



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 3, 2024

Report No: DS-048-24

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment applications by 1000317928 Ontario Inc. and Thirukumar Pararajasingam applicable to lands known municipally as 8584, 8598 and 8604 Regional Road 25 (Town Files: LOPA-04)

Recommendation: THAT Report DS-048-24, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicants are seeking an amendment to the Town of Milton Official Plan and Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of a two-storey commercial truck dealership. The purpose of the proposed official plan amendment is to add a site-specific policy to the subject lands to permit the use in the Business Park Area designation. The purpose of the proposed zoning by-law amendment is to rezone the subject lands from Future Development (FD) to a site-specific Business Park (M1-XX) zone to permit a motor vehicle dealership and apply site-specific provisions that address lot area and required parking.

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: 1000317928 Ontario Inc., 59 Hanbury Crescent, Brampton, ON L6X 5N8 and Thirukumar Pararajasingam, 324 Highway 7 East, Unit 109, Richmond Hill, ON L4B 0B6

Applicant: Brutto Consultants Ltd., 113 Miranda Avenue, Toronto, ON M6B 3W8

Background

Location and Description:

The subject lands are located on the west side of Regional Road 25, north of the intersection of James Snow Parkway and Regional Road 25. The subject lands consist of three properties that are municipally known as 8584, 8598 and 8604 Regional Road 25. Figure 1 to this Report shows the location of the subject lands. The subject lands comprise an area of approximately 0.80 hectares (1.98 acres). Each of the properties that comprise the subject lands currently contain a residential dwelling, which would be demolished to facilitate the development of the proposed building.

The subject lands are surrounded by lands designated for employment uses. The current surrounding land uses include a gas station to the north, Regional Road 25 and an existing industrial warehouse to the east, vacant lands to the south and Escarpment Way and a childcare centre to the west.

Proposal:

The applicants have applied for an official plan amendment and zoning by-law amendment to facilitate the development of a two-storey commercial truck dealership (2,393 m²) intending to sell both electric and gas-powered commercial trucks. The ground floor area of the proposed building includes a show room area as well as a service bay area. The second floor of the proposed building includes an area for office space and a storage area.

A single access is proposed from Regional Road 25. The proposed site plan includes 64 parking spaces (including 3 barrier free parking spaces) that are situated along the periphery of the subject lands adjacent to the interior and rear yards. No parking is proposed in front of the building, however a one-way drive aisle is proposed between the building and Regional Road 25.

Landscaped areas are provided along the Regional Road 25 street frontage as well as within the interior side yards of the property.

Figure 2 to this Report includes the proposed site plan. Figure 3 to this Report includes architectural renderings of the proposed building.

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

- Executed applications forms for an official plan amendment and zoning bylaw amendment, prepared by Brutto Consultants Ltd., dated 2024-04-15;
- Record of Pre-Consultation, prepared by Town of Milton staff, dated 2022-12-13;
- Comment Summary Matrix to Pre-Consultation Comments, prepared by Brutto Consultant Ltd., undated;
- Planning Justification Report, prepared by Brutto Consultants Ltd., dated 2024-04-30;
- Draft Zoning By-law Amendment and draft Official Plan Amendment, prepared by Brutto Consultants Ltd., undated;
- Urban Design Brief, prepared by Brutto Consultants Ltd., dated 2024-04;



Background

- Aerial Photograph/Context Plan, prepared by Brutto Consultants Ltd., undated;
- Environmental Desktop Screening Search, prepared by Brutto Consultants Ltd., undated;
- Survey and Topographic Plan, prepared by TM & Kubicki, dated 2023-02-16;
- Architectural Drawings, prepared by Salmona Development Consultants, dated 2023-06;
- Functional Servicing and Stormwater Management Report, prepared by MGM Consulting Inc., dated 2023-06-06;
- Grading Plan (CV-1), prepared by MGM Consulting Inc., dated 2023-06-06;
- Site Servicing Plan (CV-2), prepared by MGM Consulting Inc., dated 2023-06-06;
- Erosion and Sediment Control Plan (CV-3), prepared by MGM Consulting Inc., dated 2023-06-06;
- Detail Plan (CV-4), prepared by MGM Consulting Inc., dated 2023-06-06;
- Transportation and Parking Impact Study, prepared by CGH Transportation, dated 2024-04; and,
- Noise Impact Study, prepared by Nextrans, dated 2024-03-06.

Discussion

Planning Policy

The subject lands are designated Business Park Area on Schedule B – Urban Land Use Plan of the Town of Milton Official Plan.

Section 3.8.1.1 of the Town's Official Plan indicates that the Business Park Area designation is an employment designation that applies to areas where the full range of light industrial and office uses are permitted, subject to a high standard of design.

Section 3.8.2 of the Town's Official Plan sets out the permitted uses in the Business Park Area which includes light industrial and office uses as well as accessory service, wholesale, retail and office uses directly related to and within the industrial building, research and development uses (excluding produce biomedical waste) and restaurants that are part of and located wholly within a light industrial or office building, other than an industrial mall.

Section 3.8.2.3 of the Town's Official Plan also identifies uses that are not permitted in the Business Park Area designation and these include truck terminals, fuel depots, cement batching and asphalt plants and waste management or composting facilities.

In addition to the above, the subject lands are also designated Business Park Area on Schedule C.2.B – Milton 401 Industrial/Business Park Secondary Plan of the Town of Milton Official Plan.

Discussion

Section C.2.5.1.1 of the Milton 401 Industrial/Business Park Secondary Plan indicates that the permitted uses are the same as those contained in Section 3.8.2 of the Town's Official Plan.

The applicants have submitted an application for an official plan amendment to establish a site-specific policy to explicitly permit automobile sales in addition to the other uses permitted in the Business Park Area designation. Appendix 1 to this Report includes the proposed official plan amendment.

Official Plan policies relevant to the proposal include:

- 3.8.3 Business Park Area - policies that apply to development within the Business Park Area designation.
- C.2.2 5 Urban Design - requirements for development and enhanced streetscape design within the Milton 401 Industrial/Business Park Secondary Plan.
- C.2.5.2 Business Park Area - policies that apply to the Business Park Area designation within the Milton 401 Industrial/Business Park Secondary Plan.

Zoning By-law 016-2014, as amended

The subject lands are zoned Future Development ('FD') under the Town of Milton Zoning By-law 016-2014, as amended. The FD zone recognizes existing uses only, which means a zoning by-law amendment is required to permit any new uses or buildings. The proposed zoning by-law amendment seeks to permit a motor vehicle dealership as an additional use to those that are permitted as-of-right in the Business Park (M1) zone and also includes site-specific provisions for lot area and parking space requirements.

Appendix 2 to this Report includes the proposed zoning by-law amendment.

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 statutory public meeting was provided pursuant to the requirements of the Planning Act on May 13, 2024.

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

- Urban design and landscaped areas;
- Parking and vehicle access/circulation;
- Servicing and stormwater management; and,
- Consistency with Provincial Policy Statement and conformity with Growth Plan for the Greater Golden Horseshoe.



Discussion

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

Key Milestones

Milestone	Date
Pre-Consultation Meeting	12/13/2022
Application Deemed Complete	5/7/2024
Statutory Public Meeting	6/3/2024
Date Eligible for Appeal for Non-Decision	9/4/2024

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Jessica Tijanic MSc., MCIP, RPP Phone: Ext. 2221
Senior Planner, Development
Review

Attachments

- Figure 1 – Location Map
- Figure 2 – Proposed Site Plan
- Figure 3 – Proposed Architectural Elevations
- Appendix 1 – Draft Official Plan Amendment
- Appendix 2 – Draft Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala

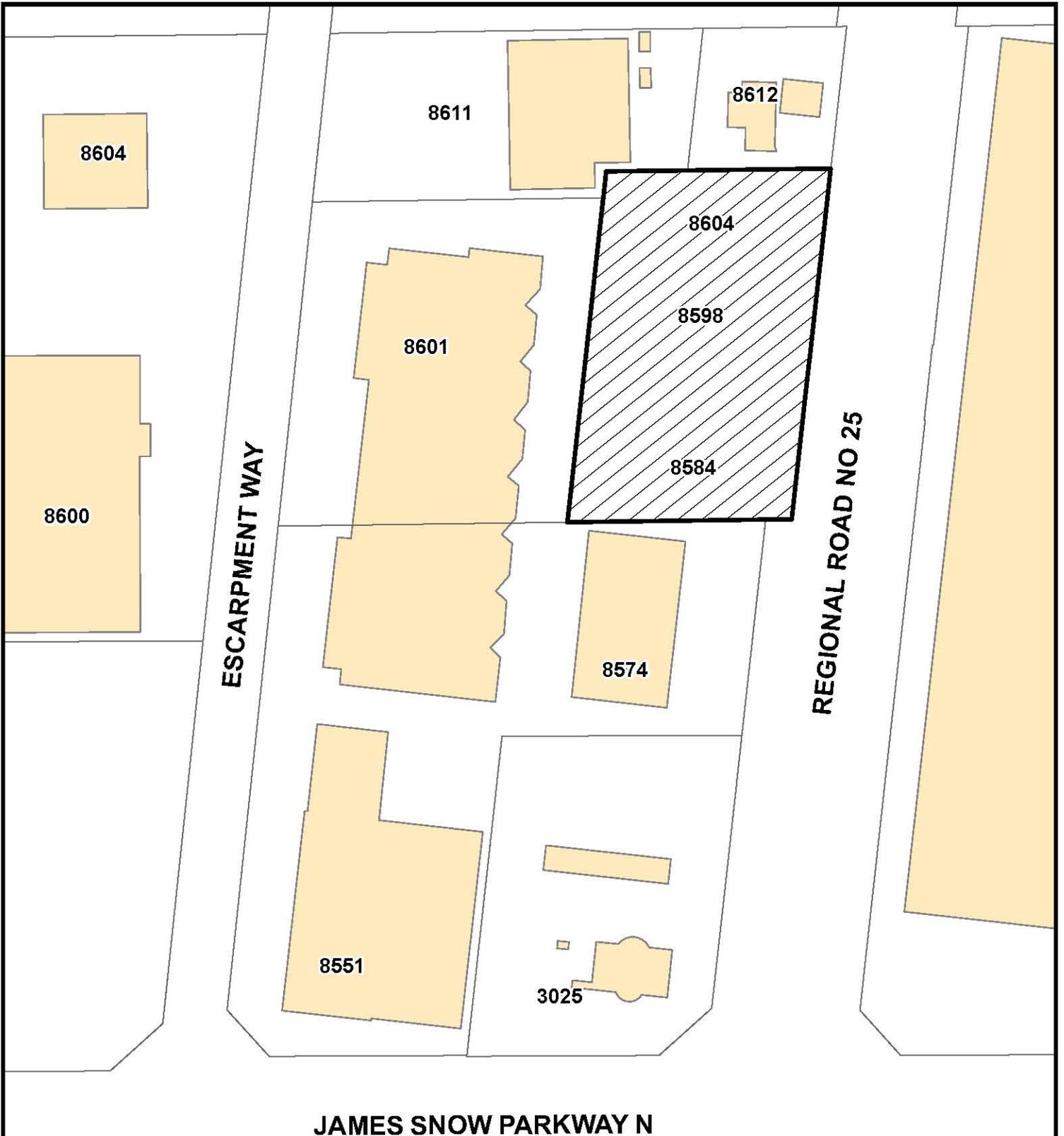


Chief Administrative Officer

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



JAMES SNOW PARKWAY N

Council Meeting Date:
June 3, 2024

Scale: 1: 1,700

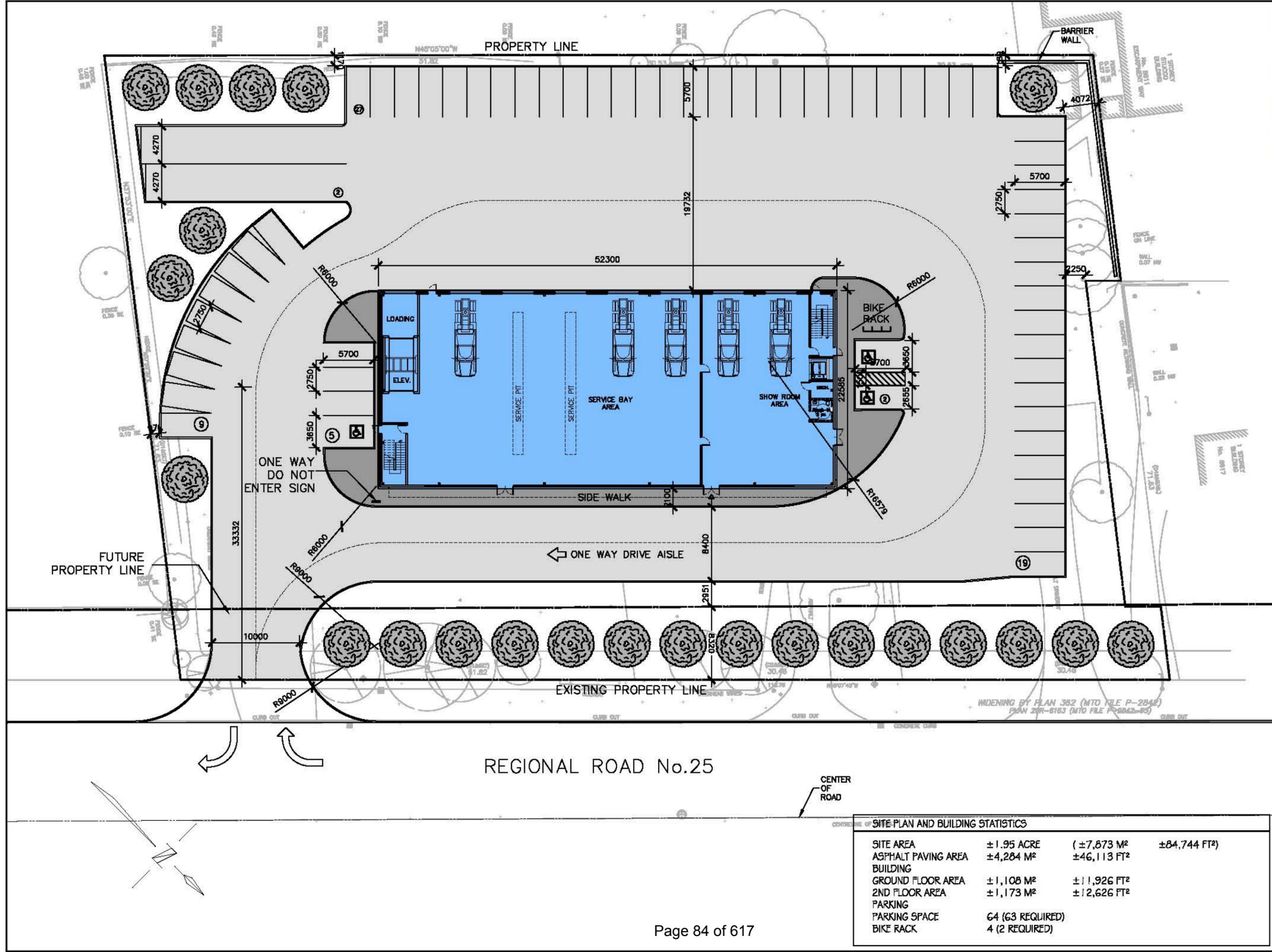
Files: Z-09/24
& LOPA-04/24

Development Services Department



Subject Property
Page 83 of 617

Copyright 2024: Town of Milton, Teranet Inc.



KEY PLAN N.T.S.

DATE	DESCRIPTION	CHECKED BY
2 July 2023		reddin
1 June 2023		

DATE	DESCRIPTION	CHECKED BY
2 July 2023		reddin
1 June 2023		

REVISIONS

NOTE: Contractor is to check and verify all dimensions and conditions on the project and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

SALMONA DEVELOPMENT CONSULTANTS
 2075 BARNETT CIRCLE - SUITE 112
 OAKVILLE, ONTARIO L6M 6P2
 TEL.: 416-808-8178
 EMAIL: SALMONA@SALMONA.COM

Project Name:
8584 Regional Rd No. 25

Sheet Description:
SITE PLAN

Date:	Revised:
JUNE 2023	
Job No.:	Drawn By:
SDC 20230219	ZZ
Scale:	Checked By:
1:400	
SHEET No.:	File No.:
SP.2	

SITE PLAN AND BUILDING STATISTICS			
SITE AREA	±1.95 ACRE	(±7,873 M ²)	±84,744 FT ²)
ASPHALT PAVING AREA	±4,284 M ²	±46,113 FT ²	
BUILDING			
GROUND FLOOR AREA	±1,108 M ²	±11,926 FT ²	
2ND FLOOR AREA	±1,173 M ²	±12,626 FT ²	
PARKING			
PARKING SPACE	64 (63 REQUIRED)		
BIKE RACK	4 (2 REQUIRED)		

Figure 2 - Proposed Site Plan



KEY PLAN N.T.S.



DATE	DESCRIPTION	CHECKED BY

REVISIONS

NOTE: Contractor is to check and verify all dimensions and conditions on the project and to immediately report any discrepancies to the landscape architect before proceeding with the work.

SALMONA DEVELOPMENT CONSULTANTS
 2678 BRIMLEY CIRCLE - SUITE 52
 OAKVILLE, ONTARIO L6M 5C7
 TEL.: 416-886-8770
 EMAIL: SPS@SALMONA.COM

Project Name:
8584 Regional Rd No. 25

Sheet Description:
3D ILLUSTRATION

Date:	Issued:
APRIL 2023	
Job No.:	Drawn By:
SDC 20230219	ZZ
Scale:	Checked By:
N.T.S.	
SHEET No.:	File No.:
C01	

1 FRONT VIEW
 C01



KEY PLAN N.T.S.

DATE	DESCRIPTION	CHECKED BY

REVISIONS

NOTE: Contractor is to check and verify all dimensions and conditions on the project and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

SALMONA DEVELOPMENT CONSULTANTS
 2678 BURBANK CIRCLE - SUITE 101
 CHICAGO, ILLINOIS 60634
 TEL: 418-888-8770
 EMAIL: SDC@SALMONA.COM

Project Name:
8584 Regional Rd No. 25

Sheet Description:
3D ILLUSTRATION

Date:	Issued:
APRIL 2023	
Job No.:	Drawn By:
SDC 20230219	ZZ
Scale:	Checked By:
N.T.S.	
SHEET No.:	File No.:
C02	

1 FRONT VIEW
 C02



KEY PLAN N.T.S.



DATE	DESCRIPTION	CHECKED BY
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REVISIONS

NOTE: Contractor is to check and verify all dimensions and conditions on the project and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

SALMONA DEVELOPMENT CONSULTANTS
 2678 BURBOL CIRCLE - SUITE 101
 CHICAGO, ILLINOIS 60637
 TEL: 418-888-8770
 EMAIL: SDC@SALMONA.COM

Project Name:
8584 Regional Rd No. 25

Sheet Description:
3D ILLUSTRATION

Date:	Issued:
APRIL 2023	
Job No.:	Drawn By:
SDC 20230210	ZZ
Scale:	Checked By:
N.T.S.	
SHEET No.:	File No.:
C03	

1 REAR VIEW
 C03



KEY PLAN N.T.S.



DATE	DESCRIPTION	CHECKED BY

REVISIONS

NOTE: Contractor is to check and verify all dimensions and conditions on the project and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

SALMONA DEVELOPMENT CONSULTANTS
 2076 BARNBOL CIRCLE - SUITE 112
 CHARVILLE, ONTARIO L0N 1G7
 TEL.: 416-808-8170
 EMAIL: INFO@SALMONA.COM

Project Name:
8584 Regional Rd No. 25

Sheet Description:
3D ILLUSTRATION

Date:	Revised:
APRIL 2023	
Job No.:	Drawn By:
SDC 20230219	ZZ
Scale:	Checked By:
N.T.S.	
SHEET No.:	File No.:
C04	

1 REAR VIEW
 C04

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2024

A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PERSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 8584-8604 REGIONAL ROAD 25 AND LEGALLY DESCRIBED AS PART OF LOT 4, CONCESSION 2 FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - FILE: LOPA-XX/24

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 Policy 4.11.3 and Schedule I1 of the Town of Milton Official Plan to permit an 'Auto Sales Establishment' on the lands located at 8584-8604 Regional Road 25 and legally described as Part of Lot 4, Concession 2 Former Geographic Township of Esquesing, Town of Milton, Regional Municipality of Halton.
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 Ontario Land 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 No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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**

PART 1: 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

8584-8604 Regional Road 25

Part of Lot 4, Concession 2 Former Geographic Township of Esquesing, Town of Milton,
Regional Municipality of Halton

(File: LOPA XX/24)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. XX to the lands at 8584-8604 Regional Road 25.

LOCATION OF THE AMENDMENT

The subject property is located on the north-west corner of Regional Road 25 and James Snow Parkway N is approximately 0.78 hectares in size. The lands are legally described as Part Of Lot 4, Concession 2 Former Geographic Township Of Esquesing, Town Of Milton, Regional Municipality Of Halton, and municipally known as 8584-8604 Regional Road 25. The subject property is located within the Milton 401 Industrial / Business Park Secondary Plan.

BASIS OF THE AMENDMENT

The proposed amendment is to permit an 'Auto Sales Establishment' in addition to the uses listed in Section 8.3 of the Official Plan on the lands located at 8584-8604 Regional Road 25.

Official Plan Amendment No. 31 brought the Town's Official Plan into conformity with Provincial and Regional growth and intensification policies, including those for the Urban Growth Centre and is deemed to be consistent with the Regional Official Plan.

The proposed amendment is to permit.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

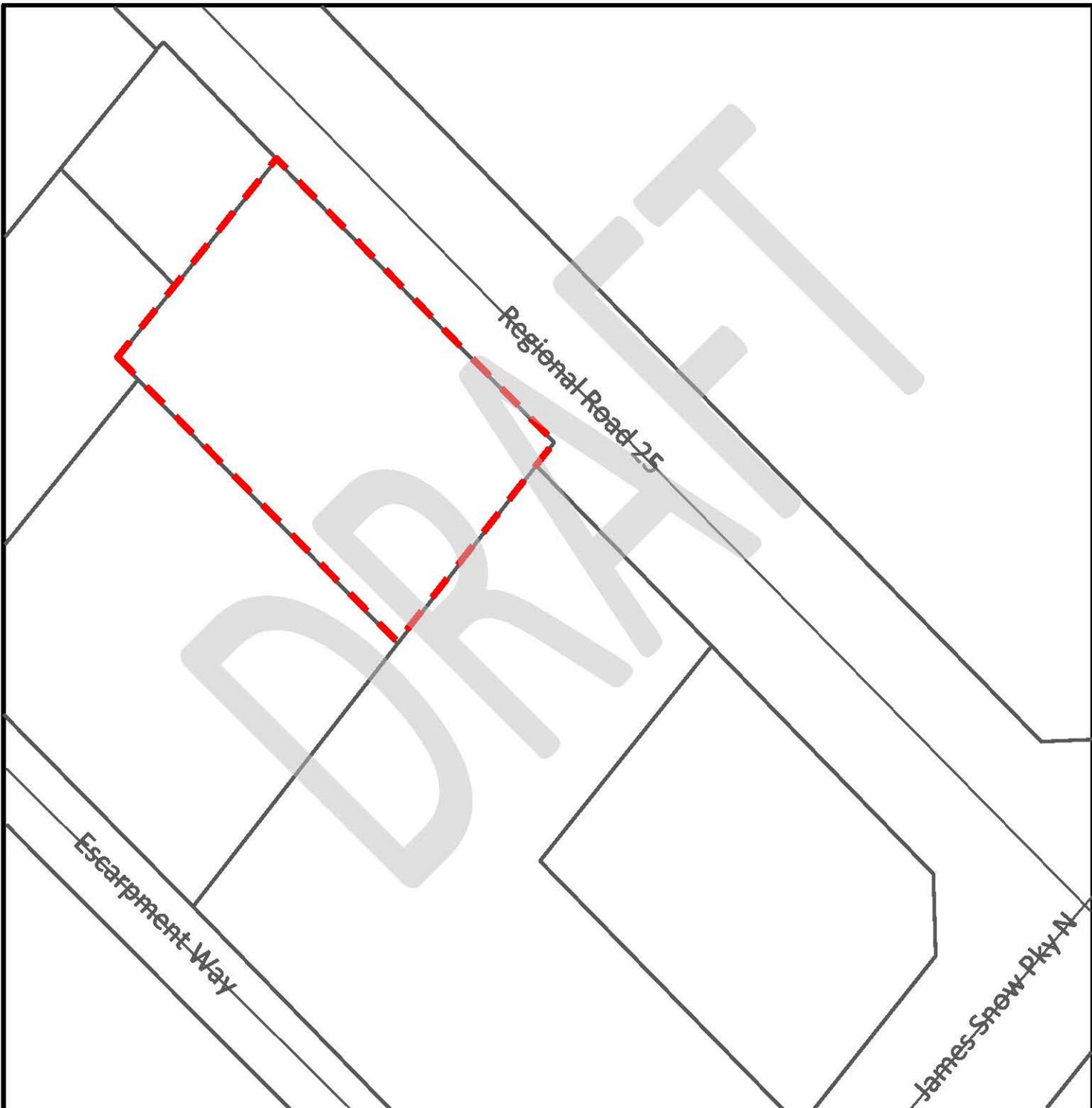
DETAILS OF THE AMENDMENT

The Town of Milton Official Plan 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 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Specific Policy Area No. XX to the lands at 8584-8604 Regional Road 25 (Part of Lot 4, Concession 2 Former Geographic Township of Esquesing, Town of Milton, Regional Municipality of Halton) as shown on Schedule ‘I1’ attached hereto.
- 2.0 Text Change (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~)

No.	Section No.	Modification
	4.11	<i>Specific Policy Areas</i>
1.	4.11.3.XX	The land identified as Specific Policy Area No. 49 on Schedule “I1” of this Plan, being lands municipally known as 8584-8604 Regional Road 25 are permitted to allow auto sales in addition to the uses listed in Section 8.3.

End of text



THIS IS SCHEDULE '1'
TO BY-LAW _____ -202_
 PASSED THE ___ DAY OF _____, 202_

— — —
 SUBJECT LANDS

FILE: LOPA-XXX/24
 LOCATION: 8584-8604 REGIONAL ROAD 25
 APPLICANT: BRUTTO PLANNING CONSULTANT LTD.
 TOWN OF MILTON

SIGNING OFFICERS

 MAYOR

 CLERK

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW 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 8584, 8598 AND 8604 REGIONAL ROAD 25, PART OF LOT 4, CONCESSION 2, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (1000317928 ONTARIO INC. AND THIRUKUMAR PARARAJASINGAM) - FILE: LOPA-04/24 AND Z-09/24).

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

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 Business Park (M1*XX) 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.XXX to read as follows:

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

a. **Additional Permitted Use**

- i. Motor Vehicle Dealership

b. **Special Definition**

- i. For the purpose of this section, a motor vehicle dealership shall be defined as a premises where new or used oversized motor vehicles are displayed and/or offered for sale, rent or lease and in conjunction with which there may be a motor vehicle repair garage and/or a motor vehicle body shop.

c. **Special Site Provisions**

- i. Notwithstanding the provisions of Table 8B in Section 8.2, the minimum required Lot Area shall be 0.78 hectares.

- ii. Notwithstanding the provisions of Table 5G in Section 8.2, the minimum off-street parking requirement is 64 spaces.
- 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 ON *Month, Day, Year.*

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

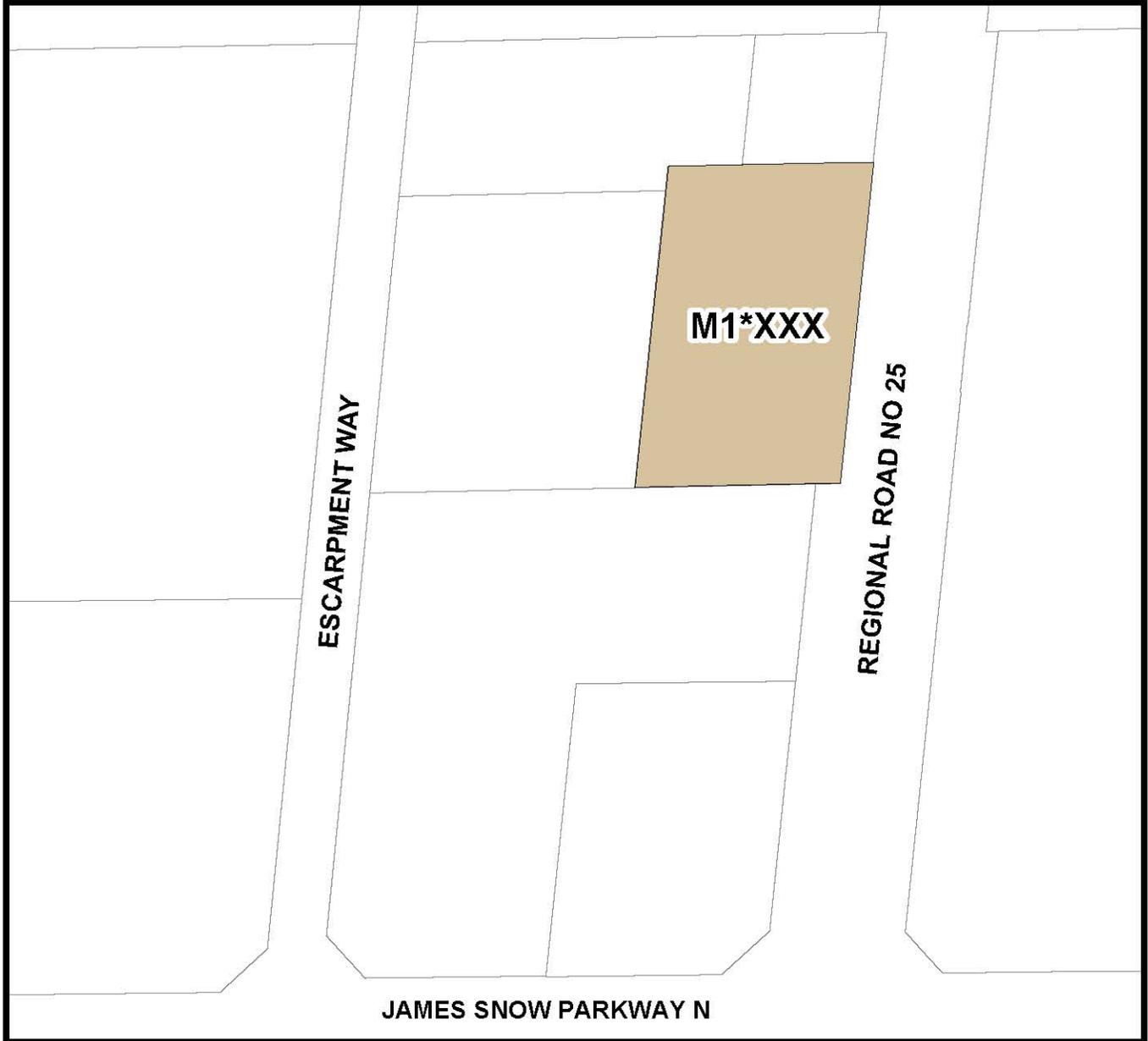
DRAFT

SCHEDULE A
TO BY-LAW No. -2024

TOWN OF MILTON

8584, 8598 AND 8604 REGIONAL ROAD 25
(PART OF LOT 4, CONCESSION 2 FORMER ESQUESING TOWNSHIP)

Town of Milton



Rezoned from FD:

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF ____, 2024.



M1*XXX - Business Park Zone Special

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

