



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	November 15, 2021
Report No:	DS-090-21
Subject:	Public Meeting and Initial Report: Plan of Subdivision and Zoning By-law Amendment Applications by Broccolini Real Estate Group and E. Manson Investments Limited applicable to lands known as Part of Lot 5, Concession 1 and Part of Lot 5, Concession 2 Milton. (Town Files 24T-21004/M: Z-16/21)

Recommendation: **THAT Development Services Report DS-090-21 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

Application has been made for a Plan of Subdivision as well as an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate future industrial/employment development in accordance with the Milton 401 Industrial/Business Park Secondary Plan.

The proposed Plan of Subdivision consists of 3 development blocks as shown on Figure 2 and Figure 3 and will result in the consolidation of ownership of the lands between the applicants.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from the current Future Development (FD) zone and General Industrial (M2-H2) to a site specific General Industrial (M2*XX) zone to facilitate future development.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owners: Broccolini Real Estate Group & E. Manson Investments Limited.

Applicant/Agent: Clare Riepma, Riepma Consultants Inc.



Background

Location/Description:

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are bounded by James Snow Parkway, Mount Pleasant Way and Dublin Line. A Location Map is included as Figure 1.

Proposal:

The applicant is proposing a Plan of Subdivision and seeking an amendment to the Town of Milton Zoning By-law, to accommodate future industrial/employment development of the subject lands in accordance with the Milton 401 Industrial/ Business Park Secondary Plan.

Figure 2 and 3 illustrate the proposed Draft Plan of Subdivision. The application proposes the consolidation of various properties currently owned by the applicants into three blocks for future development. Additionally, application has been made to rezone the subject lands from the current Future Development (FD) zone and General Industrial (M2-H2) to a site specific General Industrial (M2*XXX) zone. It is noted that it is the intention of the applicant to purchase the closed portion of Dublin Line and together with the parcel on west, merge these into the Plan of Subdivision once the land transfer is complete.

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

- Planning Justification Study, dated May 2021, prepared by Riepma Consultants Inc.
- Traffic Impact Study, dated June 30, 2021, prepared by GHD Limited.
- Functional Servicing and Stormwater Management Report, dated July 12, 2021, prepared by MGM Consulting Inc.
- Phase One Environmental Site Assessment - 8649 Dublin Line, dated January 13, 2012, prepared by Terraprobe Inc.
- Updated Phase One Environmental Site Assessment - Part Lot 5, Concession 1, dated May 16, 2019, prepared by Terraprobe Inc.
- Phase One Environmental Site Assessment - Mount Pleasant Way, dated October 5, 2020, prepared by Terraprobe Inc.
- Phase One Environmental Site Assessment - Block 5, dated November 27, 2015, prepared by Terraprobe Inc.
- Geotechnical Soils Investigation report, dated July 2021, prepared by Soil Engineers Ltd.
- Urban Design Brief, dated June 2021, prepared by Riepma Consultants Inc.
- Stage 1 Archaeological Assessment, dated April 6, 2021, prepared by Earthworks Archaeological Services



Background

- Environmental Noise Study, dated May 21, 2021, prepared by SSWA Inc.

Discussion

Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Industrial Area, as shown on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Industrial Area designation is an employment designation which applies to areas where the full range of light and general industrial uses will be permitted. In addition, accessory service, wholesale, retail and office uses directly related to the industrial uses shall be permitted within the industrial building. Outdoor storage may be permitted subject to appropriate screening and containment.

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The subject lands are zoned Future Development (FD) and General Industrial (M2-H2) under the Town's Zoning By-law 016-2014, as amended. As the FD zone does not permit development, a Zoning By-law Amendment has been made to rezone the lands to a site specific General Industrial (M2*XXX) zone. The applicants are requesting an increase in maximum height to 18.5m whereas the Town's Zoning By-law currently permits a maximum height of 15.0m. The applicant has indicated in the Planning Justification Report that the additional height would be required to accommodate the requirements of a cold storage building on the lands, or other similar buildings/uses.

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

Site Plan Control

Should the application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on October 21, 2021. As well, signage providing information on the proposed applications was posted on all road frontages.

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

- Noise Impacts
- Land Use Compatibility to existing residential uses



Discussion

- Traffic Impacts, Parking, Pedestrian and Vehicle Access/Circulation
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and Stormwater Management
- Overall fit of the proposal in the context of existing and planned context of the area.

Financial Impact

None arising from this report

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

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

Attachments

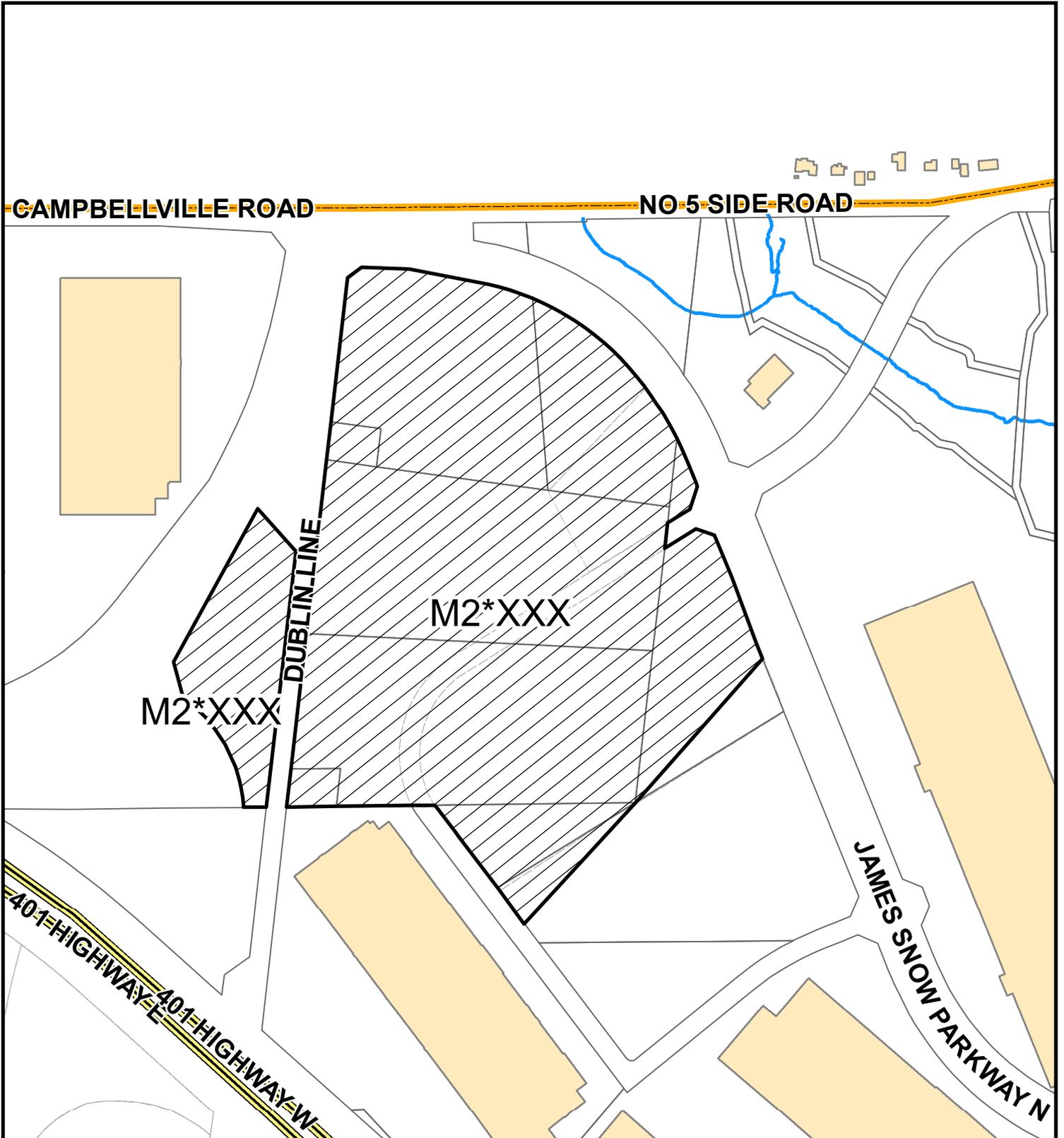
Figure 1- Location Map
Figure 2- Draft Plan of Subdivision
Figure 3 - Simplified Draft Plan of Subdivision
Appendix 1- Draft Zoning By-law Amendment

CAO Approval
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:
November 15, 2021

Scale: 1: 3,000

Files: Z-16/21

Development Services Department



Subject Property



KEY PLAN (NOT TO SCALE)

DRAFT PLAN OF SUBDIVISION OF
BLOCK 5 AND PART OF BLOCK 4
REGISTERED PLAN 20M-1119
 PART OF LOT 5, CONCESSION 2
 PART OF LOT 5, CONCESSION 1
 PART OF ROAD ALLOWANCE
 BETWEEN CONCESSIONS 1 AND 2
 (FORMERLY IN THE TOWNSHIP OF ESCHEWING, COUNTY OF HALTON)
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON



David B. Scartees Surveying Ltd.
 ONTARIO LAND SURVEYORS

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
 INFORMATION REQUIRED UNDER CLAUSES 4.1.1 AND 4.1.2, SHOWN ON PAGE OF DRAFT PLAN AND ON THE KEY PLAN

- 1. MUNICIPAL FRESH WATER IS AVAILABLE ON ADJACENT STREETS
- 2. ADJACENT STREETS ARE PAVED
- 3. SANITARY AND STORM SEWERS, MUNICIPAL WATER AND PAVED ROADS

LAND USE SCHEDULE

LAND USE	BLOCK	AREA (SQ)	AREA (AC)
INDUSTRIAL	1	6.98	17.25
INDUSTRIAL	2	1.41	3.48
INDUSTRIAL	3	13.87	34.27
INDUSTRIAL	4	0.02	0.05
INDUSTRIAL	5	0.19	0.47
INDUSTRIAL	6	0.05	0.12
WATER PLACANT WAY		0.35	0.87
TOTAL		23.32	59.24

CAUTION:
 OWNER SUBJECT TO CHANGE UPON COMPLETION OF FINAL SURVEY

ZONING BY-LAW
 4-1-1-1

LEGEND

- DENOTES LANDS OWNED BY BROCCOLINI REAL ESTATE GROUP INC.
- DENOTES LANDS OWNED BY EMERY
- DENOTES PUBLICLY OWNED LANDS (TO BE ACQUIRED BY EMERY)

OWNER'S CERTIFICATE
 OWNER - BROCCOLINI REAL ESTATE GROUP INC.
 I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

DATE _____
 I HAVE THE AUTHORITY TO SIGN THE CERTIFICATE

OWNER'S CERTIFICATE
 OWNER - E. MANSON INVESTMENTS LIMITED
 I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

DATE _____
 I HAVE THE AUTHORITY TO SIGN THE CERTIFICATE

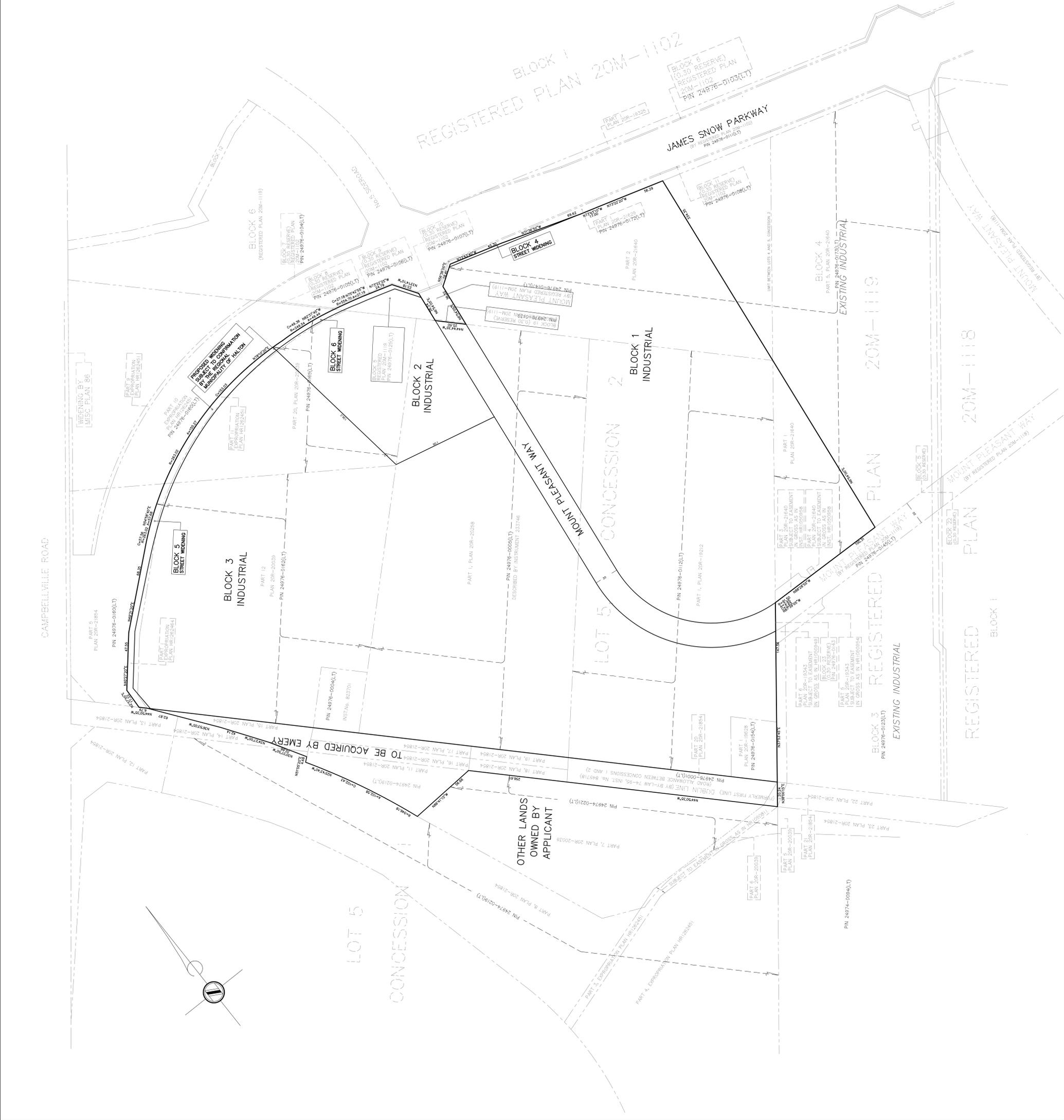
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED HAVE BEEN SURVEYED AND SHOWN ON THIS PLAN AND TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN.

FIGURE 2
DS-090-21

DATE _____
 SURVEYOR - ONTARIO LAND SURVEYOR

David B. Scartees Surveying Ltd.
 4525 Sheppard Ave. East, Unit 205, Scarborough, Ontario M1S 1T7
 Tel: (416) 291-1111 Fax: (416) 291-1112
 Email: david@scartees.com

Project: 10-21-CALC.DWG
 Date: 10-0-21



CAMPBELLVILLE ROAD

NO 5 SIDE ROAD

FIGURE 3
DS-090-21

BLOCK 3
INDUSTRIAL

BLOCK 2
INDUSTRIAL

BLOCK 1
INDUSTRIAL

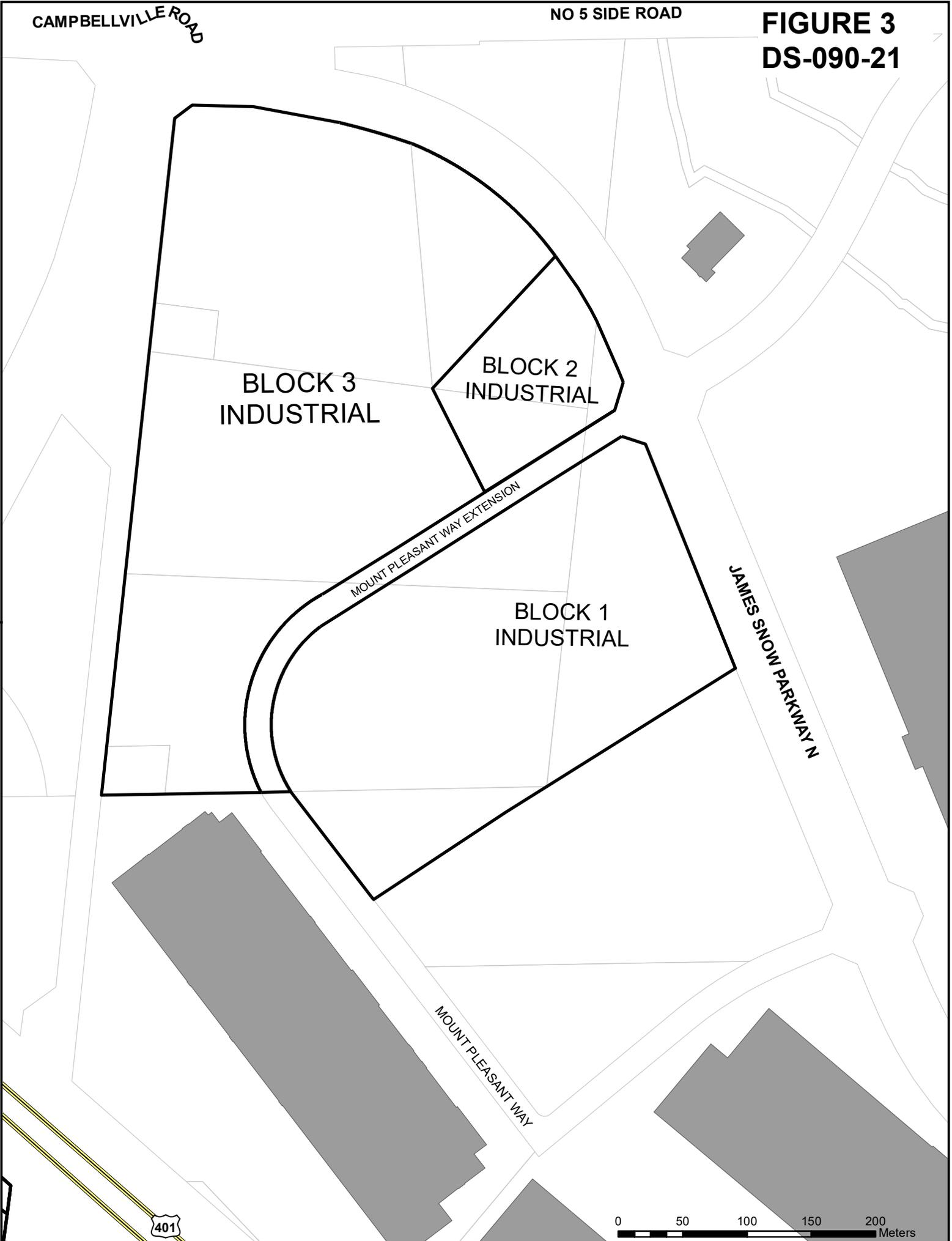
MOUNT PLEASANT WAY EXTENSION

JAMES SNOW PARKWAY N

MOUNT PLEASANT WAY

401

0 50 100 150 200 Meters



THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2021

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 5, CONCESSIONS 1 and 2 FORMER TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BROCCOLINI AND EMERY) TOWN FILE Z-16/21 M

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 and the Milton 401 Industrial Park Secondary 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) Zone symbol and General Industrial with a Holding Symbol (M2-H2) to General Industrial Zone (M2*XXX) symbol on the Lands shown on Schedule “A” attached here to.
- 2.0** Special Site Provisions
 - 2.1** For the lands zoned General Industrial (M2*XXX) the following additional special site provisions shall apply:
 - 2.1.1.1** Notwithstanding Section 8.2 Table 8B the Building Height (Maximum) shall be 18.5 metres
- 3.0** **THAT** if no appeal is filed pursuant to Section 34 (19) of the Planning Act, RSO 1990, c. P13, 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 the 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 of the Board’s Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON

, 2021

Gordon A. Krantz

Mayor

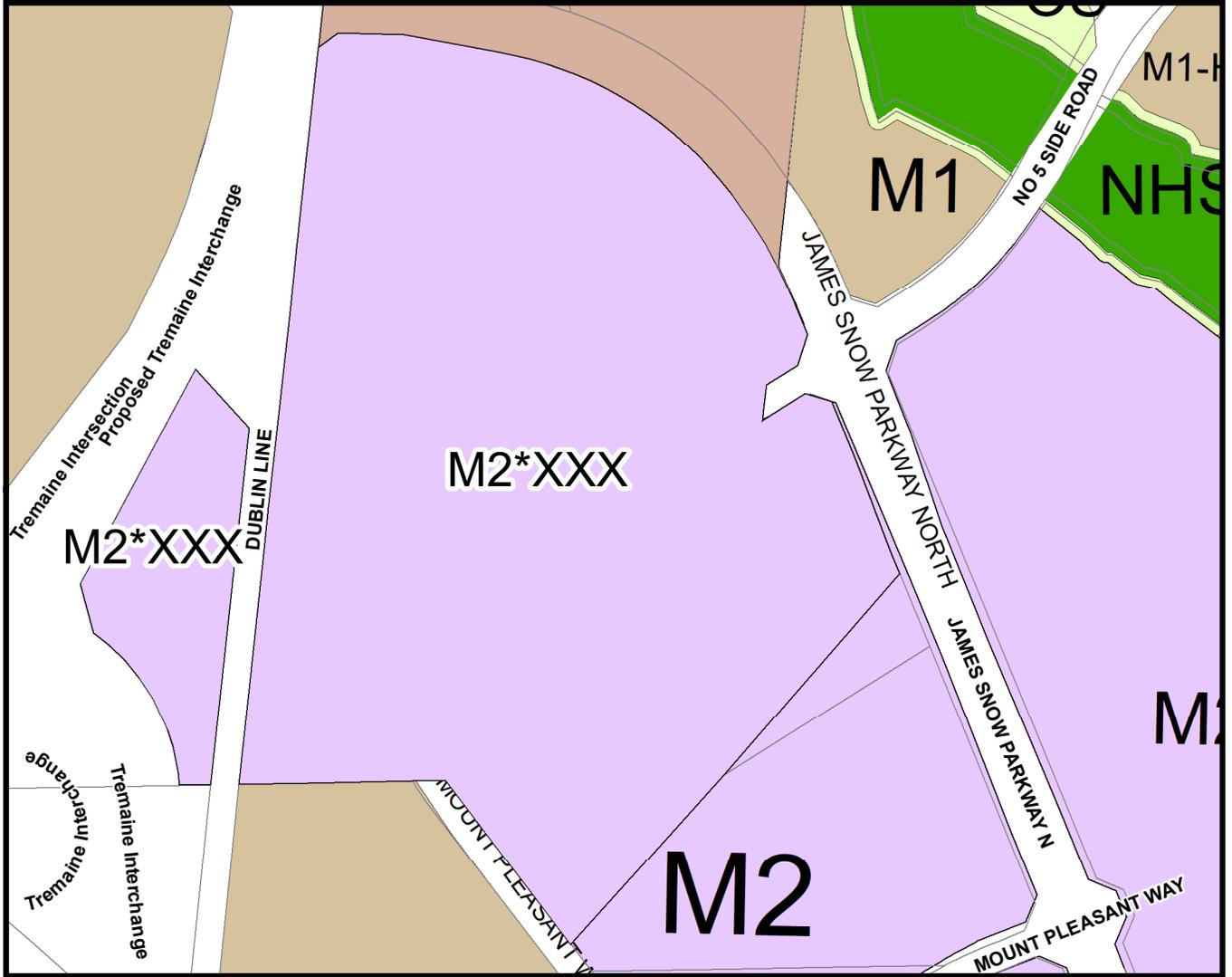
Meaghan Reide

Clerk

DRAFT

SCHEDULE A
 TO BY-LAW No. _____ -2021
 TOWN OF MILTON

ESQUESING CON 2 PT LOT 5 RP 20R20039 Parts 11-12
 TOWN OF MILTON



THIS IS SCHEDULE A
 TO BY-LAW NO. _____ PASSED
 THIS ___ DAY OF _____, 2021.

M2*XXX - General Industrial Zone Special

 MAYOR - Gordon A. Krantz

 CLERK- Meaghen Reid

