



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 22, 2026

Report No: DS-024-26

Subject: Technical Report - Zoning By-law Amendment Application by Robert Russell Planning Inc. to facilitate the development of a transportation terminal on the land located at 8465 Boston Church Road (File: Z-20/25).

Recommendation: THAT Staff Report DS-024-26 outlining an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of a transportation terminal, **BE APPROVED**;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the proposed By-law attached as Appendix 1 to Report DS-024-26 for Council adoption;

AND FURTHER THAT the Commissioner of Development Services forward this report to the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx with a request to review and plan for future Milton District Hospital, school and transportation expansions.

EXECUTIVE SUMMARY

An application has been made for an amendment to the Town of Milton's Zoning By-law 016-2014, as amended, to facilitate the development of a transportation terminal, for the lands municipally known as 8465 Boston Church Road. The application is solely for a change in use, and no site works are proposed at this time.

Conclusions and Recommendations:

Staff are satisfied that the proposed Zoning By-law Amendment, as attached in Appendix 1 to this report, is consistent with the land use policies in the Provincial Planning Statement (2024) and confirm to Regional and Town planning policies. Further, Staff are satisfied that there are no concerns from a technical perspective. Therefore, staff recommends approval of the Zoning By-law Amendment as presented through this Report.

REPORT

Background

Owner: AR Land Holdings Inc. (Jaspreet Gill) 8465 Boston Church Road, Milton ON

Applicant: Robert Russell Planning Consultants Inc. (c/o Robert Russell) 162 Guelph Street, Suite 209, Georgetown ON

Location/Description:

The subject lands are located in Ward 2 on the east side of Boston Church Road and north of Lawson Road. The property is municipally known as 8465 Boston Church and is 4.99 acres (2.02 hectares) in size. The property contains one building which was previously utilized by the Salvation Army as a Community Church. This building will be retained and utilized for the proposed Transportation Terminal.

Surrounding land uses include industrial lands to the west of the site as well as automotive uses to the north.

A Location Map is included as Figure 1 to this Report.

Proposal:

The purpose of the Zoning By-law Amendment is to amend the Town of Milton's Zoning By-law 016-2014, as amended, to accommodate a site-specific use to allow for the existing building to be utilized as a transportation terminal. There are no proposed plans for interior or exterior works on the subject property at this time and the applications are solely for a change in use.

The subject property is currently designated as Industrial Area in the Town of Milton Official Plan and 401 Industrial/Business Park Secondary Plan and currently zoned as Institutional (I-B) Zone in the Town's Zoning By-law 016-2014.

The existing building will be utilized for the transportation terminal use, and the entire property will be re-zoned to a site-specific General Industrial (M2*376) zone.

A Concept Plan is included as Figure 2 of this Report.

The following information has been submitted in support of this application:

- Application Form, prepared by Robert Russell Planning Consultants Inc.,
- Cover Letter, prepared by Robert Russell Planning Consultants Inc., dated February 26, 2026;

Background

- Draft Zoning By-law Amendment, prepared by Robert Russell Planning Consultants Inc.,
- Site Plan, prepared by Robert Russell Planning Consultants Inc., dated February 1, 2026;
- Grading Plan, prepared by C.F. Crozier & Associates Inc., dated February 19, 2026;
- Pre-Development Storm Drainage Plan as prepared by C.F. Crozier & Associates Inc., dated February 19, 2026;
- Post-Development Storm Drainage Plan as prepared by C.F. Crozier & Associates Inc., dated February 19, 2026;
- Removals & Erosion & Sediment Control Plan as prepared by C.F. Crozier & Associates Inc., dated February 19, 2026;
- Servicing Plan as prepared by C.F. Crozier & Associates Inc., dated February 19, 2026;
- Vehicle Maneuvering Analysis as prepared by C.F. Crozier & Associates Inc., dated January 15, 2026;
- Noise Impact Memo as prepared by KTD Acoustics and dated February 4, 2026;
- Transportation Impact Study (Update) as prepared by C.F. Crozier & Associates Inc., dated February 26, 2026 and;
- Servicing & Stormwater Management Report as prepared by C.F. Crozier & Associates Inc., dated February 2026.

Discussion

Planning Policy

Provincial Planning Statement (2024)

On August 20, 2024, the Province of Ontario released the new Provincial Planning Statement (2024) ('PPS') and announced that the PPS would come into effect on October 20, 2024. The new PPS replaces the Provincial Policy Statement, 2020, as well as A Place of Grow: Growth Plan for the Greater Golden Horseshoe and consolidates both of these previous land use policy documents into one PPS.

The PPS provides policy direction on matters of Provincial interest related to land use planning and development. As set out in the PPS, the Province's long-term prosperity

Discussion

depends on a coordinated approach to wisely managing change and promoting efficient development patterns.

Section 2.8 of the PPS includes policies that support a modern economy and promote economic development and competitiveness. Section 2.8.1.1b) of the PPS states that planning authorities shall provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and consider the needs of existing and future businesses.

The subject lands are located in the Town of Milton's 401 Industrial/Business Park Secondary Plan area and support an existing business operating on the subject property. Staff are of the opinion that the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement.

Halton Region Official Plan (2009)

Following the approval of Bill 185 - Cutting Red Tape to Build More Homes Act, Halton Region no longer has planning authority. As such, the Regional Official Plan (ROP) is now under the jurisdiction of the Town of Milton.

The subject lands are designated Urban Area on Map 1 (Regional Structure) as well as identified as Employment Area on Map 1H (Regional Urban Structure) in the ROP.

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 72(10) of the ROP provides the objectives for the Urban Area policies which includes providing for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs. Further, Section 72 (10.1) focuses on directing employment uses to be located and to protect area designated for such uses.

Section 83 of the ROP provides the objectives and policies related to Employment Areas. Section 83.2 c) of the ROP states that it is the policy of the Region to plan for Employment Areas by permitting a range of employment uses including but not limited to industrial, manufacturing, warehousing, and office uses.

Staff are of the opinion that the proposed Zoning By-law Amendment conform with Regional policy as the subject lands are located within the Town of Milton Urban Area in the ROP and further identified in the Town's 401 Industrial/Business Park Secondary Plan area.

Discussion

Town of Milton Official Plan (1996)

On December 22, 2025, the Minister of Municipal Affairs and Housing approved Part I of Town of Milton's new Official Plan, with modifications. However, the Zoning By-law Amendment application was deemed complete on October 15, 2025. This means that the 1996 Town of Milton Official Plan is the applicable Official Plan for this application. Staff will provide a policy analysis on the proposal as it relates to the proposed Official Plan further into this report.

In the Town of Milton Official Plan (1996), the subject property is designated as Industrial Area (Schedule B) and further designated as Industrial Area (Schedule C.2.B) in the Town's 401 Industrial/Business Park Secondary Plan.

Section 3.7 of the Town's Official Plan provides the Employment Area policies and Section 3.7.1.1 states that Employment Areas are intended to provide industrial, business, and office activities, which will be major source of employment opportunities within the Town. Further, Section 3.7.1.1 states that the employment land use designations provide for compatible uses in appropriate locations with a variety of form, scale, and intensity of development. Section 3.7.1.2c) states that it is the objective of the Town's Official Plan to ensure that new industrial development occurs in an orderly manner.

Section 3.9 of the Town's Official Plan provides the permitted uses in the Industrial Area and further, Section 3.9.3.1 states that development within areas designated Industrial Area within the established Urban Area on Schedule B or within an approved Secondary Plan, shall be permitted subject to the provisions of the applicable Secondary Plan in Part C of this Plan.

Section 3.9.2 of the Town's Official Plan states that the Industrial Area designation on Schedule B means that the main permitted uses shall be light and general industrial uses.

Staff are of the opinion that the proposed Zoning By-law Amendment meets the policies outlined in the Town of Milton's Official Plan (1996).

Town of Milton Official Plan (2025)

Planning staff have reviewed the proposed Zoning By-law Amendment with the applicable policies in the Town's current Official Plan (2025).

The subject property is identified as an Existing Employment Area on Schedule 2 (Growth Phases and Planning Policy Areas). Further, the subject property is within the Town's Urban Area on Schedule 3 (Municipal Structure). The subject property is designated as Industrial Area on Schedule A (Urban Land Use Plan).

Discussion

Section 2.1.1.6a) of the Town's Official Plan states that the Town will provide Growth Phases and Planning Policy Areas which are to be the focus for accommodating population and employment growth and intensification. Further, Section 2.2.1 of the Town's Official Plan states that the Urban Area is where development is to be concentrated, specifically employment growth which will be accommodated.

It is also worth noting that the third objective in the Town's Official Plan states that the Town will protect Employment Areas for long-term employment use.

Section 2.3.1.24 of the Town's Official Plan states that it is the policy of the Town to identify Employment Areas and protect them for long-term employment use. Further, Section 2.3.1.25 states that the Town will maintain an adequate supply of zoned and serviced Employment Areas in various locations to meet the town's projected employment growth forecast and to promote economic development and competitiveness.

Section 2.3.6.4 of the Town's Official Plan states that the Town will maintain a range of Employment Areas to support a wide range of economic activities to meet the current and future needs of businesses.

Staff are of the opinion that the proposed Zoning By-law Amendment meets the policies outlined in the Town of Milton's Official Plan (2025).

Milton 401 Industrial/Business Park Secondary Plan (2008)

As noted above, the subject property is designated as Industrial Area (Schedule C.2.B) in the Town's 401 Industrial/Business Park Secondary Plan. Section C.2.5.2 of the Secondary Plan provides the permitted uses which are the same as the uses identified in Section 3.8 of the Town's Official Plan.

Section C. 2.2.1.1c) of the Town's 401 Industrial/Business Park Secondary Plan states that the Secondary Plan area should provide flexibility to accommodate a broad range of potential uses, while at the same time, ensuring that there are appropriate controls on development to ensure that high quality uses locate at key locations.

Section C.2.3.2.1b) of the Town's 401 Industrial/Business Park Secondary Plan outlines the objectives for the Secondary Plan area which includes that the area should be flexible in dealing with various types and forms of land uses and building.

Staff are satisfied that the proposed Zoning By-law Amendment conforms to the PPS, Regional policy as well as both the 1996 Town of Milton Official Plan as well as the updated 2025 Town of Milton Official Plan.

Zoning By-law 016-2014, as amended

Discussion

The subject property is zoned as Institutional (I-B) Zone within the Town of Milton's Zoning By-law (016-2014), as amended.

The Zoning By-law Amendment application, as presented, proposes to re-zone the subject site to a site-specific General Industrial (M2*376) zone to allow for a transportation terminal use. A number of site-specific zoning provisions were included to simply reflect the existing built conditions on the site.

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

Site Plan Control

Given that there is no physical development proposed through this application, Site Plan Control is not applicable. A Site Alteration Permit will be processed and utilized to ensure all engineering works proposed are to Town of Milton's satisfaction. Should any development be proposed in the future, Site Plan Approval may be required.

Public Consultation and Review Process

Notice of a complete application was provided on October 15, 2025. In accordance with the Planning Act requirements and Town policies, notice for the statutory Public Meeting was provided on January 6, 2026, through written notice to all properties within 200 metres of the subject lands. The statutory Public Meeting was held on January 26, 2026. No members of the public spoke at the statutory Public Meeting and staff have not received any written submissions on the proposed Zoning By-law Amendment.

Agency Consultation

The proposed Zoning By-law Amendment application and all supportive documents were circulated to both internal and external commenting agencies. Halton Region and Town departments as well as other agencies offered no objection to the proposed amendment.

Issues of Concern

Transportation & Site Circulation

Through the review of the application materials, Transportation staff has requested additional study and information to confirm that increased trip generation to and from the subject property would not negatively impact the surrounding area. Further, Town staff also required a vehicle manoeuvring area plan to ensure there were no constraints on the subject property given existing conditions and that adequate parking was required. Town staff are satisfied from a transportation perspective.

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Stormwater Management & Infrastructure

As part of utilizing the existing building and parking area for the proposed development, the applicant has proposed a number of stormwater infrastructure updates such as catch basins and manholes to ensure that post and pre drainage is adequately addressed. As noted above, Town Engineering Staff will require a Site Alteration Permit to be processed and approved to ensure these works are constructed to Town Standards. In addition, as part of the Site Alteration Permit process, securities will be taken to ensure that the works are constructed to the satisfaction of Town staff.

Conclusion

Staff are satisfied that the proposed Zoning By-law Amendment, attached as Appendix 1 is consistent with the land use policies of the Provincial Planning Statement and conform to Regional and Town Official Plan policies. Therefore, staff recommends approval of both amendments as presented through this report.

Financial Impact

There are no financial impacts as a result of this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MSc (PI), MCIP, Phone: Ext. 2311
RPP, Planner Development
Review

Attachments

Figure 1 - Location Map

Figure 2 - Concept Site Plan

Appendix 1 - Draft Zoning By-law Amendment and Schedule A

Approved by CAO
Andrew M. Siltala



The Corporation of the Town of Milton

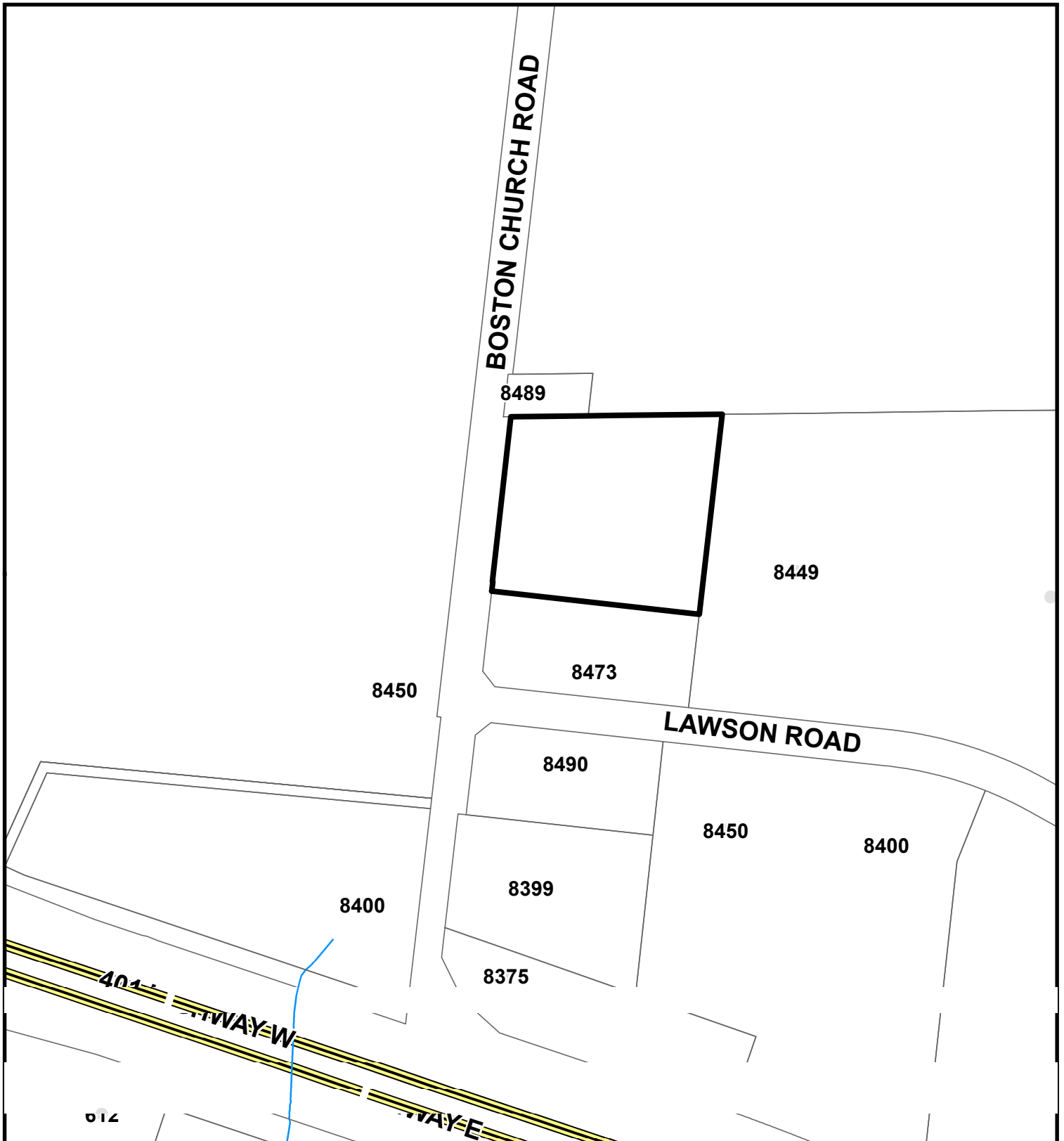
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DS-024-26
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Chief Administrative Officer

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:
April 13, 2026

Scale: 1: 3,800

Files: Z-20/25

Development Services Department



Subject Property

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ZONING PARAMETERS

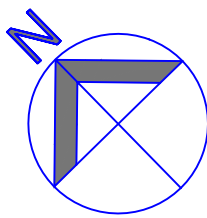
Accessory Building (1 Storey) - To Remain				
ZBL Section	Parameter	Required	Provided	Existing?
Table 4B	Accessory Building/Structure Maximum Area	N/A in M2 Zone (4.1.2.1(1)(ii))	71.3 m ²	Yes
Table 4B	Accessory Building/Structure Maximum Height	5.5 m	Unknown	Yes
Table 4B	Minimum Setback from Interior Lot Line	3.0 m	75.7 m (North), 48.4 m (South)	Yes
Table 4B	Minimum Setback from Rear Lot Line	3.0 m	91.0 m	Yes

Accessory Building (Garage) - To Be Removed				
ZBL Section	Parameter	Required	Provided	Existing?
Table 4B	Accessory Building/Structure Maximum Area	N/A in M2 Zone (4.1.2.1(1)(ii))	36.4 m ²	Yes
Table 4B	Accessory Building/Structure Maximum Height	5.5 m	Unknown	Yes
Table 4B	Minimum Setback from Interior Lot Line	3.0 m	107.2 m (North), 20.5 m (South)	Yes
Table 4B	Minimum Setback from Rear Lot Line	3.0 m	81.8 m	Yes

Principal Building/Use				
ZBL Section	Parameter	Required	Provided	Existing?
4.14.2(i)	Waste Storage Location	Principal Building	Principal Building	Unknown
4.6.1(iii)	Ground Level HVAC Setback from Lot Line	3.0 m	35.6 m (south) Shortest Distance	Yes
4.8.2(i)	Maximum Fence Height	3.0 m	2.5 m (8 feet)	No
Table 5D	Minimum Perpendicular Parking Space Length	5.8 m	5.0 m	Yes
Table 5D	Minimum Perpendicular Parking Space Width	2.75 m	2.77 m	Yes
Table 5C	Minimum Width of Parking Aisle	6.0 m	5.4 m	Yes
5.11(i)	Oversize Vehicle Parking Setback to Street	4.5 m (per Table 5C)	4.5 m	No
5.11(ii)	Oversize Vehicle Parking Setback to Side/Rear Lot Lines	1.5 m (per Table 5C)	1.5 m	No
Table 5G	Required Parking for Accessory Office	1 space per 30 m ²	1 space per 19.7 m ²	No
Table 5H	Minimum Accessible Parking (based on required parking of 30 spaces)	30 spaces	45 spaces	No
Table 5D	Accessible Parking Space Length	5.8 m	5.8 m	No
Table 5D	Accessible Parking Space Width	4.6 m	4.6 m	No
Table 5J	Loading Space Requirements	0	0	Yes
Table 5I	Minimum Bicycle Parking	3% of req'd parking = 1	0	Yes
Table 8B	Lot Frontage	40.0 m	126.3 m	Yes
Table 8B	Lot Area	0.8 ha	2.0 ha	Yes
Table 8B	Lot Coverage Maximum	N/A on Municipal Services	4.70%	Yes
Table 8B	Lot Coverage Minimum	25.00%	4.70%	Yes
Table 8B	Front Yard Setback	9.0 m	12.0 m	Yes
Table 8B	Rear Yard Setback	12.0 m	100.4 m	Yes
Table 8B	Side Yard Setback – not abutting a Residential Zone	3.0 m	31.8 m	Yes
Table 8B	Building Height – Office Uses	N/A	Unknown	Yes
Table 8B	Landscape Open Space	5.00%	15.52% (3,104 m ²)	No
Table 8B	Minimum Landscape Buffer – Abutting a Streetline	4.5 m	4.5 m	No

PARKING SCHEDULE

Type of Parking	Typical Dimension	Existing	Proposed	Total
Vehicle	2.7m x 5.0m	64	-19	47
Barrier-Free	4.6m x 5.8m	1	-	1
Trailer	4.5m x 18.0m	0	+78	78



KEY PLAN

N.T.S.

No.	DATE:	REVISIONS:
1.	11/08/25	---
2.	15/08/25	Titleblock & engineering base layer revisions
3.	09/10/25	Zoning Matrix & Paving Updates

CLIENT: AR LAND HOLDINGS
8465 BOSTON CHURCH ROAD, MILTON
TOWN OF MILTON
SITE ADDRESS: 8465 BOSTON CHURCH ROAD
TOWN OF MILTON
PART OF LOT 2, CONCESSION 4
(ESQUESGIN), TOWN OF MILTON,
REGIONAL MUNICIPALITY OF HALTON



162 Guelph Street, Suite 209
Georgetown, ON L7G 5X7

TITLE: SITE PLAN



SCALE: 1:450

DATE: OCTOBER 2025

DRAWN: M.M.

CHECKED: R.R.

PROJECT No: XXXX

DRAWING No:

P-01

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

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 2, CONCESSION 4, FORMER GEOGRAPHIC TOWNSHIP OF ESQUESING, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MUNICIPALLY KNOWN AS 8465 BOSTON CHURCH ROAD (AR LAND HOLDINGS) - FILE: Z-20/25

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 Institutional Zone (I-B) Zone Symbol to a site-specific General Industrial (M2*376) Zone Symbol on the lands shown on Schedule "A" attached hereto.
2. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.376 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned M2*376, the following standards and provisions shall apply:

i. Zone Standards:

Notwithstanding any provisions to the contrary, the following shall apply:

- a. Parking area surface treatment for truck and trailer parking that is located in front and side yards may be gravel
- b. Parking area setback from a building may be reduced to 0.7 m between the south facade of the existing building and a driveway aisle
- c. Loading spaces and loading areas are not required
- d. An existing emergency generator is permitted in the front yard without visual screening from the street
- e. Minimum lot coverage - 4.8%

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 JUNE 22, 2026.

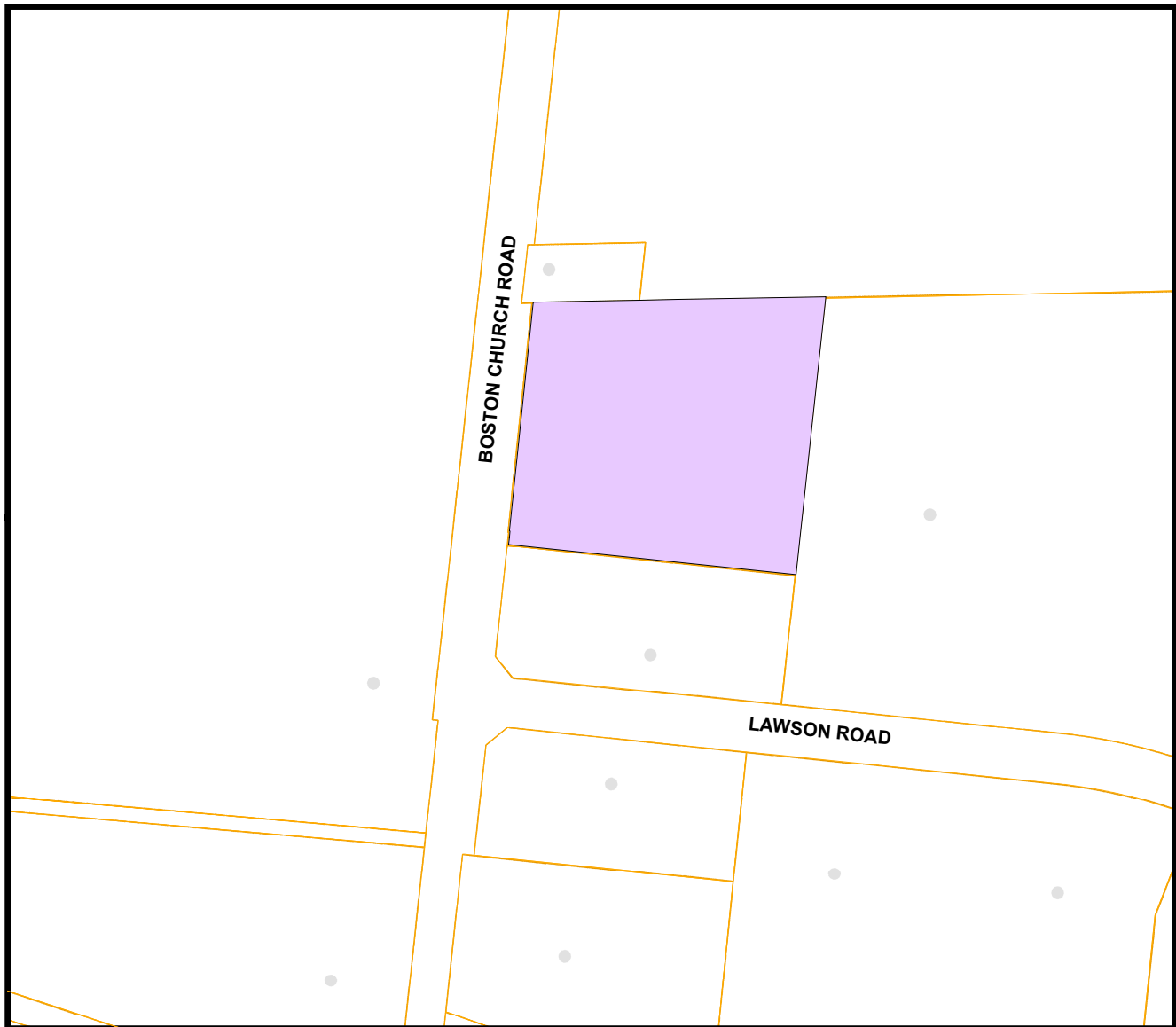
Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON

8465 Boston Church Road
Part of Concession 4, Lot 2, South Milton, New Survey
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2026 PASSED
THIS 22ND DAY OF JUNE, 2026.

Zoning By-Law 016-2014
To be rezoned from I-B (Major Institutional Zone):



M2*376 - Site-Specific General Industrial
Zone

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

