



BOUSFIELDS INC.

Project No. 2536

June 11, 2026

Angela Janzen
Senior Planner, Development Review
Town of Milton
150 Mary Street
Milton, Ontario L9T 6Z5

Dear Angela,

Re: *Zoning By-law Amendment Application*
Derry Heights Plaza, 6901-6951 Derry Road, Town of Milton

Introduction

Bousfields Inc. is the planning consultant for FCHT Holdings (Ontario) Corp., (the "Owner") with respect to Derry Heights Plaza, being the lands municipally known as 6901-6951 Derry Road (the "site" or "subject site") and legally described by PINS 24962-4206, 24962-2405 and 24962-2318. On behalf of the Owner, we are pleased to submit the enclosed application for a Zoning By-law Amendment (the "application") for the subject site.

The subject site is located at the northwest corner of Derry Road West and Bronte Street South in the Town of Milton. The majority of the site is currently occupied by Derry Heights Plaza, which contains four (4) multi-tenant buildings with a mix of uses including banks, commercial schools, restaurants, and other local commercial uses at grade, with offices above, as well as associated surface parking. The proposed development is to occur within the vacant portion of the subject site, and on a small portion of surface parking located at the north-west of the site.

The subject site is located at the intersection of two arterial roads, and is therefore located within a strategic growth area as defined by the Provincial Planning Statement ("PPS") and along an Intensification Corridor according to the Town of Milton Official Plan. Accordingly, the subject site represents an appropriate location for new development and intensification, and is in keeping with the planning framework established in the PPS, the Halton Region Official Plan, and the Town of Milton Official Plan, all of which support intensification in the built-up area and redevelopment of underutilized lands, specifically in identified growth areas.

While an amendment to the Town of Milton Zoning By-law 016-2014 is required to permit the development, it is our opinion that the proposal is appropriate in the context of the Provincial direction to intensify underutilized sites proximate to arterial roads and transit.

Proposal

The proposed development will introduce new non-residential uses to the western portion of the subject site, including two (2) new multi-tenant commercial buildings referred to as Building “A” (northern-most building) and Building “F” (southern-most building), as well as associated surface parking and a slight realignment to the drive through on site associated with the existing Tim Hortons.

Building “A” is a proposed multi-tenant retail building that will be sited in alignment with the adjacent building, Building “B”. Building “A” is 1-storey in height and has a proposed gross floor area of 826.17 square metres. Building “A” is wrapped to the west, north and east by the drive-through to the existing Tim Hortons.

“Building “F” is proposed as a two-storey commercial building containing a grocery store within Unit A, commercial/retail space within Unit B, and a gym within Unit C. The grocery (food) store and commercial/retail space are located on the ground floor, while the gym is located on the second floor. Building “F” has a collective gross floor area of 7,223.40 square metres. Building “F” is sited to ensure a consistent setback with adjacent, existing Building “D”.

The site today enjoys a variety of tenants, ranging from retail and commercial to restaurants, commercial schools, and places of worship. While Buildings “A” and “F” are intended to host retail/commercial units, a food store and a gym, the ultimate tenancy of these units will be determined at the time of occupancy, in accordance with the permissions of the Zoning By-law.

Vehicle access to the subject site remains as presently existing, with four (4) accesses; one from Derry Road West, and three from Bronte Street South. The proposed pedestrian and vehicle access and circulation through the site have been seamlessly integrated into the existing Derry Heights Plaza, designed to create a positive, pedestrian friendly experience while acknowledging the need to safely accommodate site circulation and respect the grading considerations along the Derry Road West frontage.

The proposed development would add 97 additional surface parking spaces to the existing 468 parking spaces on site, resulting in a total of 565 parking spaces (18 of which are accessible parking spaces). Loading for Building “F” is provided via a loading bay along its western extent that provides 3 loading spaces, and for Building “A” along its western extent where 1 loading spaces is provided.

Submission Materials

In support of the applications, please find enclosed the following materials, uploaded via the safe file transfer (SFT) link provided by the Town:

1. A Completed Development Application Form;
2. PIN Package (including property PINs and associated PIN Maps) dated May, 2026;
3. A Completed Site Screening Questionnaire, dated September 28, 2025;
4. Boundary & Topographic Survey prepared by Cunningham McConnell Limited, dated May 27, 2025;
5. Draft Zoning By-law Amendment (docx and pdf.) prepared by Bousfields Inc.;
6. Draft Zoning By-law Amendment – Schedule A prepared by Bousfields Inc.;
7. Planning Justification Report (including Urban Design Review and Public Engagement Strategy) prepared by Bousfields Inc. dated June 2026;
8. Phase I Environmental Site Assessment, prepared by Golder Associates Inc., dated October 2020;
9. Certificate of Property Use, from Ministry of the Environment, dated April 26, 2011;
10. Record of Site Condition, dated June 28, 2011;
11. Groundwater Monitoring Report with Addendum, prepared by WSP, dated April 10, 2025;
12. Functional Servicing and Stormwater Management Report prepared by GreyStone Engineering, dated June 4, 2026;
13. Civil Plans (Including site grading and site servicing plans) prepared by GreyStone Engineering, dated June 4, 2026;
14. Transportation Impact Study (Including Parking Justification Study, Pavement Marking and Signage Plan, and Vehicle Maneuvering and Turning Plan) prepared by BA Group, dated June 5, 2026;
15. Noise and Vibration Study prepared by Aerocoustics Engineering Ltd., dated September 29, 2025;
16. Rail Adjacent Development – Proximity Review Letter (including e-mail correspondence with CN Rail), prepared by Partum, dated September 25, 2025;
17. Site Plan prepared by GreyStone, dated June 5, 2026
18. Architectural Plans (Including Floor Plans, Elevations, 2D/3D Concept Plan and Waste Details) prepared by GreyStone, dated June 5, 2026;
19. Retail Impact Study, prepared by Parcel Economics, dated June 9, 2026;
20. Tree Inventory, Protection, and Removals Plan, prepared by MHBC, dated June 9, 2026;
21. Landscape Concept Plans prepared by MHBC, dated June 9, 2026;
22. Arborist Report, prepared by MHBC, dated September 15, 2025; and
23. Pre-Consultation Checklist dated September 19, 2025.

We note that the Pre-Consultation Checklist has identified the need for Preliminary Shoring and Excavation Plans and Details, if applicable. These have not been provided as part of this submission as no shoring / excavation is anticipated within the Regional right-of-way.

We trust this submission will be satisfactory to your needs and look forward to collaborating with you through the application process. Should you have any questions or

comments regarding the application, please do not hesitate to contact the undersigned or Anusha Singh of our office.

Yours truly,
Bousfields Inc.



Sara Gregory
Associate



Emma West
Partner