISTICS		
SITE PLAN AREA	0.92ha (2.28ac) or 9,188m ²	
PROJECT STATISTICS		
WAREHOUSE AREA GFA	1,170m ² (12,594ft ²)	
ACCESSORY OFFICE AREA GFA	62m ² (667ft ²)	
TOTAL BUILDING GFA	1,232m ² (13,261ft ²)	
SITE PLAN FRONTAGE	121.92m	
BUILDING HEIGHT	12.0m (39.4')	
TOTAL LANDSCAPED AREA (%)	2,347m ² (25.5%)	
TOTAL PAVED AREA (%)	1,181m ² (12.9%)	
TOTAL GRAVEL AREA (%)	4,428m ² (48.2%)	
TOTAL BUILDING AREA (%)	1,232m ² (13.4%)	
SITE SETBACKS (M2 ZONE)	REQUIRED	PROVIDED
FRONT YARD	9.0m (min.)	24.1m
REAR YARD	12.0m (min.)	239.4m
SIDE YARD	3.0m (min.)	3.0m

DEVELOPMENT STATISTICS	
REGULATED AREA:	2.98ha (7.36ac)
INFILTRATION TRENCH AREA:	0.05ha (0.13ac)
6m BUFFER AREA:	0.09ha (0.22ac)
ROAD WIDENING AREA:	0.04ha (0.10ac)
SITE PLAN AREA:	0.92ha (2.27ac)
TOTAL AREA:	4.08ha (10.08ac)
PARKING STATISTICS	
GFA: 1,232m ² LESS 10% = 1,108.8m ²	
INDUSTRIAL RATE UP TO 1,000m ² - 1 SPACE / 30m ²	
1,000m ² / 30m ² = 33.3 SPACES	
INDUSTRIAL RATE AFTER 1,000m ² - 1 SPACE / 100m ²	
108.8m ² / 100m ² = 1.09 SPACES	
THEREFORE, 33.3 + 1.09 = 34.39 or 35 REQUIRED SPACES (INCLUDES ACCESSIBLE SPACES)	
PROVIDED PARKING SPACES:	38 SPACES
NUMBER OF TRAILER SPACES:	23 SPACES
(TYPICAL TRAILER SPACE: 18.0m x 3.5m)	

SITE CONCEPT PLAN

236919 ONTARIO INC.

8329 ESQUESING LINE, PART OF LOT 3, CONCESSION 5,
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



SCALE 1:1000
JUNE 25, 2025



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 3, CONCESSION 5, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2369219 ONTARIO INC.) - FILE: Z-02/25

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 Future Development (FD) Zone Symbol to a site-specific General Industrial (M2*374*H89) 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 13.1.1.374 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned M2*374, the following standards and provisions shall apply:

- i. The following shall be the only permitted uses:
 - a. Industrial Use
 - b. Research and Technology Use
 - c. Transportation Terminal
 - d. Warehouse / Distribution Centre
- ii. Outdoor storage shall be prohibited.
- iii. The minimum lot coverage associated with a Transportation Terminal shall be 14%.

3. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for removal of this “H89” Holding Provision:

“H89 shall not be removed until:

- a. The Comprehensive Environmental Servicing Study (CESS) has been submitted and deemed complete by the Town of Milton and Conservation Halton.
 - b. A Noise Study, a Functional Servicing Report and a Stormwater Management Brief have been submitted and approved to the satisfaction of the Town of Milton.
 - c. An assessment and geotechnical analysis (structural integrity) of Esquesing Line shall be provided, to the satisfaction of the Town of Milton, that demonstrates that the road network from James Snow Parkway to the north property line of the subject property can support heavy truck traffic. If the assessment and analysis determine upgrades are required, such work must be completed prior to the removal of the holding provision.
 - d. A Site Plan Application has been submitted to the satisfaction of the Town of Milton which reflects, among other matters, appropriate site signage, compliance with urban design guidelines, a high quality of landscape site development abutting Esquesing Line and a high-quality landscape/noise attenuation buffer abutting the adjacent rural residential uses to the north.
 - e. Municipal water and wastewater services are available to the satisfaction of the Region of Halton and the Town of Milton. The proponent is responsible for extending servicing, and the holding provision may only be removed until confirmation of servicing availability.”
4. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.142 as follows:

For lands zoned General Industrial Special Provision 374 (M2*374) on the property described as 8329 Esquesing Line and legally described as Part of Lot 3, Concession 6, N.S. (Esquesing), only legally established existing uses are permitted until the conditions for removal identified in the “H89” Holding Provision are satisfied.

5. 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 DECEMBER 08, 2025.

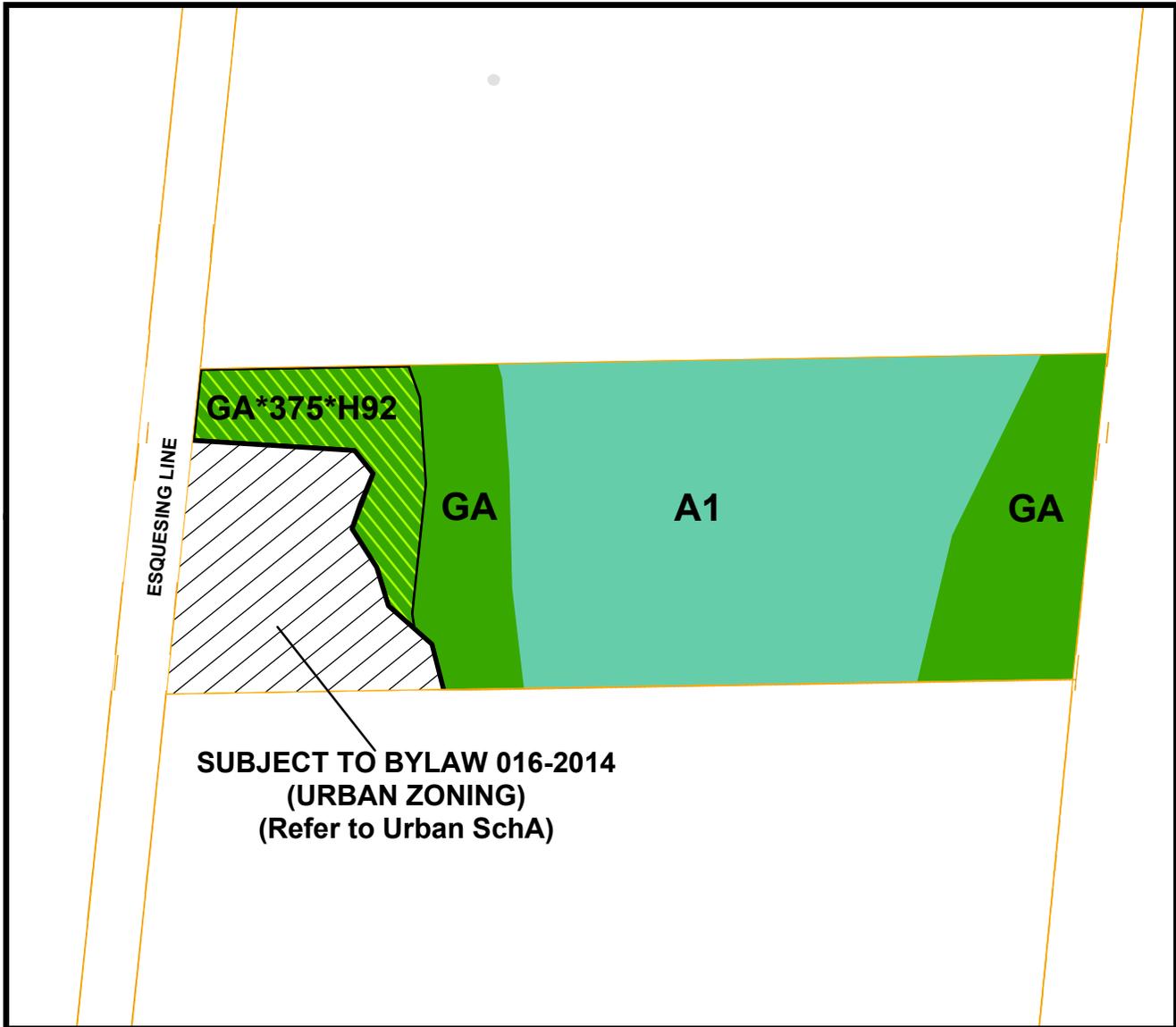
_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON

8329 Esquesing Line
Part of Concession 5, Lot 3, South Milton, New Survey
Town of Milton



Zoning By-Law 144-2003:

THIS IS SCHEDULE A
TO BY-LAW NO. -2025 PASSED
THIS 08 DAY OF DECEMBER,
2025.

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

 GA - Greenlands A Zone

 A1 - Agricultural Zone

 GA*375*H92 - Site Specific
Greenlands A Zone with
Holding Provision '92'



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 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 3, CONCESSION 5, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2369219 ONTARIO INC.) - FILE: Z-02/25

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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 144-2003, as amended, is hereby further amended by changing the existing Agricultural (A1) Zone Symbol and Greenlands A (GA) Zone Symbol to a site-specific Greenlands A (GA*375*H92) Zone Symbol on the lands shown on Schedule "A" attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.375 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned GA*375, the following standards and provisions shall apply:

- i. The following shall be the only permitted use:
 - a. Conservation Use
 - b. Infiltration Galleries
 - ii. Outdoor Storage shall be prohibited.
3. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for removal of this "H92" Holding Provision:

"H92 shall not be removed until:

- a. The Comprehensive Environmental Servicing Study (CESS) has been submitted and deemed complete by the Town of Milton and Conservation Halton.”

- 4. **THAT** Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by adding subsection 13.2.1.143 as follows:

For lands zoned Greenlands A Special Provision 375 (GA*375) on the property described as 8329 Esquesing Line and legally described as Part of Lot 3, Concession 6, N.S. (Esquesing), only legally established existing uses are permitted until the conditions for removal identified in the “H92” Holding Provision are satisfied.

- 5. 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 DECEMBER 08, 2025.

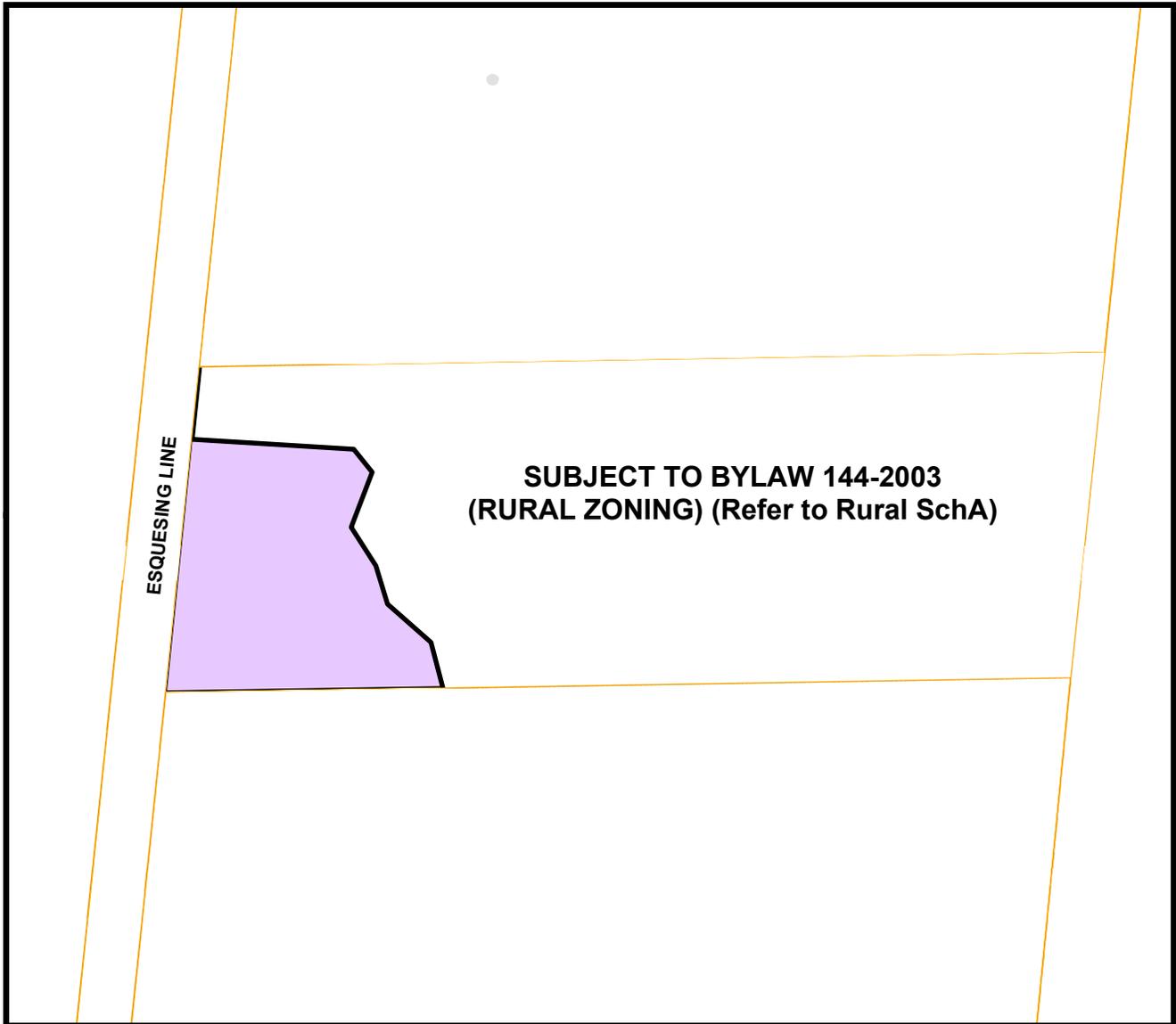
_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON

8329 Esquesing Line
Part of Concession 5, Lot 3, South Milton, New Survey
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2025 PASSED
THIS ___ DAY OF MARCH, 2025.

Zoning By-Law 016-2014
To be rezoned from FD (Future Development):

 M2*274*H89 - Site-Specific General Industrial Zone with Holding Provision '89'

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

