



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 16, 2026

Report No: DS-020-26

Subject: Z-23/25 - 7072 Sixth Line (1000377643 Ontario Inc.) - Public Meeting and Initial Report:

Recommendation: **That Development Services Report DS-020-26 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

An application for a Zoning By-law Amendment has been received applicable to lands municipally known as 7072 Sixth Line. The applicant is seeking to re-zone the subject property to a site-specific General Industrial (M2*XX) Zone while also refining and zoning the natural heritage features on the lands to a Natural Heritage Systems (NHS) Zone. The intent of the application is to facilitate the development of a warehouse use on the Subject Property which would include a building approximately 720 square metres in size with access from Sixth Line. The proposal would provide 24 parking spaces and 12 tractor trailer spaces.

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 to Town Council for consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: 1000377643 Ontario Inc. 6701 Davand Drive, Mississauga, ON L5T 2R2

Applicant: Glenn Schnarr and Associates (c/o Zechariah Bouchard), 10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6

Location/Description:

The Subject Property is located in Ward 2 and is municipally known as 7072 Sixth Line. The lands have an approximate lot area of 1.07 hectares (2.65 acres) and are situated north of Derry Road on the west side of Sixth Line. The northern portion of the property has a tributary of Sixteen Mile Creek. The lands currently contain a single detached dwelling with an accessory structure, both of which are proposed to be removed through this development.

Background

Surrounding land uses include lands zoned for future employment development (currently vacant and used for agricultural purposes) to the immediate north and west, along with a recently approved industrial development to the south (11801 Derry Road) and rural area to the east.

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

Discussion

The applicant is proposing an industrial development including a 720 square metre warehouse building, along with 24 parking spaces and 12 tractor trailer parking spaces. A full movement access is proposed onto Sixth Line. A Concept Plan is included as Figure 2 to this Report.

The Zoning By-law Amendment proposes to re-zone the lands subject to the Future Development (FD) Zone to a site-specific General Industrial (M2*XX) Zone. The site-specific provisions will establish the permitted uses on the property, along with performance standards such as minimum landscape buffers and lot coverage requirements to facilitate the proposal.

Further, the applicant will refine the boundaries of the watercourse and associated buffers (15 metres) on the property through the Subwatershed Impact Study Addendum (includes on-site investigation and staking) that was completed and will appropriately re-zone the lands containing the watercourse feature and its associated 15 metre buffer as Natural Heritage Systems (NHS) Zone.

A Draft Zoning By-Law Amendment is attached as Appendix 1 to this Report.

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

- Application Form, prepared by GSAI Inc., dated December 2025;
- Survey, prepared by P&C Surveying, dated September 3, 2025;
- Draft Zoning By-law Amendment, prepared by GSAI Inc., dated December 2025;
- Development Concept Plan, prepared by GSAI Inc., dated October 15, 2025;
- Planning Justification Report, prepared by GSAI Inc., dated December 2025;
- Arborist Report, prepared by Envision, dated July 2025;
- Geotechnical Report, prepared by Envision, dated July 2025;
- Hydrogeological Report, prepared by Envision, dated August 2025;
- Functional Servicing and Stormwater Report, prepared by Crozier, dated November 2025;
- Subwatershed Impact Study Addendum, prepared by Crozier, dated December 2025;
- Interim Environmental Impact Assessment, prepared by Envision, dated December 2025;
- Phase I Environmental Site Assessment, prepared by A&A Environmental Consultants, dated September 2025;
- Transportation Impact Brief, prepared by Crozier, dated October 2025;
- Noise Feasibility Study, prepared by HGC, dated June 2025;
- Urban Design Brief (incl. Landscape Plan), prepared by MBTW, March 2025; and,
- Photometric Plan, prepared by Spline, dated March 2025.

Discussion

Planning Policy:

Following Bill 185, the Region of Halton no longer has planning authority. As such, the Town of Milton is now responsible for implementing the Region of Halton Official Plan.

Within the Region of Halton Official Plan (ROP), the property is designated as Urban Area on Map 1 - Regional Structure and Employment Area on Map 1C - Future Strategic Employment Areas. The Urban Area and Employment Area policies within the ROP require that the lands be developed in an orderly manner with the provision of municipal servicing. Any uses within the Employment Area shall be consistent with the definition of 'Area of Employment' as established through the Planning Act and Provincial Planning Statement (2024) (PPS).

Within the Town of Milton Official Plan, the lands are designated as Employment Area on Schedule 4 - Urban Structure and Industrial Area on Schedule A - Urban Area Land Use Plan. The lands are further subject to the Derry Green Corporate Business Park Secondary Plan and designated as Industrial Area with a partial Natural Heritage System (NHS) overlay on Schedule C-9-B - Derry Green Corporate Business Park Land Use Plan.

The Industrial Area policies permit a range of Employment Area uses such as transportation terminals, warehouses, research and development, and manufacturing. The Natural Heritage System overlay identifies natural features, including floodplain and watercourse, on the subject property and is intended to define the approximate limits of the features (and their buffers).

While a full policy review will be presented through a future technical report, Planning Staff is satisfied that an Official Plan Amendment is not required and that the application is in conformity with the Region of Halton and Town of Milton Official Plans, along with the Derry Green Corporate Business Park Secondary Plan.

Zoning By-law 016-2014, as amended:

Under the Town of Milton Urban Zoning By-law 016-2014, as amended, the Subject Property is zoned as Future Development (FD) with a partial Natural Heritage System (NHS) Zone on the northern limits of the property. The only permitted uses within the FD Zone are those that were legally established on the date that the applicable FD Zone took effect; in this instance, the only use currently permitted on site is a single detached dwelling.

The Zoning By-law Amendment application proposes to re-zone the subject lands from Future Development (FD) to a site-specific General Industrial (M2*XX) Zone). The re-zoning will also establish a list of permitted uses, along with general performance standards relating to site layout and functionality. The refined limits of the watercourse and the associated buffer will be re-zoned to an NHS Zone to recognize and protect the natural features.

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

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.



Discussion

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on February 24, 2026. Signage providing information on the proposed application was posted on the property along Sixth Line, in addition to notice being sent by mail to all properties within 200 metres of the subject lands.

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

- Consistency with the Provincial Planning Statement (2024) and Regional Official Plan and Town Official Plan (including the Derry Green Secondary Plan);
- Natural Heritage System impacts and protections;
- Proposed uses, including ancillary uses;
- Proposed parking rates and traffic impacts;
- Stormwater management and site servicing; and,
- Urban Design.

Upon completing 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:

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

Phone: Ext. 2263

Senior Planner - Development
Review

Attachments

Figure 1 - Location Map

Figure 2 - Concept Plan

Appendix 1 - Draft Zoning By-law Amendment



The Corporation of the Town of Milton

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DS-020-26
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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



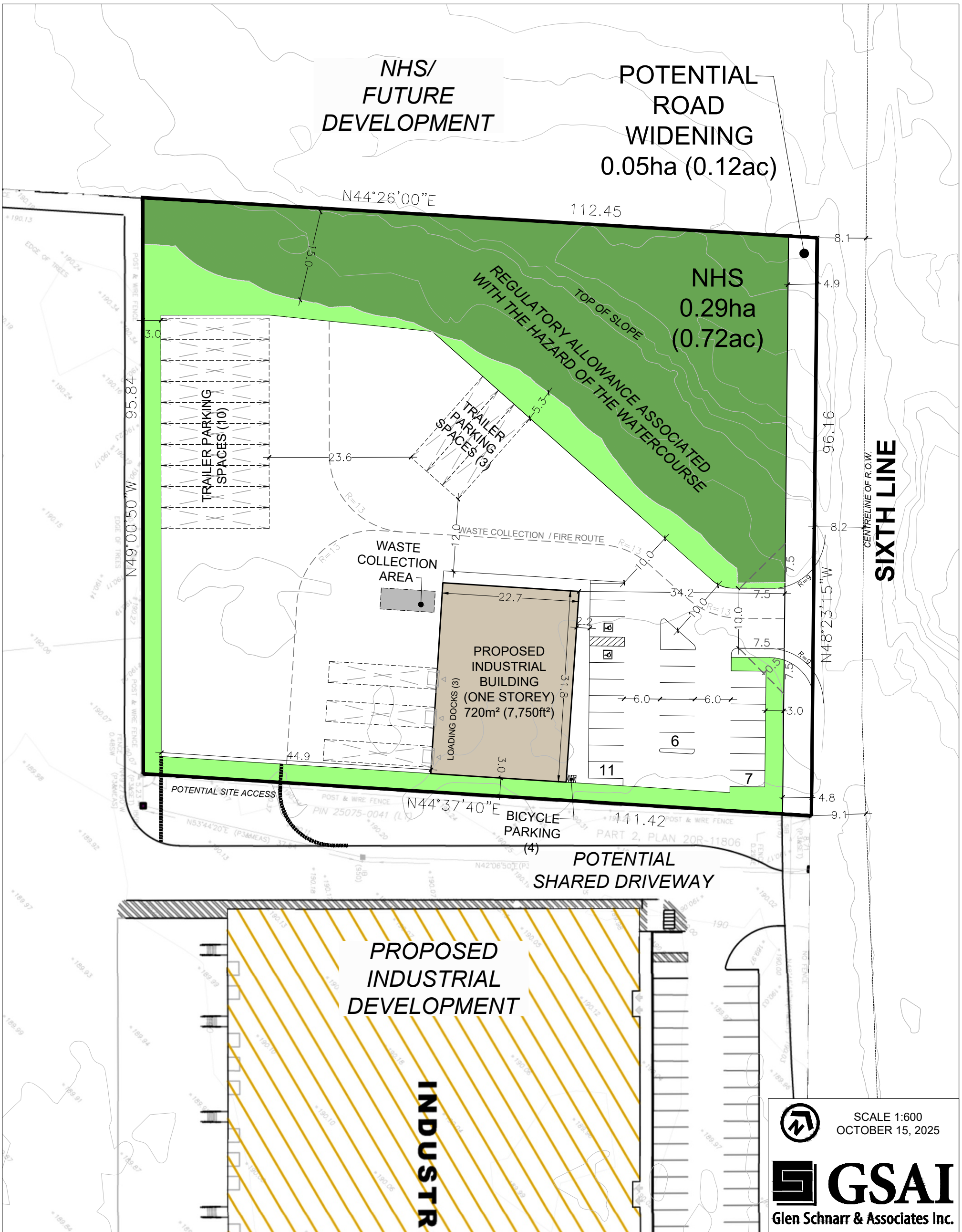
Council Meeting Date:
March 16/26

Scale: 1:4,513.99 File: Z-23/25

Development Services

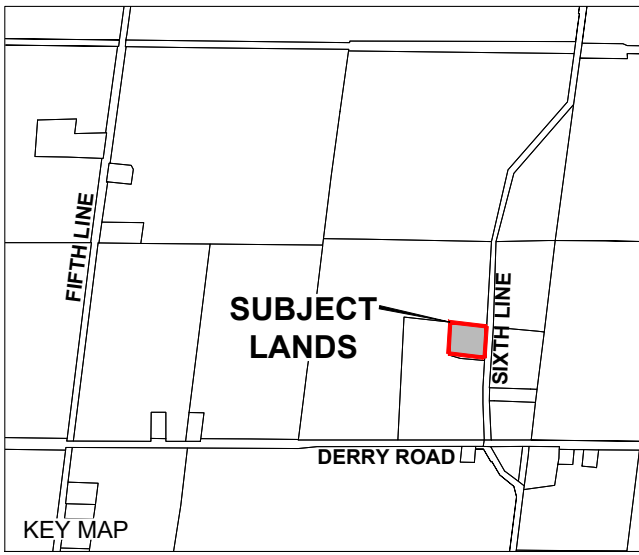


Subject Property



SCALE 1:600
OCTOBER 15, 2025

GSAI
Glen Schnarr & Associates Inc.



DEVELOPMENT CONCEPT PLAN
7072 SIXTH LINE
 PART LOT 11, CONCESSION 6
 TRAFALGAR, NEW SURVEY
 PART 1 ON 20R11806
 TOWN OF MILTON
 REGION OF HALTON

DEVELOPMENT STATISTICS

TOTAL AREA:	1.07ha (2.64ac)	100%
POTENTIAL ROAD WIDENING:	0.05ha (0.12ac)	4.6%
NHS (+15m BUFFER) AREA:	0.29ha (0.72ac)	27.1%
LANDSCAPED AREA:	0.11ha (0.27ac)	10.2%
BUILDING LOT COVERAGE :	0.072ha (0.17ac)	6.7%
PARKING/MANEUVER AREA:	0.55ha (0.27ac)	51.4%
BUILDING HEIGHT:	15m	

PARKING CALCULATIONS

INDUSTRIAL* - 720m² (1/30m²):	24 SPACES
TOTAL SPACES PROVIDED:	24 SPACES
*PARKING RATE AS PER TOWN OF MILTON M2 ZONE STANDARDS	
TOTAL TRAILER SPACES PROVIDED:	13 SPACES
TYPICAL PARKING SPACE:	2.75m x 5.80m
TYPICAL TYPE 'A' ACCESSIBLE SPACE:	3.40m x 5.80m
TYPICAL TYPE 'B' ACCESSIBLE SPACE:	2.75m x 5.80m
TYPICAL TRAILER SPACE:	3.50m x 18.00m

NOTES
 -WITHIN CONSERVATION HALTON REGULATED AREA, GRAVEL AND FILL TO BE REMOVED AND GRADES TO BE RESTORED TO PRE-DISTURBANCE CONDITIONS
 -TYPICAL ACCESS AISLE = 1.5m x 5.8m

Preliminary Development Concept Plan for discussion purposes only

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-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 PT LT 11, CON 6 TRAFALGAR, NEW SURVEY, PT 1 ON 20R11806; MILTON/TRAFALGAR.

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:

1.0 THAT Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) to General Industrial – site-specific (M2*XXX), and Natural Heritage System (NHS) zone symbols on the land shown on Schedule A attached hereto.

2.0 THAT Section 13.1 (Special Provisions) of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.____ to read as follows:

General Industrial – Special Section XXX (M2*XXX) Zone

- a) Notwithstanding the requirements of Section 8.2 – Table 8B (Employment Zone Standards), the following site-specific provisions shall apply:
 - i. Minimum Lot Coverage: N/A
 - ii. Landscape Buffer Abutting a Street Line: 3m
- b) The following uses shall be prohibited:
 - i. Transportation Terminal; Fuel Depot; Cement Batching and Asphalt Plant; Waste Management and Composting Facility.
- c) All lands shall be deemed to be one Lot for Zoning purposes, notwithstanding the two proposed zones on the Subject Lands.

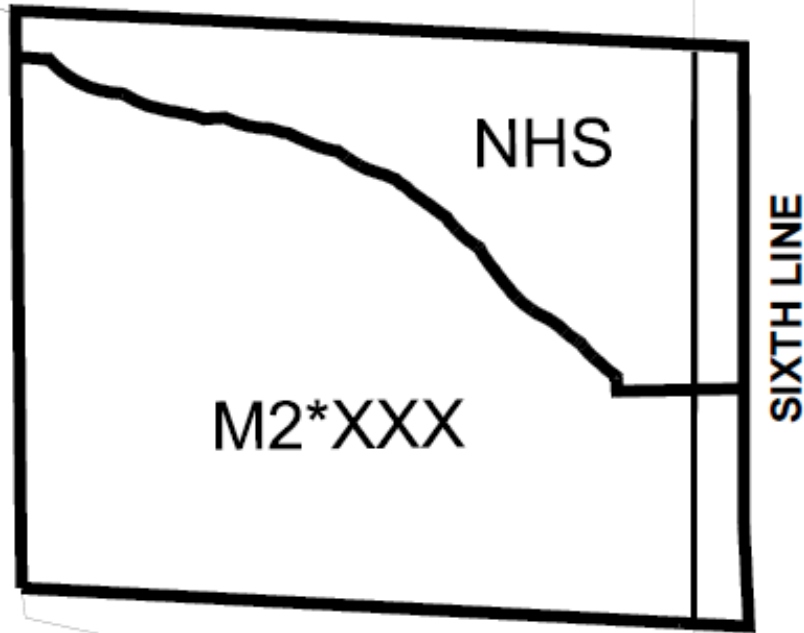
READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this

day of _____, 2025.

Mayor G.A. Krantz

Town Clerk Meaghen Reid

SCHEDULE A
TO BY-LAW No. _____ 2025
TOWN OF MILTON
Part of Lots 11, Concession 6, New Survey
Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE A
TO BY-LAW No. _____, 2025.

MAYOR

CLERK

TO BE REZONED FROM "FD" (FUTURE DEVELOPMENT ZONE) AND "NHS"
(NATURAL HERITAGE SYSTEM) TO:

"M2*XXX" (GENERAL INDUSTRIAL - EXEMPTION __)
"NHS" (NATURAL HERITAGE SYSTEM)



Scale: N.T.S.
OCTOBER 14, 2025