



# The Corporation of the Town of Milton

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**Report To:** Council

**From:** Jill Hogan, Commissioner, Development

**Date:** January 26, 2026

**Report No:** DS-001-26

**Subject:** Public Meeting and Initial Report: Zoning By-law Amendment by Robert Russell Planning Consultants Inc. applicable to lands known municipally as 8465 Boston Church Road (Town File: Z-20/25)

**Recommendation:** THAT Development Services Report be received for information.

## EXECUTIVE SUMMARY

An application has been made for an amendment to the Town of Milton Zoning By-law 016-2014, as amended to re-zone the Institutional (I-B) Zone to a site-specific General Industrial (M2\*XX) Zone to permit a Transportation Terminal. The application is solely for a change in use, and no site works are proposed currently.

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:** AR Land Holdings Inc. (Jaspreet Gill)

**Applicant:** Robert Russell Planning Consultants Inc. (c/o Robert Russell)

**Location/Description:**

The subject lands are in Ward 2 on the east side of Boston Church Road and north of Lawson Road. The property is municipally known as 8465 Boston Church and is 4.99 acres (2.02 hectares) in size. The property contains one building which was previously used by the Salvation Army as a Community Church. This building will be retained and utilized for the proposed Transportation Terminal.



## Background

Surrounding land uses include industrial lands to the west of the site as well as automotive uses to the north.

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

### Proposal:

The purpose of the Zoning By-law Amendment is to amend the Town of Milton's Zoning By-law 016-2014, as amended, to accommodate a site-specific use to allow for the existing building to be utilized as a transportation terminal. There are no proposed plans for exterior works on the subject property currently and the applications are solely for a change in use.

The subject property is currently designated as Industrial Area in the Town of Milton Official Plan and 401 Industrial/Business Park Secondary Plan and currently zoned as Institutional (I-B) Zone in the Town's Zoning By-law 016-2014.

The existing building will be utilized for the transportation terminal use, and the entire property will be re-zoned to a site-specific General Industrial (M2\*XX) zone.

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

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

- Application Form, prepared by Robert Russell Planning Consultants Inc.,
- Cover Letter, prepared by Robert Russell Planning Consultants Inc., dated October 14, 2025;
- Draft Zoning By-law Amendment, prepared by Robert Russell Planning Consultants Inc.;
- Pre-Development Storm Drainage Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Post-Development Storm Drainage Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Storm Sewer Drainage Area Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Removals and Erosion & Sediment Control Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Servicing Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Grading Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Notes & Details, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;



## Background

- Notes & Details, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Pavement & Markings & Signage Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Vehicle Maneuvering Analysis Plan, prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Vehicle Maneuvering Analysis Plan (WB-20), prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Vehicle Maneuvering Analysis Plan (Passenger Car), prepared by C.F. Crozier & Associates Inc., dated September 26, 2025;
- Topographic Plan, prepared by VanHarten Land Surveyors, dated June 5, 2025;
- Site Plan (with Imagery), prepared by Robert Russell Planning Consultants Inc., dated October 2025;
- Site Plan, prepared by Robert Russell Planning Consultants Inc., dated October 2025;
- Survey, prepared by Robert Russell Planning Consultants Inc., dated October 2025;
- Topographic Plan, prepared by Robert Russell Planning Consultants Inc., dated October 2025;
- Environmental Site Screening Questionnaire (ESSQ), prepared by AR Land Holdings Inc., dated October 10, 2025;
- Planning Justification Report, prepared by Robert Russell Planning Consultants Inc., dated October 2025;
- Servicing & Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated September 25, 2025; and
- Transportation Impact Study, prepared by C.F. Crozier & Associates Inc., dated September 25, 2026.

## Discussion

### Planning Policy:

#### Town of Milton Official Plan

In the Town of Milton Official Plan, the subject property is designated as Industrial Area (Schedule B) and further designated as Industrial Area (Schedule C.2.B) in the Town's 401 Industrial/Business Park Secondary Plan.

Section 3.9.2.1 of the Town's Official Plan provides the permitted uses in the Industrial Area which states that the main permitted uses shall be light and general industrial uses. Further,

## Discussion

Section 3.9.3.1 of the Town's Official Plan provides criteria which must be considered in support of a development proposal for an industrial use. Section 3.9.3.1 of the Town's Official Plan states that development within areas designated "Industrial Area" within the Established *Urban Area* on Schedule B or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions 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.

Planning staff are satisfied that the proposal meets the above-noted criteria has been met. Further, Planning staff are satisfied that the proposal is generally consistent with the Town's Official Plan and policy direction.

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

The subject property is zoned as Institutional (I-B) Zone within the Town of Milton's Zoning By-law (016-2014), as amended.

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 a Transportation Terminal use as well as recognize general provisions related to the existing site configuration.

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

### **Site Plan Control:**

Given that there are no physical changes proposed on the subject lands as a result of this application, Site Plan Approval will not be required. Town staff will require a Site Alteration Permit process to occur. If any future development is contemplated on the subject lands, Site Plan Approval will apply.

### **Public Consultation and Review Process:**

Notice of Public Meeting was provided pursuant to the requirements of the *Planning Act* on January 6, 2026. 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);

### Discussion

- Transportation impacts, site circulation and parking; and
- Stormwater management and site servicing.

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,

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 Plan

Appendix 1 - Draft Zoning By-law Amendment

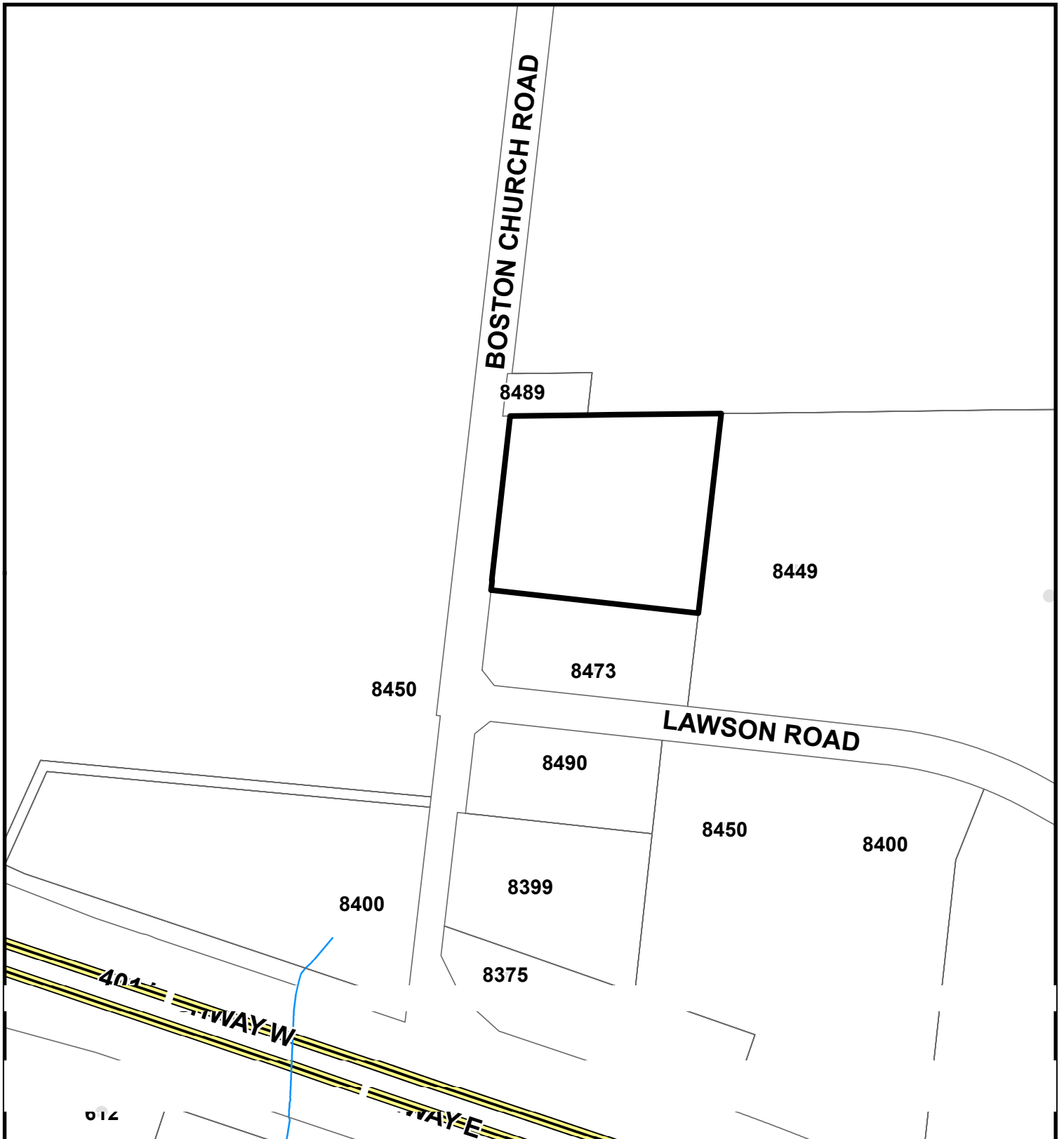
Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

### 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:  
January 26, 2026

Scale: 1: 3,800

Files: Z-20/25

Development Services Department



Subject Property

Copyright 2025: Town of Milton, Teranet Inc.

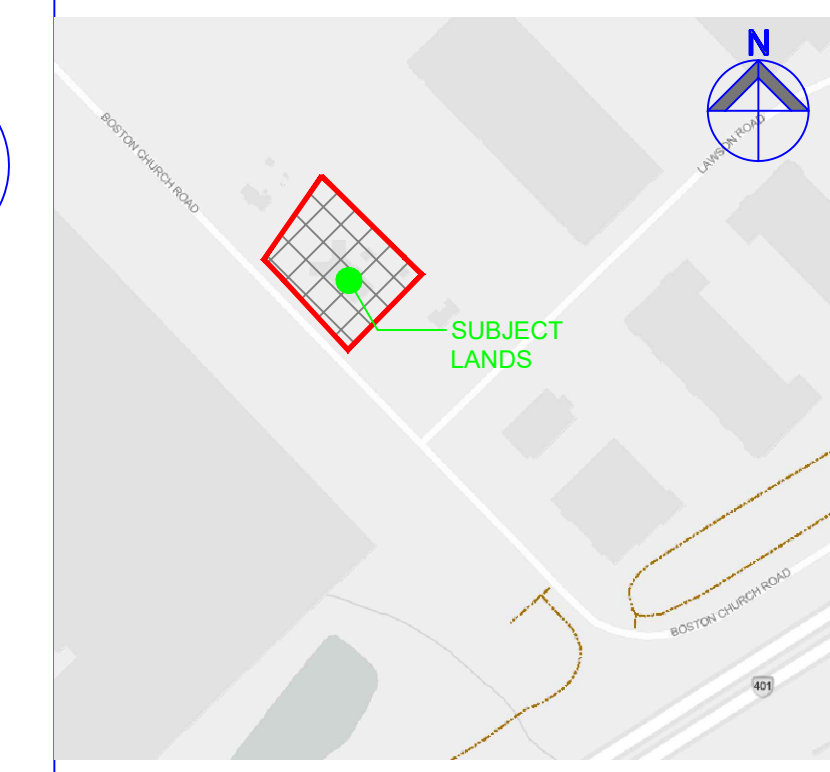


ZONING PARAMETERS

Accessory Building (1 Storey) - To Remain				
ZBL Section	Parameter	Required	Provided	Existing?
Table 4B	Accessory Building/Structure Maximum Area	N/A in M2 Zone (4.1.2.1(1)(ii))	71.3 m <sup>2</sup>	Yes
Table 4B	Accessory Building/Structure Maximum Height	5.5 m	Unknown	Yes
Table 4B	Minimum Setback from Interior Lot Line	3.0 m	75.7 m (North), 48.4 m (South)	Yes
Table 4B	Minimum Setback from Rear Lot Line	3.0 m	91.0 m	Yes

Accessory Building (Garage) - To Be Removed				
ZBL Section	Parameter	Required	Provided	Existing?
Table 4B	Accessory Building/Structure Maximum Area	N/A in M2 Zone (4.1.2.1(1)(ii))	36.4 m <sup>2</sup>	Yes
Table 4B	Accessory Building/Structure Maximum Height	5.5 m	Unknown	Yes
Table 4B	Minimum Setback from Interior Lot Line	3.0 m	107.2 m (North), 20.5 m (South)	Yes
Table 4B	Minimum Setback from Rear Lot Line	3.0 m	81.8 m	Yes

Principal Building/Use				
ZBL Section	Parameter	Required	Provided	Existing?
4.14.2(i)	Waste Storage Location	Principal Building	Principal Building	Unknown
4.6.1(ii)	Ground Level HVAC Setback from Lot Line	3.0 m	35.6 m (south)	Yes
4.8.2(i)	Maximum Fence Height	3.0 m	Shortest Distance	No
Table 5D	Minimum Perpendicular Parking Space Length	5.8 m	5.0 m	Yes
Table 5D	Minimum Perpendicular Parking Space Width	2.75 m	2.77 m	Yes
Table 5C	Minimum Width of Parking Aisle	6.0 m	5.4 m	Yes
5.11(ii)	Oversize Vehicle Parking Setback to Street	(per Table 5C) 4.5 m	4.5 m	No
5.11(iii)	Oversize Vehicle Parking Setback to Side/Rear Lot Lines	(per Table 5C) 1.5 m	1.5 m	No
Table 5G	Required Parking for Accessory Office	1 space per 30 m <sup>2</sup>	1 space per 19.7 m <sup>2</sup>	No
Table 5H	Minimum Accessible Parking (based on required parking of 30 spaces)	30 spaces	45 spaces	No
Table 5D	Accessible Parking Space Length	1	1	No
Table 5D	Accessible Parking Space Width	5.8 m	5.8 m	No
Table 5J	Loading Space Requirements	4.6 m	4.6 m	No
Table 5I	Minimum Bicycle Parking	0	0	Yes
Table 8B	Lot Frontage	3% of req'd parking = 1	0	Yes
Table 8B	Lot Area	40.0 m	126.3 m	Yes
Table 8B	Lot Coverage Maximum	0.8 ha	2.0 ha	Yes
Table 8B	Lot Coverage Minimum	N/A on Municipal Services	4.70%	Yes
Table 8B	Front Yard Setback	25.00%	4.70%	Yes
Table 8B	Rear Yard Setback	9.0 m	12.0 m	Yes
Table 8B	Side Yard Setback	12.0 m	100.4 m	Yes
Table 8B	Side Yard Setback - not abutting a Residential Zone	3.0 m	31.8 m	Yes
Table 8B	Building Height - Office Uses	N/A	Unknown	Yes
Table 8B	Landscape Open Space	5.00%	15.52% (3,104 m <sup>2</sup> )	No
Table 8B	Minimum Landscape Buffer - Abutting a Streetline	4.5 m	4.5 m	No



KEY PLAN N.T.S.

No.	DATE	REVISIONS
1.	11/08/25	---
2.	15/08/25	Titleblock & engineering base layer revisions
3.	09/10/25	Zoning Matrix & Paving Updates

CLIENT: AR LAND HOLDINGS  
8465 BOSTON CHURCH ROAD, MILTON  
SITE ADDRESS: 8465 BOSTON CHURCH ROAD  
TOWN OF MILTON  
PART OF LOT 2, CONCESSION 4  
(ESQUESGIN), TOWN OF MILTON,  
REGIONAL MUNICIPALITY OF HALTON



162 Guelph Street, Suite 209  
Georgetown, ON L7G 5X7

TITLE: SITE PLAN

SCALE: 1:450  
DATE: OCTOBER 2025  
DRAWN: M.M.  
CHECKED: R.R.  
PROJECT No: XXXX  
DRAWING No:

P-01

PARKING SCHEDULE

Type of Parking	Typical Dimension	Existing	Proposed	Total
Vehicle	2.7m x 5.0m	64	-19	47
Barrier-Free	4.6m x 5.8m	1	-	1
Trailer	4.5m x 18.0m	0	+78	78

## 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 2, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MUNICIPALLY KNOWN AS 8465 BOSTON CHURCH ROAD (AR LAND HOLDINGS) - FILE: Z-20/25

**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 Institutional Zone (I-B) 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 Perpendicular Parking Space Length - 5.0 metres
  - b. Minimum Width of Parking Aisle - 5.4 metres
  - c. Minimum Lot Coverage - 4.8%
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 [DATE]

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

Mayor

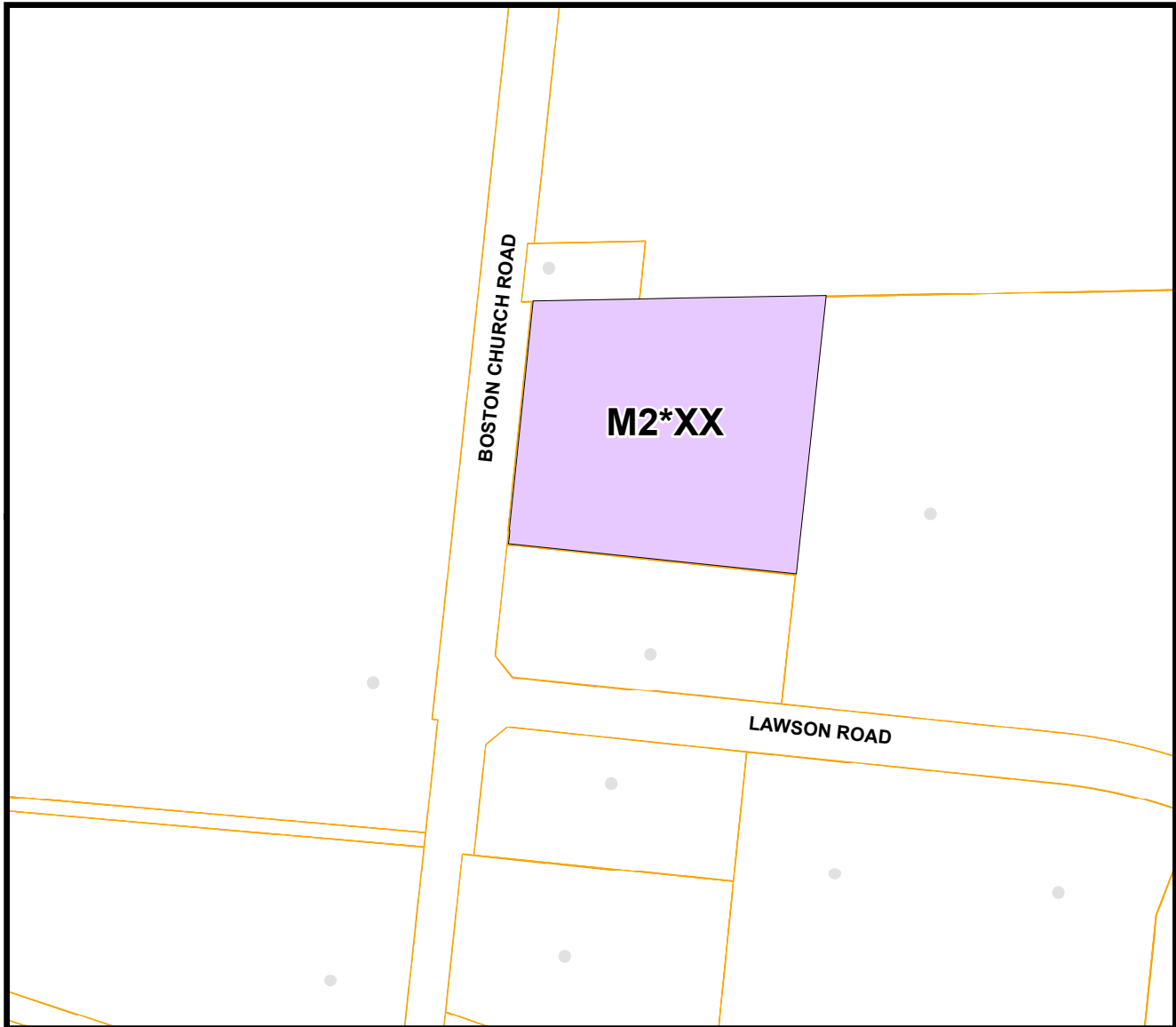
\_\_\_\_\_  
Meaghen Reid

Town Clerk

SCHEDULE A  
TO BY-LAW No. -2025

TOWN OF MILTON

8465 Boston Church Road  
Part of Concession 4, Lot 2, South Milton, New Survey  
*Town of Milton*



THIS IS SCHEDULE A  
TO BY-LAW NO. -2026 PASSED  
THIS 26TH DAY OF JANUARY, 2026.

**Zoning By-Law 016-2014**  
**To be rezoned from I-B (Major Institutional Zone):**

 M2\*XX - Site-Specific General Industrial Zone

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

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

