



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 24, 2025

Report No: DS-010-25

Subject: Technical Report - Official Plan Amendment and Zoning By-law Amendment applications by HW Transportation Group, applicable to lands known municipally as 7265 No.5 Side Road, Town of Milton. (Town File: LOPA 10/24; Z-22-24)

Recommendation: **THAT** Staff Report DS-010-25 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of a commercial truck dealership, **BE APPROVED**;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 88 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-010-25 for Council adoption;

AND FURTHER THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-010-25 for Council adoption;

EXECUTIVE SUMMARY

Application has been made for an amendment to the Town of Milton Official Plan and the Town of Milton Zoning By-law 016-2014, as amended, to permit a Commercial Truck Dealership, including service and repair, in addition to the existing Motor Vehicle Rental Agency on lands known municipally as 7265 No. 5 Side Road. The purpose of the proposed official plan amendment is to introduce a special policy for the subject lands to permit the use within the Business Park Area designation in addition to other uses permitted within the designation. The proposed zoning by-law amendment intends to rezone the subject lands to a site-specific business park zone to permit a commercial truck dealership, in addition to other uses permitted in the business park zone.

Conclusions and Recommendations

EXECUTIVE SUMMARY

Staff recommends that the official plan amendment and zoning by-law amendment applications **BE APPROVED** for the following reasons:

1. the proposed development is consistent with and conforms to Provincial, Regional and Town planning policy and provides for an appropriate employment use in the Milton 401 Industrial/Business Park Secondary Plan area;
2. the proposed development makes efficient use of land by consolidating several properties to facilitate an employment use serviced by municipal infrastructure; and,
3. the proposed development will facilitate employment growth in the Milton 401 Industrial/Business Park Secondary Plan area and make a positive contribution to meeting the Town's employment growth targets in accordance with Town, Regional and Provincial planning policy.

REPORT

Background

Owners:

HW Transportation Group, 7265 No. 5 Side Road, Milton, ON. L9T 2X7

Applicant:

W.E. Oughtred & Associates Inc., 2140 Winston Park Drive, Oakville, ON. L6H 5VT

Location/Description:

The subject lands are located in Ward 1, at the northwest corner of James Snow Parkway and No 5 Side Road within the Milton 401 Industrial/Business Park Secondary Plan. Surrounding land uses include employment uses to the south and west, existing residential uses to the north and an environmental feature to the east. A Location Map is included as Figure 1 to this report.

Proposal:

The applicant is seeking approval of an Amendment to the Town's Official Plan and Zoning By-law 016-2014, amended, to permit a Commercial Truck Dealership on the subject lands. Currently operating on the site is a Motor Vehicle Rental Agency.

Figure 2 and 3 illustrate the approved site plan and the existing elevations of the existing Motor Vehicle Rental Agency. As no physical changes are proposed to the site, outside of a potential change in signage, the site will remain as exists. There is currently an access provided from No. 5 Side Road, with an existing 1224 square metre building and associated surface parking.

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

Background

- Planning Justification Report, prepared by W.E. Oughtred & Associates Inc., dated October 7, 2023
- Functional Servicing and Stormwater Management Report, prepared by MGM Consulting Inc., dated October 7, 2024
- Acoustic Assessment Report, prepared by Vintec Acoustics Inc., dated September 16, 2024
- Trip Generation Letter Addendum (Traffic Impact Brief), prepared by Paradigm Transportation Solutions Limited, dated October 7, 2024.
- Site Plan, prepared by Chamberlain Architect Services Limited, dated March 8, 2022
- Application Form
- Site Screening Questionnaire
- Draft Official Plan Amendment and Draft Zoning By-law Amendment

Discussion

Provincial Planning Statement (PPS)

Section 2.3.1 of the PPS includes policies that apply to land use planning in settlement areas. This section of the PPS promotes efficient development patterns by directing growth to settlement areas, discouraging inefficient expansion of these areas, encouraging the effective use of existing and planned infrastructure and accommodating a range and mix of uses. The relevant policies in section 2.3.1 of the PPS read as follows:

2.3.1.1 Settlement areas shall be the focus of growth and development.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

The subject lands are located within a settlement area (i.e. The Town of Milton Urban Area and the Milton 401 Industrial/ Business Park Secondary Plan) and the official plan amendment and development is consistent with the policies above. The proposed Commercial Truck Dealership development will offer both the sale, rental and service of commercial trucks that are required to support employment uses and the movement of goods in and between employment areas.

Discussion

Section 2.8 of the PPS also contains policies related to employment and employment areas. The definition of Employment Areas was recently updated (through the August 2024 release of the new Provincial Policy Statement) as follows:

Employment Areas: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

It is the opinion of staff that the proposed Commercial Truck Dealership is consistent with the PPS. Commercial trucks are essential for transporting goods and a commercial truck dealership with accessory service and repair uses can support major goods movement facilities operating within the employment area and moving along goods movement corridors.

Halton Region Official Plan

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities, however the Halton Region Official Plan ('ROP') remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated Urban Area on Map 1: Regional Structure of the Halton Region Official Plan. All development is subject to the policies of the ROP. Section 76 of the ROP states that the permitted uses in the Urban Area are to be in accordance with a Local Official Plan and Zoning By-law.

Section 77(6) of the ROP requires Local Official Plans to specify development phasing strategies within the Urban Area, which are consistent with the ROP, giving top priority to development of employment lands and completion of existing communities. The majority of the subject lands are located within the approved Milton 401 Industrial/Business Park Secondary Plan. Staff is of the opinion that the proposed official plan amendment and the proposed development is appropriate and conforms to the policies of the Halton Region Official Plan.

Town of Milton Official Plan

The majority of the subject lands are designated Business Park Area on Schedule B - Urban Land Use Plan of the Town of Milton Official Plan. A small portion of the lands at the intersection of James Snow Parkway and No. 5 Side Road appear to be designated Industrial Area. 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. Only a very small portion of the lands are designated Industrial Area and may represent a mapping error.

Discussion

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 designation, which include: 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 3.8.3 of the Town's Official Plan includes policies that apply to development within the Business Park Area designation and section 3.8.3.1 reads as follows:

3.8.3.1 Development within areas designated "Business Park Area" within the Established Urban Area on Schedule "B" or within an approved Secondary Plan, shall be permitted subject to:

- a) the provisions of the applicable Secondary Plan as outlined within Part C of this 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 the Business Park Area designation;*
- c) no outdoor storage being allowed;*
- 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.*

Staff are of the opinion that the development proposal conforms with the above-noted criteria. The applicant has previously received Site Plan Approval and has constructed the existing building and parking areas in accordance with the Town's urban design objectives. The site is currently connected to full municipal services and no outdoor storage exists nor is proposed.

Milton 401 Industrial/Business Park Secondary Plan

The subject lands are also designated Business Park Area on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan ('Secondary Plan') of the Town of Milton Official Plan. In the Business Park Area designation, section C.2.5.2 of the Secondary Plan indicates



that the permitted uses are the same as those set out in Section 3.8 of the Town's Official Plan (described in the previous section of this report).

The proposed official plan amendment intends to introduce a new Special Policy Area No. 52 to permit a commercial truck dealership in addition to the other uses permitted in the Business Park Area designation.

Staff is of the opinion that the proposed development and the official plan amendment implements the intent of the Business Park Area designation and conforms to the Town of Milton Official Plan.

Attached to this report as Appendix 1 is the Official Plan Amendment.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Business Park (M1) zone under the Town's Zoning By-law 016-2014, as amended. The Business Park zone permits a variety of employment uses including a Motor Vehicle Rental Agency, which exists currently on the subject lands. However, the M1 zone does not permit a Commercial Truck Dealership and as such, a Zoning By-law Amendment is required to facilitate the proposed use. No site specific provisions are proposed.

The proposed M1*362 zone includes a site-specific definition for a commercial truck dealership that restricts the sale, rent or lease of vehicles to new or used truck tractors and permits accessory service and repair of truck tractors as an accessory use. This use is proposed as an additional permitted use to those that are permitted within the parent M1 zone.

The site specific Zoning By-law Amendment is attached as Appendix 2.

Site Plan Control

As there are no proposed physical changes to the site from the existing built form, Site Plan control will not be required.

Public Consultation and Review Process

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act on November 15, 2024 and the Public Meeting was held on December 9, 2024. Staff received no public comments nor did any member of the public speak at the public meeting.



Discussion

Agency Circulation

The official plan amendment, zoning by-law amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, and other agencies offered no objection to the application.

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
Senior Planner, Development Review
Phone: Ext. 2313

Attachments

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

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



The Corporation of the Town of Milton

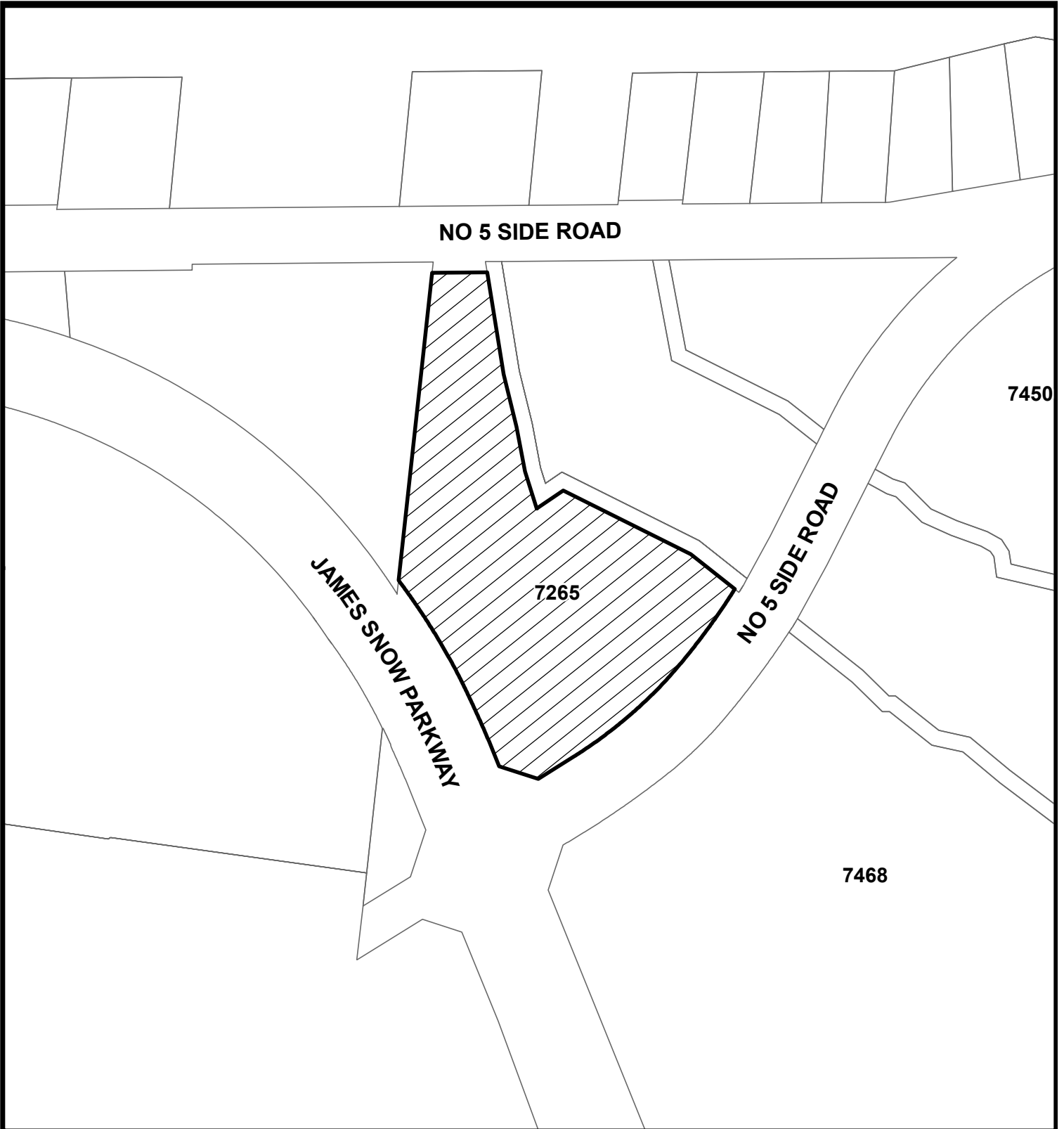
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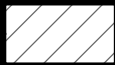
Recognition of Traditional Lands

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: February 24, 2025 | Scale: 1: 3,333 | Files: LOPA 10/24 & Z-22/24 | Development Services Department |
|  |  Subject Property | | Copyright 2024: Town of Milton, Teranet Inc. |

| NO. | ISSUED | DATE |
|-----|-----------------------------|-------------|
| 1 | BUILDING PERMIT APPLICATION | APR 18 2020 |
| 2 | TRUCK RENTAL | SEP 16 2019 |
| 3 | PROPOSED | SEP 16 2019 |
| 4 | REVISED | SEP 16 2019 |
| 5 | REVISED | SEP 16 2019 |

KEY PLAN



O.B.C. CLASSIFICATION

| | |
|---|-----------------|
| OFFICE: GROUP D, DIVISION 1, UP TO 2 STOREYS, SPRINKLERED | O.B.C. 3.2.2.56 |
| WAREHOUSE & SERVICE AREA: GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED | O.B.C. 3.2.2.72 |

LEGAL LAND DESCRIPTION

PART 1
PLAN OF BLOCK 6
REGISTERED PLAN 20M-1119
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LOT AREA: EXISTING LOT AREA = 1.88 ha
LANDS DEDICATED TO TOWN FOR ROAD WIDENINGS = 0.10 ha
NEW LOT AREA = 1.78 ha

ZONING REQUIREMENTS
ZONE M1 - EMPLOYMENT ZONE, BUSINESS PARK

| | REQUIRED | PROVIDED | % |
|--|-----------|-------------|-------|
| MINIMUM LOT AREA | 0.8 ha | 1.77 ha | 96.9% |
| MINIMUM LOT FRONTAGE | 40 m | 96.9 m | - |
| BUILDING AREA | - | 1215.0 sqm | 6.9% |
| LANDSCAPED OPEN AREA | 10% MIN. | 3451.0 sqm | 19.5% |
| CURB/WALKWAYS | - | 209.6 sqm | 1.5% |
| ASPHALT AREA | - | 12764.4 sqm | 72.1% |
| GROSS FLOOR BUILDING AREA | - | 1865.0 sqm | - |
| BUILDING HEIGHT | 15 m MAX. | 10 m | - |
| MINIMUM BUILDING SETBACK FRONT YARD | 9 m | 38.5 m | - |
| MINIMUM BUILDING SETBACK INTERIOR SIDE | 3 m | - | - |
| MINIMUM BUILDING SETBACK EXTERIOR SIDE | 9 m | 38.8 m | - |
| MINIMUM BUILDING SETBACK REAR YARD | 12 m | 19.0 m | - |
| MINIMUM LANDSCAPE BUFFER (ABUTTING STREET) | 4.5 m | 4.5 m | - |
| MINIMUM LANDSCAPE BUFFER (ABUTTING JSP) | 0 m | 1.5 m | - |

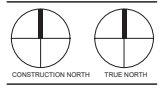
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SEAL



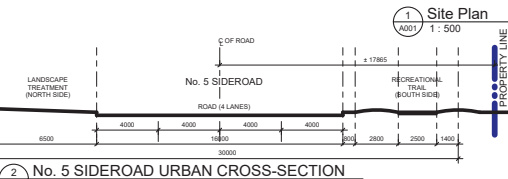
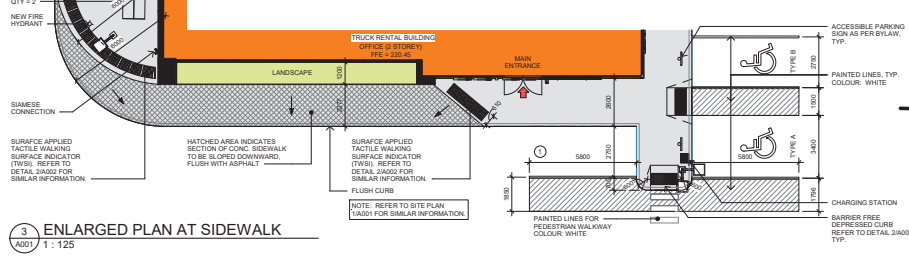
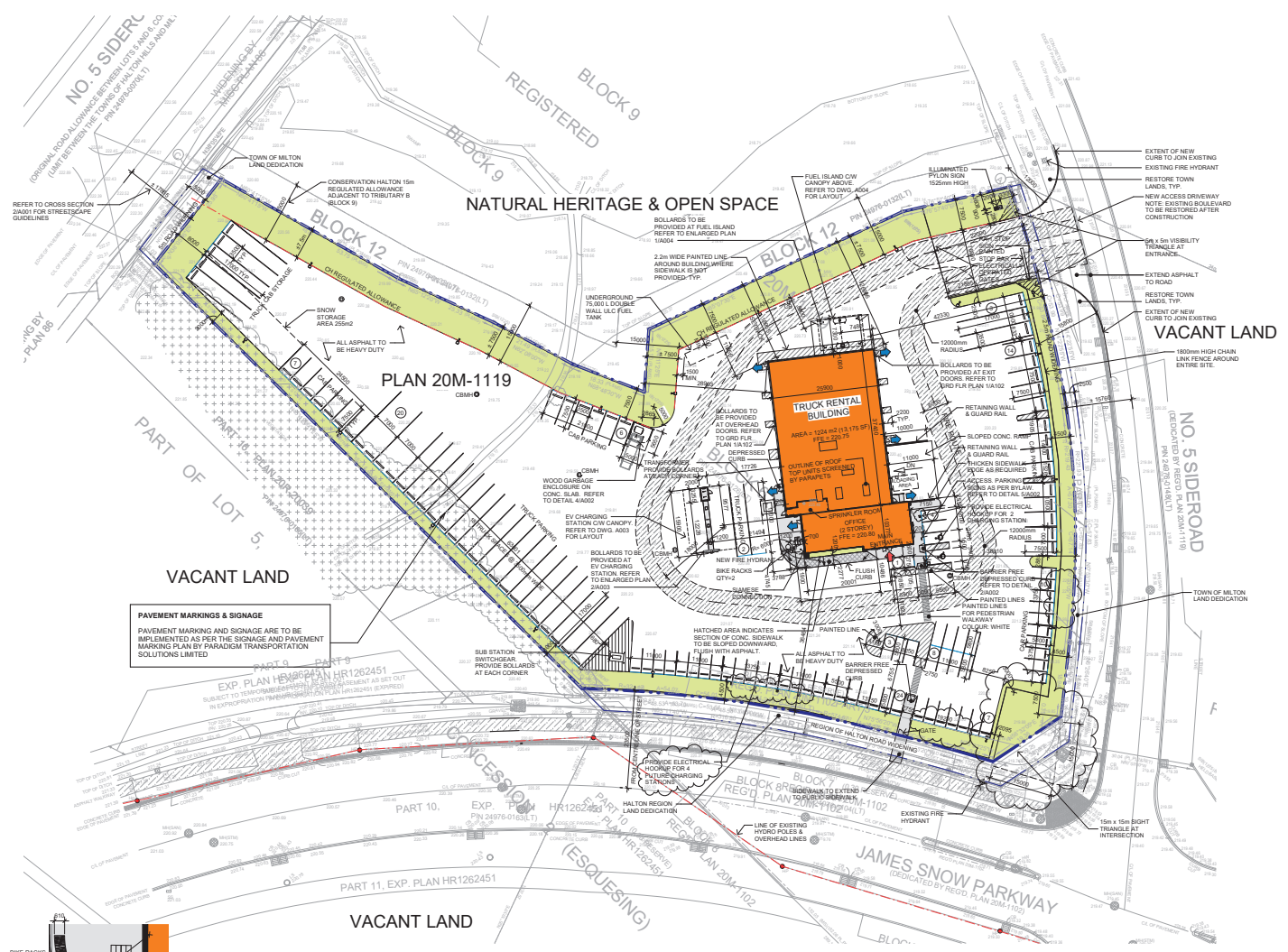
TRUCK RENTAL AGENCY

SITE PLAN FILE # SP 2120
7265 No. 5 SIDE ROAD
MILTON, ON

SITE PLAN

| | |
|-------------|--------------|
| START DATE | APRIL 2020 |
| DRAWN BY | TP |
| CHECKED BY | TP |
| SCALE | As Indicated |
| PROJECT NO. | 120026 |

A001



CREDIT NOTE

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY GUIDO PAPA SURVEYING, DATED 04/02/20. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

SITE LEGEND

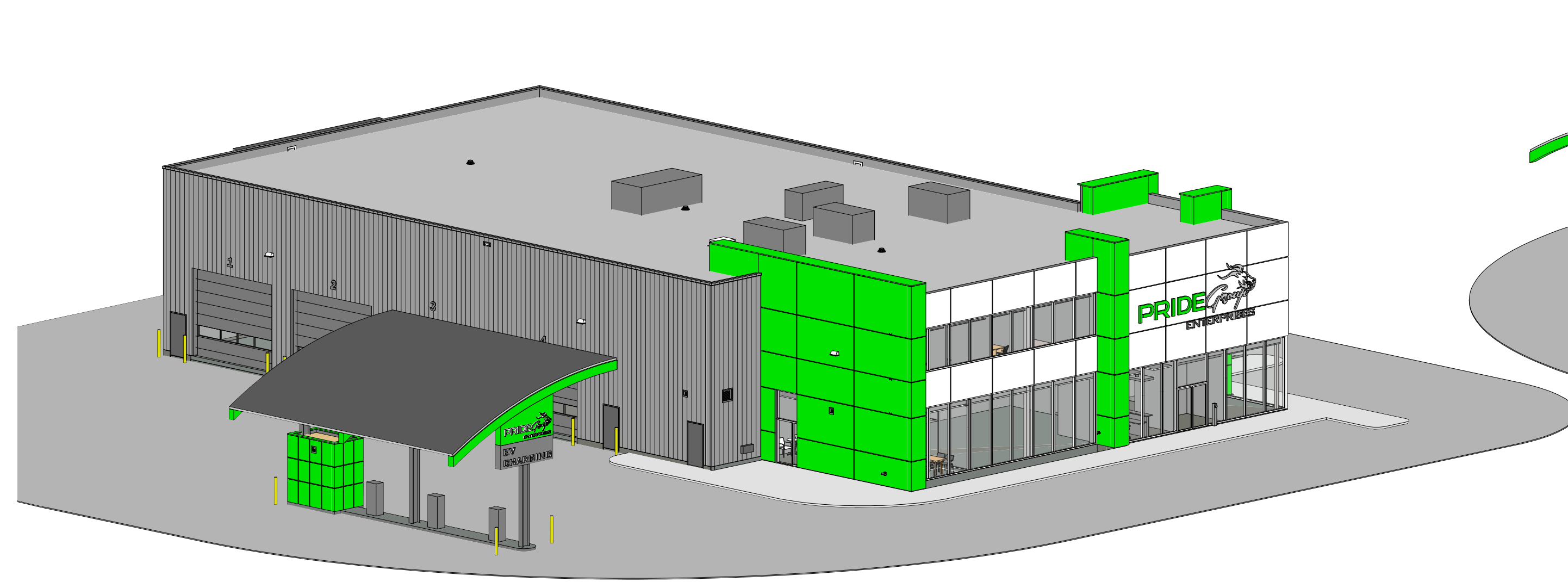
| | | |
|---|---|---------------------|
| ENTRANCE / EXIT | MH | MANHOLE |
| BUILDING SETBACK LINE | CB | CATCH BASIN |
| PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS) | CBMH | CATCH BASIN MANHOLE |
| DESIGNATED BARRIER-FREE PARKING SPACE | EXISTING FIRE HYDRANT | |
| POLE MOUNTED BARRIER-FREE PARKING SIGN | 6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT | |
| DEPRESSED CURB | LANDSCAPE / SOOD AREA | |
| VEHICLE TRAVEL | CONCRETE SIDEWALK | |
| PRE-CAST CONC. TIRE STOPS (MINED 10' FROM EDGE OF ASPHALT CURB - 4" x 12" TRUCKS - 12" x 16") | NOTE: PROVIDE INSULATION UNDER SIDEWALK AT ENTRANCES (SEE DETAIL SIA02) | |
| | PAINTED LINES ON ASPHALT | |

3 ENLARGED PLAN AT SIDEWALK
A001 1:125

2 No. 5 Sideroad Urban Cross-Section
A001 1:150

1 Site Plan
A001 1:500

| NO. | ISSUED | DATE |
|-----|--------------------------|----------------|
| 1 | BUILDING PERMIT & TENDER | AUG. 23, 2021 |
| 2 | TENDER | SEPT. 30, 2021 |
| 3 | FOR CONSTRUCTION | JAN. 17, 2022 |



2 SOUTH-WEST VIEW
A202



1 SOUTH-EAST VIEW
A202



DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.
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TRUCK RENTAL AGENCY

SITE PLAN FILE # SP 21/20

7265 No. 5 SIDE ROAD
MILTON, ON

SHEET NAME

COLOURED RENDERING

| | |
|-------------|------------|
| START DATE | Issue Date |
| DRAWN BY | TP |
| CHECKED BY | TP |
| SCALE | |
| PROJECT NO. | 120026 |

DRAWING
A202

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THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 7265 NO. 5 SIDE ROAD AND LEGALLY DESCRIBED AS BLOCK 6, REGISTERED PLAN 20M-1119 FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HW TRANSPORTATION GROUP.) - FILE: LOPA-10/24

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. 88 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 a “Commercial Truck Dealership”, at lands located at 7265 No. 5 Side Road, and legally described as Block 6, Registered Plan 20M-1119 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 Ontario Land Tribunal.
3. The Clerk is hereby authorized to approve the aforementioned Amendment Number No. 88 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON FEBRUARY 24, 2025

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER 88

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. 88 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. 88
To the Official Plan of the Town of Milton
7265 No. 5 Side Road
Block 6, 20M-1119
(File: LOPA 10/24)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area No. 52 to the lands at.

LOCATION OF THE AMENDMENT

The subject property is located at the northwest corner of James Snow Parkway and Number 5 Side Road and is approximately 1.77 hectares in size. The lands are legally described as Block 6, Plan 20M-1119, Town of Milton, Regional Municipality of Halton

BASIS OF THE AMENDMENT

The proposed amendment is to permit a “Commercial Truck Dealership”, in addition to the uses listed in Section 3.8 - Business Park Area - of the Official Plan, for lands known municipally as 7265 No. 5 Side Road.

The Halton Region Official Plan identifies the subject lands as within the Urban Area and within the designated Employment Area overlay in the Halton Region Official Plan. The Urban Area policies of the Regional Official Plan provide that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws.

Town of Milton Official Plan Amendment No. 31 brought the Town’s Official Plan into conformity with Provincial and Regional growth and employment policies and is deemed to conform to the Halton Region Official Plan. The subject property is located within the Urban Area of the Town of Milton and more particularly, within the Milton 401 Industrial/Business Park Secondary Plan. The lands are designated Business Park and Industrial Area within the Town’s Official Plan and Secondary Plan. The Business Park Area designation means that the main permitted uses shall be light industrial and office uses. The proposed Commercial Truck Dealership, similar to the existing Motor Vehicle Rental Agency, will be in keeping with the general intent of the Business Park Area designation by providing a light industrial use within the Milton 401 Industrial/Business Park Secondary Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. 88 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 Map Change

1.1 Amending Schedule I1 - “Urban Area Specific Policy Areas” by adding Specific Policy Area No. 52 to the lands at 7265 No. 5 Side Road (Block 6, Registered Plan 20M-1119 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 |
|-----|--|--|
| | <i>4.11</i> | <i>Specific Policy Areas</i> |
| 1 | Special Policy Area 52 - Section 4.11.3.52 | New Specific Policy Area as follows: <u>“The land identified as Specific Policy Area No. XX on Schedule “I1” of this Plan, being lands municipally known as 7265 No. 5 Side Road are permitted to allow a commercial truck dealership in addition to the uses listed in Section 3.8.3”.</u> |

End of text

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to section 4.11)

-  Rail
-  Urban Area Specific Policy Area
-  Milton Boundary
-  Urban Area
-  Established Urban Area
-  HUSP Area

File name:
LOPA 10/24 & Z-22/24

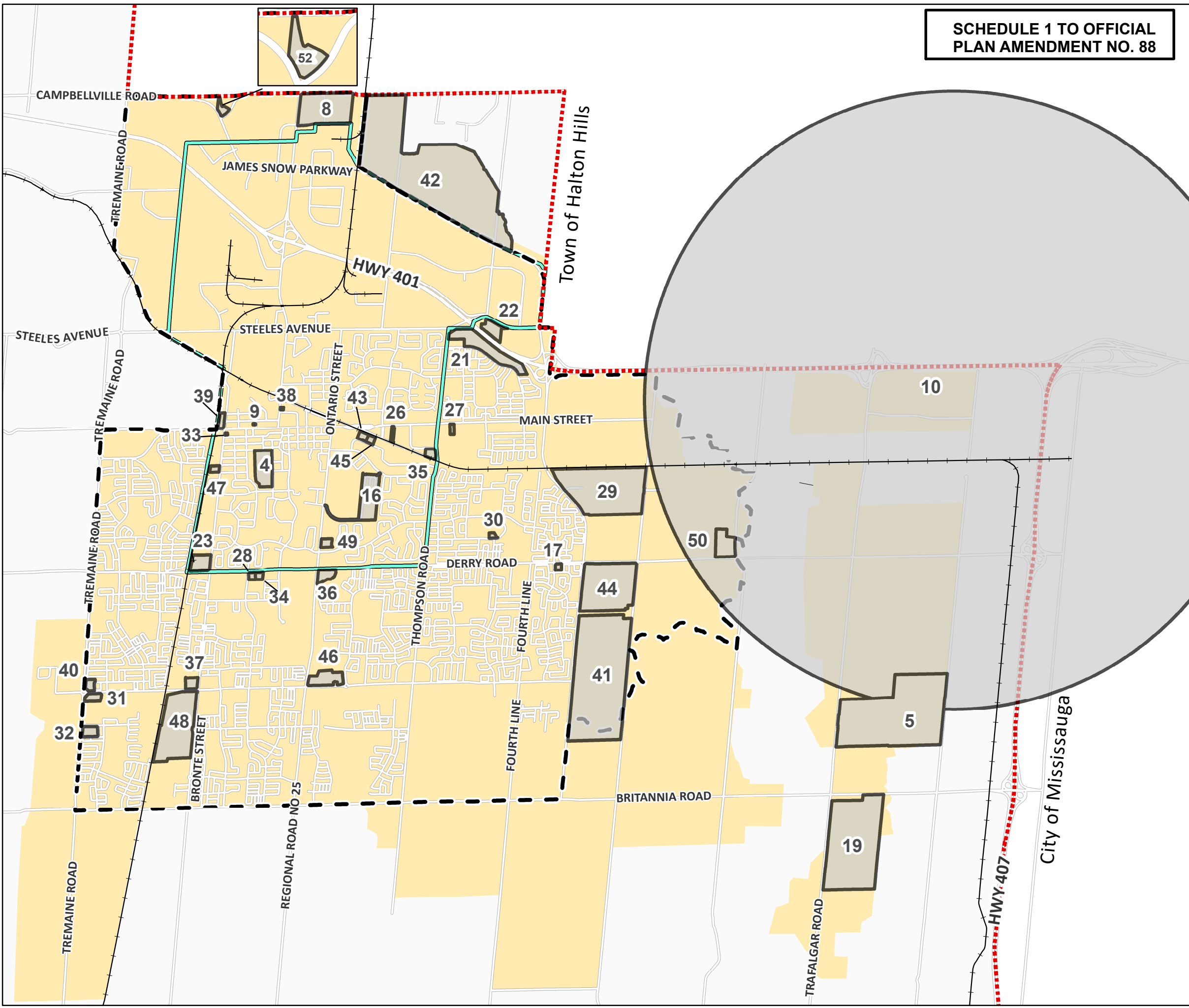


0 0.75 1.5 3 Km

This schedule forms part of the Official Plan
and should be read in conjunction with the text.

Copyright 2024: Town of Milton

October, 2024



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS BLOCK 6, REGISTERED PLAN 20M-1119, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HW TRANSPORTATION GROUP) - FILE: Z-22/24

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. 88 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 Business Park (M1) zone symbol to a site specific Business Park (M1*362) 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 13.1.1.362 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. Commercial Truck Dealership
 - b. Special Definition

For the purpose of this by-law, a Commercial Truck Dealership shall be defined as a *building* where new or used truck tractors are displayed and/or offered for sale, rent or lease and may include the outdoor display and sale of inventory truck tractor vehicles on the same lot and the service and repair of truck tractors as an accessory use.
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 FEBRUARY 24, 2025

Gordon A. Krantz

Mayor

Meaghen Reid

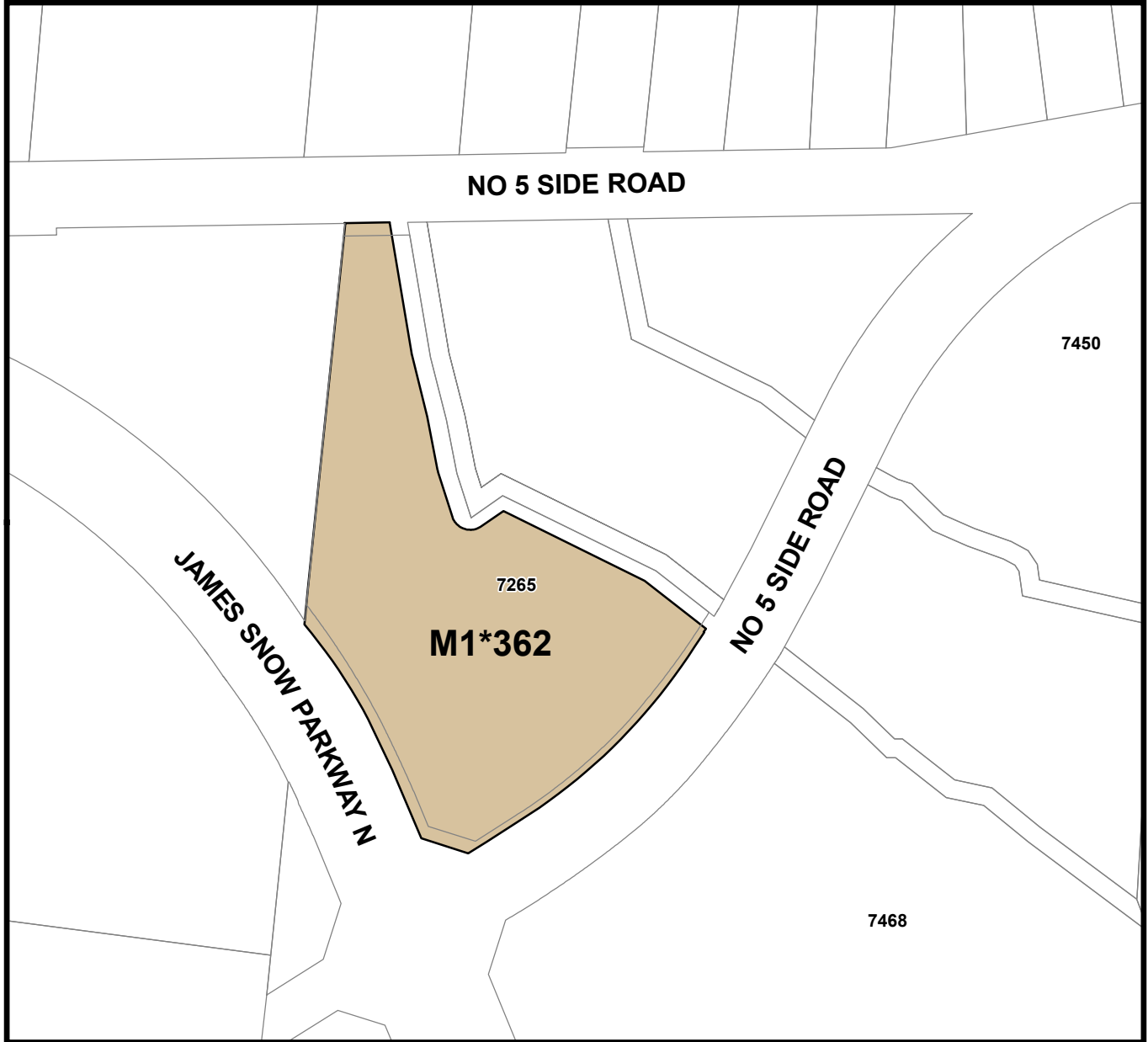
Town Clerk

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON

7265 NO 5 SIDE ROAD
PART OF LOT 5, CONCESSION II, South Milton, New Survey

Town of Milton



Rezoned from M1:

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS 24 DAY OF FEBRUARY, 2025.

 M1*362- Site Specific Business Park

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

