



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 24, 2024

Report No: DS-050-24

Subject: Technical Report: Zoning By-law Amendment Application by CJJ Holdings Limited, applicable to lands known as Part Lot 5, Concession 2 (Esquesing). (Town File: Z-10/23)

**Recommendation: THAT Zoning Application Z-10/23- for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) Zone to a site specific Business Park (M1\*354) Zone, to facilitate the future development of the lands for employment uses, BE APPROVED;**

**AND THAT staff be authorized to bring forward an amending Zoning By-law for Council adoption.**

## EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) zone to a site specific Business Park (M1\*354) Zone to facilitate the future development of the lands for employment uses.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application. Staff has reviewed all of the documentation, plans and comments provided and is of the opinion that the applications as submitted are prepared in a manner that would allow them to be considered by Town Council for approval.

### Conclusions and Recommendations

Staff recommends that the application for an amendment to Zoning By-law 016-2014, as amended, **BE APPROVED** for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy;

## EXECUTIVE SUMMARY

2. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies;
3. The proposed land use is compatible with adjacent land uses and is an appropriate use of the subject land;
4. The proposal makes efficient use of land and planned services and infrastructure;
5. The proposal provides for the development of designated employment lands to meet and serve the needs of Milton's growing population; and
6. Any required building and site design, landscaping and buffering requirements can be enforced through the site plan review process and the associated agreement and performance guarantee (securities).

## REPORT

### Background

**Owners:** CJJ Holding Limited, 620 Wilson Avenue, Suite 300, Toronto, Ontario

**Applicant/Agent:** Clare Riepma, Riepma Consultants Inc., 220 Kempenfelt Drive, Barrie, Ontario

**Location/Description:** The subject lands are located between No 5 Side Road and James Snow Parkway and are located within the Milton 401 Industrial/Business Park Secondary Plan. Surrounding land uses include employment uses to the south and existing residential uses to the north. A Location Map is included as Figure 1 to this report.

### Proposal:

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands from the current Future Development (FD) zone to a site specific Business Park (M1\*354) zone to accommodate the development of the lands for future employment uses.

Figure 2 and 3 illustrate the site plan and rendering of the proposed development. The development consists of two multi-tenant buildings, totalling 18 units, with associated surface parking. Access is provided via a right-in/right-out on James Snow Parkway and a proposed full moves access onto No. 5 Side Road. It is noted that in May 2023, Town Council passed

## Background

By-law 032-23 prohibiting Heavy Traffic along No. 5 Side Road. As such, all truck traffic will be required to use the James Snow Parkway access.

- Planning Justification Report, dated July 2023, prepared by Riepma Consultants Inc.
- Phase 1 Environmental Site Assessment - 7080 No 5 Sideroad, dated July 16, 2021, prepared by Terraprobe Inc.
- Phase 1 Environmental Site Assessment - 7188 No 5 Sideroad, dated July 16, 2021, prepared by Terraprobe Inc.
- Functional Servicing and Stormwater Management Report, dated November 25, 2022, prepared by MGM Consulting Inc.
- Arborist Report, dated November 2022, prepared by Beacon Environmental Limited.
- Scoped Environmental Impact Study, dated December 2022, prepared by Beacon Environmental Limited
- Geotechnical Investigation, dated October 2022, prepared by Soil Engineers Ltd.
- Hydrogeological Assessment, dated January 2022, prepared by Soil Engineers Ltd.
- Urban Design Brief, dated April 2023, prepared by Riepma Consultants Inc.
- Traffic Impact Study, dated September 14, 2023, prepared by GHD Limited.
- Noise Feasibility Study, dated February 3, 2023, prepared by HGC Engineering Ltd.
- Stage 1-2 Archaeological Assessment, dated February 2006, prepared by Archaeological Assessments Ltd.

## Planning Policy

The subject lands are located within the Milton 401 Industrial/Business Park Secondary Plan and are designated Business Park Area, as shown on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan Land Use Plan. The Business Park Area designation is an employment designation which applies to areas where the full range of light industrial and office uses will be permitted.

Section 3.8.3.1 states that development within areas designated Business Park Area shall be permitted subject to the following:

- a) The provisions of the applicable Secondary Plan as outlined in the 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 of the Business Park designation;
- c) No outdoor storage being allowed;

## Background

- d) A high quality of landscaped site development particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial or Multi-Purpose Arterial roads;
- e) The proposed development complies with the Community-wide policies of Section 2.0 of this Plan; and
- f) Applicants can demonstrate that there is adequate wastewater and water treatment capacity to accommodate the proposed use.

It is the opinion of Planning staff that the proposal will satisfy the above noted criteria. The applicant submitted a conceptual site plan demonstrating that the proposed multi-unit buildings can be adequately integrated with the surrounding land uses. The building is set back (approximately 12 metres) from No. 5 Side Road with proposed landscaping and berming providing additional screening from the existing residents. Staff will continue working with the applicant through the detailed design Site Plan process to ensure that adequate landscape treatment is provided on-site. No outdoor storage is proposed nor permitted in the implementing Zoning for the lands. With respect to servicing, the Region has confirmed that the development can be adequately serviced via municipal water and wastewater services.

In conclusion, staff reviewed the application in relation to the policies of the Provincial Policy Statement, the Growth Plan, the Halton Region Official Plan, the Town of Milton Official Plan and the Milton 401 Industrial/Business Park Secondary Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conform to the applicable Provincial, Regional and Town land use planning policies and regulations.

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

The subject lands are currently zoned Future Development (FD) zone under the Town's Zoning By-law. As the Future Development zone does not permit any development, a zoning bylaw amendment is required to facilitate the proposed development. The applicant is proposing to place the lands in a site specific Business Park (M1) zone, following the direction of the Town's Official Plan. The only site specific provision the applicant is proposing is to deem James Snow Parkway as the front lot line, as the lands have frontage along both James Snow Parkway and No 5 Side Road.

A draft zoning by-law is attached as Appendix 1.

## Background

### Site Plan Control

Should the application be approved, the applicant will require site plan approval prior to the issuance of a building permit and commencement of any development. The applicant will 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 for the public meeting was provided pursuant to the requirements of the Planning Act on November 21, 2023 and the statutory public meeting was held December 18, 2023. No member of the public spoke at the Public Meeting but staff has received written correspondence that will be addressed under the Summary of Issues section of this report.

### Agency Consultation

The concept plan, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region and Town Departments offered no objection to the application. Agencies will continue to work with the applicants through the detailed site plan approval process. At the Public Meeting, a question was posed as to whether the land was regulated by Conservation Halton (CH). Through the pre-consultation process, Conservation Halton had indicated that following a review of the property in 2022, CH had determined that the property is no longer regulated by CH due to the realigned channel and they had no comments on the proposal.

### Summary of Issues

#### Compatibility

The main concern received by staff was the compatibility of the proposed Business Park use with the existing residential uses on the north side of No. 5 Side Road. The subject lands were approved for Business Park uses as part of the Milton 401 Industrial/Business Park Secondary Plan in 2000 by Town Council. The Business Park designation permits light industrial and office uses and acts as a buffer between sensitive land use and the general industrial/heavy industrial uses located within the interior of the Secondary Plan. The subject lands represent one of the last vacant parcels designated for employment uses in the

## Discussion

Secondary Plan. The current Zoning By-law Amendment application is to implement the direction of the Official Plan/Secondary Plan and place the lands in the corresponding Business Park (M1) lands. Through the submission of the supporting documents such as Traffic Impact, Noise Impact, Functional Servicing and Stormwater Management, Hydrogeological Report, Landscape Plans and Urban Design Brief, the applicants have demonstrated that proposed development will be compatible with the surrounding land uses and there will be minimal adverse impacts.

### Drainage of the Lands

A resident expressed concern with the impact of the development of the lands on drainage for the area. The Town's Development Engineering Department responded that the subject site does not convey drainage from surrounding lands and that the drainage to the north is collected in the roadside ditches. The drainage conveyed through the low channel on the lands is from the subject lands itself. The development will not contribute to any hard surfaced drainage to the road side ditch and any runoff will be captured and controlled to James Snow Parkway where it will travel to the Stormwater Management Pond located on Chudleigh Way via storm sewer.

### Traffic Impacts

A number of existing residents on the north side of No. 5 Side Road expressed concern regarding the potential traffic impacts of the development, notably increased vehicular and heavy truck traffic on No. 5 Side Road. In support of their application, the applicants submitted a Traffic Impact Study, prepared by GHD Limited, which concluded that *"The subject site is expected to generate a total of 40 new two-way trips consisting of 31 inbound and 9 outbound during weekday a.m. peak hour and a total of 26 two-way trips consisting of 7 inbound and 19 outbound during weekday p.m. peak hour. Based on the capacity analysis and comparison of the future background and total traffic conditions, the overall impact of proposed development is negligible and does not result in any recommended improvements to the study area intersections. The existing road infrastructure and intersection geometry was confirmed to adequately accommodate the expected site generated traffic from the subject site"*. The Town's Transportation staff, along with Transportation staff from Halton Region, have reviewed the submitted study and concurred with its findings, offering no objections to the proposal.

With regard to heavy truck traffic on No.5 Side Road, on May 29, 2023, Town Council passed By-law 032-2023, which prohibited heavy traffic on No. 5 Side Road between Regional Road

## **Discussion**

25 and James Snow Parkway. Through the future Site Plan Approval, staff will ensure that proper signage is posted notifying users of the restrictions.

### Noise

A Noise Feasibility Study, prepared by HGC Engineering Limited, was submitted in support of the application. The study investigated the potential noise impacts from the proposed industrial buildings onto the existing sensitive receptors (ie the existing residential dwellings on the north side of No. 5 Side Road. The report concluded that the sound emissions from the proposed development are expected to be within the limits of the Ministry of Environment, Conservation and Parks (MECP) standards, under a worst case scenario. Staff concur with the findings of the report and offer no objection. The potential noise impacts will also be examined through the detailed design process.

### Height

The proposed height of the buildings was noted as a concern from residents. The proposed one storey building height is approximately 8.7 metres whereas the Business Park (M1) zone permits a maximum height of 15.0 metres. Furthermore, the buildings are setback 16.0 metres (Building 1) and 19.5 metres (Building 2) from No. 5 Side Road and there will be a 4.5m landscape buffer along No. 5 Side Road consisting of berming and plantings to lessen any adverse impact of the proposed buildings.

## **Conclusion**

It is the opinion of Planning that the proposed amendment to the Town's Zoning By-law conforms to Provincial and Regional planning policy. The proposed use is in conformity with the direction of the Official Plan and the Milton 401 Industrial/Business Park Secondary Plan, and is compatible with adjacent land uses, achieves acceptable engineering and urban design standards resulting in appropriate development of the subject lands. Therefore, staff recommends approval of the zoning by-law amendment as presented through this Report.



### Financial Impact

None arising from this report

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

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

### Attachments

Figure 1 - Location Map  
Figure 2 - Concept Plan  
Figure 3 - Concept Rendering  
Figure 4 - Public Comments  
Appendix 1 - Zoning By-law Amendment

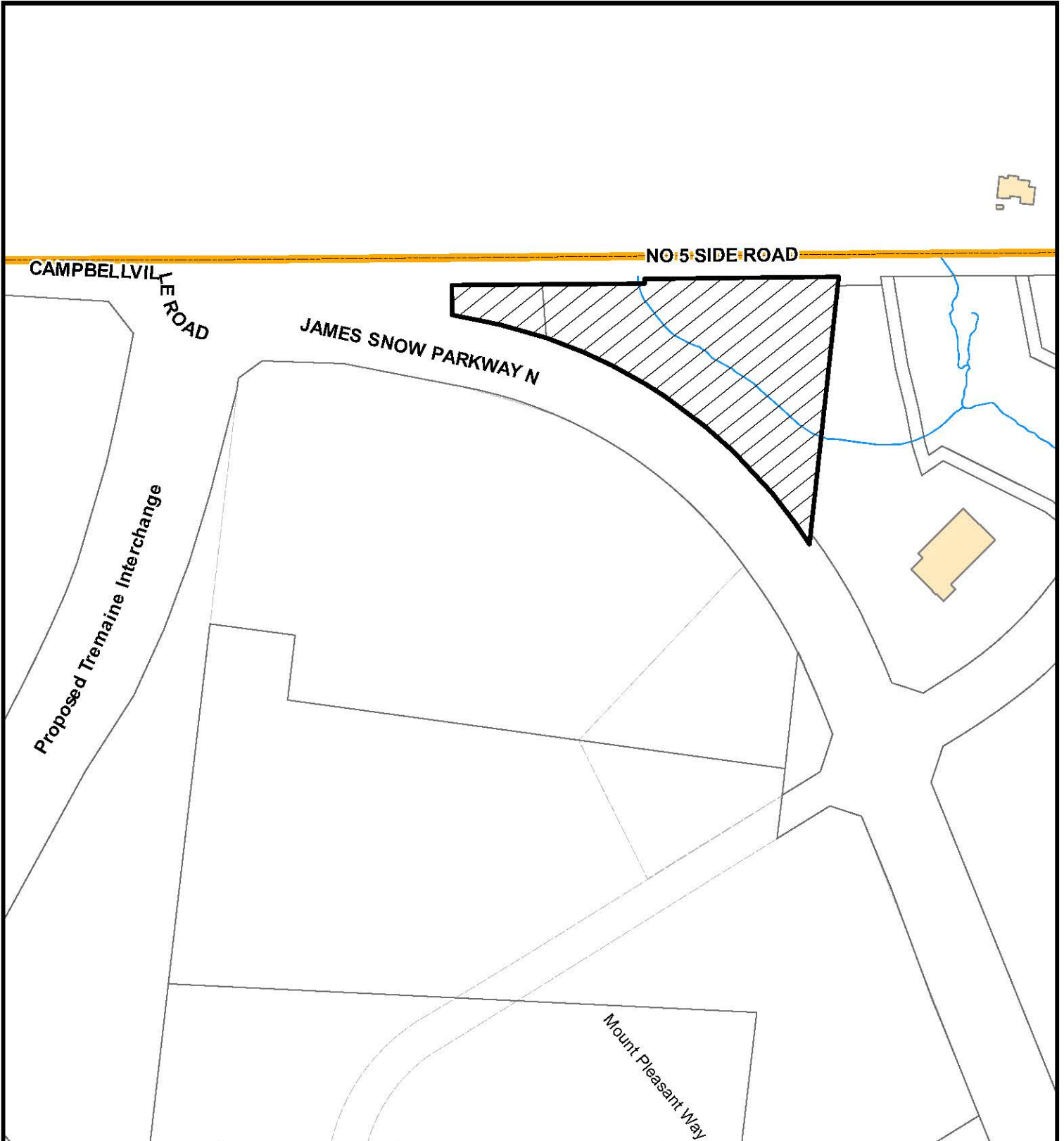
Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

### 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

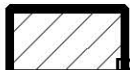


Council Meeting Date:  
June 24, 2024

Scale: 1: 3,000

Files: Z-10/23

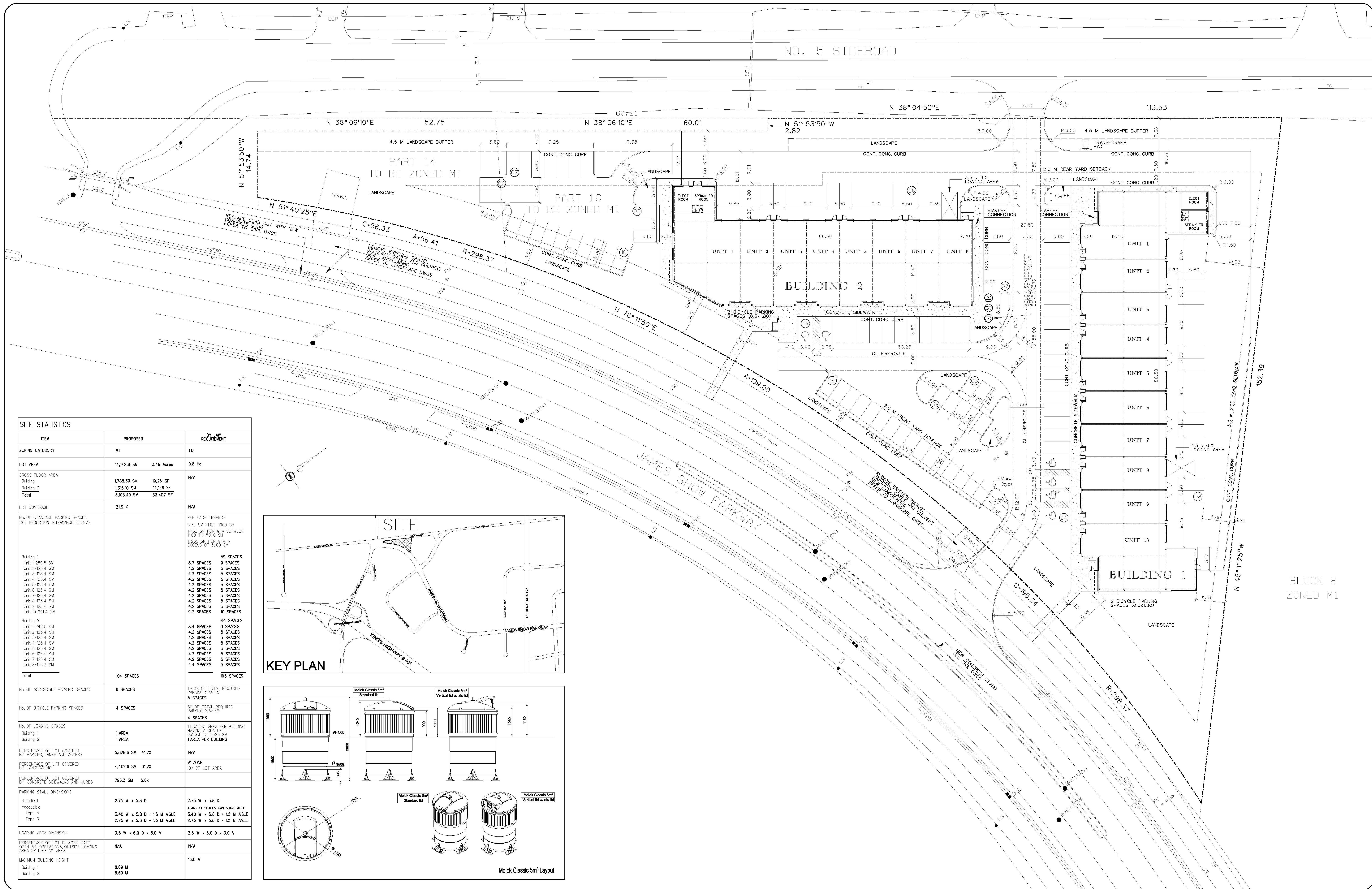
Development Services Department



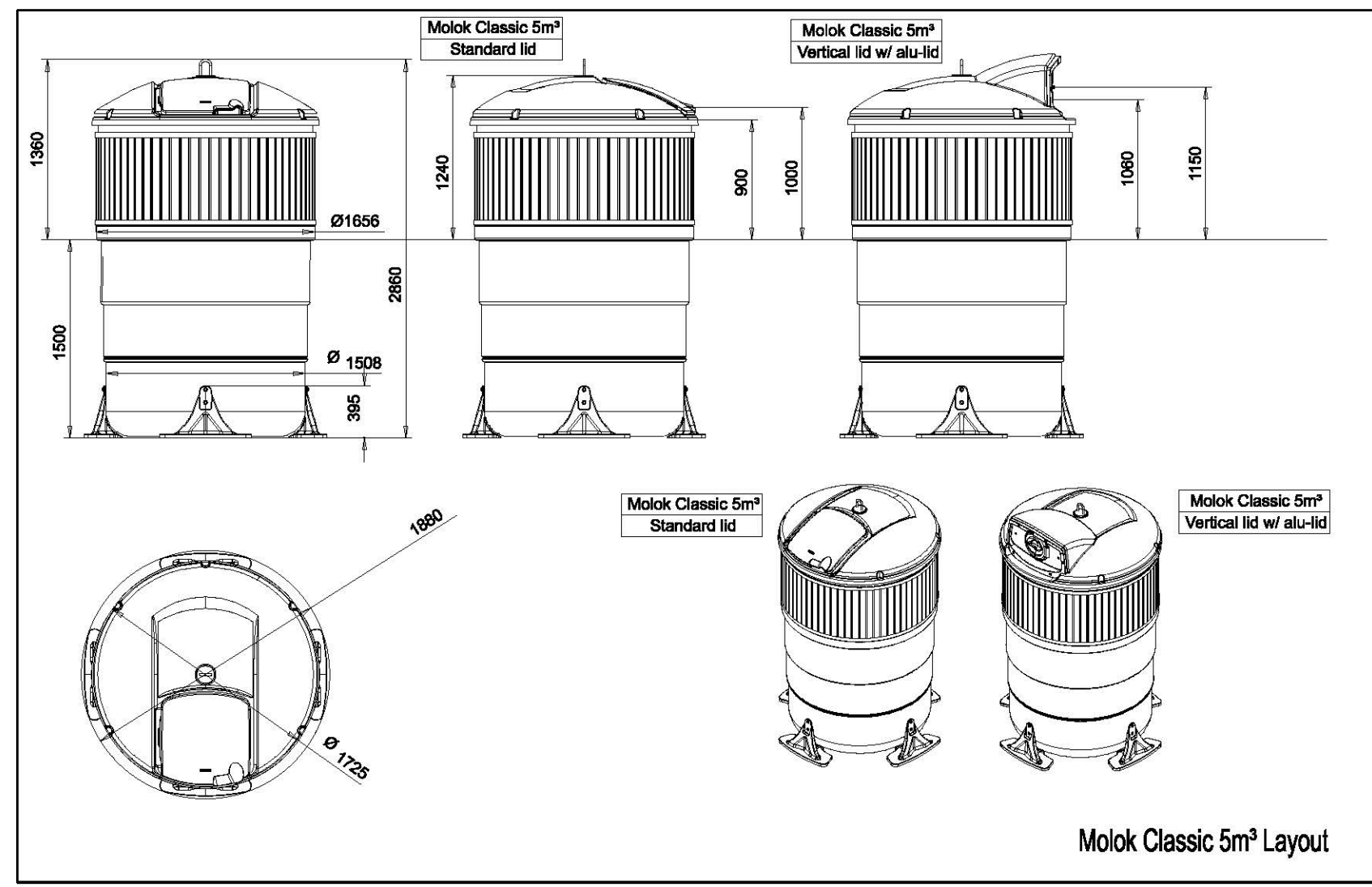
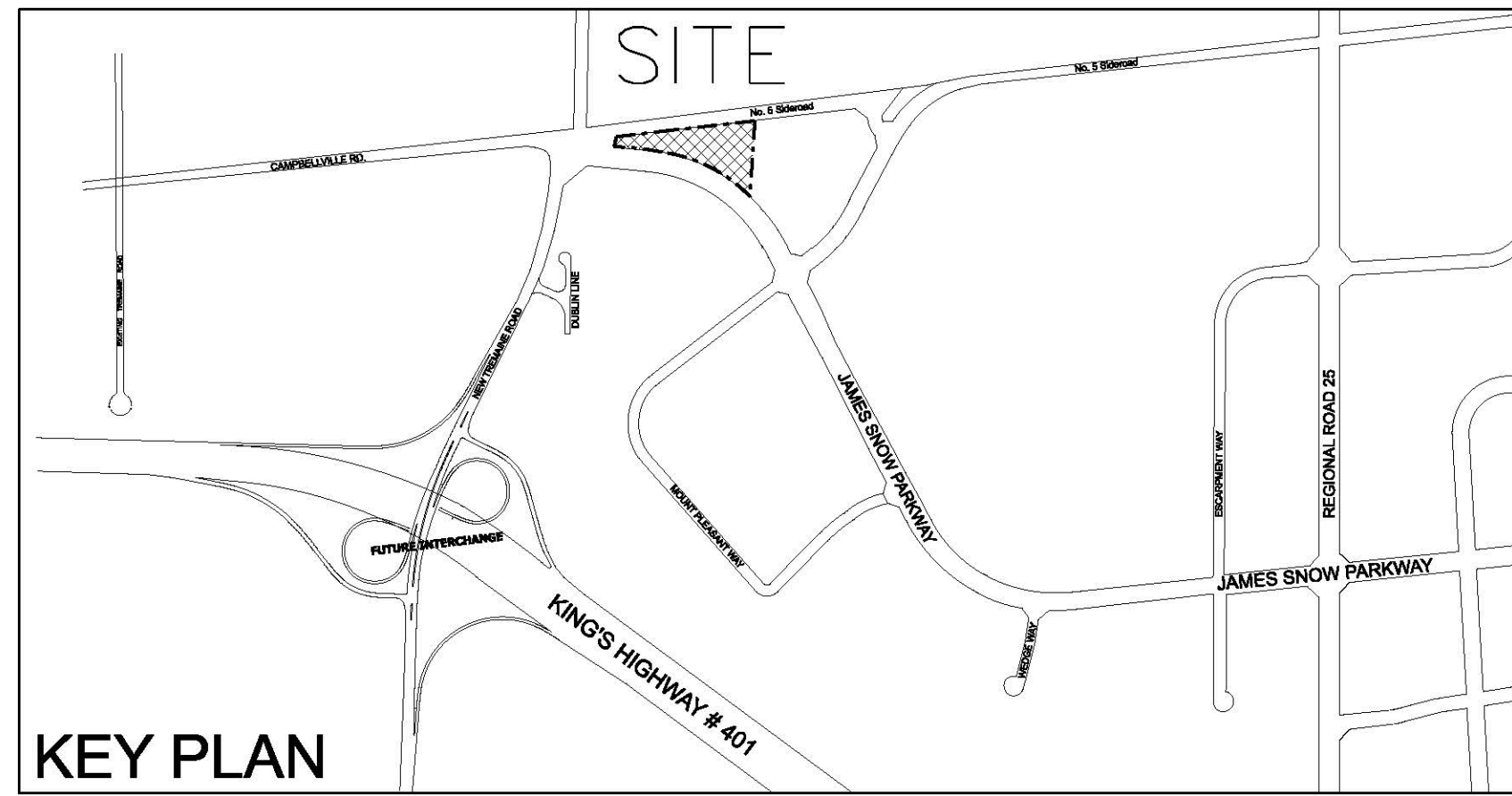
Subject Property  
Page 431 of 659

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ITEM	PROPOSED	BY-LAW REQUIREMENT
ZONING CATEGORY	M1	FD
LOT AREA	14,142.8 SM 3.49 Acres	0.8 Ha
GROSS FLOOR AREA		N/A
Building 1	1,788.39 SM 19,251 SF	
Building 2	1,315.10 SM 14,156 SF	
Total	3,103.49 SM 33,407 SF	
LOT COVERAGE	21.9 %	N/A
No. OF STANDARD PARKING SPACES (NOT REDUCTION ALLOWANCE IN GFA)		PER EACH TENANCY 1/300 SM FIRST 1000 SM 1/1000 SM FOR GFA BETWEEN 1000 TO 5000 SM 1/2000 SM FOR GFA IN EXCESS OF 5000 SM
Building 1		59 SPACES
Building 2		44 SPACES
Total	104 SPACES	103 SPACES
No. OF ACCESSIBLE PARKING SPACES	6 SPACES	1 - 3% OF TOTAL REQUIRED PARKING SPACES 5 SPACES
No. OF BICYCLE PARKING SPACES	4 SPACES	3% OF TOTAL REQUIRED PARKING SPACES 4 SPACES
No. OF LOADING SPACES		1 LOADING AREA PER BUILDING HAVING A GFA OF 531.3M TO 2326.5M 1 AREA PER BUILDING
Building 1	1 AREA	
Building 2	1 AREA	
PERCENTAGE OF LOT COVERED BY PARKING, LANES AND ACCESS	5,828.6 SM 41.2%	N/A
PERCENTAGE OF LOT COVERED BY LANDSCAPING	4,409.6 SM 31.2%	M1 ZONE 10% OF LOT AREA
PERCENTAGE OF LOT COVERED BY CONCRETE SIDEWALKS AND CURBS	798.3 SM 5.6%	
PARKING STALL DIMENSIONS		
Standard	2.75 W x 5.8 D	2.75 W x 5.8 D
Accessible		ADJACENT SPACES ON SHARPER ANGLE
Type A	3.40 W x 5.8 D + 1.5 M AISLE	3.40 W x 5.8 D + 1.5 M AISLE
Type B	2.75 W x 5.8 D + 1.5 M AISLE	2.75 W x 5.8 D + 1.5 M AISLE
LOADING AREA DIMENSION	3.5 W x 6.0 D x 3.0 V	3.5 W x 6.0 D x 3.0 V
PERCENTAGE OF LOT IN WORK YARD (OPEN AIR OPERATIONS OUTSIDE LOADING AREA OR DEPARTURE AREA)	N/A	N/A
MAXIMUM BUILDING HEIGHT		
Building 1	8.69 M	15.0 M
Building 2	8.69 M	



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.			
ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.			
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.			
PRINTS ARE NOT TO BE SCALED.			
DATE	DESCRIPTION	DATE	ISSUED FOR
JUN 27 2023	PER ZONING BY-LAW AMENDMENT COMMENTS	JUN 27 2023	2ND SUBMITTAL FOR BY-LAW AMENDMENT
		MAY 23 2023	ZONING BY-LAW AMENDMENT
No	Date Plotted	Revisions	Date Plotted

**Industrial Development**  
**James Snow Parkway North**  
 James Snow Parkway Milton, Ontario  
 Parts 14 and 16, RP 20R20039, Town of Milton, Regional Municipality of Halton

**EMERY INVESTMENTS**  
 620 Wilson Avenue, Suite 401 Toronto, Ontario, M3K 1Z3  
 Tel: (416) 630-8927 Fax: (416) 630-6997

**Site Plan**  
 CONSTRUCTION NORTH

<b>GLOBAL ARCHITECT INC.</b> 6 Leswyn Road Toronto, Ontario, M6A 1K2 Tel: (416) 256-4440 Fax: (416) 256-4449	DRAWN BY : J. DeCicca DATE : June 27, 2023 SCALE : 1:300 PROJECT NO. : 22-15 DRAWING NO. : A-1.0
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## Aaron Raymond

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**From:** Vanessa Bulfon [REDACTED]  
**Sent:** Tuesday, November 21, 2023 2:36 PM  
**To:** Aaron Raymond  
**Subject:** RE: Request for Materials - Town File Z-10/23

Hi Aaron,

Confirming receipt. Could you please kindly let me know when the next Public Consultation is scheduled and add me to the list for future updates?

Thank you,  
Vanessa

**VANESSA BULFON**  
Manager, Development



[REDACTED]

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**From:** Aaron.Raymond@milton.ca <Aaron.Raymond@milton.ca>  
**Sent:** Tuesday, November 21, 2023 2:34 PM

[REDACTED]

You don't often get email from [aaron.raymond@milton.ca](mailto:aaron.raymond@milton.ca). [Learn why this is important](#)

Hello,

Please find below a link to the Town's Sharefile containing the files submitted in support of the above noted Zoning By-law Amendment application.

Aaron

### The Town of Milton Secure Email

Expires December 21, 2023

7080 No. 5 Sideroad, Reliance Letter.pdf

156.2 KB

A-2.0 Floor Plan-Building 1 (1).pdf

121.5 KB



**Aaron Raymond, MCIP, RPP**  
Senior Planner, Development Review  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2313  
[www.milton.ca](http://www.milton.ca)

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**From:** Vanessa Bulfon [REDACTED]  
**Sent:** Tuesday, November 21, 2023 2:22 PM  
**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>  
**Cc:** Aaron Raymond <[Aaron.Raymond@milton.ca](mailto:Aaron.Raymond@milton.ca)>  
**Subject:** Request for Materials - Town File Z-10/23

Good afternoon,

I received the attached notice regarding a proposed ZBA for the property north of our client's industrial site under construction located at 6500 & 6750 Campbellville Road. Can you please kindly share the publicly available reports listed in the notice for our review.

Thank you & Regards,  
Vanessa

**VANESSA BULFON**  
Manager, Development



[REDACTED]

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## Aaron Raymond

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**From:** zaineb umar [REDACTED]  
**Sent:** Monday, December 18, 2023 12:31 PM  
**To:** Aaron Raymond  
**Subject:** Re: Town file Z-10/23

Good afternoon Aaron,

I have spoken with my neighbors and we definitely do not want traffic on 5 side rd as we have kids playing and with no footpaths it will be highly unsafe. It is a quiet residential street and we would like it to remain this way.

Other concerns I have are :

The height. If it's single storey then why such a high building? Will there be windows facing 5 side rd.

We would want the city to put a fence and plant trees to limit noise.

Last time when there was construction on James snow, our well almost went dry due to bedrock shift. I hope this won't be the case this time.

Regards

Zaineb

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**From:** Aaron.Raymond@milton.ca <Aaron.Raymond@milton.ca>  
**Sent:** Friday, October 27, 2023 10:39:51 AM  
**To:** 'zaineb umar' [REDACTED]  
**Subject:** RE: Town file Z-10/23

Hello and thank you for your email. These lands have been designated as Business Park since roughly 2000 when Council approved the Milton 401 Business Park. The applicants are now rezoning the lands to bring them in line with the Official Plan.

With regard to height, they are proposing approximately 9m with a single storey. The Business Park M1 zone that they are applying for allows a maximum height of 15m.

For uses, they are applying for a Business Park zone, which allows for a variety of uses such as commercial schools, daycares, office uses, warehouses, among others. I have attached an excerpt from the Town's Zoning By-law which lists the potential uses. Some of these uses, while being permitted, would not be practical in this location. It's my understanding that while the applicant doesn't have end users, they are looking to attract smaller unit light industrial uses (similar to what you would find on Main Street in Milton between Ontario Street and Thompson Road).

The entrance on No 5 Side Road is under review by our Traffic section. Heavy trucks are not permitted on No 5 Side Road and this entrance would only be used by passenger vehicles.

The application is still under review and just at the beginning of the process. There will be a statutory Public Meeting tentatively scheduled for December 18<sup>th</sup>. You will receive a notice in the mail for that meeting 20 days beforehand.

Should you have any questions or comments, please feel free to contact me.

Aaron



**Aaron Raymond, MCIP, RPP**  
Senior Planner, Development Review  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2313  
[www.milton.ca](http://www.milton.ca)

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**From:** zaineb umar [REDACTED]  
**Sent:** Friday, October 27, 2023 10:18 AM  
**To:** Aaron Raymond <Aaron.Raymond@milton.ca>  
**Subject:** Town file Z-10/23

Good morning

I reside on 5 side road and received a notice of a proposal to build 18 units right in front of my house. Before purchasing the house in 2010 i came to the city hall to verify if the lot across the street would remain greenspace. And i was told that it would. Then what changed??

Please send me further information as to :

The building height. Will it be one or 2 storey?

What will the units be used for? Office? Retail? Restaurant?

On the drawing it shows an entrance through 5 side rd? Is that essential? It is a quiet residential street with kids playing and families walking with no foot path. I don't think it'll be safe, especially for truck traffic.

Thank you  
Zaineb

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## Aaron Raymond

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**From:** Nick Mongelli [REDACTED]  
**Sent:** Friday, November 17, 2023 11:22 AM  
**To:** Aaron Raymond  
**Subject:** Town File: Z-10/23 - 0 James Snow Parkway

Dear Mr. Aaron Raymond,

My name is Nick Mongelli and I am the owner of [REDACTED].

I received a public notice to provide comment and participate in the review process for the 0 James Snow Parkway, Town File Z-10/23, where CJJ Holdings Limited has applied for a Zoning By-Law 016-2014 Amendment to rezone lands to a Business Park.

My concern is with respect to the potential impact of developing the 1.4 hectares property which currently receives the drainage of surface runoff from North Dublin Line, the westerly lands of Dublin Line, and No. 5 Side Road. In addition to the drainage concerns, I would like to understand how the surface runoff accumulated in the roadside ditches within the municipal right-of-way will be controlled if this land will no longer serve as a receiving site for water in post development?

I would appreciate it if you would provide a response for my concerns.

Thank you  
Nick Mongelli

[REDACTED]



## Aaron Raymond

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**From:** Jean Greaves [REDACTED]  
**Sent:** Wednesday, December 13, 2023 10:43 AM  
**To:** Aaron Raymond  
**Subject:** Town File: Z-10-23

Good morning

I was made aware from recent mailings that there is a proposal to change zoning and build an industrial business park on the land at the end of No. 5 Side Road and James Snow Parkway. I truly hope there is someone at the council that will appeal this movement. I have been a resident of 5 Side Road for the past 3 years, we moved out of town to this location to TRY to get away from the hustle and bustle that has become Milton. One of the elements we loved about this location was that it is a dead end road, the children once again can play out on the street without the fear of trucks and cars speeding down the road. It is a very quiet, residential street. Granted the recent years have seen more changes as you see the extremely large truck rental place at James Snow and 5 Side road as well as the proposed development which I believe is for a courier facility on the east side of 5 Side Road. Needless to say the hustle and bustle, noise and pollution seems to be following us, and we really did not want to have to leave Milton.

I am wondering if anyone has given any thought to the residents on this quiet street? Many have been here many years, are elderly and are seeing their environment change dramatically and certainly not for the best. I cannot imagine the impact having this additional building on the road, having vehicles now going up and down the road, the noise and pollution is going to make to the value of our home. I wonder, is this something the town or the builder is willing to pay the residents for the loss of value?

I read with interest your recognition of the traditional lands which are acknowledged at each meeting. Part of it states: The Town of Milton shares this land and the responsibility for the water, food and resources. I would add that the town has a responsibility to its residents, the people paying taxes that pay your wages, to the safety of our children being able to play outside, to the noise and pollution that undoubtedly another business park in this area will bring.

I humbly request that this whole movement be denied, please leave what little bit of green space, peace and quiet we have left on this small stretch of residential road.

Jean Greaves

## Aaron Raymond

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**From:** Meredith Greaves [REDACTED]  
**Sent:** Wednesday, December 13, 2023 1:02 PM  
**To:** Aaron Raymond  
**Subject:** Town File: Z-10-23

Good afternoon,

I recently learned about the proposal to change zoning and establish an industrial business park on the land at the end of No. 5 Side Road and James Snow Parkway. **I truly hope there is someone at the council that will appeal this movement.**

As a resident of 5 Side Road for the past three years, my family and I chose this location to escape the hustle and bustle of Milton. The appeal of our quiet, dead-end street allowed children to play safely outdoors without the worry of speeding vehicles.

I am wondering if anyone has given any thought to the residents on this quiet street? Many have been here many years, are elderly and are seeing their environment change dramatically and certainly not for the best. I cannot imagine the impact having this additional building on the road, having vehicles now going up and down the road, the noise and pollution is going to make to the value of our home. I wonder, is this something the town or the builder is willing to pay the residents for the loss of value?

Using our quiet dead-end residential road for business purposes is not only a threat to residents' safety, but also will destroy what little green space we have left.

In the Town of Milton's acknowledgment of traditional lands, the responsibility for water, food, and resources is emphasized. I believe the town also has a responsibility to its residents to ensure their safety, the ability of children to play outdoors, and to address concerns about noise and pollution associated with additional business parks.

**I respectfully request that this whole movement be denied**, please leave what little bit of green space, peace and quiet we have left on this small stretch of residential road.

Meredith Greaves

## Aaron Raymond

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**From:** Meghan Greaves [REDACTED]  
**Sent:** Thursday, December 14, 2023 10:20 AM  
**To:** Aaron Raymond  
**Subject:** Town File: Z-10-23

Good morning

I am a resident of 5 sideroad and have recently been made aware of the proposal to change zoning and build an industrial business park on the land at the end of No. 5 Side Road and James Snow Parkway. I truly hope there is someone at the council that will appeal this movement.

I have been a resident of 5 Side Road for the past 3 years, we moved out of town to this location to get away from the hustle and bustle that has become Milton. My husband and I are recently married with plans to start a family. One of the things that we loved about the area when we moved was that it was on a quiet dead end road. We are able to walk our dogs and one day hope to play outside with our family. This is not something we would be able to do with the proposed changes. It makes me sad to think that the area itself has changed so much in the 3 years we have already been here, how must the residents that have been here 30 years + feel.

I understand that Milton is a developing town, however there doesn't seem to have been any thought about the residents that live here and make the town what it is. It seems like our only option is to move out of Milton if we want any peace and quiet.

I humbly request that this whole movement be denied, please think about the residents in this area and allow us to enjoy this small stretch of residential road.

Regards,  
Meghan

**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 PART LOT 5, CONCESSION 2, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (CJJ HOLDINGS LIMITED) – FILE: Z-10/23

**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 Future Development (FD) zone symbol to a site specific Business Park (M1\*354) symbol on the land 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 13.1.1.354 to read as follows:
  - a. For the purposes of administering the Zoning By-law, James Snow Parkway shall be deemed to be the front lot line.
3. **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 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 JUNE 24, 2024**

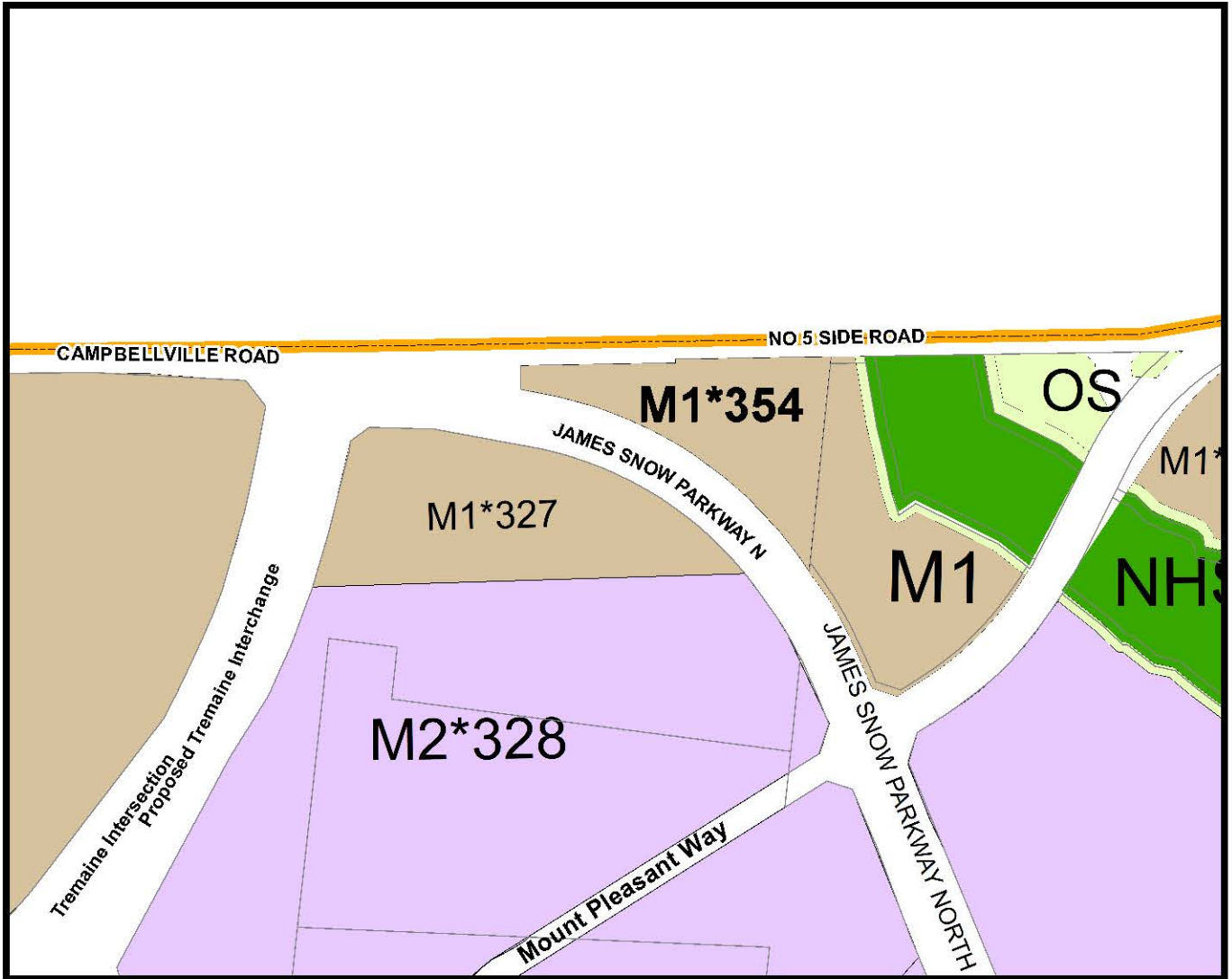
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Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Town Clerk

SCHEDULE A  
TO BY-LAW No. -2024

TOWN OF MILTON

PARTS 14 AND 16,  
RP 20R20039  
Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

 M1\*354- Business Park Zone Special

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MAYOR - Gordon A. Krantz

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

