

December 19, 2025

GSAI File: 1573-001

Town of Milton - Planning and Development Department
150 Mary Street
Milton, ON L9T 6Z5

Attention: Rachel Suffern
Planner, Development Review

Re: Application for Zoning By-law Amendment
100377643 Ontario Inc.
7072 Sixth Line
Town of Milton (Region of Halton)

Glen Schnarr & Associates Inc. ('GSAI') are the Planning Consultants for 100377643 Ontario Inc., the Owner of the lands municipally addressed as 7072 Sixth Line, in the Town of Milton (herein referred to as the 'Subject Lands' or 'Site'). We are pleased to submit this zoning by-law amendment application to facilitate redevelopment of the Subject Lands for an industrial warehousing use and accessory parking area. The enclosed submission materials are in keeping with correspondence from the Town and Regional Staff and facilitate a 'complete application'. The Subject Lands are legally described as:

PT LT 11, CON 6 TRAFALGAR, NEW SURVEY, PT 1 ON 20R11806;
MILTON/TRAFALGAR.

Description of Subject Lands

The Subject Property is located in Milton's Urban Area, north of Derry Road and west of Sixth Line. The Subject Lands are generally rectangular in shape, have an area of 1.07 hectares (2.65 acres), and a frontage of approximately 96 metres (314 feet) on Sixth Line. A two-storey single detached dwelling with ancillary structure is currently located on the Subject Lands. A segment of natural heritage area is located along the northeast of the Site, connecting with a tributary of Sixteen Mile Creek further east.

Within the Derry Green Corporate Business Park area, the immediate surrounding area generally consists of existing agricultural uses, industrial uses, rural residential dwellings, and natural heritage features. Multiple industrial warehouses, larger in scale but similar in style to the Proposed Development, are located approximately 600 metres west along Fifth Line.

Multiple development applications in the surrounding area are currently in process with the Town of Milton, including future industrial uses. Immediately south and west of the Subject Lands is the future Milton Gates Business Park (Town Files: 24T-24001/M, Z-02/24 and LOPA-01/24). These ongoing applications will have the effect of intensifying the surrounding employment area.

Within the Region of Halton Official Plan, the Subject Lands are designated “Urban Area” and “Employment Area”. Employment Areas permit a wide range of economic activities and ancillary uses, including industrial, manufacturing, warehousing, and associated uses.

Within the in-effect Town of Milton Official Plan, the Subject Lands is designated ‘Industrial Area’ and ‘Natural Heritage System’. Industrial areas permit a range of light and general industrial uses. ‘Natural Heritage System’ does not permit significant development.

Within the Derry Green Business Park Area Secondary Plan, the Subject Lands are designated ‘Industrial Area’ and ‘Natural Heritage System’ in the Derry Green Business Park Area Secondary Plan. Similar to the Official Plan, the ‘Industrial Area’ designation permits a full range of light and general industrial uses, including an industrial warehouse structure.

Per the Town of Milton Zoning By-law 016-2014, the Subject Lands are zoned “Future Development (FD)” and “Natural Heritage System (NHS)”, which do not permit significant new development.

Based on the above, we understand that site-specific zoning by-law amendment and future site plan approval applications will be required to permit development on the Subject Lands. **The application includes a Draft Zoning By-law Amendment to re-zone the Subject Lands to “General Industrial - site-specific (M2*XXX)” and “Natural Heritage System (NHS)”.**

Within the new draft Milton Official Plan (December 2025), the Subject Lands are identified within the ‘Employment Area’ and designated as ‘Industrial Area’ and ‘Green System’. The ‘Industrial Area’ permits general industrial uses, including the full range of manufacturing, warehousing, and uses related to the movement of goods and outside storage.

Proposed Development

The proposed development consists of a one-storey industrial facility to accommodate small-scale warehousing with accessory office/logistics uses. The proposed gross floor area (GFA) of the new industrial facility will be approximately 720 square metres (7,750 square feet), with primary access and façade facing Sixth Line. Three (3) loading docks and a waste collection area are proposed at the rear of the facility, screened from view, and thirteen (13) truck and trailer parking spaces will be provided at the west and northwest of the site. The existing structures on site will not be retained.

Twenty-four (24) personal vehicle parking spaces will be located at the front of the facility, meeting zoning requirements. A new 10-metre wide access to Sixth Line is proposed and the existing access will be closed. A future road widening of Sixth Line is accommodated with an approximate 4.9 metre wide dedication.

An existing natural heritage system (drainage feature) is located at the northeast of the Subject Lands and will be retained and protected in the Proposed Development. As discussed in the SIS Addendum submitted herein, the drainage feature likely contains only seasonal flows and is not

suitable fish habitat. A fifteen (15) metre development buffer is proposed from the top of slope within the natural heritage system, as discussed with Conservation Halton. The natural heritage system occupies the majority of the north and east site borders. Three (3) metre-wide landscape buffers are proposed at the south and west borders.

As submitted with the pre-consultation concept, the development concept plan continues to identify a conceptual site access in the southwest, connecting with the neighbouring property, however this access remains purely conceptual and is intended for discussion at this time. Access has not been confirmed with the neighbouring property owner. Pending future discussion on feasibility, this conceptual access can be refined or removed, however we suggest it may facilitate increased site mobility. All proposed site operations can otherwise be accommodated within the site and a single access from Sixth Line.

Site Servicing

Existing water and wastewater servicing is via private well and septic located on the Subject Lands. As discussed in the Functional Servicing and Stormwater Report (Crozier, November 2025), these private services are proposed to be decommissioned and replaced with new, upgraded private servicing at the rear of the site. In their current location, the existing private services will conflict with the proposed industrial facility, parking area, and underground stormwater management facility. There are currently no accessible municipal services adjacent to the Subject Lands on Sixth Line, but it is recommended that the Proposed Development connect to future services once they become available through future planning.

Substantially Complete Subwatershed Impact Study (SIS) Addendum

As requested by Town staff, an SIS Addendum has been completed in support of the Proposed Development as it was not included in the existing Subwatershed 7 review to date. The SIS Addendum (Crozier, December 2025) identified a seasonal drainage feature, non-significant wetland, a Category 1 Butternut tree, and potential Barn Swallow habitat on site. No woodlands, significant valleylands, areas of natural and scientific significance, or other species at risk and significant wildlife habitat were observed on site. None of the identified natural features or species are expected to be negatively impacted by the Proposed Development with the implementation of standard construction mitigation measures during and post-construction.

As discussed in the SIS Addendum, field data was collected over approximately one year of monitoring, from Fall 2024 to Fall 2025. Groundwater monitoring is anticipated to continue until Spring 2026 in order to achieve a full year of data. Surface water monitoring was also undertaken in Spring/Summer 2025. We further note that the SIS Addendum is supported by multiple foundational studies, including subwatershed studies and addendums for the surrounding area. As such, and considering the available data referenced and analyzed in the submitted SIS Addendum, we consider this report to be substantially complete for the purposes of a complete application.

Submission Materials

In support of the proposed Zoning By-law Amendment, please find enclosed the following:

1	Application Form (Zoning By-law Amendment)
2	Survey, prepared by P & C Surveying, dated September 3, 2025
3	Draft Zoning By-law Amendment, prepared by GSAI
4	Development Concept Plan, prepared by GSAI, dated October 15, 2025
5	Planning Justification Report, prepared by GSAI, dated December 2025
6	Comment Response Matrix
7	Arborist Report (Tree Inventory, Analysis, and Preservation Study), prepared by Envision, dated July 2025
8	Geotechnical Report, prepared by Envision, dated July 2025
9	Hydrogeological Report, prepared by Envision, dated August 2025
10	Functional Servicing and Stormwater Report, prepared by Crozier, dated November 2025, and including: <ul style="list-style-type: none"> • Grading and Drainage Plan • Erosion and Sediment Control Plan • Site Servicing Plan • Stormwater Management Plan
11	Subwatershed Impact Study Addendum, prepared by Crozier, dated December 2025
12	Interim Environmental Impact Assessment, prepared by Envision, dated December 2025
13	Phase 1 Environmental Site Assessment (ESA), prepared by A&A Environmental Consultants, dated September 2022
14	Phase 1 Environmental Site Assessment (ESA) Reliance Letter, prepared by A&A Environmental Consultants, dated September 2025
15	Transportation Impact Brief, prepared by Crozier, dated October 2025, including: <ul style="list-style-type: none"> • Pavement Marking & Signage Plan • Truck Access & Circulation Plan
16	Noise Feasibility Study, prepared by HGC, dated June 2025
17	Urban Design Brief, prepared by MBTW, dated March 2025, including: <ul style="list-style-type: none"> • Landscape Plan (Conceptual)
18	Photometric Plan (Conceptual), prepared by Spline, dated March 2025
19	Correspondence Regarding Construction Management Plan
20	Correspondence Regarding Slope Stability Assessment Report

As noted, an existing Phase 1 ESA has been submitted, dated September 2022. Given the time elapsed, the consultant (A&A Environmental Consultants) has reviewed and provided a Phase 1 ESA Letter of Reliance in support of the 2022 document, indicating that the initial findings have not changed.

Per email with Town staff (October 30, 2024), a Construction Management Plan is not required for this rezoning application but will be a requirement of any subsequent Site Plan Approval application.

Per email with Conservation Halton (May 5, 2025) a Slope Stability Assessment is not required for this rezoning application, nor future applications for this site.

We trust the enclosed is sufficient for the City's review and circulation of the application. We look forward to engaging with City Staff on the Proposed Development. Payment will be provided once requested. Please contact the undersigned at zechariahb@gsai.ca or 416-930-4958 if you require anything further or wish to clarify anything contained in the enclosed submission.

Respectfully Submitted,

GLEN SCHNARR & ASSOCIATES INC.



Zechariah Bouchard
Planner

cc. *A. Sidhu, 100377643 Ontario Inc.*
C. Chung, Managing Partner, GSAI