



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 25, 2024

Report No: DS-019-24

Subject: Public Meeting and Information Report: Plan of Subdivision, Local Official Plan Amendment and Zoning By-law Amendment by Anatolia Real Estate Corp. for the lands known as 6728 Sixth Line (Files: 24T-24001/M, LOPA-01/24, and Z-02/24)

Recommendation: THAT Report DS-019-24, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The property owner, Anatolia Real Estate Corp. is proposing to construct a prestige business park with light industrial warehouses and office uses, in accordance with the Derry Green Corporate Business Park Secondary Plan. To facilitate the proposed development, the applicant has submitted a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications.

The proposed Plan of Subdivision consists of 4 development blocks of a variety of shapes and sizes to allow for the future development of light industrial warehouses and office uses, and includes the extension of Clark Boulevard to Derry Road.

The proposed Official Plan Amendment seeks to modify the Derry Green Secondary Plan to permit parking between the buildings and the street along Derry Road. All other policies of the Official Plan and the Derry Green Corporate Business Park Secondary Plan are proposed to remain the same.

Lastly, the proposed Zoning By-law Amendment seeks to rezone the lands from the existing Golf Course (GC) zone and Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone, with site specific provisions.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a technical report including recommendations, will be prepared and brought forward for consideration by Council. The technical report will address any issues raised through the consultation and review process.



REPORT

Background

Owner: Anatolia Real Estate Corp.

Applicant: Glen Schnarr & Associates Inc.

Location/Description:

The subject property known municipally as 6728 Sixth Line currently contains a Golf Course and is located at the south west corner of Derry Road and Sixth Line in Ward 3. The subject property borders employments plans to the north, west and south. The existing Enbridge Gas corridor runs directly South of the site. See Figure 1 for the Location Map.

Proposal:

The applicant is proposing to construct a prestige business park with light industrial and office uses, in accordance with the Derry Green Corporate Business Park Secondary Plan. Figures 2 and 3 illustrate the proposed concept plans. The proposal consists of 4 development blocks to accommodate the construction of 4 buildings. The buildings are proposed to consist of a total of approximately 184,000 square metres (1,980,559 square feet) of building floor area.

Plan of Subdivision Application (24T-24001/M)

The proposed Plan of Subdivision consists of 4 development blocks of a variety of shapes and sizes to allow for the future development of light industrial and office uses. The proposed plan also includes a stormwater management block, natural heritage system blocks, and the future extensions of Clark Boulevard to Derry Road. A copy of the Draft Plan of Subdivision can be found in Appendix 1.

Official Plan Amendment (LOPA-01/24)

The proposed Official Plan Amendment seeks to modify the Derry Green Secondary Plan to permit parking between the buildings and the street along Derry Road. All other policies of the Official Plan and the Derry Green Corporate Business Park Secondary Plan are proposed to remain the same. Attached to this report in Appendix 2 is the Draft Official Plan Amendment.

Zoning By-law Amendment (Z-02/24)

Lastly, the proposed Zoning By-law Amendment seeks to rezone the lands from the existing Golf Course (GC) zone and Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone. Additional site specific provisions are also

Background

proposed related minimum parking spaces required and minimum lot area. Attached to this report as Appendix 3 is the Draft Zoning By-law Amendment.

Documents Submitted with Application:

The following documents have been submitted by the applicant in support of the Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications. These documents are available on the Town's website for review:

- Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc. and dated Feb 1, 2024
- Draft Plan of Subdivision Block 4, prepared by Glen Schnarr & Associates Inc. and dated Feb 5, 2024
- Draft Official Plan Amendment, prepared by Glen Schnarr & Associates Inc. and dated Feb 4, 2024
- Draft Zoning By-law Amendment, prepared by Glen Schnarr & Associates Inc. and dated Feb 7, 2024
- Arborist Report, prepared by Dillon Consulting and dated Oct 2023
- Archeological Assessment, prepared by The Archaeologists Inc and dated Jan 22, 2020
- Architectural Drawings, prepared by Ware Malcomb and dated Jan 11, 2024
- Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd and dated Dec 22, 2023
- Geotechnical Investigation Report, prepared by GEI Consulting and dated June 14, 2023
- Hydrogeological Investigation Report, prepared by GEI Consulting and dated Jan 17, 2023,
- Landscape Concept Plan, prepared by Stantec Consulting Inc and dated Jan 11, 2023
- Noise Impact Study, prepared by Aercooustics and dated Dec 15, 2023
- Phase One Environmental Site Assessment, prepared by Envision Consultants Ltd and dated Nov 15, 2023
- Phase Two Environmental Site Assessment, prepared by Envision Consultants Ltd and dated Jan 18, 2024
- Letter of Reliance, prepared by Envision Consultants Ltd and dated Jan 18, 2023
- Planning Justification Report, prepared by Glen Schnarr & Associates Inc. and dated Jan 2024
- Slope Stability Analysis, prepared by GEI Consulting and dated Sept 29, 2023
- Topographical Survey, prepared by Stantec Geomatics Ltd. And dated April 12, 2023
- Traffic Impact Study and Parking Justification, prepared by BA Group and dated Dec 2023

Background

- Trail Feasibility Study, prepared by Anatolia Capital Corporation and dated Dec 20, 2023
- Urban Design and Sustainability Brief, prepared by Anatolia Investments Corp and dated Jan 2024

Discussion

Planning Policy

The subject lands are designated Business Park Area and Natural Heritage System on Schedule B in the Town of Milton Official Plan. The Business Park Area designation permits primarily employment uses, including a full range of office uses and light industrial uses such as warehousing. Commercial uses are limited and residential uses are not permitted. A portion of the lands is also designated as Natural Heritage System. The purpose of the Natural Heritage System designation is to define and protect areas that have environmental significance and to improve and restore the quantity and quality of ground and surface water.

Additionally, the lands are located within the Derry Green Corporate Business Park Secondary Plan. This plan forms part of the Official Plan and identifies the lands as Business Park Area. Portions of the lands are also identified as Gateway, Street Oriented Area and Natural Heritage Oriented Area overlay designations. These designations further define the types of employment uses permitted within each designation.

Within the Business Employment area designation, a full range of light industrial and office uses are permitted. The Business Park Street Oriented Area and the Gateway overlay designations include additional policies related to urban design including requiring that buildings be a minimum of two storeys in height and that no parking shall be located between the building and the street. These overlay designations also require that light industrial uses include a significant office component. Additionally, the Natural Heritage Oriented Area Overlay designation includes specific policies to ensure that developments are designed to be sensitive to and limit impacts on the surrounding Natural Heritage System.

An Official Plan Amendment is required, as the applicant is proposing to provide parking in front of the buildings along Derry Road within the Business Park Street Oriented Overlay designation.

A full review of the applicable Provincial, Regional and Local planning policies will be undertaken as part of the review of the applications.

Zoning By-law

The subject lands are currently zoned Golf Course (GC) and Natural Heritage System (NHS). A zoning by-law amendment is required as only a Golf Course and a Detached Dwelling is currently permitted in the GC zone.

Discussion

This application seeks to rezone the lands the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone. Additional site specific provisions are also proposed related to minimum parking spaces required and minimum lot area. A copy of the draft By-law is attached as Appendix 3 to this report.

Planning staff note that additional site specific provisions have typically been required for similar development proposals in the Derry Green Secondary Plan Area. Additional site specific provisions will be considered related to permitted uses, building heights, landscaped open space, and minimum office area components.

A full review of the proposed amendments to the Zoning By-law will be undertaken to ensure that the proposed regulations appropriately implement the policies of the Official Plan and Derry Green Corporate Business Park Secondary Plan, and are consistent with other developments approved in the Derry Green Secondary Plan Area.

Site Plan Control

Should the applications be approved, the developer is required to obtain site plan approval prior to building permit issuance. Detailed site plan drawings addressing such matters as building design, lot grading and drainage, lighting and landscaping will be required to be submitted. Details of each development block, including internal driveways, parking areas, garbage disposal, utilities, and water and sanity sewer connections, will be reviewed as part of the site plan.

Public Consultation and Review Process

Public notices have been provided pursuant to the requirements of the Planning Act and the Town's Official Plan. Notice of the Complete Application was provided on February 5, 2024 and notice of the Statutory Public Meeting was provided on February 28, 2024.

With regard to the proposal, staff have identified the following items for further consideration:

- Urban design, particularly along Derry Road;
- Building and site design including building setbacks, building height, and landscaping;
- Proposed uses, including proposed ancillary uses; and
- Traffic impacts and the alignment of the Clark Boulevard extension.

The items above, as well as any public comments received throughout the course of the application review, will be reviewed by staff and discussed in the future technical report. The technical report will include a copy of all written comments received from the public. The technical report with staff recommendations will be brought forward for Council consideration upon completion of the evaluation of the application.



Discussion

Key Milestones

Milestone	Date
Pre-Consultation Meeting	7/7/2021
Pre-Submission Review	6/19/2023
Application Deemed Complete	1/23/2024
Statutory Public Meeting	3/25/2024
Date Eligible for Appeal for Non-Decision	5/23/2024

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, Planner Phone: Ext. 2297

Attachments

- Figure 1 – Location Map
- Figure 2 – Concept Plan Blocks 1-3
- Figure 3 – Concept Plans Block 4
- Appendix 1 – Draft Plan of Subdivision
- Appendix 2 – Draft Official Plan Amendment
- Appendix 3 – Draft Zoning By-law Amendment

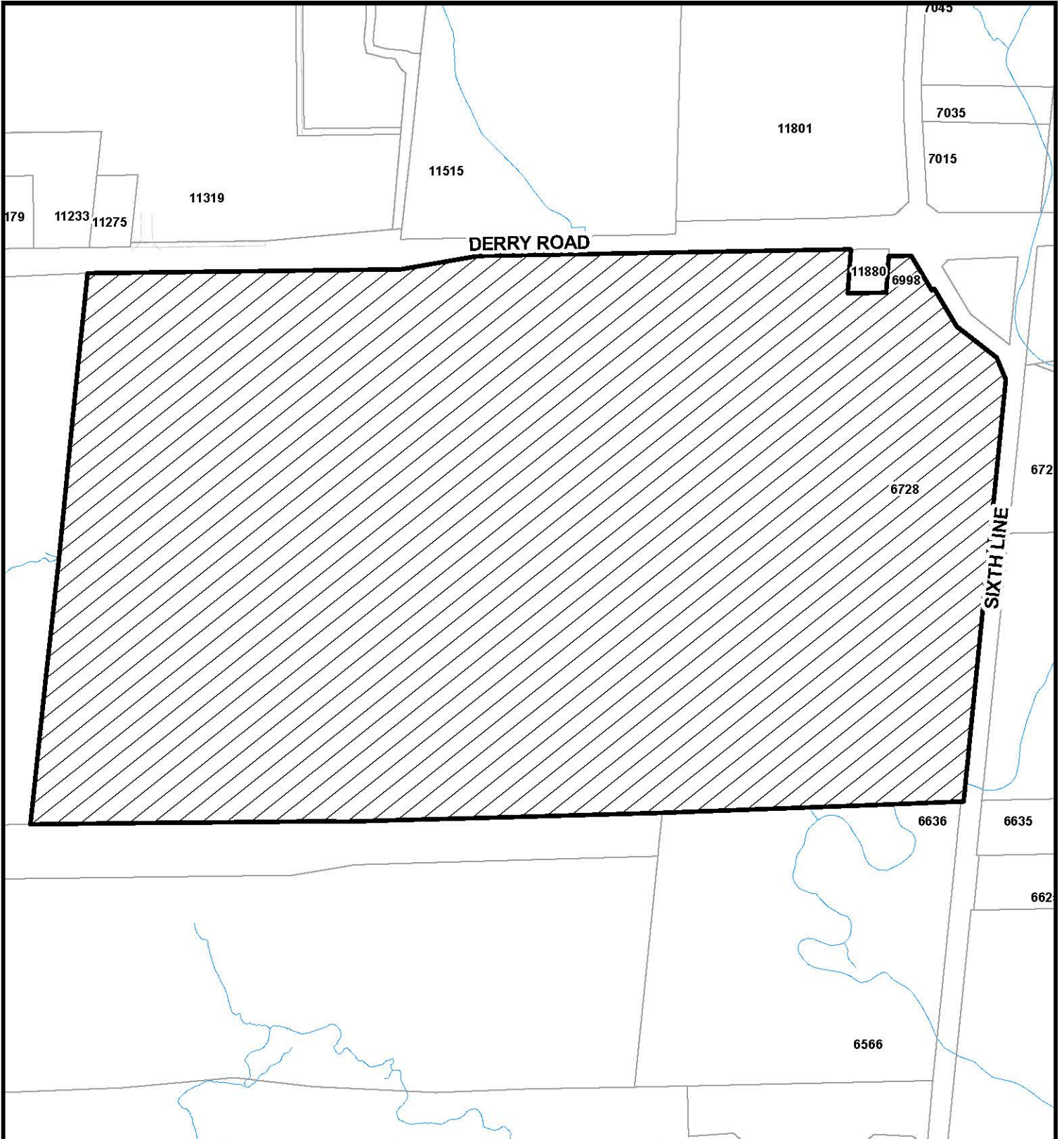
Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



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:
March 25th, 2024

Scale: 1: 5,888

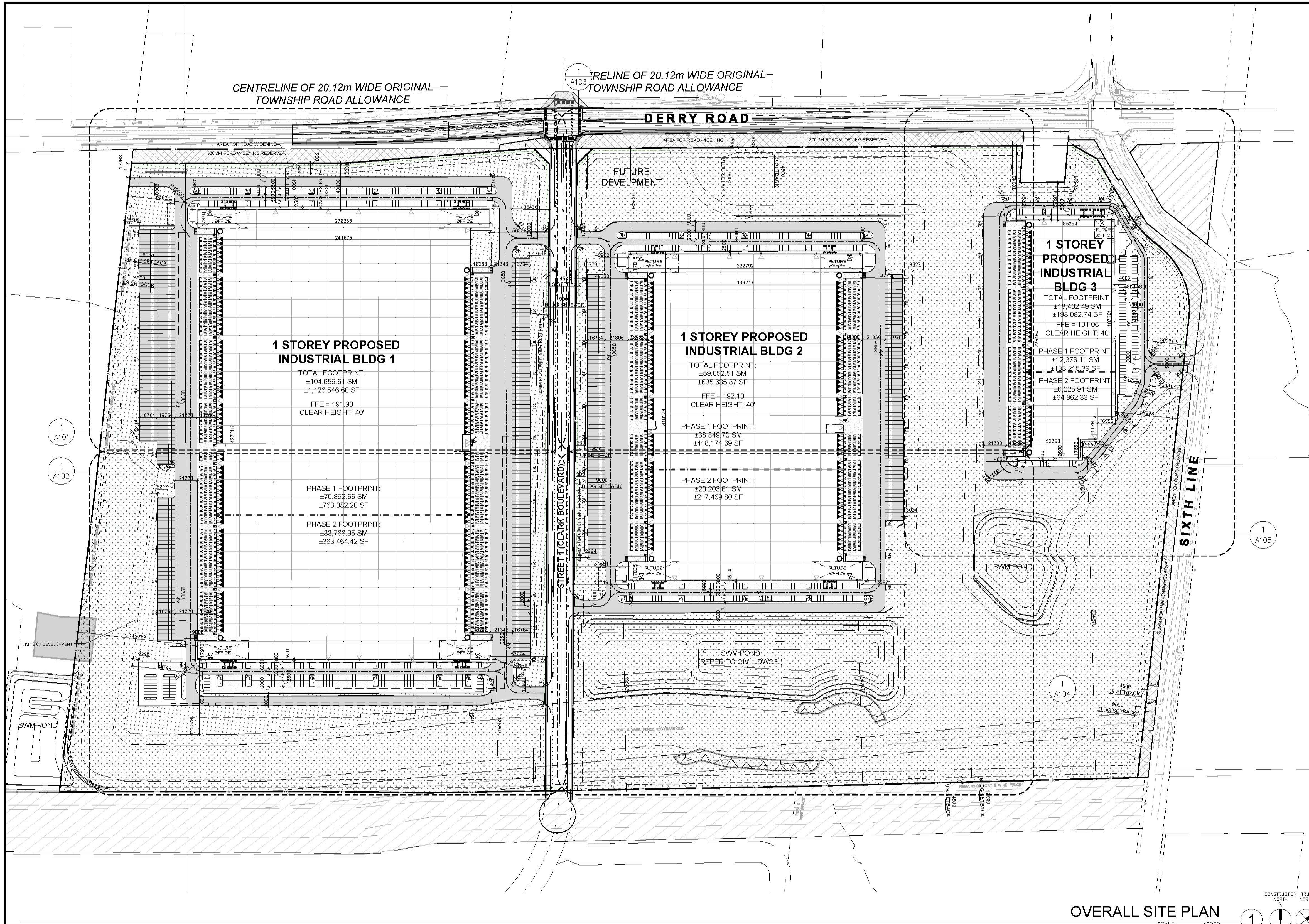
Files: 24T-24001/M, LOPA 01/24,
Z-02/24

Development Services Department



Subject Property
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BLDG 1-Zoning Matrix

Provision	Required (M1 Zone)	Proposed (M1-XX Zone)
Zoning Category	M1 Zone	M1-XX
Lot Frontage (min)	40.0m	388.53 m
Lot Area (Block 1)	0.80 ha	211,950 m ²
Gross Floor Area	N/A	104,660 m ²
Lot Coverage (with municipal services)	No maximum	49.38%
Front Yard Setback (Min)	9.0m	43.84 m
Interior Side Yard Setback (Min)	3.0m	66.63 m
Exterior Side Yard Setback (Min)	9.0m	53.02 m
Rear Yard Setback (Min)	12.0m	125.58 m
Landscape Open Space (min)	10%	16.85%
Number of Parking Spaces (min)	572	469
Number of Accessible Parking Space (min)	14	16
Number of Loading Spaces (min)	14	155
Bicycle Parking (min)	17	18
Building Height (max)	15 m	13.716 m

BLDG 2-Zoning Matrix

Provision	Required (M1 Zone)	Proposed (M1-XX Zone)
Zoning Category	M1 Zone	M1-XX
Lot Frontage (min)	40.0m	69.45
Lot Area (Block 2)	0.80 ha	154,107 m ²
Gross Floor Area	N/A	59,053 m ²
Lot Coverage (with municipal services)	No maximum	38.32%
Front Yard Setback (Min)	9.0m	100.51 m
Interior Side Yard Setback (Min)	3.0m	39.97 m
Exterior Side Yard Setback (Min)	9.0m	49.23 m
Rear Yard Setback (Min)	12.0m	194.29 m
Landscape Open Space (min)	10%	15.26%
Number of Parking Spaces (min)	344	296
Number of Accessible Parking Space (min)	9	12
Number of Loading Spaces (min)	9	109
Bicycle Parking (min)	10	12
Building Height (max)	15 m	13.716 m

BLDG 3-Zoning Matrix

Provision	Required (M1 Zone)	Proposed (M1-XX Zone)
Zoning Category	M1 Zone	M1-XX
Lot Frontage (min)	40.0m	96.51m(66.05+30.51)
Lot Area (Block 3)	0.80 ha	60,346 m ²
Gross Floor Area	N/A	18,402 m ²
Lot Coverage (with municipal services)	No maximum	30.49%
Front Yard Setback (Min)	9.0m	70.34 m
Interior Side Yard Setback (Min)	3.0m	40.48 m
Exterior Side Yard Setback (Min)	9.0m	14.18 m
Rear Yard Setback (Min)	12.0m	304.87 m
Landscape Open Space (min)	10%	39.60%
Number of Parking Spaces (min)	140	132
Number of Accessible Parking Space (min)	6	6
Number of Loading Spaces (min)	5	51
Bicycle Parking (min)	4	4
Building Height (max)	15 m	13.716 m

ZBL Sep.	Minimum ZBL Requirements	Requirement BLD 1 (M1 Zone)	Proposed BLD 1	Requirement BLD 2 (M1 Zone)	Proposed BLD 2	Requirement BLD 3 (M1 Zone)	Proposed BLD 3	Total Requirement	Total Proposed
N/A	Warehouse Building GFA Approx	N/A	104,660 m ²	N/A	59,053 m ²	N/A	18,402 m ²		
N/A	Office Space GFA (5% of warehouse)	N/A	5,233 m ²	N/A	2,953 m ²	N/A	920 m ²		
Zoning By-law 016-2014	For the first 1,000m ² , 1 parking space per 50m ² of gross floor area For gross floor area between 1,000m ² to 5,000m ² , 1 parking space per 100 m ² of gross floor area Gross floor area greater than 5,000m ² ; 1 parking space of 200m ² of gross floor area (As per section 5.2, 10% deducted from GFA)	520	469	315	296	131	132	966	897
	Number of Accessible Parking Spaces	13	16	9	12	5	6	27	34
	Bicycle Parking 3% of the required parking spaces Loading Spaces	16	18	9	12	4	4	28	34
	3 Loading space +1 additional loading space for each additional 9,300 m ² or fraction thereof in excess of 7,441 m ²	14	155	9	109	5	51	28	315

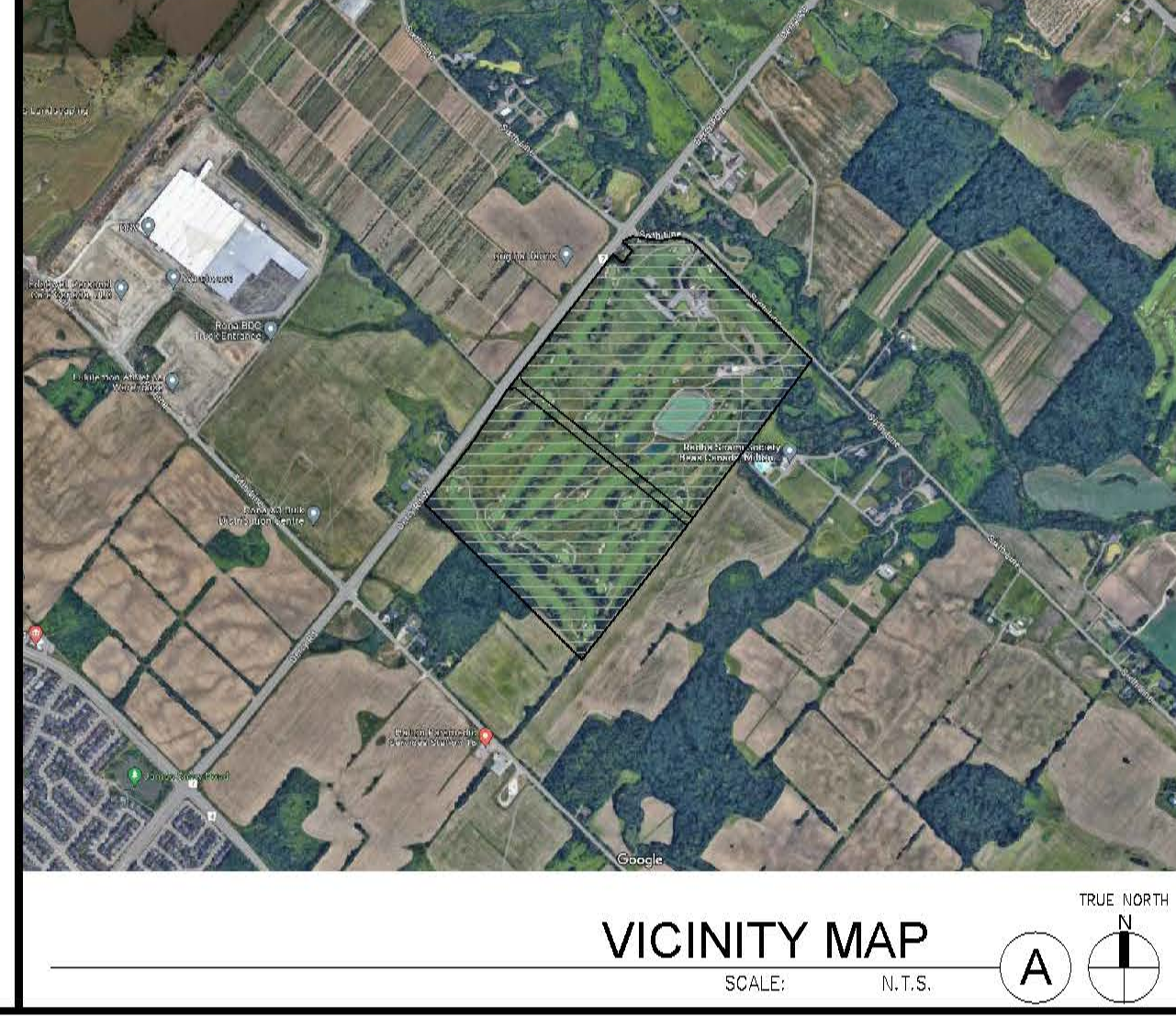
OVERALL SITE PLAN
SCALE: 1:2000

GENERAL NOTES

- 1 PROPERTY LINE
- 2 2.75m x 5.8m PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS, WITH 6M WIDE DOUBLE LOADED AISLE.
- 3 PRINCIPAL ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS, TO HAVE TYPE A STALLS (3400x5800), TYPE B (2750x5800), OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN - REFER TO CITY OF MILTON'S ACCESSIBLE PARKING STANDARDS.
- 5 150mm WIDE CURB TYPICAL
- 6 MIN. 1500mm WIDE SIDEWALK TYPICAL U.N.O
- 7 TRAILER PARKING STALL - 12'-0" X 55'-0"
- 8 ACCESSIBLE CURB RAMP AS PER DETAIL
- 9 FIRE DEPARTMENT CONNECTION / SIAMASE
- 10 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY CONCRETE APRON
- 11 LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 12 PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 500mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- 13 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 14 TRUCK LOADING DOCK (TYPICAL)
- 15 LOADING SPACE - L.S. (MIN. 12.0m X 3.5m)
- 16 FIRE ACCESS ROUTE W/ 12M TURNING RADIUS (---)
- 17 PROPOSED ELECTRICAL ROOM
- 20 PROPOSED MECHANICAL ROOM
- 21 CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. SEE CIVIL DWGS.
- 22 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
- 23 HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
- 24 15.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
- 25 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY, DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- 26 INVERTED U-SHAPE GALVANIZED BICYCLE RACKS MIN. 1.8Mx0.6M PER SPACE
- 27 PROPOSED STOP SIGN LOCATION
- 28 PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- 29 YELLOW PAINTED LINES
- 30 RETAINING WALL
- 31 PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS
- 32 PROPOSED FIRE ROUTE SIGN LOCATION
- 33 RESERVED
- 34 PROPOSED AMENITY AREA
- 35 SNOW STORAGE ON SITE AT 2% TOTAL SITE AREA
- 36 PROPOSED CHAIN-LINK FENCE
- 37 CONCRETE/STEEL SAFETY BOLLARD
- 38 SCREEN WALL
- 39 PROPOSED PYLON SIGNAGE
- 40 DRIVE-IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
- 41 PROPOSED NOISE WALL
- 42 DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- 43 MIN. 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
- 44 ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL
- 45 FUTURE SHIPPING OFFICE
- 46 WASTE COLLECTION STAGING AREA, TO BE USED TO TEMPORARILY PLACE BINS FOR GARBAGE COLLECTION

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- LANDSCAPE AREA
- DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNICK OUT PANEL
- MAIN DOOR ENTRY
- EXIT DOOR LOCATION
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- 1500mm WIDE DEPRESSION CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- PROPOSED CATCH-BASIN
- MH DENOTES MANHOLE
- MHP/HP EXISTING HYDRO POLE
- CP PAINTED CARPOOL PARKING SPACE SYMBOL
- BFPS BARRIER FREE PARKING SIGN
- BFPSV BARRIER FREE PARKING SIGN WITH VAN TAG
- DRIVE-IN DOOR
- NEW STOP SIGN
- NEW FIRE ROUTE SIGN
- GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- PROPOSED ELECTRIC VEHICLE CHARGING STATIONS



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anatolia
TILE & STONE

**6728 SIXTH LINE,
MILTON**
6728 SIXTH LINE
MILTON, ONTARIO L9T 2Y3

OVERALL SITE PLAN

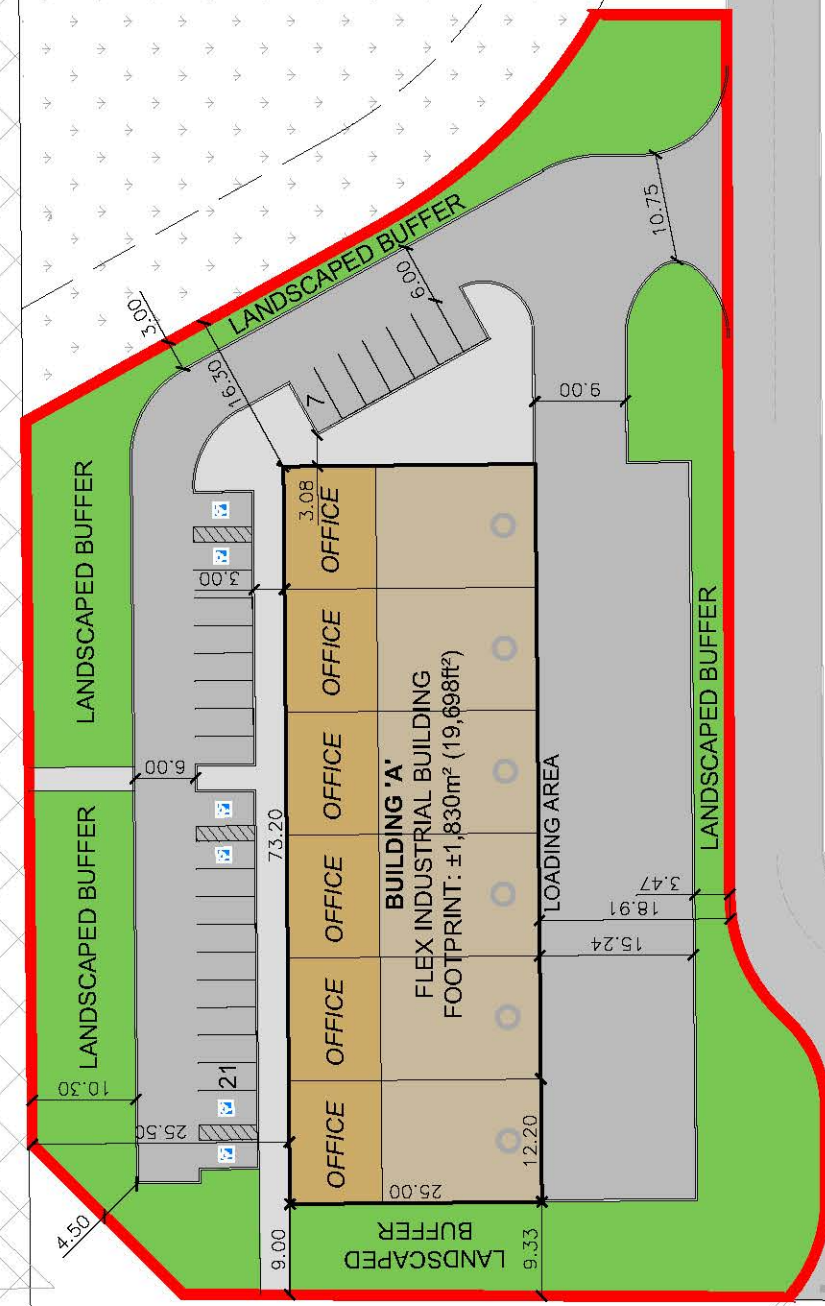
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2024-01-11	ISSUED FOR SPA	

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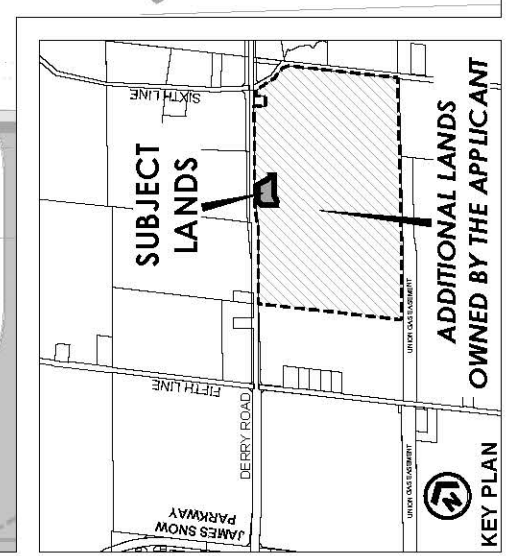
SHEET
A100

DERRY ROAD

206.51



STREET 'A' (CLARK BOULEVARD)

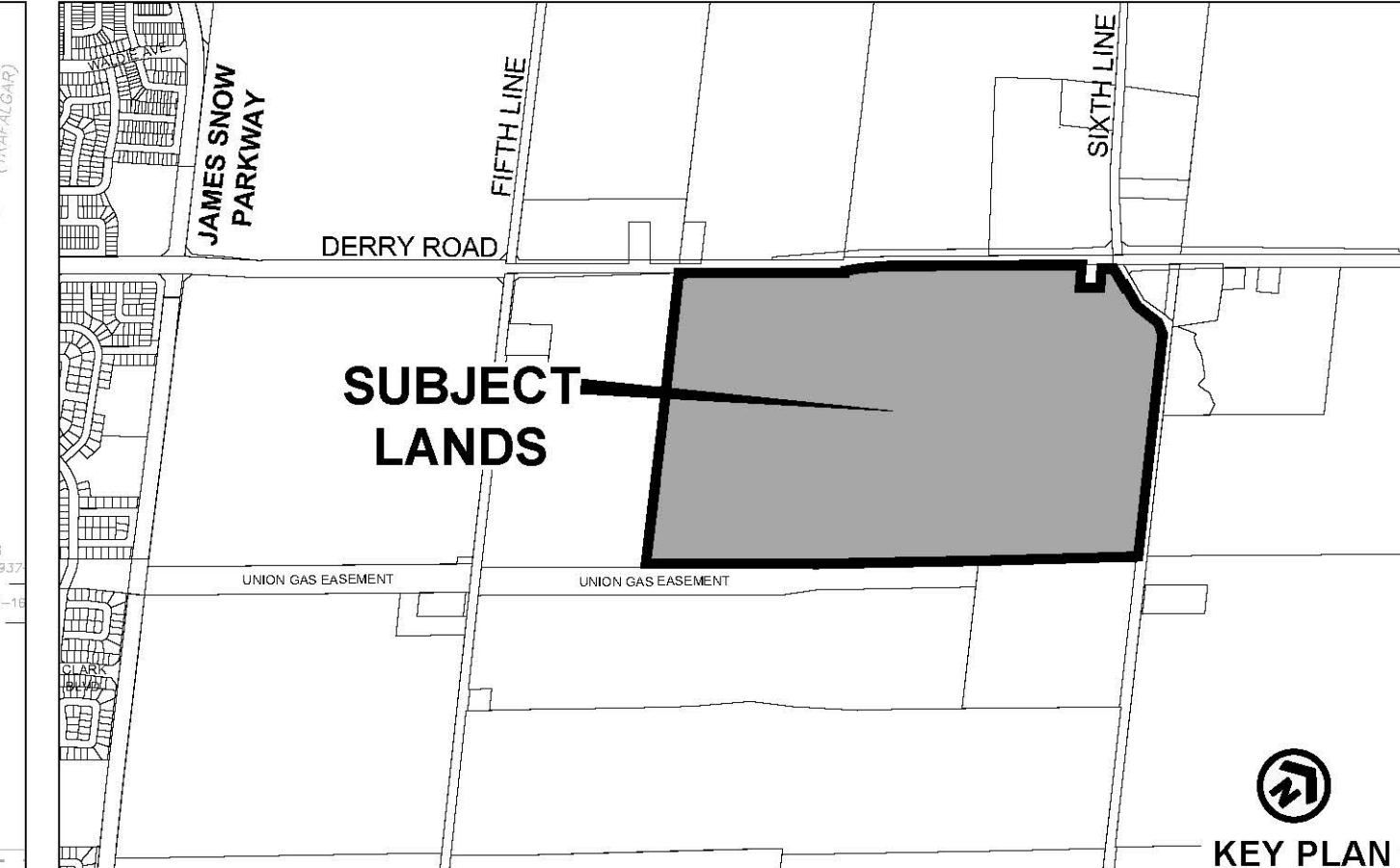
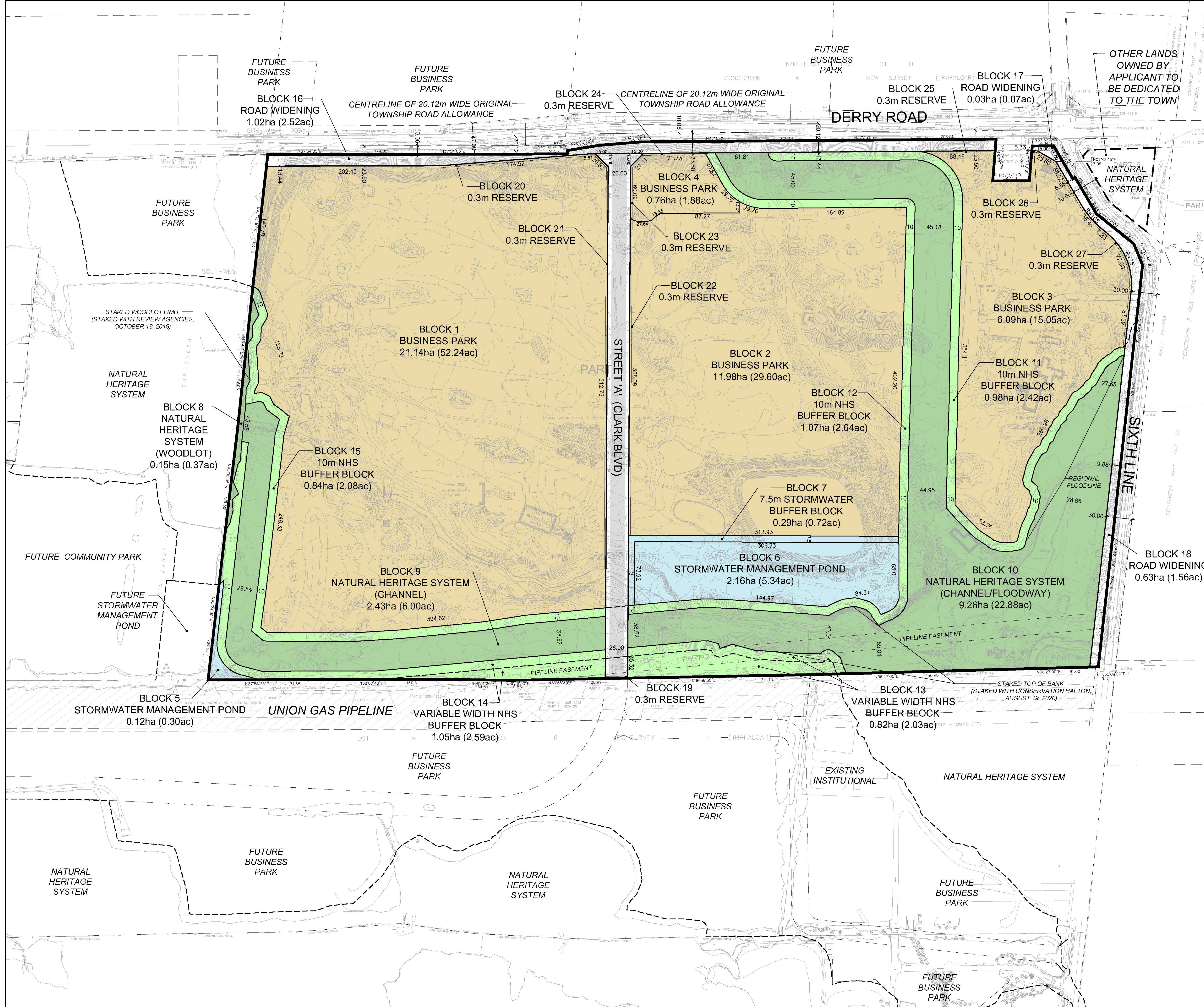


PROJECT STATISTICS - ZONING REQUIREMENTS: M1 - SPECIAL SECTION		
SITE STATISTICS - BUSINESS PARK	REQUIRED	PROVIDED
MIN. LOT FRONTAGE	40.0m	71.7m
MIN. LOT AREA	0.80ha	0.7638ha
MIN. FRONT YARD SETBACK	9.0m	25.5m
MIN. INTERIOR SIDE YARD SETBACK	3.0m	16.3m
MIN. EXTERIOR SIDE YARD SETBACK	9.0m	9.0m
MIN. REAR YARD SETBACK	12.0m	18.9m
MAX. BUILDING HEIGHT	15.0m	10.0m
MIN. LANDSCAPED OPEN SPACE	10%	31.6%
MIN. LANDSCAPED BUFFER ABUTTING A STREET	4.5m	10.3m
PARKING STATISTICS		
PARKING RATE: 1 SPACE PER 223m² GFA	REQUIRED	PROVIDED
TOTAL PARKING	9 SPACES	28 SPACES
TOTAL ACCESSIBLE SPACES	1 SPACE	6 SPACE
TOTAL LOADING SPACES	1 SPACE	6 SPACES

SITE CONCEPT PLAN

ANATOLIA INVESTMENTS CORP.

PART OF LOT 10, CONCESSION 6, NEW SURVEY
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



DRAFT PLAN OF SUBDIVISION ANATOLIA INVESTMENTS CORP. FILE # 24T-24001/M

PART OF LOT 10, CONCESSION 6, NEW SURVEY
TOWN OF MILTON,
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: *B. Elmaagacli* DATE: NOVEMBER 28, 2023
BEKIR ELMAAGACLI
ANATOLIA INVESTMENTS CORP.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *Robert D. McConnell* DATE: NOVEMBER 11, 2022
ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) CLAY SILT, SAND, GRAVEL
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
BUSINESS PARK	1-4	39.97	98.77
STORMWATER MANAGEMENT POND	5, 6	2.28	5.63
STORMWATER MANAGEMENT POND BUFFER	7	0.29	0.72
NATURAL HERITAGE SYSTEM (NHS)	8-10	11.84	29.26
NATURAL HERITAGE SYSTEM BUFFERS	11-15	4.76	11.76
ROAD WIDENINGS	16-18	1.68	4.15
0.3m RESERVES	19-27	0.06	0.15
26.0m COLLECTOR R.O.W. (610m LENGTH)		1.61	3.98
TOTAL	27	62.49	154.42

NOTES
- COLLECTOR TO ARTERIAL DAYLIGHT TRIANGLE = 15m x 15m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC

SCALE 1:2000
(24 x 36)
FEBRUARY 1, 2024

anatolia BEST MANAGED COMPANIES Gold Standard
GSAI
Glen Schnarr & Associates Inc.

AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

Part of Lot 10, Concession 6 NS (Trafalgar)
6728 Sixth Line
Town of Milton
(Town File: LOPA-XX/22)

DRAFT

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

PART 2 THE AMENDMENT, consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of Milton

DRAFT

PART I: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton

6728 Sixth Line
Part of Lot 10, Concession 6 New Survey (Trafalgar)
(Town of Milton)
(LOPA XX/22)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add Specific Policy Area XX to the lands municipally identified as 6728 Sixth Line and legally described as Part of Lot 10, Concession 6 NS (Trafalgar).

LOCATION OF THE AMENDMENT

The subject lands are located on the south side of Derry Road, on the west side of Sixth Line, and east of Fifth Line. The lands are municipally identified as 6728 Sixth Line and are legally described as Part of Lot 10, Concession 6 NS (Trafalgar), Town of Milton.

BASIS OF THE AMENDMENT

The proposed amendment to the Derry Green Corporate Business Park Secondary Plan would permit the development of three industrial buildings with frontage onto Derry Road, within the Street Oriented Business Park overlay.

The LOPA is needed to allow surface parking between buildings and along Derry Road. This is essential for optimizing operational efficiency. The thorough design of the proposed buildings upholds urban design principles, ensuring a commanding and aesthetically pleasing street presence.

Furthermore, the deliberate emphasis on appropriate streetscaping along Derry Road extends beyond functional considerations, aiming to integrate seamlessly with the surrounding urban context and elevate the overall visual and experiential qualities of the public realm. The LOPA seeks to facilitate limited surface parking between buildings and along Derry Road, reflecting a comprehensive approach that balances functionality, and urban design principles.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. XX pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No. XX to the lands at 6728 Sixth Line (known legally as Part of Lot 10, Concession 6 NS (Trafalgar)).

2.0 Text Change

- 2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.XX The land identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands at 6728 Sixth Line are permitted to allow surface parking between the building and the street, within the Street Oriented Business Park overlay designation on the south side of Derry Road between Fifth and Sixth Line, at lands located at 6728 Sixth Line.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XX.2024

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 6728 SIXTH LINE, LEGALLY DESCRIBED AS PART OF LOT 10, CONCESSION 6, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA XX/22)

The Council of the corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Schedules I1 of the Town of Milton Official Plan to provide for permission to allow parking between Derry Road and buildings, within the Street Oriented Area overlay, at lands located at 6728 Sixth Line and legally described as part of Lot 10, Concession 6, Former Geographic Survey of Trafalgar, Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Official Plan of the Town of Milton.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of *** , 2024**

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XXX.2024

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 10, CONCESSION 6, NEW SURVEY, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MUNICIPALLY KNOWN AS 6728 SIXTH LINE (ANATOLIA GROUP) – TOWN FILE Z-XX/22

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 repeal Comprehensive Zoning By-law 144-2003 on the subject lands;

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 is hereby further amended by changing the existing ‘Golf Course Zone (GC)’ and ‘Natural Heritage System (NHS)’ Zone symbols to ‘Business Park’ (M1) Zones, site-specific ‘Business Park’ (M1*XXX) Zone, ‘Open Space-2’ (OS-2) Zone and ‘NHS’ Zone symbol shown on Schedule ‘A’ attached hereto.
- 2. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsections 13.1.1.AAA and 13.1.1.BBB as follows:

Business Park – Special Section (M1*XXX) Zone

i) Special Site Provisions:

- a) Notwithstanding the non-residential parking requirements as set out in Section 5.8.2 (ii), Table 5G to the contrary, parking spaces at a rate of 1 space per 223 m² of Gross Floor Area (GFA), shall be provided on site for the following uses:
 - i. Industrial warehouse/distribution centre; and
 - ii. Accessory Office.
- b) Notwithstanding the zoning standards as set out in Section 8.2, Table 8B to the contrary, lot area minimum shall be 0.76 ha.

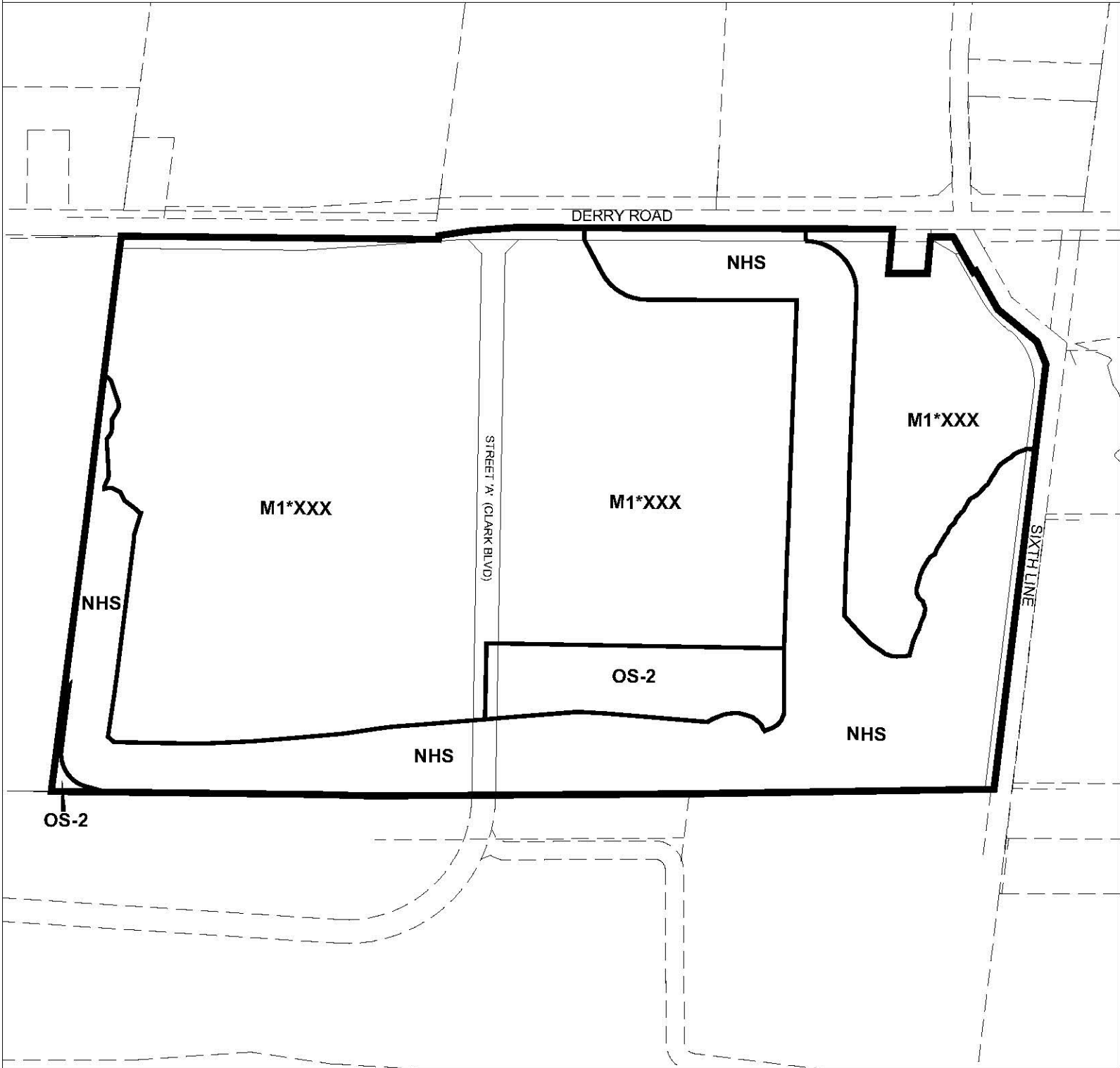
- 3. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003 applicable to these lands are hereby repealed and included in Comprehensive By-law 016-2014 shown on Schedule ‘A’ attached hereto.
- 4. **THAT** if no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of the passing. If the Local Planning Appeal 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.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of ***, 2024**

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

SCHEDULE 'A'
TO BY-LAW No. 016 - 2014
TOWN OF MILTON
PART OF LOT 10, CONCESSION 6, NEW SURVEY
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON



THIS IS SCHEDULE A
TO BY-LAW No. 016 - 2014

REZONED FROM GOLF COURSE ZONE (GC) AND
NATURAL HERITAGE SYSTEM (NHS)

TO:

'M1*XXX' - BUSINESS PARK ZONE

'NHS' - NATURAL HERITAGE SYSTEM

'OS-2' - OPEN SPACE - STORM WATER MANAGEMENT

MAYOR

CLERK

